



### How to Apply for a Residential Improvement Permit

1. Fill out an application online at <https://mgoconnect.org/cp?JID=495>
2. Be sure to include:
  - Owner's name, mailing address, site address, and phone number
  - Property Description: lot, block, phase, subdivision, or if acreage, provide legal description.
  - Proof of ownership (i.e. current property tax statement, warranty deed, deed with vendor's lien, settlement statement, or deed of trust)
3. Provide a set of scale drawings describing the improvement to be permitted.
4. Pay permit application fee online at <https://mgoconnect.org/cp?JID=495>. Checks and money orders can be delivered to your local TRWD office. Cash will not be accepted. Permit fees are listed on TRWD's website at [Permits & Guidelines – Tarrant Regional Water District](#), then click "Permit Applications" on the bottom left.
5. Once the permit application has been submitted and application fees are paid, a District inspector will review it, and a site inspection will be conducted. Once complete and the permit meets TRWD requirements, the permit application will be approved, and a permit will be issued.  
**Note: Construction shall not start until the permit application has been approved. Submission of the application is not an automatic approval.**
6. Upon the expiration of the permit period, a District inspector will conduct a final inspection of the improvement to ensure that it meets compliance with the issued permit. If the improvement is incomplete at this time, an extension will be allowed for up to 90 days. The fee for an extension is \$50.00. If the improvement is incomplete at the end of the extension, a new permit may be required.
7. Any variations from the approved permit must be submitted to TRWD for approval prior to any changes being made.



## **Residential Improvement Permit Guidelines**

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## **Public Notice**

On April 11, 2005 Tarrant Regional Water District began requiring that all Improvement Permit Applications received for piers and boat docks include provisions to display the property owners address. Effective August 1, 2006 the following guidelines will now be required when displaying this address. The address must be on a weather resistant 1/16" or thicker aluminum sign with four inch or larger reflective letters. The sign must be mechanically fastened and must be visible from the lakeside of the structure.

In order to improve night time visibility the District is also implementing the following requirement. Effective August 1, 2006 all structures built over the conservation elevation of the reservoir (elevation 322.00 msl) must be equipped with reflectors. The reflectors must be weather resistant plastic, 3" or larger in diameter, white in color and mechanically fastened to the walkway leading out to the structure and on all four corners of the end structure.

Buckley Butler

Reservoir Manager

**INSURANCE REQUIREMENTS  
FOR IMPROVEMENT CONTRACTORS**

**Effective August 1, 2000**

Effective August 1, 2000, contractors who provide a service that is subject to an Improvement Permit **shall** carry a **General Liability Policy with a minimum coverage of \$500,000 per occurrence and list the District as an additional insured with a waiver of subrogation.** **Effective May 1, 2003,** contractors must provide a copy of this Policy to the Tarrant Regional Water District.

A **Certificate of Liability** and a **Declaration Page** may be submitted if the Policy is not available; however, the specific type of work that you perform must be listed in the Description of Operations and on the Declaration Page. Tarrant Regional Water District must be shown as the Certificate Holder.

If subcontractors are to be covered by your insurance policy while working on your job, then your policy **must** state that you are a **General Contractor** and **Subcontractors** are covered. If you do not intend to cover your contractors, then they will be required to meet the same insurance requirements.

**There are no exceptions to the above requirements.** A copy of the contractor's Certificate of Liability Coverage and the Declaration Page will be required each time a permit is submitted. The Certificate must have a validation date and the Insurance Company will be required to notify the District within 30 days if the insurance policy is cancelled.

**Note: Insurance requirements are subject to change at the discretion of the District.**

Tarrant Regional Water District  
6613 Ashby Lane  
Trinidad, TX 75163  
(903) 432-2814  
Fax (903) 432-3355

Tarrant Regional Water District  
140 FM 416  
Streetman, TX 75859  
(903) 389-3928  
Fax (903) 389-7587

4/11/2003



## **BRIDGEPORT 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 836.00 (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 Bridgeport Lake is 836.00 feet above m.s.l. The current 100-year flood level is 842.60. Due to the potential of shoreline flooding the District purchased a flood easement that encompasses the property between the conservation level of 836.00 and elevation 851.00. Bridgeport 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, contractor, and master electrician (when applicable).
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 (see Attachments # 1, 2, 3.).
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 836.00 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 RAW WATER USAGE**

1. The use of raw water from Bridgeport Lake 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 by a Master Electrician in accordance with the National Electric Code as amended and revised (see Attachment #4). The District performs cursory electrical inspections for general compliance **only**. The Master Electrician is responsible 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 for residential irrigation and fish cleaning stations **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.
7. Raw water may be plumbed to one fish cleaning station only. It is the homeowners responsibility to see that the operation and condition of the fish cleaning station does not become a nuisance

### **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 one structure only. If there is more than one structure approved for the property then the entire area of the second, as well as any additional structures, shall be included in the area measurement. 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 point where the ceiling joist meets the top plate. 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 first floor (lower deck) of the structure for storing tackle, life jackets, etc. Products considered hazardous or which have warning labels prohibiting its use near public water supplies shall not be stored in these areas. 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. A portable water supply can only be plumbed to one fish cleaning station on the first floor (lower deck). No plumbing will be allowed on upper deck.
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 photocell light that operates continually from dusk till 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. It is the homeowner's responsibility to ensure that all permanent lighting required by the District is properly maintained and operational at all times. 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 first floor (lower deck) of a structure shall be no less than 18 inches above elevation 836.00 feet msl.
16. The electrical services shall be installed by a Master Electrician in accordance with the National Electric Code as amended and revised. A complete electrical plan must be provided with the application (see Attachment #4). The District performs cursory electrical inspections for general compliance **only**. The Master Electrician is responsible 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 6 in 12 pitch.
22. The attic space created by the roof design may be utilized as storage or as a temporary day-shelter from the elements provided it's built in accordance with the District's roof pitch requirements. This space **shall not** have raw water, potable water, or sewage disposal facilities plumbed into it. This space cannot be utilized as living quarters.
23. 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.
24. 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.
25. Improvements are placed on District property at the District's sole discretion.

