



# CHEROKEE WATER COMPANY - LAKE CHEROKEE

*NEW CONSTRUCTION; REPAIRS, RENOVATIONS  
OR IMPROVEMENTS TO EXISTING STRUCTURES*

## BUILDING PERMIT APPLICATION

Shareholder: \_\_\_\_\_ Lot number: \_\_\_\_\_

Address: \_\_\_\_\_ City, state, zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Builder's name: \_\_\_\_\_

Builder's address: \_\_\_\_\_ City, state, zip: \_\_\_\_\_

Builder's phone number: \_\_\_\_\_ Builder's email: \_\_\_\_\_

This permit is requested for: \_\_\_\_\_

### Conditions for permit issuance:

- Lot survey on file
- Scaled floor plan drawing (no larger than 8.5"x14")
- Scaled building elevation drawing (no larger than 8.5"x14")
- Scaled footprint drawing on survey with all setback measurements shown.
- Proposed site staked out.
- Septic requirements documented (separate permit required before installation)
- DIG-TESS (Texas811) confirmation # \_\_\_\_\_
- Drainage Plan attached
- Application completed with shareholder signature.

### Construction Rules & Regulations:

- No more than one single-family dwelling permitted on lot without permission of the Board of Directors **(Section IV.A)**
- No permits will be issued on any lot that has not been surveyed by a Texas RPLS; the Survey must be tied to the CWC Control Network, property corners should be located or relocated, based on the lot corner coordinates on file at the CWC office from previously approved surveys. All surveys must be approved by the CWC office. **(Section IV.C)**
- Work must be commenced within ninety (90) days from the date on which the permit is issued. **(Section IV.C)**
- For a residential structure, all exterior construction must be completed within twelve (12) months. For all other non-residential structures, all work must be completed within six (6) months. Permit extensions may be issued at the discretion of the General Manager or his/her designee for verifiable delays. If a permit extension is granted, the work must be completed within 12 months of the extension date. Any further extensions that are granted will be for 6 months at a time. The first extension will be half the cost of the original permit, the second extension will cost the same as the original permit. Failure to comply with the above timeline requirements will result in fines of one thousand dollars (\$1,000.00) per month. Any work which commences without the issuance of an appropriate permit may be immediately stopped by the General or his/her designated representatives. **(Section IV.C)**
- No structure shall be located nearer than seventy-five (75) feet to the nearest water at spillway level; structures shall be built at least six (6) feet from property line of adjacent shareholders; no structure may be located within fifty (50) feet of the lake road; no structure shall be built which exceeds forty (40) feet in overall height **(Section IV.D)**
- Only buildings constructed onsite will be permitted **(Section IV.F)**
- Travel Trailers maybe used for residential use may be placed on a lot for a maximum of twelve (12) months provided a building permit has been issued for the building of a permanent dwelling. A permit is required for temporary use of a Travel Trailer. **(Section IV.F)**
- Shareholders are required to furnish proof that adequate surface area remains to accommodate their sewer system when making an addition to their house or constructing a new house **(Section IV.G)**
- Drainage: The shareholder will be solely responsible for all drainage problems on a leased lot including the cost of engineering, design, and necessary remediation. **(Section VI.B)**
- No terrain shall be changed on any lot that will disturb the natural drainage so as to adversely affect adjoining lots or the property of CWC without securing a permit from the CWC office. Before a permit is issued for the changing of natural drainage of any CWC lot, for any purposes, the shareholder shall provide a detailed description and drawing for the work to be accomplished. Any increase in volume of runoff water created due to the changing of the natural terrain that would flow onto another lot shall be prevented by the installation of appropriate retaining devices. **(Section VIII)**

**ALL VARIANCES TO CURRENT CONSTRUCTION RULES AND REGULATIONS  
REQUIRE A VARIANCE REQUEST FORM BE COMPLETED**

**Preconstruction permit:** All conditions for permit issuance listed above must be completed **BEFORE** the application will be considered for approval by CWC.

**Final build permit:** When concrete slab or pier and beam forms are set, contact the CWC Compliance officer for inspection.

