

CONASHAUGH LAKES COMMUNITY ASSOCIATION
102 Conashaugh Trail, Milford, PA 18337 (570) 686-4000
PERMIT APPLICATION - to be read and signed by property owner and builder.

DATE _____ SECTION/LOT _____ STREET _____

OWNER: _____ HOME # _____ WORK # _____

HOME ADDRESS _____

BUILDER _____ TEL. # _____

ADDRESS _____

CONTACT AGENT FOR BUILDER _____

***To avoid approval delays, builders are encouraged to familiarize themselves with the CLCA Building Code prior to submission of application. As per CLCA Building Code, a fine of \$500.00 per day will be imposed upon any owner of property undertaking construction without this and all other required permits.**

***It is understood, covenanted and agreed that CLCA is in no way liable to the owner or contractor hereto for the performance of any act, matter or thing to be done or performed by either CLCA, the owners, or the contractor.**

***The inspections performed by CLCA are solely for the benefit of the Association, and may not and shall not be relied upon by the owner and contractor.**

The following information must be supplied to CLCA by the owner/builder before the start of any project.

<u>Project</u>	<u>House</u>	<u>Addition</u>	<u>Deck</u>	<u>Shed</u>	<u>Pool</u>	<u>Other</u>
SET(S) OF PLANS						
SIDING SAMPLE			N/A		N/A	
ROOF SHINGLE SAMPLE			N/A		N/A	
PLOT PLAN						
SURVEY				N/A		
SEPTIC PERMIT		N/A	N/A	N/A	N/A	
TOWNSHIP PERMITS				**		
CLCA PERMIT FEE				N/A		
WORKERS COMP FORM			*	*	*	
ACCESS PERMIT			*	*	*	
E & S PLAN				N/A		
INSP. APPROVAL FORM						

*not needed if work done by owner. **If over 100 square feet.

Note: Lakefront properties may require additional permits.

Owner signature _____ Builder signature _____

PERMIT APPROVED: 1. _____
 2. _____
 DATE _____ 3. _____

PERMIT DENIED/REASON _____

NOTE: Cleanup and removal of debris, etc., from the jobsite is a must.
 Cost for repair of damages to drainage ditches, roads, etc., will be posed to the property owner's account. Also, any fines against builders or his subcontractors will be charged to the property owner's account.

CLCA reserves the right to inspect project after completion to verify that it was completed as submitted.



***102 Conashaugh Trail
Milford, PA 18337
Phone: 570/686-4000; Fax: 570/686-1245***

DESIGN REVIEW

NOTICE TO ALL PERMIT APPLICANTS:

As part of the review and subsequent inspection process for the plans and applications, it is often necessary and advisable that various members of the Design and Review committee visit the property in question. We are hereby requesting your permission to authorize such inspections by the appropriate committee representatives whenever necessary.

Your cooperation will be appreciated. Should you have any problems with this request please contact the office at 102 Conashaugh Trail, Milford, PA 18337.

PERMISSION GRANTED TO INSPECT PROPERTY:

SECTION _____ LOT _____

OWNER

DATE

CLCA'S REQUIRED INSPECTIONS

CLCA Building Permit process: The Owner or Builder shall submit plans for review. After plan approval a \$300.00 building permit will be issued by CLCA.

1. A pre lot inspection will take place prior to any construction or lot clearing.
2. After the lot is staked out and the building site is determined and all trees are marked for removal the second inspection will take place.
3. After the foundation is completed a site inspection to determine if side boundaries are in compliance the third inspection will take place.
4. When the building process is complete a CLCA final inspection will take place.
5. In the event additional inspections are required due to a noted problem each additional inspection will carry a \$50.00 fee.

PLEASE CALL CLCA'S OFFICE (570-686-4000) TO ARRANGE FOR THE REQUIRED INSPECTIONS.

During each inspection photographs will be taken to record the construction process and tree clearing that has taken place during construction. In the event excess or unauthorized trees were removed the **Owner/Builder will be required to replant trees in excess of 10 to 12 feet in height.** A mix of hardwood and pine trees are required to replace the cut trees. Failure of the owner will result in fines and the Builder will be considered in violation of the building codes and have a CLCA unresolved building code violation and future building permits shall not be issued to that builder.

Building Code Point System

Section/Lot _____

Bldrs. Name _____

Street _____

Members Name _____

Association approved color required - refer to color chart located at the CLCA Office. White houses are prohibited. A survey by a Pa. Licensed Surveyor is required before and after construction of the home to approve/validate placement of home on lot.

House Features	Points	
Each square foot of living area (per CARBO)	1 psf	_____
Roof Pitch 5/12	50	_____
Greater than 5/12	50 +10bonus	_____
Extra Corners on exterior of home i.e. L Shaped (each)	35	_____
Similar style and/or color of homes surrounding	-3000	_____
If house overhangs the foundation	25	_____
Wood siding T1-11	30	_____
Other than T1-11, i.e. cedar siding, brick or stone	30 +25bonus	_____
Decking per square foot	.25	_____
Porch per square foot	.5	_____
Covered Entryway	25	_____
Alternate Roof styles i.e. Hip, Gambrel, etc.	25	_____
Circular Drive	15	_____
Garage: Single	25	_____
Double	35	_____
Chimney Stone or Brickfaced	30	_____
	TOTAL POINTS	_____

REVIEWED BY _____ DATE _____

COMMITTEE APPROVAL (3) INITIALS _____

CHECK LIST

2 SETS PLANS _____

PLOT PLANS _____ TWSP. BLDG _____

SURVEY _____ ZONING _____

PERMIT FEE _____ E&S PLAN _____

BOND _____ SEWAGE _____

CERTIFICATE OF INSURANCE _____

CLCA APPLICATION/ACCESS _____

Conashaugh Lakes Community Association
Road Use/Liability Acknowledgement

Pursuant to the UNIFORM PLANNED COMMUNITY ACT, subsection 5105, C (iii) "the association shall not be precluded from recovering the cost of repair of any damage that is caused to roads or other common elements in the course of construction, alteration, renovation or repair." Pursuant to subsection 5218, # 3 "the declarant or owner who exercises the easement rights described in this section, whether directly or indirectly, through an agent, servant, contractor or employee, shall have the obligation to promptly return any portion of the common elements damaged by the exercise by the declarant or owner or its agent, servant, contractor, or employee of the easement under this section to the appearance, condition and function in which it existed prior to the exercise of the easement, or to reimburse the association for all reasonable costs, fees and expenses incurred by the association to return any portion of the common elements which were damaged to the appearance, condition and function in which it existed prior to the exercise of the easement."