#### **BRIDGEPORT LAKE AREA**

##### Dock Builders, Retaining Walls, & Erosion Control

Docks & More (Daryl Mills) .....	(817) 220-5249
Molsbee Unlimited (Keith Molsbee) .....	(940) 841-1002
Earp Steel Buildings & Boat Docks.....	(940) 644-2135
Perkins Pile Driving (Gary Staley) ` .....	(817) 233-8560
Superior Paving Systems (Randy Staley).....	(817) 371-1976
.....	(817) 220-0413

The above contractors have requested to be included in this packet. Other contractors may be acceptable or property owners may do their own construction. The District does not endorse any of the contractors listed, it is provided simply for the convenience of the property owners. This list is revised from time to time without notice.

On-Site Sewage Facilities (OSSF) located within 2000' of the conservation level of Bridgeport Lake (836.00 m.s.l.) require a permit issued by the District. Information and application packets are available at any District Office



## **EAGLE MOUNTAIN 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 649.00 (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 Eagle Mountain Lake is 649.00 feet above m.s.l. The current 100-year flood level is 657.35. Due to the potential of shoreline flooding the District purchased a flood easement that encompasses the property between the conservation level of 649.00 and elevation 668.00. Eagle Mountain 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, contractor, and master electrician (when applicable).
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 (see Attachments # 1, 2, 3,).
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 649.00 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 RAW WATER USAGE**

1. The use of raw water from Eagle Mountain Lake 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 by a Master Electrician in accordance with the National Electric Code as amended and revised (see Attachment #4). The District performs cursory electrical inspections for general compliance **only**. The Master Electrician is responsible for inspecting 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 for residential irrigation and fish cleaning stations **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.
7. Raw water may be plumbed to one fish cleaning station only. It is the homeowner's responsibility to see that the operation and condition of the fish cleaning station does not become a nuisance.

#### **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 one structure only. If there is more than one structure approved for the property then the entire area of the second, as well as any additional structures, shall be included in the area measurement. 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 to the point where the ceiling joist meets the top plate. 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 first floor (lower deck) of the structure for storing tackle, life jackets, etc. Products considered hazardous or which have warning labels prohibiting its use near public water supplies shall not be stored in these areas. 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. A portable water supply can only be plumbed to one fish cleaning station on the first floor (lower deck). No plumbing will be allowed on upper deck.
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 photocell light that operates continually from dusk till 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. It is the homeowner's responsibility to ensure that all permanent lighting required by the District is properly maintained and operational at all times. 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 first floor (lower deck) of a structure shall be no less than 18 inches above elevation 649.00 feet msl.
16. The electrical services shall be installed by a Master Electrician in accordance with the National Electric Code as amended and revised. A complete electrical plan must be provided with the application (see Attachment #4). The District performs cursory electrical inspections for general compliance **only**. The Master Electrician is responsible 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 6 in 12 pitch.
22. The attic space created by the roof design may be utilized as storage or as a temporary day-shelter from the elements provided it's built in accordance with the District's roof pitch requirements. This space **shall not** have raw water, potable water, or sewage disposal facilities plumbed into it. This space cannot be utilized as living quarters.
23. 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.
24. 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.
25. Improvements are placed on District property at the District's sole discretion.

### **EAGLE MOUNTAIN LAKE AREA**

#### **Dock Builders, Retaining Walls, & Erosion Control**

B & G Welding (Bob Hoop).....	(817) 233-1088
Custom Marine Structures (Diamond D Welding & Design).....	(817) 837-1034
Docks & More (Daryl Mills) .....	(817) 846-9042
Docks On Demand, Inc. ....	(817) 341-1103
E.M. Marine, Inc (Debra Richards) .....	(817) 917-2000
Fowler Enterprises (Arlon Fowler) .....	(903) 474-3218
.....	(817) 236-6408
Harco Retaining Walls .....	(817) 996-2905
.....	(817) 236-2900
Perkins Construction, Inc.....	(817) 236-7003
Earp Steel Buildings & Boat Docks (Jason Earp) .....	(940) 393-6642
.....	(940) 644-2135
BMH Carpentry & Construction (Brian Hensley).....	(817) 229-7668
Texoma Custom Docks (John Vick).....	(903) 651-1090
Farmer John's Custom Stone.....	(817) 371-8045
Superior Paving Systems (Randy Staley).....	(817) 371-1976
.....	(817) 220-0413

The above contractors have requested to be included in this packet. Other contractors may be acceptable or property owners may do their own construction. The District does not endorse any of the contractors listed; it is provided simply for the convenience of the property owners. This list is revised from time to time without notice.

# Cedar Creek Reservoir

## 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. Circumstances will arise in which some of the guidelines may not be practicable. In these cases, the District management reserves the right to use its own discretion. **Improvements are placed on District property at the District's sole discretion.**

The conservation or spillway elevation of **Cedar Creek Reservoir** 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 Reservoir is a water supply and water conservation project and the level of water in the reservoir will vary depending on the amount of water used from the reservoir, 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" = 30') 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 applications 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 the 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 of 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 service 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 pump 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 are 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 (5) feet to the property line, excluding fences, sidewalks and retaining walls. Structures over 1200 square feet must be twenty (20) feet from property lines.
- 7) No structure may occupy mote 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) Ther 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 (50) 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 fifty (50) feet. Circumstances may require that lighting be placed on docks, which are less than fifty (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 eighteen (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") diameter. Wood pilings must be pressure treated and at least six (6) inches in diameter. Creosote piling will not be allowed.
- 21) The roof of a structure shall have a maximum of 6 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.