**I AGREE TO COMPLY WITH ALL THE PROVISIONS PROMULGATED AND ENFORCED BY THE CWC BOARD OF DIRECTORS, MY LEASE AGREEMENT, FEDERAL, STATE AND COUNTY REGULATIONS. I UNDERSTAND THAT IT IS MY SOLE RESPONSIBILITY TO ENSURE SUCH CONSTRUCTION IS IN COMPLIANCE.**

**I AGREE TO NOT BUILD / LIST HOME AS PART OF A PARADE OF HOMES PROGRAM.**

**I FURTHER AGREE THAT IF SUCH CONSTRUCTION DOES NOT COMPLY WITH CWC REGULATIONS, I UNDERSTAND THAT I WILL BE SUBJECT TO FINES AND RECONSTRUCTING THE STRUCTURE TO BE IN COMPLIANCE UNDER CWC REGULATIONS, WHICH I SHALL BEAR AT MY SOLE COST AND EXPENSE.**

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<b>Shareholder signature</b>	<b>Date</b>	<b>Attest and approve - CWC</b>	<b>Date</b>
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**Preconstruction permit #:** \_\_\_\_\_ **Permit \$:** \_\_\_\_\_

**Final build permit #:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**CHEROKEE WATER COMPANY - LAKE CHEROKEE**  
**CONSTRUCTION RULES AND REGULATIONS**  
**PERMIT/ROAD USE FEES**

**The construction permit/road use fees have been structured by the  
Rules and Policies Committee.**

*Revised: March 17, 2022*

- **ACCESSORY BUILDING**
- **BOATHOUSES, PIERS, DOCKS**
- **NEW CONSTRUCTION; REPAIRS, RENOVATIONS OR IMPROVEMENTS TO EXISTING STRUCTURES**

**\$0.60/sq. ft.**

**MISCELLANEOUS PERMIT/ROAD USE FEES**

Fences	\$ 100.00
Driveways	\$ 150.00
Open decks	\$ 150.00
Outdoor structural enhancements	\$ 150.00
Swimming pools	\$ 500.00
Demolition - structures	\$ 500.00
Move - structures	\$ 500.00

**WORK BARGE ANNUAL FEE**  
**OCTOBER 1<sup>ST</sup>-SEPTEMBER 30<sup>TH</sup>**

**Requirements:**

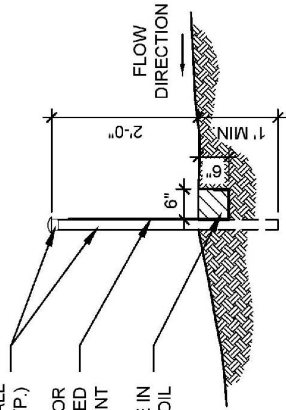
- Signage with Company name and phone number - at least 4" tall in contrasting colors to the vessel
- Current CWC work barge decal

**\$500.00/annually**

STEEL "T" POST 6' O.C. - INSTALL REBAR CAPS ON "T" POST (TYP.)

MIRAFI 100X FILTER FABRIC OR APPROVED EQUAL W/STEEL MESHED BACK FOR REINFORCEMENT

EXCAVATE 6" TRENCH & TOE IN FABRIC WITH TRENCH SPOIL

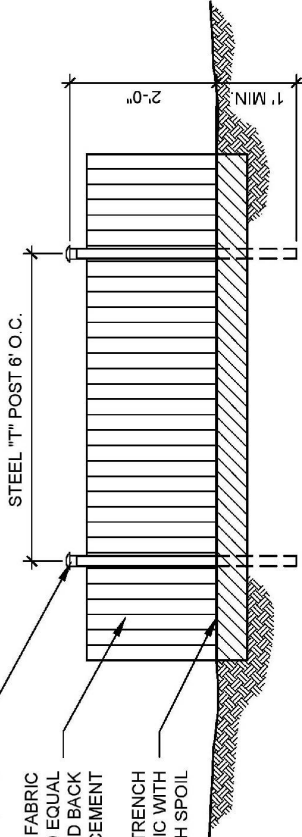


**SECTION**

INSTALL REBAR CAPS ON "T" POST (TYP.)

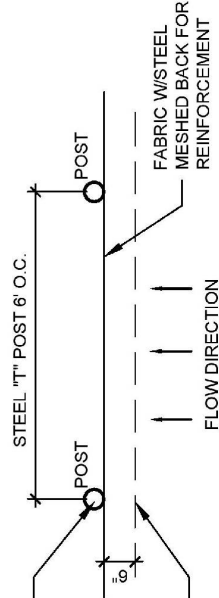
MIRAFI 100X FILTER FABRIC OR APPROVED EQUAL W/STEEL MESHED BACK FOR REINFORCEMENT

EXCAVATE 6" TRENCH & TOE IN FABRIC WITH TRENCH SPOIL



**ELEVATION**

USE 14 GAUGE WIRE TO FASTEN FABRIC TO POST (EVERY 6" BEGINNING 3" FROM BOTTOM OF TRENCH OR APPROVED EQUAL METHOD)



**PLAN**

**SILT FENCE NOTES:**

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
9. FILTER FABRIC IS TO BE MIRAFI 100X OR APPROVED EQUAL.
10. CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
11. ALL EROSION CONTROL DEVICES AND REQUIREMENTS TO BE IN ACCORDANCE WITH NCTCOG BMP EROSION CONTROL MANUAL AND PLANS AND SPECIFICATIONS, UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.