I/We, _____ Date _____ acknowledge that I/We have read the above information and do hereby by signing this statement accept full liability for any damage caused by me or my vehicle to the roads in Conashaugh Lakes.

§ 5218. Easement to facilitate completion, conversion and expansion

Subject to the provisions of the declaration, a declarant has an easement through the common elements as may be reasonably necessary for the purpose of discharging a declarant's obligations or exercising special declarant rights. In addition, without affecting the rights, if any, of each unit owner with respect to the use and enjoyment of the common elements, subject to the provisions of the declaration, each unit owner and its agents, contractors and invitees shall have a nonexclusive access easement through the common elements as may be reasonably necessary for the purpose of construction, repair and renovation of the owner's unit. An association shall have the power during spring thaw conditions to restrict road usage by vehicles of more than **10 tons**** gross weight, provided:

- (1) such restrictions shall be imposed only on a week-by-week basis for an aggregate period not to exceed eight weeks during any calendar year;
- (2) thaw conditions shall be reviewed by the association at least weekly;
- (3) signs shall be conspicuously posted by the association at all entrances to the planned community advising when and where such thaw restrictions are applicable.

An association shall not have the power to impose any fees or charges or require financial security, including, but not limited to, surety bonds, letters of credit or escrow deposits for the use of the easement rights described in this section; however, the declarant or owner who exercises the easement rights described in this section, whether directly or indirectly through an agent, servant, contractor or employee, shall have the obligation to promptly return any portion of the common elements damaged by the exercise by the declarant or owner or its agent, servant, contractor or employee of the easement under this section to the appearance, condition and function in which it existed prior to the exercise of the easement, or to reimburse the association for all reasonable costs, fees and expenses incurred by the association to return any portion of the common elements which were damaged to the appearance, condition and function in which it existed prior to the exercise of the easement.

****CLCA 5 Tons (10,000 lbs.)**

Building Permit Applicants:

Please supply the following with your application to CLCA

NEW HOME BUILDERS & MAJOR ADDITIONS or GARAGES:

Building Application
Township Permit
Plans, drawings, designs, etc.
CLCA Access Permit
Erosion Control Plan (Pike County Booklet)
Certificate of Insurance
Survey upon completion of home
Building Code Point System sheet
Contractor Access Permit Application
Roof & Siding Samples
Permit Fee – See Blue Book or CLCA Office

CURRENT HOMEOWNERS/MEMBERS:

For Minor Work: i.e. sheds, fences, etc.

- Building Permit Application
- Township Permits – if required (sheds 100 sq. ft. (10 X 10) or greater require a Zoning Permit from Township.
- Erosion Control Plan (Pike County)
- Plot Plan showing existing home, decks, fences, well, septic and setbacks (minimum 35' from property line/80' from center of road) – Simple drawing is acceptable.
- Application fee may apply. See CLCA Office.

Please note:

The Design and Review Committee of CLCA normally meets on the third Saturday of each month at 10 a.m. in the Recreation Building. Applications submitted after these dates may not be reviewed until the following month. Check with the office for the next meeting date or if you have any questions.

CLCA Office – 570/686-4000
CLCA@PTD.NET



Pike County Conservation District Erosion & Sediment Control Guidelines for Small Projects

Use of this Guide

This Guide is only for use in developing Erosion & Sediment (E&S) Control Plans for small projects that meet the following criteria:

- ✓ Slopes do not exceed a 10% grade
- ✓ There are no surface waters in close proximity to the proposed project
- ✓ Erosion control practices being used do not require calculations
- ✓ Total area of disturbance is less than 1 acre

This Guide may also be used to develop E&S Control Plans when the landowner is submitting a Chapter 105 General Permit for acknowledgement. In addition, check with your municipality to determine if any local ordinance provisions or permit requirements apply to your project.

Please Note: This Guide is not appropriate for every project! Your project must meet the criteria listed above in order to use this Guide to develop your E&S Control Plan. For larger, more complex projects, a detailed *Erosion and Sedimentation Pollution Control Manual* is available through the Conservation District. Check your yellow pages for engineers or other consultants that can assist in developing E&S Control Plans. Contact the Pike County Conservation District if you are unsure of the suitability of this Guide for your project. Telephone: 570-226-8220.

Erosion and Sedimentation is a Serious Pollution Problem

Soil sediment is the number one pollutant to Pennsylvania's water resources. Sediment reduces water quality, degrades aquatic habitats killing fish and other aquatic life, and increases the frequency and intensity of flooding events. Any activity that disturbs the surface of the land can cause erosion and sedimentation. Completing and properly implementing an E&S Control Plan for your earth disturbance project will help protect Pike County's soil and water resources as well as the County's economic sustainability and quality of life.

State and Federal Regulations Require E&S Control Plans

To address the problem of sediment pollution, the Commonwealth of Pennsylvania, Department of Environmental Protection (DEP), adopted Chapter 102, Erosion and Sediment Control Rules and Regulations. Chapter 102 requires persons proposing or conducting earth disturbance activities to develop, implement and maintain *Best Management Practices* to minimize the potential for accelerated erosion and sedimentation. A written E&S Control Plan is required for all earth disturbance activities with the potential for discharge to waters classified as "High Quality" or "Exceptional Value" waters (which includes most of Pike County). In addition, the E&S Plan must be available at the project site during all stages of the earth disturbance activity. The Plan must be submitted to the Conservation District for review if required by the local municipality (or, in some cases, a Community Association) or requested by the Conservation District. Both landowners and contractors may be held responsible for any violation(s) of Chapter 102 regulations.

A Note about Streams, Floodways, Wetlands & Other Bodies of Water:

Any encroachment on any watercourse, floodway, or body of water without the appropriate federal and state permits is strictly prohibited by the Federal Clean Water Act, the Commonwealth of Pennsylvania's Dam Safety and Encroachments Act, The Clean Streams Law and Chapter 105 rules and regulations. In addition, some local municipalities have setbacks and other ordinance provisions related to water resources that may be applicable to certain land development activities. Plan ahead to avoid these areas or inquire about permit and other requirements well BEFORE beginning your project.