# **MINIMUM REQUIREMENTS FOR ELECTRICAL INSTALLATIONS ON TRWD EASEMENTS AND PROPERTIES**

**EFFECTIVE DECEMBER 1, 2012**

- 1) MINIMUM SIZE WIRE SHALL BE #12 AWG.
- 2) WIRE SHALL BE LISTED AS SUITABLE FOR WET LOCATIONS.
- 3) ALL WIRE INSTALLED IN DAMP OR WET LOCATIONS SHALL BE IN CONDUIT. MC CABLE MAY BE INSTALLED IN ENCLOSED CEILINGS AND WALLS ONLY.
- 4) ALL UNDERGROUND SPLICES SHALL BE IN A HANDHOLE AND COVES SHALL NOT BE BELOW FINISHED GRADE.
- 5) ALL ENCLOSED CONDUCTORS AND ANY SPLICES OR TERMINATIONS IN HANDHOLES, IF PRESENT, SHALL BE LISTED AS SUITABLE FOR WET LOCATIONS.
- 6) HANDHOLE ENCLOSURE COVERS SHALL HAVE AN IDENTIFYING MARK OR LOGO THAT PROMINENTLY IDENTIFIES THE FUNCTION OF THE ENCLOSURE, SUCH AS "ELECTRIC".
- 7) WIRE FROM MOTOR TO PLUG IN DEVICE SHALL BE JUNIOR HARD SERVICE CORD SUITABLE FOR WET LOCATIONS.
- 8) ALL SUB-PANELS SHALL HAVE RAIN-TIGHT ENCLOSURES.
- 9) ALL SUB-PANELS SHALL BE LOCATED ON THE FIRST FLOOR LEVEL AND BE READILY ACCESSIBLE.
- 10) GROUNDING CONDUCTORS SHALL BE ISOLATED FROM THE NEUTRAL CONDUCTORS IN THE SUB-PANEL.
- 11) OVERCURRENT PROTECTION FOR ALL BRANCH CIRCUITS SHALL BE 20 AMP OR GREATER.
- 12) ALL OUTLET CIRCUITS UP TO 240 VOLTS SHALL HAVE GFCI PROTECTION.
- 13) ALL BRANCH AND FEEDER CIRCUITS ON FLOATING BOATHOUSES SHALL HAVE GFCI PROTECTION.
- 14) ALL RECEPTACLES AND SWITCHES SHALL BE RATED FOR A MINIMUM OF 20 AMPS.
- 15) ALL OUTLET AND RECEPTACLE BOXES SHALL BE MOLDED W/ HUBS EXCEPT WHEN TOTALLY ENCLOSED WITHIN STORAGE AREA WALLS OR CEILINGS. (WALLS AND CEILINGS FINISHED OUT ON BOTH FACES)
- 16) A) ON FIXED STRUCTURES, ALL SWITCHES, RECEPTACLES, PANEL-BOARDS AND JUNCTION BOXES SHALL BE AT LEAST 4 FEET ABOVE THE NORMAL POOL LEVEL (CC - 322.00 MSL, RC - 315.00 MSL, EM - 649.00 MSL, BP - 836.00 MSL) AND 30 INCHES ABOVE FIRST FLOOR DECKS.  
B) ON FLOATING STRUCTURES, ALL SWITCHES, RECEPTACLES, PANEL-BOARDS AND JUNCTION BOXES SHALL BE AT LEAST 30 INCHES ABOVE THE WATER LEVEL AND 12 INCHES ABOVE FIRST FLOOR DECKS.
- 17) ALL SWITCHES AND RECEPTACLES IN DAMP LOCATIONS SHALL HAVE RAIN-TIGHT COVERS.

- 18) ALL SWITCHES AND RECEPTACLES IN WET LOCATIONS SHALL HAVE WEATHERPROOF IN-USE COVERS.
- 19) ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS".
- 20) ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
- 21) FLEXIBLE CONDUIT, USED IN RACEWAY SYSTEMS THAT ARE UTILIZED AS THE GROUNDING CONDUCTOR SHALL BE THE LIQUIDTIGHT FLEXIBLE METAL CONDUIT TYPE AND ALL BOXES AND ENCLOSURES, IN SUCH RACEWAYS, SHALL BE METAL.
- 22) THE ONLY FIRST LEVEL PORTIONS OF A BOATHOUSE THAT ARE CONSIDERED TO BE DRY LOCATIONS ARE ENCLOSED CEILINGS AND WALLS. (WALLS AND CEILINGS FINISHED OUT ON BOTH FACES.
- 23) THE ONLY SECOND LEVEL PORTIONS OF A BOATHOUSE THAT ARE CONSIDERED TO BE DRY LOCATIONS ARE ENCLOSURES WHERE THE FLOORS ARE SOLID AND, THE WALLS AND CEILINGS ARE FINISHED OUT ON BOTH FACES. THESE ENCLOSURES SHALL BE COMPLETE WITH OPERATIONAL DOORS AND WINDOWS.  
NOTE: ALTHOUGH THESE TYPE ENCLOSURES ARE CLASSIFIED AS "DRY", OUTLETS SHALL HAVE GFCI PROTECTION.
- 24) ALL ELECTRICAL INSTALLATIONS PERMITTED BY THE DISTRICT SHALL BE PERFORMED ACCORDING TO THE NATIONAL ELECTRICAL CODE BY AN ELECTRICAL CONTRACTOR LICENSED BY THE TEXAS DEPARTMENT OF LICENSE AND REGULATION.

## DEFINITIONS

1. DRY LOCATION- A LOCATION NOT NORMALLY SUBJECT TO DAMPNESS OR WETNESS. A LOCATION CLASSIFIED AS DRY MAY BE TEMPORARILY SUBJECT TO DAMPNESS OR WETNESS, AS IN THE CASE OF A BUILDING UNDER CONSTRUCTION.
2. DAMP LOCATION- LOCATIONS PROTECTED FROM WEATHER AND NOT SUBJECT TO SATURATION OF WATER OR OTHER LIQUIDS BUT SUBJECT TO MODERATE DEGREES OF MOISTURE. EXAMPLES OF SUCH LOCATIONS INCLUDE PARTIALLY PROTECTED LOCATIONS UNDER CANOPIES, MARQUEES, ROOFED OPEN PORCHES, AND LIKE LOCATIONS, AND INTERIOR LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE, SUCH AS BASEMENTS, SOME BARNs, AND SOME STORAGE WAREHOUSES.
3. WET LOCATIONS- INSTALLATION UNDERGROUND OR IN CONCRETE SLABS OR MASONRY IN DIRECT CONTACT WITH THE EARTH; IN LOCATIONS SUBJECT TO SATURATION WITH WATER OR OTHER LIQUIDS, SUCH AS VEHICLE WASHING AREAS; AND IN UNPROTECTED LOCATIONS EXPOSED TO WEATHER.

