

# CEDAR CREEK LAKE

## Improvement Permit Guidelines

A permit is required for all construction, placement or operation of any structure, improvement of facility of any type, or to excavate or place fill materials, at or below elevation **325.00'** (expressed in feet above mean sea level). This includes any addition or modification to any existing structure or improvement.

The conservation or spillway elevation of **Cedar Creek Lake** is **322.00** feet above m.s.l. The current 100 year flood level is **325.00**. Due to the potential of shoreline flooding the District purchased a flood easement that encompasses the property between the conservation level of **322.00** and elevation **325.00**. Cedar Creek Lake is a water supply and water conservation project and the level of water in the lake will vary depending on the amount of water used from the lake, evaporation rates, amounts of rainfall and runoff in the reservoir watershed and other factors.

### **The following must be submitted before a permit will be considered:**

1. A completed application, including signatures of owner and contractor.
2. A recorded plat of the property showing the shore front dimensions and location of the improvement.
3. Proof of ownership of the property (i.e. copy of deed, tax statement, sales contract).
4. Plans, specifications, construction details and a list of materials to be used. The drawing must be to scale, one inch to thirty feet (1 inch = 30 feet) or larger and include views from all five sides when applicable.
5. A \$100.00 non-refundable application fee. Please make check or money order payable to TRWD. **CASH WILL NOT BE ACCEPTED!**
6. Outside corners of the lot at roadside and at elevation **325.00** feet m.s.l. **must** be clearly marked at the time of the pre-permit inspection for a permit to be issued and remain marked throughout the construction process.
7. A copy of the contractor's general liability insurance policy. The District requires that all contractors working on District Reservoirs provide a Certificate of Insurance. Each certificate must name Tarrant Regional Water District as additional insured, as well as provide a waiver of subrogation. Liability coverage shall be no less than \$500,000 per occurrence.

Applicants should allow 10 working days for the processing of all permit applications. A construction permit is valid for a period to be determined by the District, with a minimum of 30 days and a maximum of 90 days. A construction extension may be granted at the sole discretion of the District. The extension fee is \$50.00 and is valid for a period to be determined by the District with a maximum of 90 days. No more than one extension will be granted. Permits are required for alterations on existing structures. The \$100.00 fee may be waived, at the discretion of the District, for applications requesting additions to existing structures. Other than general maintenance, construction is not permitted without an approved written permit.

Any construction without a permit is a violation of the General Ordinance. At any time the condition or presence of this improvement interferes with the operation of the reservoir or the safety of the persons or property using the surface thereof, the Owner agrees to immediately

make any and all changes or corrections necessary to make the improvement comply with the General Ordinance or remove the improvement from District property at Owner's expense. A person who violates the General Ordinance commits an offense. An offense is a Class C Misdemeanor and shall be subject to a civil penalty of not less than \$10.00 and not more than \$1000.00 for each violation or each day of continuing violation.

### **GUIDELINES FOR RETAINING WALLS, DREDGING, AND FILL WORK**

1. Retaining walls shall be constructed in a manner that improves the shoreline alignment. If an eroded area along the shoreline is approved by the District to be reclaimed then the backfill material must also be reclaimed from the reservoir.
2. Approved materials for seawalls include concrete, soil cement, minimum 8 gauge steel sheet piling, PVC sheet piling, pressure treated lumber, and rip rap. Other materials with a long life expectancy will be considered. Creosote materials will not be approved.
3. All dredging activity must be performed in such a manner that will maintain a gently sloping lake bottom and prevent the formation of holes or sudden drop-offs.
4. All construction activities disturbing the soil at or below the flood flowage boundary of the reservoir must employ erosion control practices to minimize the amount of sediment entering the reservoir.
5. All dredged materials shall be placed in such a manner as to prevent any sediment runoff back into the reservoir. Containment and/or silt screens may be required.
6. The District recommends that before any dredging contractor begins work that he/she first call 1-800-DIGTESS (1-800-344-8377) to determine if underground utilities are located in the area.