Putting Your Plan on Paper

What to Include in a Small Project E&S Control Plan:

- ✍ Existing topography (physical features) of the site and immediate surrounding area.
- ✍ Types of soils on the site – refer to the County Soil Survey, available at the Conservation District.
- ✍ A description of land uses: Describe past, present and proposed land uses and all proposed alterations to the site.
- ✍ Location of any surface waters (streams, ponds, wetlands, springs, etc.).
- ✍ A description of proposed E&S best management practices, both temporary (such as hay bale barriers, silt fence, stone filters) and permanent (such as seeding and mulching, rock-lined channels, etc.).
- ✍ The sequence of earthmoving activities: Outline the sequence in which the earthmoving will occur, remembering that the most effective method of controlling erosion is to disturb only those areas necessary to complete a project. E&S best management practices should be in place before the site is disturbed. Disturbed areas should be permanently stabilized immediately after earthmoving is completed or temporarily stabilized if delays in completing a project are anticipated.
- ✍ A maintenance plan for all of the E&S best management practices being used on site.

Getting Started

First things first! Implementing the following guidelines will minimize erosion and save money:

- ✍ **Avoid disturbing existing vegetation** - Vegetative cover is the most effective and economical protection against soil erosion. Whenever possible, protect existing vegetation during the construction process. Trees and shrubs should be marked and roped off to prevent damage by construction equipment. Filling and soil compaction around trees can result in permanent damage to trees and should be avoided.
- ✍ **Save topsoil** - Stockpile all topsoil from cuts and fills and redistribute uniformly after grading. This is a key to properly revegetating and stabilizing a disturbed site.
- ✍ **Minimize the area and time of exposure** – Disturb the minimum area required to complete a project. Don't start a job then leave it unfinished to work elsewhere. Plan your project to keep areas of disturbance and the length of time that disturbed soil is exposed to a minimum. Stabilize disturbed areas immediately as they are completed.
- ✍ **Work in the dry** – Plan work to avoid periods of bad weather. If your project involves work in or around watercourses, work only during periods of low flow. Flowing water should always be diverted around disturbed areas.
- ✍ **Avoid steep slopes** – Steep sites generally require more E&S controls than gently sloping sites. Avoid excessive cutting and filling and road grades in excess of 10%.
- ✍ **Plan to protect ditches, streams and other bodies of water** – Maintain existing vegetation along streams. Install temporary controls, such as silt fence, hay bales or rock filter berms to keep sediment from traveling to streams, wetlands and other surface waters.
- ✍ **Plan to maintain erosion control measures** – Hay bales deteriorate, silt fences clog with sediment and seeded areas wash out. Schedule regular maintenance checks to ensure properly functioning erosion control measures. Upgrade control measures when they fail or if maintenance problems occur frequently.

Timing is Everything!

Sample Sequence of Earthmoving Activity

1. Install a tire cleaning, stabilized rock construction entrance to keep dirt from being tracked onto adjacent roadways (see detail).
2. Install temporary E&S best management practices such as hay bales, silt fence, etc. (see details).
3. Clear and rough grade site.
4. Stockpile topsoil. Temporary protection (hay bales or silt fence) should be installed down slope (lower side) of the stockpile or the stockpile should be immediately stabilized with temporary seed (e.g., annual rye-grass) and mulched.
5. Install and immediately stabilize any watercourses (swales, ditches, etc.) with appropriate lining (e.g., seed, mulch, matting or netting, sod or stone).
6. Construct structure(s).
7. Finish, grade, and permanently stabilize (seed, mulch, sod, etc.) the site.
8. Maintain temporary E&S best management practices until grass is established. A minimum of 70% stabilization of disturbed area with perennial vegetative cover or other permanent non-vegetative cover must be achieved before temporary erosion controls are removed.
9. Remove temporary E&S best management practices if applicable.

The Grass is Always Greener...

Tips for Successful Re-establishment of Vegetation

- ✓ **Time of Seeding** – For best results, grass and legume seedings should be done in the spring. Seed mixtures that are primarily grass are best suited for fall planting. However, through proper seed selection, site preparation and seeding methods, disturbed sites can be seeded at almost any time from spring to fall.
- ✓ **Surface Preparation** – Spread topsoil and prepare a smooth seed bed by rolling and/or raking.
- ✓ **Lime and Fertilizer** – Many disturbed sites are acidic and infertile - don't skip this step! A soil test determines the amounts of lime and fertilizer to apply. If soil test results are not available, apply at least 6 tons of agricultural grade limestone and 1000 pounds of 10-20-20 fertilizer per acre and work both as deeply as possible into the soil.
- ✓ **Choice of Seed Mixtures** – Chose a seed mixture that fits your particular site conditions. (Refer to *Some Suggested Temporary & Permanent Seeding Mixtures for Erosion Control* later in this publication.) Remember that "cheap" seed is generally not a bargain – it often has poor germination rates and may contain excessive amounts of weed seeds.
- ✓ **Seeding Methods** – Seeds applied with a drill should be planted at a controlled depth and the soil firmed around them to provide moisture for germination and growth. Surface broadcasting of seed is rarely successful without a layer of mulch applied at the necessary rates. Hydroseeding is another method of seeding where the seed, fertilizer and mulch are mixed with water and applied as a slurry. Some local landscapers or earthmoving contractors have the equipment necessary for hydroseeding, generally used only for revegetating larger disturbed areas.
- ✓ **Mulching** – All disturbed areas, regardless of seeding method, should be mulched to reduce erosion and aid seed germination. Hay and straw are preferred mulches and should be applied to produce a layer 3/4 to 1 inch deep. Generally, 3 tons of mulch per acre (approximately 3 bales per 1000 sq. ft.) is sufficient. Straw or hay should not be chopped or finely broken.
- ✓ **Erosion Control Matting**, which helps hold seed and mulch in place, is required on all slopes with a 3 to 1 (33%) or steeper slope.
- ✓ **Water** – Don't forget to thoroughly water seeded areas during dry periods. For best results and to conserve water, water early in the morning or in the early evening, when sun and wind are at a