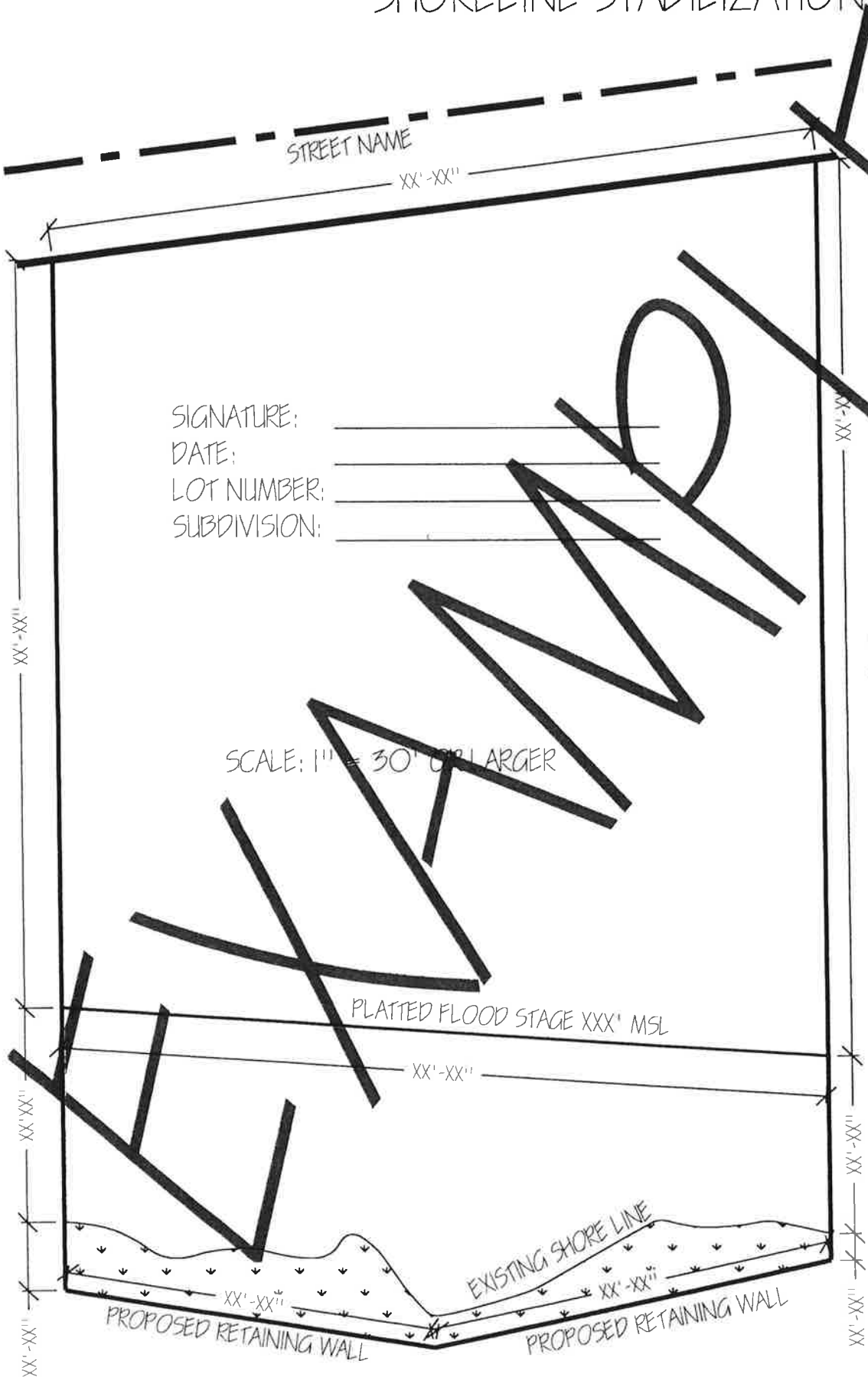
## Shoreline Stabilization

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### **Required drawing information**

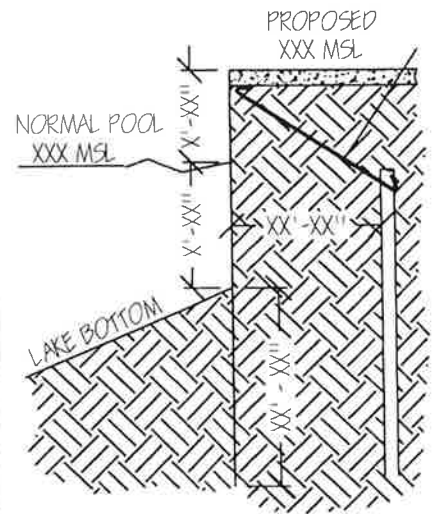
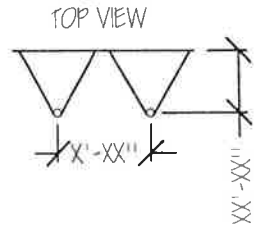
- 1) Top view of proposed retaining wall and property.
  - a) The lot drawing must accurately represent the site.
  - b) State the distance between the flood storage elevation and normal pool elevation.
  - c) State total length of wall.
  - d) State depth of wall into lake bottom.
  - e) State height of wall above lake bottom.
  - f) State wall elevation.
  - g) State size, type and distance between wall anchors.
  - h) State size, type and length of tie-backs.
  - i) State whether the wall will have returns or attach to adjacent walls. If returns are to be installed, state the length of the returns. (**\*note: returns will be required if not attaching to adjacent walls**)
  - j) State whether a sidewalk is to be installed. It must be shown on the drawing with its elevation above mean sea level/normal pool elevation noted and identify any overhang if desired.
  - k) Show distances of new wall in relation to existing shoreline and note its condition as well. (i.e. unimproved shoreline, old wall, etc.)
  - l) Calculate the amount of backfill required. If you are proposing to reclaim land, you must also calculate how much storage volume of the reservoir will be displaced.
  - m) Without special circumstances and/or variances, all backfill must come from the reservoir. It must be stated on the drawings where the backfill material is coming from.
  - n) List all materials to be used during construction.
- 2) On site, pre-inspection requirements:
  - a) All lot corners **must** be clearly marked.
  - b) The proposed wall location must be clearly marked.

