

LDPOA Application for Construction of Seawalls, Piers and Waterfront Decks

Any construction that a property owner would like to build on property owned by the LDPOA, namely the lake, Outlot "O" or Access Outlots*, must have the approval of the Board prior to commencing any work. In addition, depending on the type of project, prior approval from various governmental agencies may also be required. Failure to obtain the required approvals as outlined herein may result in fines and legal action.

Lowering of the lake for an individual property owner to repair, build, add, or remove a seawall or to perform any other lakefront repair or maintenance will only be considered after all relevant permits have been secured. The LDPOA Board of Directors, at its sole discretion, shall determine whether the lake is to be lowered.

Please read and complete the requirements detailed in the document: Regulations Covering LDPOA Property (Construction) before submitting this application. Incomplete applications will be returned to the property owner.

CONTACT INFORMATION

LAST NAME _____ FIRST NAME _____

LAKE ADDRESS _____ CITY _____

MAILING ADDRESS (if different from above) _____

CITY, STATE, ZIP _____ TELEPHONE # _____

E-MAIL ADDRESS _____ ARE YOU A RENTER (check if Yes) _____

ADDITIONAL INFORMATION FOR RENTERS

LANDLORD NAME _____ TELEPHONE # _____

MAILING ADDRESS _____

PROJECT INFORMATION

Place an "X" next to the project(s) that you are requesting approval for.

1. Shoreline Alteration (includes new seawall, rip-rap, glacial stone or reconstruction of existing) _____
2. Waterfront Deck (if walking surface is 8" or more above grade or extends over lake) _____
3. Waterfront Deck (if walking surface is less than 8" above grade & does not extend over lake) _____
4. Piers (auger-post, driven post, foot-post or floating) _____

REQUIRED SUBMITTAL INFORMATION

In addition to the applicable agency documents required in the Regulations Covering LDPOA Property (Construction), all submitted LDPOA applications must include:

1. Dimensioned site plan showing the location of the installation with respect to the lake and all adjacent property lines
2. Dimensioned drawings of the installation (both a plan view and an elevation)
3. List of all building materials to be used (include types & sizes; if pre-manufactured, include manufacturers' specs)

I swear or affirm that the information provided in this application and any attachments is true and correct, to the best of my knowledge.

X _____
Your Signature (Must be signed in ink)

Date _____

Regulations Covering LDPOA Property (Construction)

It is the policy of the Lake Dalecarlia Property Owners Association to encourage Homeowners to improve and maintain the lakefront portion of their properties (*Outlot "O"), which is OWNED by the LDPOA. Permitted improvements include seawalls, piers and waterfront decks.

It is in the interest of the Lake Dalecarlia community to maintain quality construction standards while controlling erosion of the lakefront and allowing improvements for the enjoyment of the residents. The LDPOA recommends that those homeowners who choose to contract out their construction projects consider contractors who are licensed and bonded in the state of Indiana to perform their work.

Any construction that a property owner would like to build on property owned by the LDPOA, namely the lake, Outlot "O" or Access Outlots*, must have the approval of the Board. In order for any such request to be considered by the LDPOA Board of Directors, the property owner must first review the LDPOA's General Construction Guidelines and Limitations (below) then follow the appropriate procedure for your type of project outlined on the second page of this document.

LDPOA applications must be received by the 1st of the month to be considered at the current month's LDPOA Board meeting.

The LDPOA, or its agents, reserve the right to enter onto the property owner's premises, after first providing notice, in order to inspect the work at intervals throughout its duration. Any work undertaken without first obtaining the above approvals as well as any work not performed in accordance with the approved application and plans may result in legal action by the USACE, the Lake County Building Department and/or the LDPOA.