Some Suggested Temporary and Permanent Seed Mixtures for Erosion Control

Site Description	Species	Pounds/Acre	Pounds/1000 sq. ft
Permanent Seedings Slopes & Banks (non-mowed) Well Drained/Sunny	Sunny/Birdsfoot trefoil, plus tall fescue - <i>or</i> - Flatpea, plus tall fescue or perennial ryegrass - <i>or</i> - Switchgrass or big bluestem, plus birdsfoot trefoil	6 30 10 20 20 15 6	0.15 (3 oz.) 0.7 (11 oz.) 0.5 (8 oz.) 0.5 (8 oz.) 0.5 (8 oz.) 0.3 (5 oz.) 0.15 (3 oz.)
Slopes & Banks (mowed) Variable Drainage/Shaded	Birdsfoot trefoil, plus tall fescue, plus redtop - <i>or</i> - Tall fescue, plus redtop	6 30 3 60 3	0.15 (3 oz.) 0.7 (11 oz.) 0.1 (2 oz.) 1.4 (22 oz.) 0.1 (2 oz.)
Slopes & Banks (mowed) Well Drained	Tall fescue, plus fine fescue, or Kentucky bluegrass, plus redtop - <i>or</i> - Perennial ryegrass plus tall fescue, plus fine fescue	60 35 25 3 15 40 10	1.4 (22 oz.) 0.8 (13 oz.) 0.6 (10 oz.) 0.1 (2 oz.) 0.3 (5 oz.) 1.0 (16 oz.) 0.2 (3 oz.)
Temporary Seedings	Annual ryegrass (spring or fall), or spring oats (spring), or winter wheat (fall), or winter rye (fall)	40 96 180 168	1.0 (16 oz.) 2.2 (35 oz.) 4.1 (66oz.) 3.8 (62 oz.)

Small Project Erosion & Sediment Control Plan

Property Owner: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Municipality: _____

Contact person (if other than property owner): _____ Phone #: _____

Location (Include copy of topographic map): _____

Name of nearest receiving stream or body of water: _____

Estimated dates for start-up and completion: Start: _____ End: _____

Type of project (house, addition, store, etc.): _____

Project acres (entire lot size): _____ Disturbed acres: _____

Present site conditions (vegetative cover, existing disturbance, type of land use, etc.): _____

Soil type (s) (Include Soil Map): _____

NARRATIVE (Provide detailed description of proposed work)

SEQUENCE OF CONSTRUCTION (Label each step in numerical order – be specific)

TEMPORARY CONTROLS

Detail any temporary E&S best management practices that will be implemented. List each practice separately; explain why it is needed, and when it can safely be removed. Drawings and designs for any best management practices not illustrated in this guide should be attached and referenced in this section.

PERMANENT CONTROLS

Prior to completion of the project, state law requires that steps be taken to provide permanent stabilization. Re-establishment of vegetation, riprap, gravel or pavement, etc. are examples of permanent controls. Descriptions for re-vegetating should include the seeding mixture to be used, top soil applications, and lime and fertilizer instructions.

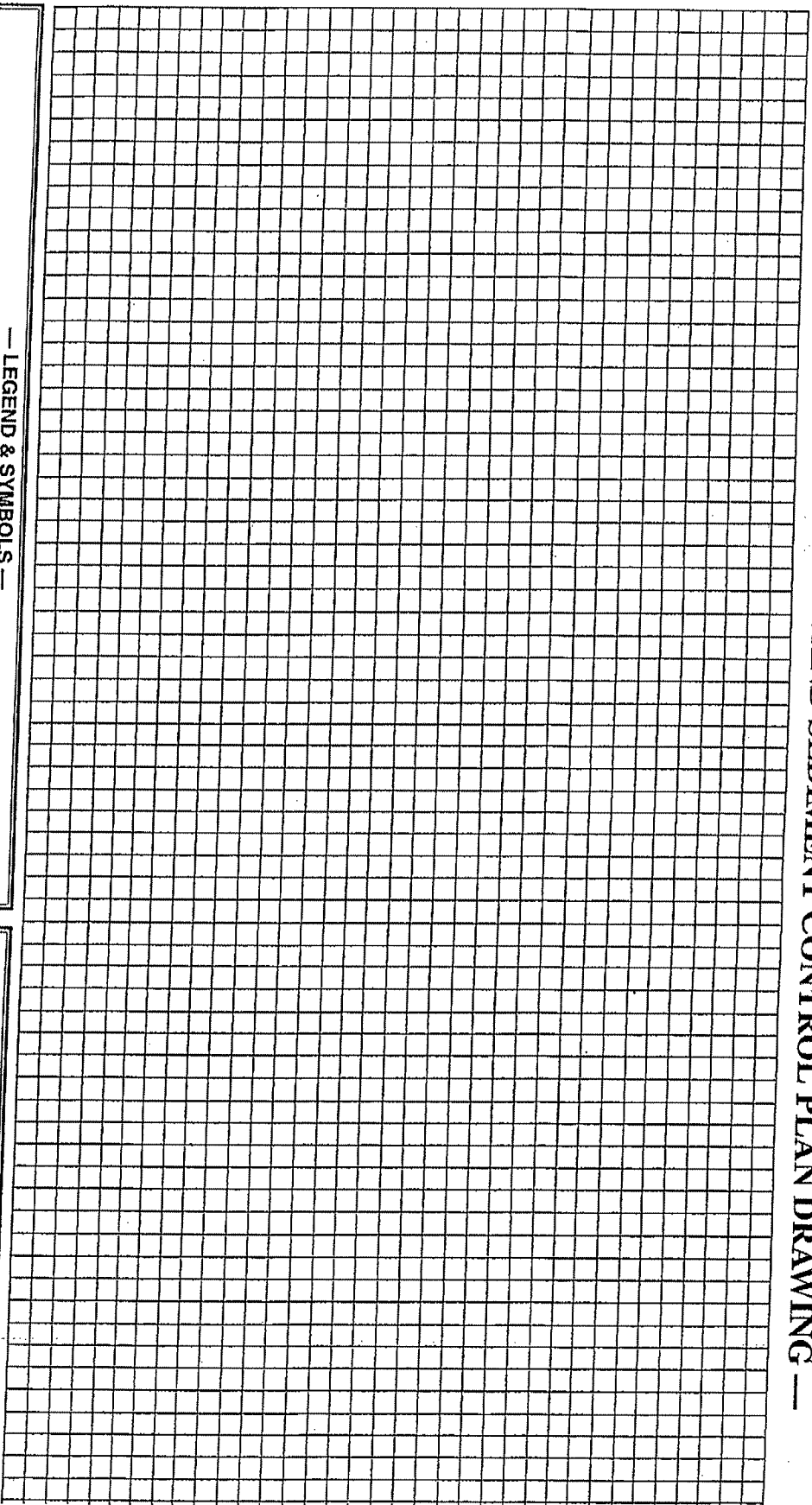
MAINTENANCE PROGRAM

All E&S best management practices require maintenance to function properly. Hay bale dikes deteriorate and clog with sediment. Newly seeded areas may fail to germinate or be washed out by heavy rain. Hay bale dikes and filter fabric fences should be cleaned when they reach half of their capacity. Describe all measures that will be implemented to ensure that E&S best management practices will continue to function properly and specify who will be responsible for maintenance activities.