# SHORELINE STABILIZATION



SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 LOT NUMBER: \_\_\_\_\_  
 SUBDIVISION: \_\_\_\_\_

SCALE: 1" = 30' OR LARGER



XXX CUBIC YARDS BACKFILL  
 ALL BACKFILL MUST COME  
 FROM RESERVOIR

### **Required drawing information**

- 1) Top view of proposed structure and property.
  - a) The lot drawing must accurately represent the site.
  - b) State the distance between the flood storage elevation and normal pool elevation.
  - c) State the length of shoreline at normal pool elevation.
  - d) State the distance between the proposed structure and the nearest side property lines at the shoreline and at the end of the structure.  
Minimum of 5' for any structure. Minimum of 20' for any structure over 1200 square feet.
  - e) State the overall distance of the structure into the reservoir.
  - f) State the overall dimensions of the structure noting the orientation of any and all boat or personal watercraft slips.
  - g) State the dimension of any storage closet (20 sq ft max.), sink, cabinet, or stairway.
- 2) Profile views of shore, lake, right, left.
  - a) State deck height above normal pool elevation: (minimum deck height is 18" above normal pool elevation).
  - b) State height from the deck to the top-plate.
  - c) State the type of roof: (hip, gable, half gable or flat).
  - d) State the pitch of the roof if hip or gable.
  - e) State the overall distance of the structure into the reservoir.
  - f) State the overall dimensions of the structure noting the orientation of any and all boat or personal watercraft slips.
  - g) State the dimension of any storage closet, sink, cabinet, or stairway.
  - h) State the height of any hand rails if installed on the structure.
  - i) State distances between pilings and the depth to which they will be driven.
- 3) Electrical schematic.
  - a) State the size, number, voltage and amperage of service conductors.
  - b) State the size, number, voltage and amperage of each circuits conductor.
  - c) State the irrigation pump motor size and note if it is existing or new.
  - d) State hoist motor size(s).
  - e) State total light wattage.
  - f) State types and sizes of conduits used.
- 4) On site, pre-inspection requirements.
  - a) All lot corners **must** be clearly marked.
  - b) The proposed improvement location must be clearly marked.

# "BOATHOUSES, DOCKS, AND PIERS

STREET NAME

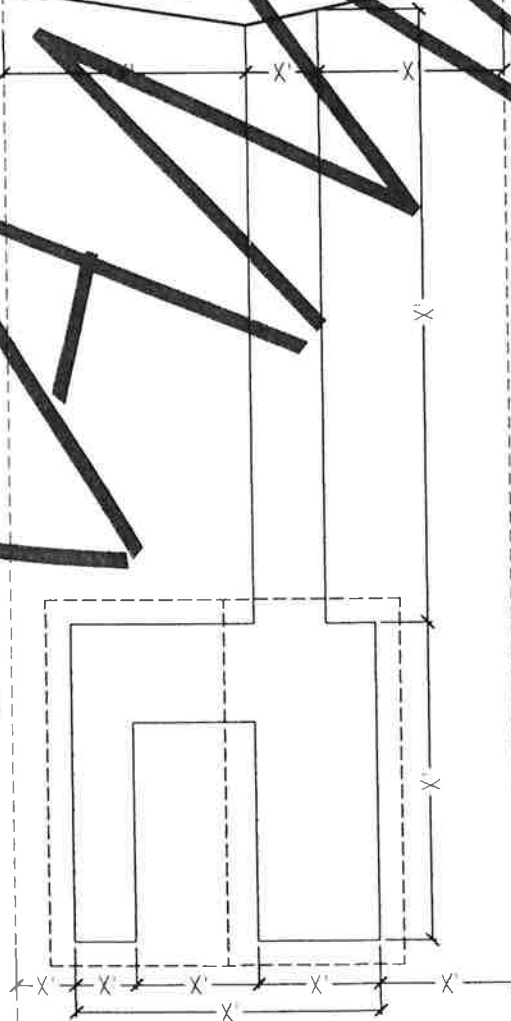
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
LOT NUMBER: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_

SCALE: 1" = 30' OR LARGER

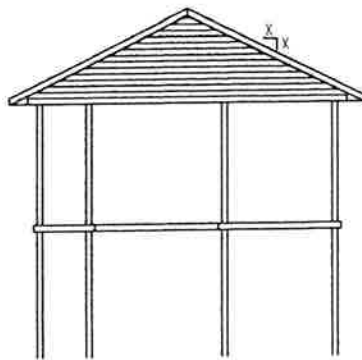
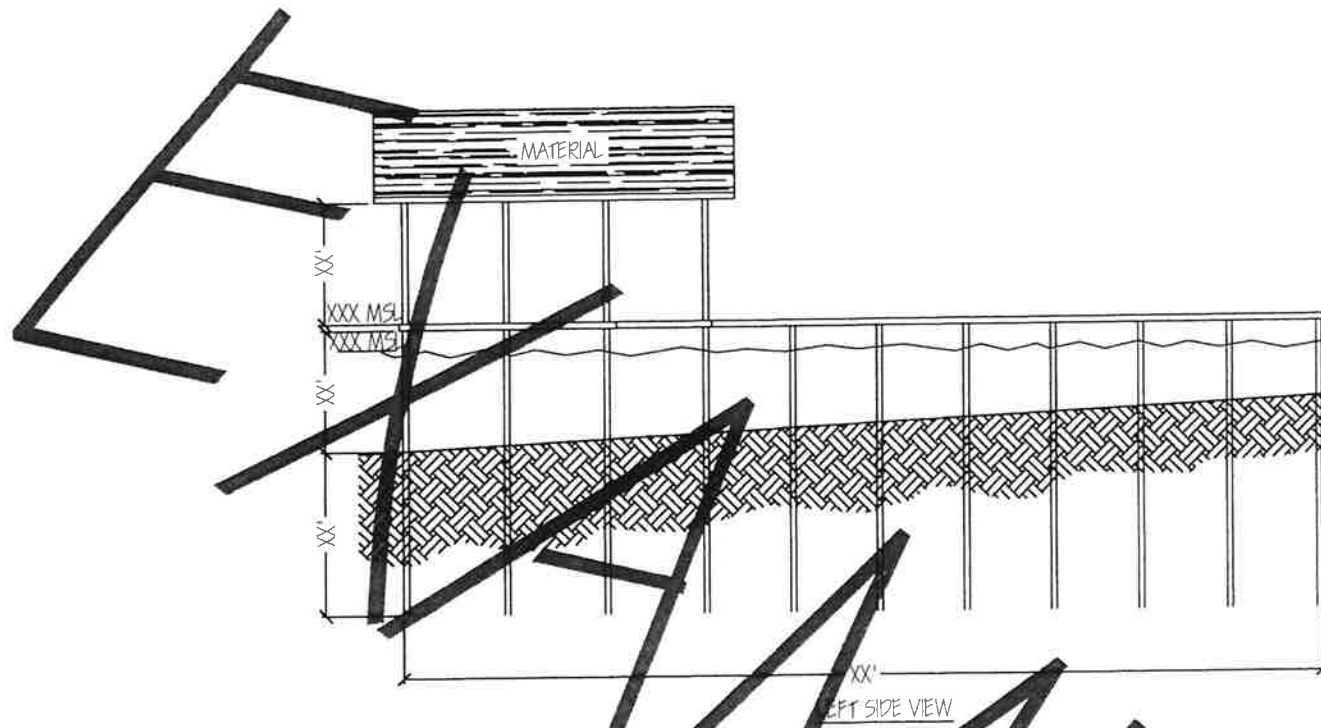
PLATTED FLOOD STAGE XXX' MSL