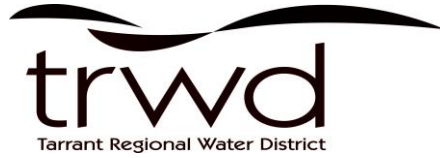
### **GUIDELINES FOR IRRIGATION SYSTEMS**

1. The use of raw water from **Cedar Creek** for irrigation purposes shall be limited to irrigation of residential shoreline property that is contiguous to the reservoir.
2. Water transmission lines will not be allowed to cross any public thoroughfare.
3. The electrical services shall be installed in accordance with the National Electric Code as amended and revised. The District performs cursory electrical inspections for general compliance **only**. The homeowner is advised to have a licensed electrician, electrical inspector, or other professional with expertise in electrical installations to inspect all electrical components to ensure that the installation meets all requirements specified in the National Electric Code.
4. A permit fee of \$100.00 will be assessed.
5. Submersible pumps shall not be placed in District Reservoirs.
6. The intake for above ground pumps will be located and anchored in a manner so as not to be a hazard to navigation or recreation.

## GUIDELINES FOR STRUCTURE IMPROVEMENT

1. If a residence cannot be built or placed on a lot, an improvement may not be permitted for that property.
2. Community boat structures will be considered commercial operations and therefore fall under the Commercial Facilities Ordinance.
3. The area measured is to be the largest area at the end of a walkway. The largest area may be either the outside corners of the structure or the roofline if it has more than a two-foot overhang.
4. The maximum size allowed for any structure is determined as follows:
  - a. Eight (8) square feet of structure is allowed per linear foot of shoreline owned up to 150 linear feet (1200 square feet).
  - b. An additional four (4) square feet of structure is allowed for each linear foot of shoreline owned from 151-250 linear feet (1,204-1,600 square feet).
  - c. An additional two (2) square feet of structure is allowed for each linear foot of shoreline owned from 251-450 linear feet (1,602-2,000 square feet).
  - d. An additional one (1) square foot of structure is allowed for each linear foot of shoreline owned over 450 linear feet.
  - e. The area measurement shall exclude one walkway not to exceed eight (8) feet wide to the structure. The distance the structure extends into the reservoir shall be kept as short a distance as is practical so as not to impair navigation and to maintain continuity with the shoreline. The maximum square footage may not be allowed in all cases.
5. Where large undivided tracts or multiple lots are used to determine the maximum area of an improvement, an agreement shall be signed and recorded whereby the linear footage of shoreline for a certain area is set aside and cannot be used for the future determination of other structures.
6. No part of an improvement can be closer than five feet to the property line, excluding fences, sidewalks and retaining walls. Structures over 1200 square feet must be twenty feet from property lines.
7. No structure may occupy more than one third of any channel width and in no case shall any part of the structure come within ten feet of the centerline of the channel. Exceptions may be granted for structures located at the end of a channel.
8. There will be no living quarters built over any area below the spillway elevation of a reservoir whether it be spanned, cantilevered or by other means.
9. Enclosed structures are not allowed on District Reservoirs. In order to protect a raised boat within a dock from the elements, solid sides on the dock will only be permitted for a maximum of two (2) feet downward from the roofline. No additional materials (i.e. lattice, fencing, bars, screen fabric, doors, glass, etc.) may be installed below the two (2) foot sidewall.
10. A small storage area is allowed on the structure for tackle, life jackets, etc. A twenty (20) square foot enclosure shall be considered maximum for any such storage area.