***** IMPORTANT *****

- ✓ **Keep a copy of this plan for your records. This plan must be on site at all times during earthmoving. PROVIDE A COPY TO YOUR CONTRACTOR, if applicable.**
- ✓ **To ensure prompt review of your completed plan, include all required information. Mail to: Pike County Conservation District, HC8 Box 6770, Hawley, PA 18428.**
- ✓ **Please allow adequate time for review of your plan. Plan submissions are reviewed in the order in which they are received generally within 30 business days.**
- ✓ **Check with your municipality regarding any local ordinance provisions or permit requirements that may apply to your project.**

— SMALL PROJECT EROSION AND SEDIMENT CONTROL PLAN DRAWING —



— LEGEND & SYMBOLS —

ROAD		CULVERT	
STREAM		STRAW BALE BARRIER	
BOUNDARY LINE		FILTER FABRIC FENCE	
SLOPE		ROCK FILTER BERM	
ROCK CONSTRUCTION		LIMIT OF DISTURBANCE	
ENTRANCE		DRAINAGE SWALE	

— GENERAL INFORMATION —

PROPERTY OWNER: _____

PROJECT: _____

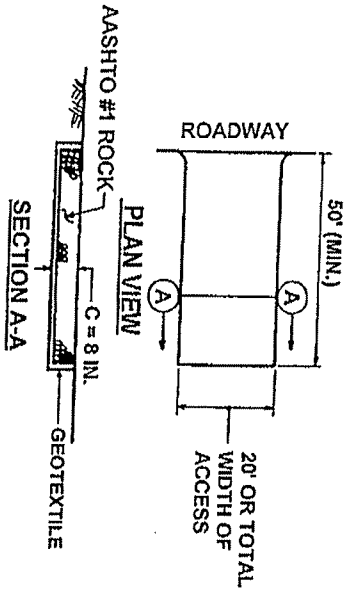
MUNICIPALITY: _____

DATE: _____

APPROXIMATE SCALE: 1" = _____

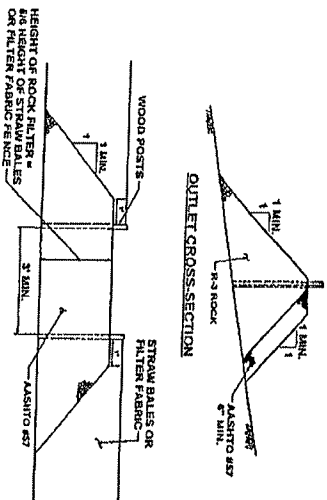
— Erosion Control Measure Details —

Rock Construction Entrance



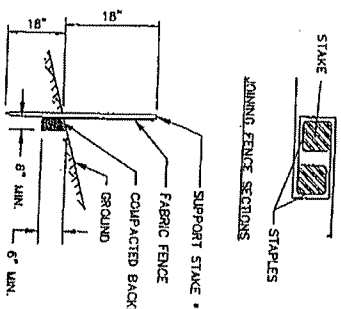
MAINTENANCE: Rock Construction Entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site.

Rock Filter Outlets

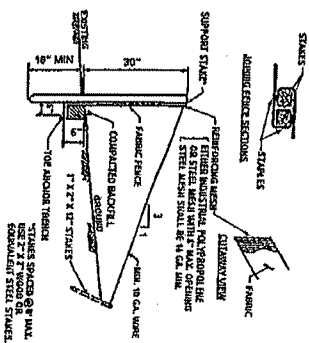


Sediment must be removed when accumulations reach 1/3 the height of the outlet.

Standard Filter Fabric Fence (18" High)



Reinforced Filter Fabric Fence (30" High)



*Stakes spaced @ 8" maximum.
Use 2" x 2" wood or equivalent steel stakes.

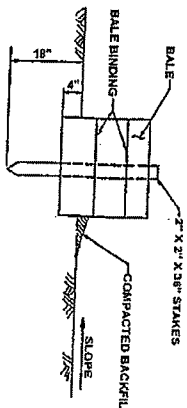
Filter fabric fence must be installed at existing level grade. Both ends of each fence section must be extended at least 8 feet upslope at 45 degrees to the main fence alignment.

Sediment must be removed where accumulations reach 1/2 the above ground height of the fence.

Any fence section that has been undermined or topped must be immediately replaced with a rock filter outlet.

Slope - Percent	Maximum Slope Length (ft) Above Fence		
	Straw Bale Barriers	18" High Fence	30" High Fence
2 (or less)	150	100	500
5	100	50	250
10	50	35	150
15	35	25	100
20	25	20	70
25	20	15	55
30	15	10	45
35	10	8	40
40	8	6	35
45	6	5	30
50	5	4	25

Straw Bale Barriers

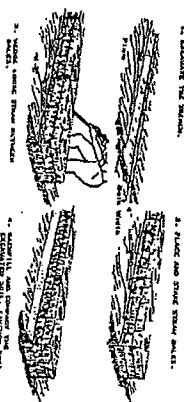


Straw Bale Barriers should not be used for more than three months.