XX'-XX'

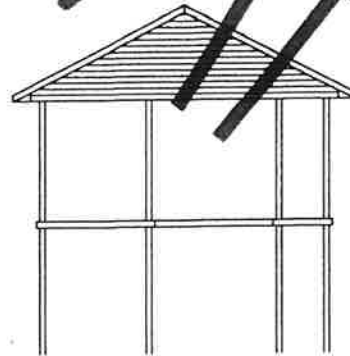
FEET OF SHORE LINE  
XXX



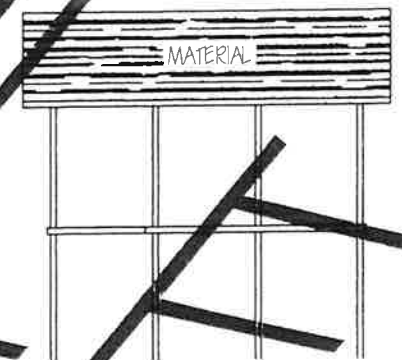




LAKE VIEW



SHORE VIEW



RIGHT SIDE VIEW

### ADDITIONAL REQUIREMENTS

- 1) MINIMUM SIZE WIRE IS #12.
- 2) ALL WIRE SHALL BE LISTED AS SUITABLE FOR WET LOCATIONS.
- 3) ALL RECEPTACLE OUTLETS AND SWITCHES. SHALL BE RATTED FOR 20 AMPS OR GREATER.
- 4) ALL SWITCHES AND OUTLETS SHALL HAVE WATER TIGHT COVERS.
- 5) ALL SWITCHES AND OUTLETS SHALL BE A MINIMUM OF 4' ABOVE THE NORMAL POOL LEVEL AND 30" ABOVE FIRST FLOOR DECKS.
- 6) ALL PLUG-IN DEVICES FOR MOTORS SHALL BE SJ CORD.

Name: \_\_\_\_\_

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


Lot Number: \_\_\_\_\_


Addition: \_\_\_\_\_

\_\_\_\_\_ Conduit

----- Buried Conduit

 Motor

 Light

 Light with Photocell

 Distribution Panel

 Convenience outlet with GFI Protection

 Switch

### REQUIRED INFORMATION

PUMP MOTOR SIZE: \_\_\_\_\_ EXISTING? \_\_\_\_\_

HOIST MOTOR SIZE: \_\_\_\_\_

TOTAL LIGHT WATTAGE: \_\_\_\_\_

SERVICE IS: \_\_\_\_\_ AMPS

# OF CIRCUITS: \_\_\_\_\_ @ \_\_\_\_\_ AMPS

Owner's Signature: \_\_\_\_\_

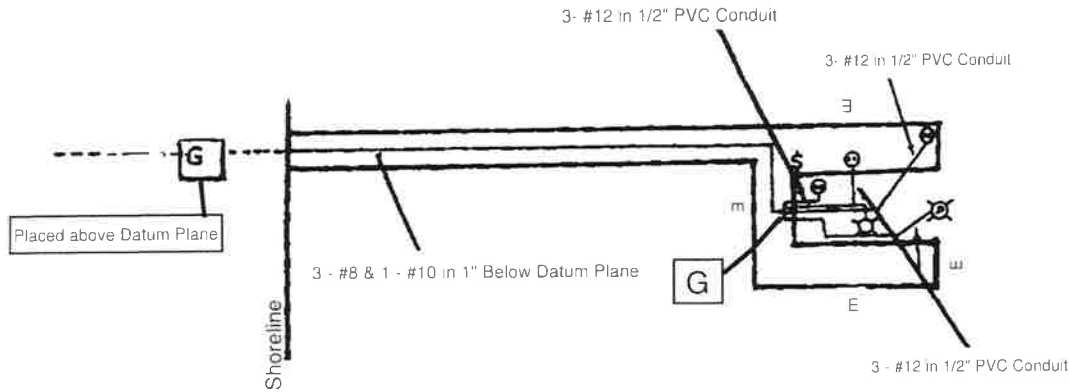
### CONTRACTOR NOTES

CONDUIT IS SHOWN SCHEMATICALLY. THE EXACT LOCATION WILL BE DETERMINED DURING CONSTRUCTION.

ALL WORK WILL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE BY AN ELECTRICAL CONTRACTOR LICENSED BY THE TEXAS DEPARTMENT OF LICENSE AND REGULATION.

Date: \_\_\_\_\_

## Example Only



### REQUIRED INFORMATION

**PUMP MOTOR SIZE:** 2 H.P. **EXISTING?** Y/N

**HOIST MOTOR SIZE:** 1 H.P.

**TOTAL LIGHT WATTAGE:** 300 Watts

SERVICE IS: 50 AMPS

# OF CIRCUITS: 4 @ 20 AMPS

Owner's Signature: \_\_\_\_\_

## CONTRACTOR NOTES

**CONDUIT IS SHOWN SCHEMATICALLY. THE EXACT LOCATION WILL BE DETERMINED DURING CONSTRUCTION.**

**ALL WORK WILL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE BY AN ELECTRICAL CONTRACTOR LICENSED BY THE TEXAS DEPARTMENT OF LICENSE AND REGULATION.**

SERVICE SIZE: 110V \_\_\_\_\_ / 220V ☒

**SERVICE WIRE SIZE:** 3 - #6 & 1 - #10

Date: \_\_\_\_\_

### ADDITIONAL REQUIREMENTS

- 1) MINIMUM SIZE WIRE IS #12.
- 2) ALL WIRE SHALL BE LISTED AS SUITABLE FOR WET LOCATIONS.
- 3) ALL RECEPTACLE OUTLETS AND SWITCHES. SHALL BE RATTED FOR 20 AMPS OR GREATER.
- 4) ALL SWITCHES AND OUTLETS SHALL HAVE WATER TIGHT COVERS.
- 5) ALL SWITCHES AND OUTLETS SHALL BE A MINIMUM OF 4' ABOVE THE NORMAL POOL LEVEL AND 30" ABOVE FIRST FLOOR DECKS.
- 6) ALL PLUG-IN DEVICES FOR MOTORS SHALL BE SJ CORD.