General Construction Guidelines and Limitations

- Piers shall not be more than thirty feet long from shore to end of pier, nor to be longer than is necessary to reach 21 inches water depth when measured to datum line at top of main dam, whichever is shorter.
- Piers shall not be closer than 6 feet from a line projected into the lake that is a continuation of the property lines on land.
- Structures such as seawalls or decks may not extend beyond your property lines as they extend through Outlot "O" into the lake.
- No other structures (ie sheds, gazebos, boat houses, etc) are permitted within 10' from the land side of Outlot "O".
- Piers should not be a hazard to navigation.
- All piers shall be maintained in a safe condition or shall be removed by the owner.
- The use of arsenic treated lumber, railroad ties and tires in the construction of piers, seawalls and waterfront decks is prohibited.
- Pier posts shall not be secured to the lakebed using concrete or by means of excavating and backfill.
- No pier, seawall, or deck shall have the walking surface more than 3 feet above the datum line at the top of the main dam. In addition, no construction, including handrails, posts, etc. shall be higher than 3 feet above these walking surfaces.
- If piers are built on Access Outlots, they become the property of the LDPOA, and are available for use by all property owners.
- The installation of any permanent docking devices (ie lifts, etc.) at piers located on Access Outlots is prohibited.
- The Board shall have the right to grant a variance where necessary to any of the above regulations.

*Outlot "O" means approximately the first 10 feet, depending upon survey, of property from the edge of the water away from the lake. Access Outlots mean those properties that are designated to provide access to the water for non-lakefront property owners.

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Project Types

- A.) Shore Alterations (including seawalls of any material type, rip-rap, glacial stone, etc or where any material will be removed from or discharged into the waterway)
1. Simultaneously submit a completed IDEM Section 401 WQC Regional General Permit Notification and required attachments to IDEM and the US Army Corp of Engineers (USACE) - request a written response at the bottom of the document.
 2. Upon written acceptance from both agencies apply for a construction permit with the Lake County Plan Commission Building Dept (LCPC).
 3. Complete the LDPOA application and submit along with it a copy of the completed IDEM application, all of its attachments, all permits/approvals issued by the IDEM, USACE and LCPC and a Certificate of Insurance naming the LDPOA as additional insured. The LDPOA will review and issue written authorization to proceed.
- B.) Waterfront decks where the walking surface is 8 inches or more above grade or extends over the lake
1. Apply for a construction permit with the Lake County Plan Commission Building Department (LCPC).
 2. Complete the LDPOA application and submit along with it a copy of the LCPC permit, all LDPOA required submittal information (listed on the LDPOA application) and a Certificate of Insurance naming the LDPOA as additional insured. The LDPOA will review and issue written authorization to proceed.
- C.) Piers (auger-post, driven post, foot-post or floating) as well as waterfront decks where the walking surface is less than 8 inches above grade and does not extend over the lake
1. Complete the LDPOA application and submit along with all LDPOA required submittal information (listed on the LDPOA application) and a Certificate of Insurance naming the LDPOA as additional insured. The LDPOA will review and issue written authorization to proceed.

Agency Information

Public Notice of Regional General Permit Process (includes complete announcement and application)

<http://www.lre.usace.army.mil/functions/rf/html/INDREG.PDF>

IDEM Section 401 WQC Regional General Permit Notification (includes application only)

<http://www.in.gov/icpr/webfile/formsdiv/51937.pdf>

IDEM Home Page

<http://www.in.gov/idem>

- Indiana Department of Environmental Management
Section 401 Water Quality Certification Program
100 N. Senate Ave.
Indianapolis, Indiana 46204
(317) 232-8603

USACE Home Page (Detroit District)

http://www.lre.usace.army.mil/kd/go.cfm?destination=Page&Pge_ID=1242

- South Bend Sub-Office
2422 Viridian Drive
Suite 101
South Bend, IN 46628
(574) 232-1952

Lake County Plan Commission Building Department

- 2293 N. Main Street, Suite 11
Crown Point, IN 46307-1899
Phone: 219-755-3700
Fax: 219-755-3712
Monday-Friday, 8:30 am – 4:30 pm