The Lakes Architectural Control Committee

400 Waccamaw River Road, Suite E

Myrtle Beach, SC 29588

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BULKHEAD/DOCK APPROVAL REQUEST FORM

Project Type: **Bulkheads & Docks** Date of Submission: _____

Property Location: Lot # _____Block: _____Street Address: _____
Homeowner(s):_____
Address:_____State:_____Zip code:_____
Telephone Numbers: Primary ( )_____, Cell ( ) _____
Email Address: _____
Proposed Contractor: _____
Primary Contractor Representative: _____
Address:_____State:_____Zip code:_____
Telephone Numbers: Primary ( )_____, Cell ( ) _____

Total Estimated/Contracted Amount for Project: $ _____
Estimated/Requested Project Start Date:_____Estimated Project Completion Date: _____
(Construction must commence no later than 120 days after approval date and be completed within 12 months of construction start.)

Special Notice: ***All references to a particular chemical process (e.g. CCA, etc.) have been deleted from this form. In their place, "currently accepted and available treated lumber designed for freshwater submergence and/or ground contact as appropriate shall be utilized".***

***Notice*: Construction activities are allowed from 7:00 AM to 7:00 PM, Monday through Saturday. Construction activities outside these hours and on Sundays and Legal Holidays are prohibited. It shall be the lot owner/builders responsibility to notify sub-contractors of this restriction.**

Requirements:

I. All projects must have the approval of the ACC before any work is undertaken.

II. Bulkheads & Docks must be constructed of unpainted treated lumber.

III. No filling of the lakes shall be allowed except as required to maintain or restore the original shore line or to replace eroded land so that the lot extends to the original lake lot line. Bulkheads must be located on the established or restored lake lot line.

IV. If erosion and silting of the lake edge has occurred prior to, or during the construction of a bulkhead, efforts to dredge and utilize as much of such loose material as possible as backfill for the bulkhead must be undertaken.

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V. Bulkhead height and the level of backfill are restricted to that level necessary to present a continuous downward slope to the top of the bulkhead cap boards.

VI. All hardware, including, but not limited to tieback rods, clamps, nuts, bolts, washers, nails, etc., shall be hot-dip galvanized, stainless steel, or other corrosion resistant material.

VII. Vertical bulkhead facing (sheathing) if utilized, shall be tongue-and-groove "Seawall" or "Marine" grade, and installed into the bottom a minimum of 12 inches into undisturbed soil or 16 inches into disturbed soil. Deeper set facing boards may be required depending on the angle of the slope of land, the angle of the bottom near the bulkhead, and the bulkhead height.

VIII. Vertical outboard posts (fender piles) shall be at least 4 x 4 "Marine" grade lumber for outboard posts no higher than 16 inches from ground entry point and shall be 6 x 6 "Marine" grade, lumber for outboard posts of more than 16 inches from ground entry point. Outboard posts shall be on no greater than 6 foot centers installed at least 1.5 feet deeper than the facing boards. A tieback rod and deadman are required for each post.

IX. Upper walers shall be made up of a minimum of one treated 4 X 6 board, number 2 grade or better. Good construction techniques dictate that ends of walers be located behind vertical outboard posts.

X. The lower walers shall be made up of a minimum of two treated 2 X 4 boards, number 2 grade or better. The ends of the two waler boards shall be staggered to provide overlap.

XI. Each of the boards of the upper and lower walers shall be nailed with 3 ½ inch, 16-penny nails or screws. After the wall is pulled into final position with the tiebacks, hot-dipped galvanized or stainless steel nails/screws shall be used to nail/screw through the walers. Nails/screws must be long enough to ensure a secure, long lasting bond of the walers to each other and the sheathing boards.

XII. Tieback rods (5/8" or larger) and no less than 5 feet long, connecting the vertical posts to deadmen shall be used. Tieback rods shall not extend more than ½ inch past the nut on the water side. Any cuts shall be treated with galvanizing spray, or other anti-corrosion treatment. Tieback rods may be external or countersunk into the 4 X 4 or 6 X 6 vertical piling. No tieback rod shall have a horizontal angle greater than 20 degrees to a deadman or bulkhead. Wherever possible all tieback rods shall be perpendicular to the bulkhead.

XIII. Deadman material shall be pressure treated lumber with at least "Ground Contact" grade or concrete.

XIV. Cap boards (2 X 6) or greater shall be pressure treated wood with a "Ground Contact" grade.

XV. Hydrostatic relief shall be provided for each bulkhead installation.

XVI. Filter cloth (Poly-X or equivalent) <u>must</u> be installed on the shoreward side of each bulkhead. Filter cloth must be long enough to fold over the top of the sheathing boards for nailing behind the upper waler and must extend at least two feet into the bottom to be effective. Skimping on these dimensions can cause a washout, cavities behind bulkhead, or bulkhead collapse.