Name: John Doe

Address: 6613 Ashby Lane  
Trinidad, Texas 75163

Lot Number: 1324, Blk. 5


Addition: TRWD, Ph. 1

Conduit **G** GFCI Breaker

### Buried Conduit

## E Electrical Warning Signs

 Motor

 Light Light with Photocell

**D** Distribution Panel

 Convenience outlet with GFI Protection

\$ Switch



October 14, 2019

Dear Property Owners and Contractors,

As part of our Residential Improvement Permitting requirements, TRWD requires residential improvements that are constructed on or over TRWD owned waters to comply with the National Electric Code (NEC). A recent update to the NEC included the following:

**N 555.24 Signage.** Permanent safety signs shall be installed to give notice of an electrical shock hazard risk to persons using or swimming near a pier, boat dock or marina which has electrical service. All such improvements shall comply with all of the following:

1. The signage shall comply with 110.21(B)(1) and be of sufficient durability to withstand the environment.
2. The signs shall be clearly visible from all approaches to a pier, boat dock or marina facility.
3. The signs shall state "WARNING – POTENTIAL SHOCK HAZARD – ELECTRICAL CURRENTS MAY BE PRESENT IN THE WATER."

**N 555.3 Ground Fault Protection.** The overcurrent protective devices that supply the marina, boatyards, and commercial and non-commercial docking facilities shall have ground-fault protection not exceeding 30 mA.

Effective December 1, 2019 TRWD will require that all improvement permit applications submitted to our office whether for entirely new structures, add-ons to existing structures, or other modifications below conservation level include these new requirements.

Please contact our office with any questions at (903) 432-2814.

Sincerely,

A handwritten signature in black ink, appearing to read "Buckley Butler", written over a horizontal line.

Buckley Butler  
Reservoir Manager

## **Permitting procedures for pesticide misting systems to control spiders on commercial and homeowner docks on TRWD reservoirs.**

**Effective 1/8/21**

TRWD allows the use of misting systems on commercial docks (marinas) and on homeowner docks under the following guidelines:

### **Commercial Facilities**

- TRWD will permit and inspect system prior to full operation (one inspection only after installation, then once annually during facility inspection) TDA license must be supplied to TRWD.
- Permit fee will be required. Amount will be based on current fee schedule at time of installation.
- System must be installed, operated, and maintained under the supervision of a TDA licensed pesticide applicator.
- Chemical used must be approved for use over water and approved by TRWD. No substitutions of chemical are permitted without TRWD review and approval.
- The chemical solution tank shall remain locked at all times and only be accessed by the TDA license pesticide applicator.
- The tank must be located on land with fill ports above the 100-year flood elevation of the associated reservoir. The tank must have secondary containment equal to 100% of the tank volume. Tank placarding will be required with the TDA pesticide applicators name and contact information along with a tag indicating last service date and when the next service is due.
- An electric solenoid valve shall be installed on the chemical supply line from the tank to the misting systems within the tank containment and be open only when the system is activated and closed when system is not activated.
- A contract shall be developed between applicator and commercial dock operator and made available to TRWD when requested.
- Termination of a contract will require the system to be removed in its entirety.
- Commercial installations of misting systems will be inspected annually in conjunction with the annual facility inspection.

### **Homeowner Docks**

- TRWD will not permit and inspect system prior to full operation.
- System must be installed, operated, and maintained under the supervision of a TDA licensed pesticide applicator.
- Chemical used must be approved for use over water and approved by TRWD. No substitutions of chemical are permitted without TRWD review and approval.
- The chemical solution tank shall remain locked at all times and only be accessed by the TDA license pesticide applicator.
- Tank fill ports will be located above the 100-year flood elevation of the associated reservoir. The tank must have secondary containment equal to 100% of the tank volume. Tank placarding will be required with the TDA pesticide applicators name and contact information along with a tag indicating last service date and when the next service is due.
- An electric solenoid valve shall be installed on the chemical supply line from the tank to the misting systems within the tank containment and be open only when the system is activated and closed when system is not activated.
- A contract shall be developed between applicator and dock owner and made available to TRWD when requested.
- Termination of a contract will require the system to be removed in its entirety.

**TARRANT REGIONAL WATER DISTRICT  
CEDAR CREEK LAKE**

**CONDITONS FOR PERMITTING STORAGE BUILDINGS BELOW  
ELEVATION 325.00' m.s.l.**

1. An improvement permit must be obtained from the District prior to the construction and/or placement.
2. A \$100.00 Improvement Permit Application Fee will be required at the time of application.
3. The storage building cannot be located below elevation 323.50' m.s.l. The normal pool elevation of the reservoir is 322.00' m.s.l.
4. The maximum floor space allowed is 120 square feet.
5. Storage building must be single story with a roof pitch of 4/12 or less.
6. Storage building must be at least five (5) feet off the side property line.
7. Only one (1) storage building per lot will be allowed.
8. No plumbing is allowed.
9. All electrical wiring must be installed according to the National Electric Code.
10. Homeowner is responsible for making sure all city and county codes, as well as deed restrictions, are adhered to.
11. Homeowner agrees and understands that the property located below elevation 325.00' m.s.l. is within a Flood Zone area for the Reservoir and could be subject to flooding. Therefore, the District is not responsible for damage that may occur to the structure, or its contents, in the event of a flood.

# **RICHLAND CHAMBERS 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 320.00' (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 **Richland Chambers Lake** is **315.00** feet above m.s.l. The current 100 year flood level is **318.00**. Due to the potential of shoreline flooding the District purchased a flood easement that encompasses the property between the conservation level of **315.00** and elevation **320.00**. Richland Chambers 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 **315.00** 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 **Richland Chambers** 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 **315.00** 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.

