

ACC Handbook: Construction Notes

GENERAL INFORMATION

1. Prior to construction, property corners shall be located and staked. Stakes shall remain in place during construction.
2. A form board survey is required and must be submitted to and approved by LKPOA Compliance Department **prior to the pouring of foundation**.
3. Water flow shall be maintained in existing ditches during construction or culvert shall be installed prior to start of construction. A minimum area of a 15 inch I.D. diameter pipe is required or as directed by the Director of Public Works. Flow line grade shall be set as approved by Public Works.
4. All domestic water and lawn irrigation systems shall meet the requirements of the Lake Kiowa Special Utility District and shall be inspected by the District before the work is covered or connection made.
5. For all irrigation systems inspection approval by the Lake Kiowa Special Utility District will be required prior to service hookup of the RPZ (reduced pressure zone) valve on New or Existing systems. The RPZ (reduced pressure zone) valves are required by Texas State Law.
6. All septic systems shall meet the requirements of the Texas Commission on Environmental Quality, the Cooke County Environmental Health Department and the Lake Kiowa set back requirements and shall be inspected as required.
7. All construction, landscaping, irrigation or septic projects which would alter the existing natural drainage (surface or ground water) of the site shall be graded or channeled so that drainage is not unreasonably altered so as to cause harm to adjacent property.
8. For additions, new construction, and structural modifications the builder shall provide inspections by licensed third party inspector(s) for foundation, framing, and electrical, plumbing and mechanical systems. Inspections shall be delivered to the ACC representative prior to "Final Review".

SITE MAINTENANCE DURING CONSTRUCTION

1. All Building Sites for new construction and major renovations must have a Portable toilet for the duration of the project. The toilet must be on site before work begins.
2. Erosion control is required to prevent erosion into the lake or adjacent property. The Compliance Officer will determine if erosion control is needed and will approve the type of erosion control to be used. Approved erosion control barriers are silt fencing, straw bales, organic or synthetic matting. Other types not listed may be approved by the Compliance Officer.
3. Job sites must be cleaned daily of any debris considered unsightly, a nuisance or a threat to public safety. On site trash containers are required through construction.
4. Hours of Work for jobs requiring permits: 7:00 am till 7:00 pm Monday through Saturday. **NO WORK** is allowed on Sunday or the following federal holidays; Thanksgiving, Christmas, New Year's Day, Memorial Day, 4th of July and Labor Day.

CONSTRUCTION OBSERVATIONS

1. An Architectural Control Committee representative will make periodic observations during the course of construction to verify compliance with the permit and Lake Kiowa governing documents. The following are required observations:
 - a. Set Backs from Property Lines
 - b. Drainage Culverts
 - c. Compliance with the Architectural Control Handbook.
 - d. Compliance with any applicable Building Codes and Regulatory Agencies is the responsibility of the Property Owner.