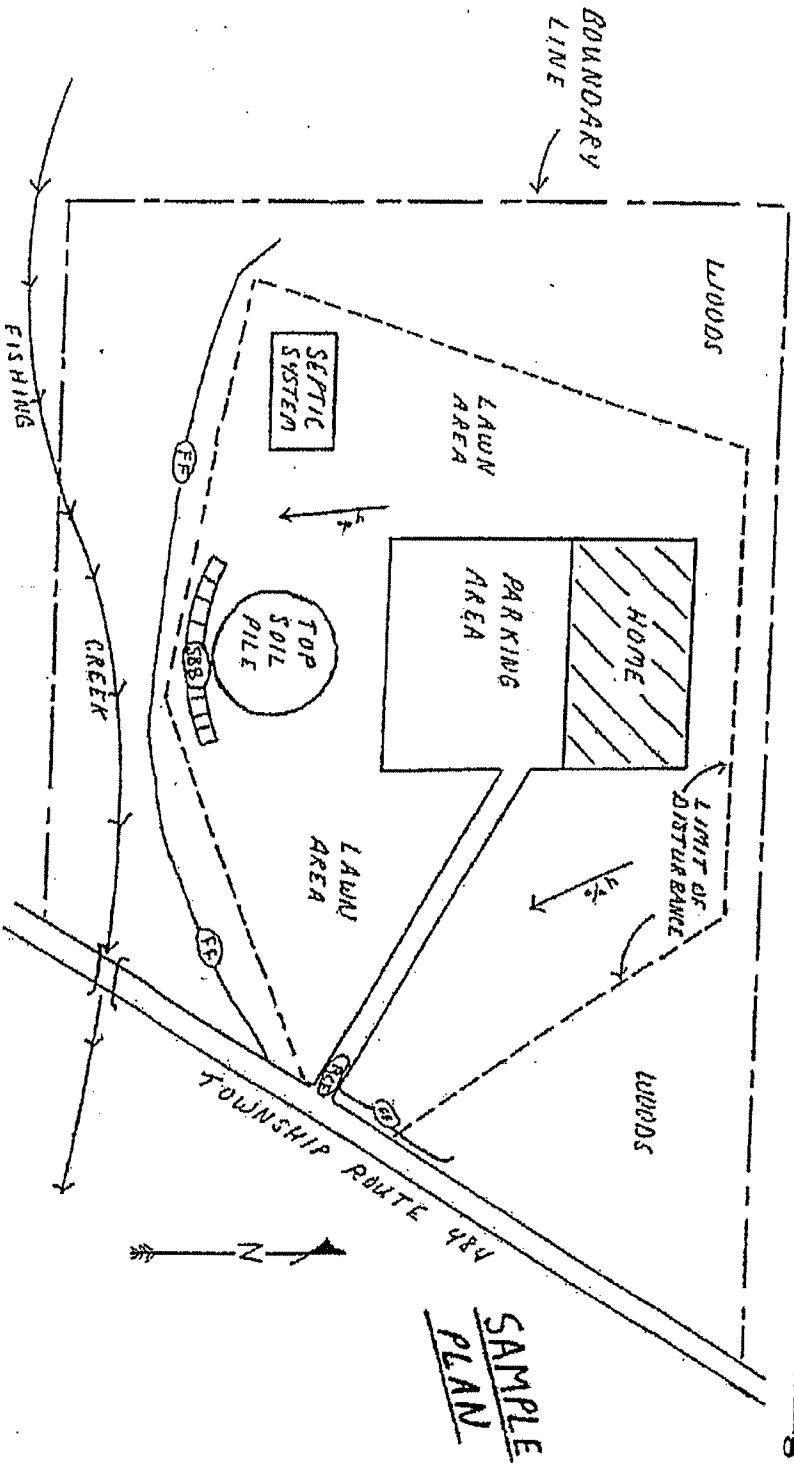
Straw Bale Barriers shall be placed at existing level grade. Both ends of the barrier shall be extended at least 8 feet upslope at 45 degrees to the main barrier alignment.

Sediment shall be removed when accumulations reach 1/3 the above ground height of the barrier.

Any section of Straw Bale Barrier that has been undermined or topped shall be immediately replaced with a Rock Filter Outlet.



Sample Small Project Erosion and Sediment Control Plan Drawing



— LEGEND & SYMBOLS —

- | | | | |
|-------------------|---|----------------------|--|
| ROAD | — | CULVERT | |
| STREAM | | STRAW BALE BARRIER | |
| BOUNDARY LINE | | FILTER FABRIC FENCE | |
| SLOPE | | ROCK FILTER BERM | |
| ROCK CONSTRUCTION | | LIMIT OF DISTURBANCE | |
| ENTRANCE | | DRAINAGE SWALE | |

— GENERAL INFORMATION —

PROPERTY OWNER: **John Doe**
 PROJECT: **Doe Home**
 MUNICIPALITY: **Doe Township**
 DATE: **00-00-00**
 APPROXIMATE SCALE: 1" = **50'**

**For information or assistance contact:
Pike County Conservation District**

HC8 Box 6770 • Hawley, PA 18428

Phone: (570) 226-8220

Fax: (570) 226-8222

E-Mail: pikecd@ptd.net

or visit our website at:

www.pikeconservation.org



*Financial and other support for this project is provided by the
Pennsylvania Association of Conservation Districts, Inc. through a
grant from the U.S. Environmental Protection Agency's 319 Program.*

DO'S AND DON'TS

Use a common sense approach when planning your earthmoving project:

DO plan erosion control measures to keep soil on the site.

DON'T let the soil on your construction site wash offsite into roadside channels, streams, lakes and reservoirs.

DO consult the Soil Survey or check with your county conservation district to learn about suitability of soils for building, drainage patterns, and which plants will grow best in your soils.

DON'T wait until construction has started to check surface drainage or discover which soils erode easily.

DO plan and schedule stormwater drainage and E&S control as part of construction operations.

DON'T depend on emergency protective measures or the weather.

DO leave natural vegetation whenever possible to reduce the need for additional erosion control measures. Natural vegetation is the cheapest and least labor-intensive E&S measures available.

DON'T disturb natural vegetation at the site unless or until necessary.

DO prepare a good seedbed, apply lime and fertilizer prior to seeding. Use mulches of hay, straw, or other suitable materials to promote germination and protect the soil until grass is established.

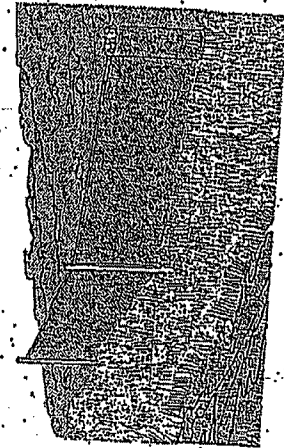
DON'T plant grass or other cover on sloping ground without mulch or matting to hold the seed and soil in place.

DO plan construction to keep the area and time of exposure to a minimum. Permanently stabilize disturbed areas as they are completed.

DON'T allow areas not actively under construction to remain disturbed. Stabilize with mulch or temporary seeding.

DO avoid spring seeps, streams, wetlands and other bodies of water.

DON'T undertake any work in waterways without first checking on local, state, and federal permit requirements and obtaining any required permits.



ROLE OF CONSERVATION DISTRICTS

Pennsylvania's conservation districts, as legal subdivisions of state government, work under delegation agreements with the DER Bureau of Land and Water Conservation to administer erosion control and NPDES regulations within county boundaries. Responsibilities under these agreements include review of E&S plans, investigation of complaints, inspection of earth disturbance sites, processing of NPDES permits and providing technical assistance and educational materials. Conservation districts can also provide information on other state and federal regulations and permit requirements pertaining to streams, wetlands and other bodies of water.