## **MINIMUM REQUIREMENTS FOR ELECTRICAL INSTALLATIONS**

### **ON TRWD EASEMENTS AND PROPERTIES**

**EFFECTIVE DECEMBER 1, 2012**

- 1) MINIMUM SIZE WIRE SHALL BE #12 AWG.**
- 2) WIRE SHALL BE LISTED AS SUITABLE FOR WET LOCATIONS.**
- 3) ALL WIRE INSTALLED IN DAMP OR WET LOCATIONS SHALL BE IN CONDUIT. MC CABLE MAY BE INSTALLED IN ENCLOSED CEILINGS AND WALLS ONLY.**
- 4) ALL UNDERGROUND SPLICES SHALL BE IN A HANDHOLE AND COVERS SHALL NOT BE BELOW FINISHED GRADE.**
- 5) ALL ENCLOSED CONDUCTORS AND ANY SPLICES OR TERMINATIONS IN HANDHOLES, IF PRESENT, SHALL BE LISTED AS SUITABLE FOR WET LOCATIONS.**
- 6) HANDHOLE ENCLOSURE COVERS SHALL HAVE AN IDENTIFYING MARK OR LOGO THAT PROMINENTLY IDENTIFIES THE FUNCTION OF THE ENCLOSURE, SUCH AS "ELECTRIC".**
- 7) WIRE FROM MOTOR TO PLUG IN DEVICE SHALL BE JUNIOR HARD SERVICE CORD SUITABLE FOR WET LOCATIONS.**
- 8) ALL SUB-PANELS SHALL HAVE RAIN-TIGHT ENCLOSURES.**
- 9) ALL SUB-PANELS SHALL BE LOCATED ON THE FIRST FLOOR LEVEL AND BE READILY ACCESSIBLE.**
- 10) GROUNDING CONDUCTORS SHALL BE ISOLATED FROM THE NEUTRAL CONDUCTORS IN THE SUB-PANEL.**
- 11) OVERCURRENT PROTECTION FOR ALL BRANCH CIRCUITS SHALL BE 20 AMPS OR GREATER.**
- 12) ALL OUTLET CIRCUITS UP TO 240 VOLTS SHALL HAVE GFCI PROTECTION.**
- 13) ALL BRANCH AND FEEDER CIRCUITS ON FLOATING BOATHOUSES SHALL HAVE GFCI PROTECTION.**
- 14) ALL RECEPTACLES AND SWITCHES SHALL BE RATED FOR A MINIMUM OF 20 AMPS.**
- 15) ALL OUTLET AND RECEPTACLE BOXES SHALL BE MOLDED W/ HUBS EXCEPT WHEN TOTALLY ENCLOSED WITHIN STORAGE AREA WALLS OR CEILINGS. (WALLS AND CEILINGS FINISHED OUT ON BOTH FACES)**
- 16) A) ON FIXED STRUCTURES, ALL SWITCHES, RECEPTACLES, PANEL-BOARDS AND JUNCTION BOXES SHALL BE AT LEAST 4 FEET ABOVE THE NORMAL POOL LEVEL (CC - 322.00 ELEV. & RC - 315.00 ELEV.) AND 30 INCHES ABOVE FIRST FLOOR DECKS.**  
**B) ON FLOATING STRUCTURES, ALL SWITCHES, RECEPTACLES, PANEL-BOARDS AND JUNCTION BOXES SHALL BE AT LEAST 30 INCHES ABOVE THE WATER LEVEL AND 12 INCHES ABOVE FIRST FLOOR DECKS.**
- 17) ALL SWITCHES AND RECEPTACLES IN DAMP LOCATIONS SHALL HAVE RAIN-TIGHT COVERS.**
- 18) ALL SWITCHES AND RECEPTACLES IN WET LOCATIONS SHALL HAVE WEATHERPROOF IN-USE COVERS.**

- 19) ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS".
- 20) ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
- 21) FLEXIBLE CONDUIT, USED IN RACEWAY SYSTEMS THAT ARE UTILIZED AS THE GROUNDING CONDUCTOR SHALL BE THE LIQUIDTIGHT FLEXIBLE METAL CONDUIT TYPE AND ALL BOXES AND ENCLOSURES, IN SUCH RACEWAYS, SHALL BE METAL.
- 22) THE ONLY FIRST LEVEL PORTIONS OF A BOATHOUSE THAT ARE CONSIDERED TO BE DRY LOCATIONS ARE ENCLOSED CEILINGS AND WALLS. (WALLS AND CEILINGS FINISHED OUT ON BOTH FACES)
- 23) THE ONLY SECOND LEVEL PORTIONS OF A BOATHOUSE THAT ARE CONSIDERED TO BE DRY LOCATIONS ARE ENCLOSURES WHERE THE FLOORS ARE SOLID AND, THE WALLS AND CEILINGS ARE FINISHED OUT ON BOTH FACES. THESE ENCLOSURES SHALL BE COMPLETE WITH OPERATIONAL DOORS AND WINDOWS.  
NOTE: ALTHOUGH THESE TYPE ENCLOSURES ARE CLASSIFIED AS "DRY", OUTLETS SHALL HAVE GFI PROTECTION.
- 24) ALL ELECTRICAL INSTALLATIONS PERMITTED BY THE DISTRICT SHALL BE PERFORMED ACCORDING TO THE NATIONAL ELECTRICAL CODE BY AN ELECTRICAL CONTRACTOR LICENSED BY THE TEXAS DEPARTMENT OF LICENSE AND REGULATION.

#### **DEFINITIONS**

1. DRY LOCATION-A LOCATION NOT NORMALLY SUBJECT TO DAMPNESS OR WETNESS. A LOCATION CLASSIFIED AS DRY MAY BE TEMPORARILY SUBJECT TO DAMPNESS OR WETNESS, AS IN THE CASE OF A BUILDING UNDER CONSTRUCTION.
2. DAMP LOCATION-LOCATIONS PROTECTED FROM WEATHER AND NOT SUBJECT TO SATURATION OF WATER OR OTHER LIQUIDS BUT SUBJECT TO MODERATE DEGREES OF MOISTURE. EXAMPLES OF SUCH LOCATIONS INCLUDE PARTIALLY PROTECTED LOCATIONS UNDER CANOPIES, MARQUEES, ROOFED OPEN PORCHES, AND LIKE LOCATIONS, AND INTERIOR LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE, SUCH AS BASEMENTS, SOME BARNs, AND SOME COLD STORAGE WAREHOUSES.
3. WET LOCATIONS-INSTALLATION UNDERGROUND OR IN CONCRETE SLABS OR MASONRY IN DIRECT CONTACT WITH THE EARTH; IN LOCATIONS SUBJECT TO SATURATION WITH WATER OR OTHER LIQUIDS, SUCH AS VEHICLE WASHING AREAS; AND IN UNPROTECTED LOCATIONS EXPOSED TO WEATHER.