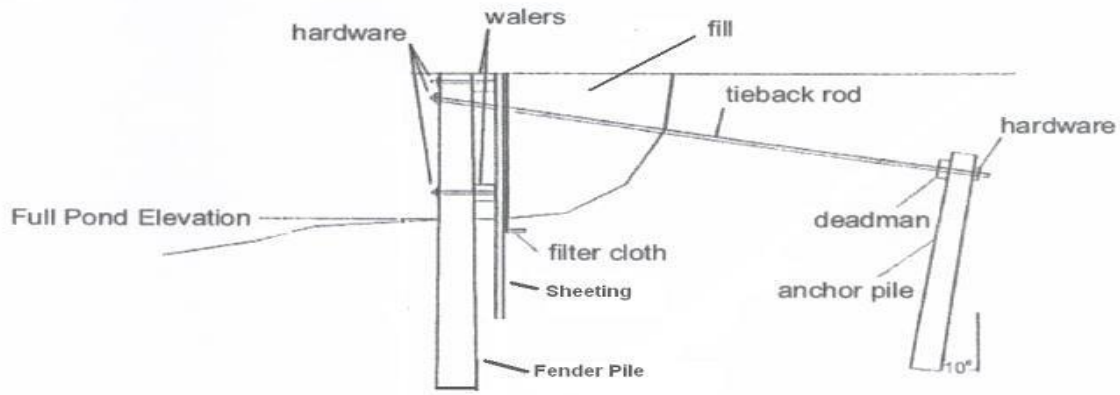
XVII. <u>Erosion Control</u>: Projects which involve land disturbance that may cause erosion contribute to sediment and alters the quality or quantity of storm water runoff. Each Property Owner/Contractor shall, both during and subsequent to construction provide an erosion control system to prevent soil erosion or sediment run-off from his lot onto any adjacent lot, waterway or roadway. Owner shall take whatever actions are necessary to prevent erosion including, but not limited to silt fencing during construction if necessary. Such erosion control systems shall remain in place until vegetation/ground cover has been reestablished to preclude sediment runoff. Depiction and description of proposed erosion controls method must be included with site/building plans.

XVIII. Drainage: If excavation, fill, construction or changes in land contour change the direction or flow of runoff, the addition of drains, swales, or other means must be utilized to ensure that such runoff is not allowed to pool or drain onto adjoining properties.

XIX. Docks: Framing must be constructed of treated lumber. Decking may be treated lumber or weather resistant wood composite. Dock my not exceed 100 square feet (inclusive of attached walkways) or extend more than 12 feet from the lakeshore or bulkhead. Docks may not be covered or otherwise enclosed. Railings at least 36 inches and not more than 48 inches tall are required on docks and walkways extending beyond the lakeshore. An intermediate railing 14-18 inches above the dock surface is also required. If a boat is to be secured to the dock, fixed railings are not required on the boat access side of the dock; however, a removable barrier of rope, coated chain, or other suitable material must be provided for the opening at the same level as the top and intermediate railings.

XX. Variances from the above specifications and techniques will be considered when proposed methods reflect advanced materials and approaches.

REPRESENTATIVE CROSS SECTION BULKHEAD



Clean-up: During construction, the contractor/homeowner is responsible for ensuring that debris from the construction site is not allowed to be blown or otherwise carried onto adjacent lots, roadways, or waterways. Prior to final completion, all excess materials, and construction debris, including cleared brush, stumps and trees, must be removed from the lot.

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Required Approval Request items:

1) This "**BULKHEAD/DOCK APPROVAL REQUEST FORM" (ACC-2-BH)**

2) A check, drawn on an account of the proposed contractor (if any), or if no contractor is involved the homeowner, payable to "Lakes ACC" in the amount of 10% of the total project cost, with a minimum of $ 100 and not to exceed $ 1000.00, as a compliance deposit. The deposit, less any accumulated fines or deductions, will be returned within 45 days of the approved completion of the project.

3) Building Site Plan (2 Sets): The plan shall consist of a site plan indicating:
   a. The size and extent of the lot (Plat); depiction of the location of adjacent lake, easements, rear and side setback lines.
   b. Drawings, illustrations, descriptions, and other information required to allow the ACC to effectively evaluation the proposed project.
   c. Depiction and description of proposed drainage and erosion controls method(s), if land disturbance is involved.

Builders/Contractors Signature & Date: _____

Homeowners Signature & Date: _____

SPECIAL NOTE: Recognizing that the configuration of shorelines of the various lots fronting on the various lakes has a wide variance in height, slope, ground conditions, etc., the ACC will work with property owners/contractors to ensure a stable, long lasting bulkhead installation. Variances to the specifications above which meet this goal will be considered.

Architectural Control Committee Action

Date Reviewed:_____ **Approval Request #:_____**

Approved as submitted: [ ]
Approved subject to conditions: [ ] See comments below
Disapproved: [ ] See comments below
Approval Withheld Pending Additional Information: [ ] See comments below

Comments:_____
_____
_____
_____
_____
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_____

ACC Signatures & Date:

_____Date_____ _____Date_____
_____Date_____ _____Date_____
_____Date_____ _____Date_____

Assigned ACC contact:_____( )_____, ( ) _____

Compliance Deposit Received by ACC from_____on_____in the amount of $_____drawn on_____(Bank); Routing #_____, Account #_____, Check #_____. Initials_____

Full [ ], Partial [ ] Compliance Deposit Refunded to_____in the amount of $_____on_____after project completion and final inspection. Initials_____

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