FOR INFORMATION AND ASSISTANCE

Pillsbury County Conservation District

PO Box 6770

Hawley, PA 18428

Phone: (717) 226-8220

FAX: (717) 226-8222

Wayne Conservation District

Agricultural Service Center

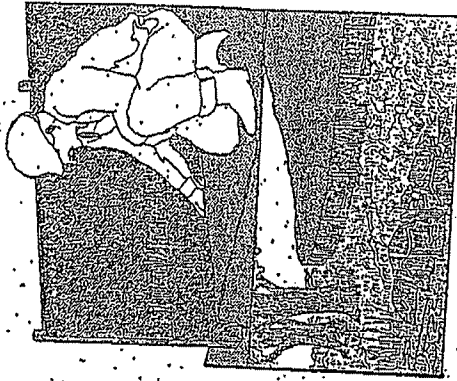
400 Shires Avenue

Elmwood, PA 18841

Phone: (717) 255-0950

FAX: (717) 255-9721

Before You Grade, Build or Excavate-



Plan to Protect the Soil You Disturb!

For more information:
Pike County Conservation District
(570) 226 - 8220

Building Permit

Building permits are required for all new construction, most renovation work, and for the demolition of any existing structure. Detailed plans of the construction are required to be submitted as part of the application process. All construction must conform to the International Residential Code.

For more information:
Dingman Township Building Inspector
(570) 296 - 4209

Well Permit

A permit is required to drill a water well. Wells must be sited at least 100 feet from any existing or permitted sewage disposal system. The well must be drilled by a licensed well driller and reports must be filed with the Township and the State.

For more information:
Dingman Township Building Inspector
(570) 296 - 4209

Driveway Permit

Permits are required for new driveways and roads to enter upon public roads. Driveways must be located in a safe location and culverts are required when crossing ditches.

For more information:
Dingman Township Roadmaster
(570) 296 - 2140

PennDOT
(570) 296 - 7193

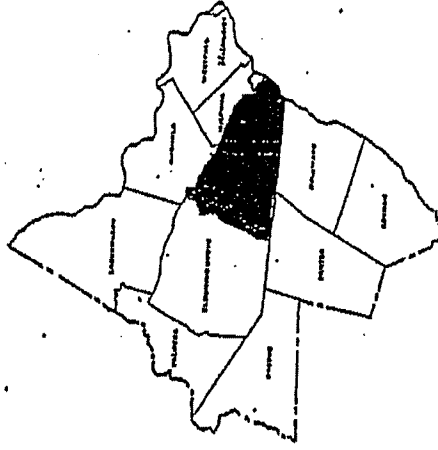
Community Regulations

Many private communities have their own permit requirements. For more information, contact the appropriate community office.

CERTIFICATES OF OCCUPANCY AND USE ARE
REQUIRED FOR ALL PROJECTS INVOLVING
BUILDING OR ZONING PERMITS

Residential Construction in Dingman Township

Guide to Land Use Regulations and Permits



Dingman Township
Pike County, Pennsylvania

Dingman Township
Municipal Offices
118 Bishop Lane, Wilford, PA 18337

Residential Construction in Dingman Township

* * *

A Guide to Land Use Regulations and Permits

Dingman Township is among the fastest growing municipalities in Pennsylvania. With this growth comes the ever increasing need to ensure wise stewardship of the Township's natural resources. Various federal, state, and township laws have been enacted that are designed to protect the environment and to protect the public's health and well being.

It is often confusing to determine which regulations and permits apply to a given situation. Please use this guide as a checklist to review your project. If you are uncertain of the applicability of a particular regulation, call the Dingman Township office prior to starting the project. It is easier and less costly to identify problems in the planning stage than to have to correct them later.

Whether you are involved in a large project such as constructing a new house, or one as small such as adding a deck or shed, your cooperation and adherence to the regulations will help to keep Dingman Township a nice place to live.

PERMIT APPLICATIONS TAKE TIME
TO REVIEW

APPLY EARLY TO AVOID DELAYS

Subdivision and Land Development Approval

The Pennsylvania Sewage Facilities Act requires that soil testing be conducted and a planning module be approved by the township and the state prior to the subdivision of land. The subdivision process is also regulated by the Dingman Township Subdivision and Land Development Ordinance. Thorough reviews are performed by Township, County, and State officials so property owners are advised to plan ahead. The Dingman Township Subdivision and Land Development Ordinance also regulates the subdivision process as well as lot improvements (the reconnection of properties) and land development plans (required for most commercial and multifamily projects).

For more information:
Dingman Township Sewage Enforcement Officer
(570) 296 - 9260

Dingman Township Planning Commission
(570) 296 - 8465

Sewage Permit

The Pennsylvania Sewage Facilities Act prohibits the construction, installation, or alteration of a sewage disposal system without first obtaining a permit from the municipality. Permits must be approved by the Dingman Township Sewage Enforcement Officer and must be compliant with state and local law. Soil testing is required prior to permit issuance.

For more information:
Dingman Township Sewage Enforcement Officer
(570) 296 - 9260

Zoning Permit

The Dingman Township Zoning Ordinance regulates the development and use of land and structures. The regulations are designed to guide the growth of the township and to protect the health, safety, and welfare of its citizens. Permits are required prior to the construction of new structures, additions to existing structures, and the placement of signs. Permits are also required in order to change the use of a structure or parcel of land including the establishment of businesses that will operate out of the home.

For more information:
Dingman Township Zoning Officer
(570) 296 - 9260

Floodplains

The Pennsylvania Floodplain Management Act requires that all municipalities regulate development and construction in flood prone areas. The Federal Emergency Management Agency has mapped the township for flood insurance purposes. Construction and filling of land mapped in the "A" and "AE" flood zones is prohibited. Construction and filling of land is also prohibited within 50 feet of the top of the bank of any stream, lake, or pond.

For more information:
Dingman Township Zoning Officer
(570) 296 - 9260

Wetlands

State and Federal laws prohibit the filling or draining of wetlands without the appropriate permits. The term "wetlands" includes all areas which may have water on the ground surface, hydric soils, or wetlands specific vegetation. A wetlands delineation is essential before developing any land that may be near a wetlands.

For more information:
Pike County Conservation District
(570) 226 - 8220

Erosion and Sedimentation Control

The Pennsylvania Clean Streams Law requires that anyone disturbing the soil take precautions to prevent soil from washing into streams and other bodies of water. An erosion and sedimentation plan is required for most construction projects.

For more information:
Pike County Conservation District
(570) 226 - 8220

Stream Crossings

Permits are required prior to the installation of drainage pipes, culverts, or bridges.