11. No toilet facilities of any type will be allowed on structures.
12. Fuel pumping facilities are not allowed on any non-commercial facility or watercraft.
13. A three-story sun deck will not be approved.
14. Any structure that extends more than fifty feet from the shoreline shall be equipped with a light from dusk to dawn. At the discretion of the District, additional lighting may be required on docks exceeding 50 feet. Circumstances may require that lighting be placed on docks, which are less than 50 feet in length. The light must be capable of sufficiently illuminating the structure and shall be white. The homeowner or contractor may also be required to provide temporary safety lighting during the construction of any improvement extending into the reservoir. If required, lighting must be located on the end of the structure during construction and remain until permanent lighting is installed.
15. The deck of a structure shall be no less than 18 inches above elevation **322.00** feet msl.
16. The electrical services shall be installed in accordance with the National Electric Code as amended and revised. A complete electrical plan must be provided with the application. The District performs cursory electrical inspections for general compliance **only**. The homeowner is advised to have a licensed electrician, electrical inspector, or other professional with expertise in electrical installations to inspect all electrical components to ensure that the installation meets all requirements specified in the National Electric Code.
17. All materials exposed to the elements shall be cedar, redwood, treated wood, concrete or steel materials. Other materials with long life expectancy will be considered. No metal barrels may be used for flotation. Only extruded (closed cell) polystyrene or foam bead expanded polystyrene that is encased in a high quality protective cover and that has been approved by the District may be used for flotation. Any replacement of flotation on existing structures must be made using the approved encapsulated polystyrene. Creosote treated materials will not be permitted below conservation level.
18. All connections below the walkway shall be bolted with galvanized, zinc plated, cadmium plated or stainless steel bolts. Steel materials may be welded. Other connections may be nailed or attached by screws.
19. All construction activities disturbing the soil at or below the flood flowage boundary of the reservoir must employ erosion control practices to minimize the amount of sediment entering the reservoir.
20. Steel pilings shall be a minimum of two and seven eighths inches (2 7/8) in diameter. Wood pilings must be pressure treated and at least six inches in diameter. Creosote pilings will not be allowed.
21. The roof of a structure shall have a maximum of 4 in 12 pitch.
22. A permit issued by the District in no way releases the improvement owner from the responsibility of meeting the requirements of Federal, State, County or City regulations or any Development Deed Restrictions that may apply.
23. Circumstances will arise in which some of the above guidelines may not be practicable. In these cases, the District management reserves the right to use its own discretion.
24. Improvements are placed on District property at the District's sole discretion.



Application for Improvement Permit

Permit #: \_\_\_\_\_ Approved Square Footage: \_\_\_\_\_

Date Issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Approved by: \_\_\_\_\_ Receipt #: \_\_\_\_\_

FOR DISTRICT USE ONLY. DO NOT WRITE ABOVE THIS LINE.

Lake: \_\_\_\_\_ Application Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Address of Permit: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_

Description of Improvement: \_\_\_\_\_

Table with 3 columns: Contractor, Phone, Type of Work. Rows 1 and 2.

Owner and Contractor agree to accomplish the construction in strict compliance with the plans and specifications and construction must be completed prior to the expiration of the permit. Owner or contractor must notify the District to arrange for a general inspection upon completion.

Owner represents that he owns and/or controls the above referenced property and that he will comply with all applicable laws, ordinances, rules and regulations of governmental agencies concerning this construction, specifically including but not limited to the General Ordinance of the District and the ordinances, rules and regulations of the United States Army Corp of Engineers, the United States Environmental Protection Agency, and the Texas Natural Resource Conservation Commission. The Owner further represents that he will not be in violation of any regulations or restrictions imposed by any County or Municipal Agency or by any deed restrictions which may be attached to the property and that any required variance has been secured. The District assumes no responsibility for, and the Owner will hold the District harmless from, disputes of title, rights, or liability for damages to persons or property arising from the construction, maintenance, or existence of such improvements. At any time the condition or presence of this improvement interferes with the operation of the reservoir or the safety of the persons or property using the surface thereof, the Owner agrees to immediately make any and all changes or corrections necessary to make the improvement comply with the General Ordinance or remove the improvement from District property at Owner's expense.

By acceptance of the subsequent permit, you hereby release and discharge Tarrant Regional Water District and its agents, and directors, and agree that Tarrant Regional Water District shall not be held liable or responsible for, and shall be indemnified and held harmless by you, your successors, assigns, and helps, from and against any and all claims and damages of every kind for injury indirectly, to operation, use, or existence, of the improvement which you are requesting permission to construct on the District's Reservoir, or from any act of the District, its agents and directors including the operation BASED IN WHOLE OR IN PART ON THE ALLEGED NEGLIGENCE OR OTHER TORT OF TARRANT REGIONAL WATER DISTRICT OR ITS AGENTS OR DIRECTORS, THE PARTIES HERETO INTENDING HEREBY TO SATISFY THE EXPRESS NEGLIGENCE DOCTRINE.

This release and indemnification shall survive termination or expiration of the permit,

Agreed to by the undersigned this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Property Owner

Contractor

Contractor