CONASHAUGH LAKES
COMMUNITY ASSOCIATION
PROPERTY IMPROVEMENT AND
BUILDING CODE

(As amended through 03/12/2005)

CONASHAUGH LAKES COMMUNITY ASSOCIATION
PROPERTY IMPROVEMENT AND BUILDING CODE

This building code is to establish rules and regulations to control and regulate the construction, alteration, and demolition of structures and improvements. For the purposes of this code, the word improvements will refer to all construction: fences, pools, sheds, decks, docks and satellite dishes. It will also encompass all other activities, which can be concluded as improvements: landscaping, paint, siding, etc. This is also to be considered a basic list if any questions should arise concerning the meaning of improvements. Contact the Office for an official determination.

Definition of Structure – Anything that requires a footing or foundation for support. Any structure other than a house or garage, as specified in the deed, requires a permit from Conashaugh Lakes Community Association (CLCA). See permit fee schedule for possible fees.

This code shall not be construed to conflict with state or local building regulations. Wherever there may be a difference of standards or requirements, the highest standard shall apply. In the event that a court or other governmental body having jurisdiction over the subject matter hereof shall determine any provision, to be void or unenforceable, such provision shall be deemed deleted here from and all remaining provisions hereof shall remain in full force and effect.

This code does not change any of the restrictions or set backs, etc. as contained in the Deeds of Conveyance or maps as recorded in the Office of the Recorder of Deeds, Pike County, Commonwealth of Pennsylvania.

Code Adoption

CLCA has adopted the building codes recommended by the building ordinances of Dingman Township.

CLCA PLAN APPROVAL PROCEDURE

NO PLANS ARE TO BE PRESENTED TO DESIGN/ REVIEW UNLESS THE OWNER IS CURRENT WITH ALL DUES AND ASSESSMENTS. IF THERE ARE ANY UNPAID DUES OR ASSESSMENTS CHARGED TO THE LOT A BUILDING PERMIT WILL NOT BE ISSUED.

10/08/03

Before commencing construction of any improvement on any tract, or part thereof, and before commencing any alterations, improvements or additions thereto, the Owner shall obtain the approval of CLCA in writing of the plan and location of such improvement and the sewage system, and the construction or installation shall be carried out in strict conformity with such approved plans. The Owner must at his own expense obtain any necessary township, municipality or other state and local governmental approval of such plans and obtain any necessary building or occupancy permits from such sources. CLCA agrees that its approval hereunder shall not be reasonably withheld, except that disapproval of plans or specifications may be based on purely esthetic grounds.

Prior to the application to Dingman Township for a building permit, and prior to the execution of any mortgage instrument the following procedure shall be followed:

- I. There shall be a preliminary meeting between:
 - a) The Property Owner
 - b) The Community Representative
 - c) The Builder

Materials required for the meeting:

- a) Two sets of plans as per CLCA Building Code. See Article 102, Sec. 2.
- b) Two copies of the Plot Plan as per CLCA Building Code. See Article 102, Sec.1.
- c) Lot survey by a PA Registered Surveyor showing proposed home drawn to scale.

- d) Permit Fee \$300.00, One check payable CLCA upon final approval of the plans submitted:
- e) Siding sample, color chip and shingle color sample
- f) Builder, Owner or private contractor using heavy equipment must provide proof of insurance.
- g) CLCA fully executed building permit application.

At this meeting, plans will be reviewed for structural details in areas where CLCA code differs from township code, and for items pertaining to the esthetic appearance of the home as per the CLCA Building Code.

- II. The Design/ Review Committee shall review the application and approve the plans or recommend such modifications as required and notify the Owner or his agent of the action within 30 days of the submission thereof. The builder may attend the meeting upon written request to CLCA.
- III. Plans shall then be submitted by the Property Owner to Dingman Township for their approval.
- IV. Following Township Approval, copies of the following shall be provided for CLCA files:
 - a) Township building permit
 - b) Well permit
 - c) Sewage permit
 - d) E&S (Erosion & Soil) Plan
- V. Upon final approval the two sets of plans shall be so marked and distributed as follows: (1) set shall be placed in CLCA files, and (1) set shall be delivered to the builder.

SECTION 100

ARTICLE 100: Permit Requirements

A property improvement permit shall be obtained from the ASSOCIATION prior to the construction of any building, improvement, demolition or the moving of a previously constructed building on to any property. Permits shall be valid for 6 months from the date of approval and issuance. Permits must then be renewed within 30 days or they can be terminated and a new permit application and fee will then be required before the commencement of any building.

CLCA Building Permit process; The Owner or Builder shall submit plans for review. After plan approval a \$300.00 building permit will be issued by CLCA.

1. A pre lot inspection will take place prior to any construction or lot clearing.
2. After the lot is staked out and the building site is determined and all trees are marked for removal the second inspection will take place.
3. After the foundation is completed a site inspection to determine if side boundaries are in compliance the third inspection will take place.
4. When the building process is complete a CLCA final inspection will take place.
5. In the event additional inspections are required due to a noted problem each additional inspection will carry a \$50.00 fee.

During each inspection photographs will be taken to record the construction process and tree clearing that has taken place during construction. In the event excess or unauthorized trees were removed the **Owner/Builder will be required to replant trees in excess of 10 to 12 feet in height.** A mix of hardwood and pine trees are required to replace the cut trees. Failure of the owner will result in fines and the Builder will be considered in violation of the building codes and have a CLCA unresolved building code violation and future building permits shall not be issued to that builder.

Approval of a CLCA Building permit may be withheld if the contractor listed on the permit application is a member, shareholder, owner, employee, or representative of a current or prior business entity, either a corporate sole proprietorship or partnership entity and such entity has one or more unresolved CLCA building code violations with said community association. 11/2002

Permits issued within the time frame during an eight- week spring thaw ban, will also be subject to CLCA road regulations. These regulations are listed below. Failure to obtain all necessary permits for the purpose of clearing or construction and entering the property without all permits is subject to a \$500 fine. No excavation shall be made on any tract except for the purpose of building thereon and not until the time when the building operations are commenced. No earth shall be removed from the said premises except as part of said excavation.

**CONASHAUGH LAKES COMMUNITY ASSOCIATION
WINTER/SPRING CONSTRUCTION VEHICLE BAN**

All construction related vehicles (including deliveries) in excess of 10,000 pounds are prohibited from entering CLCA during the 8-week spring thaw. Depending on the weather the ban might be lifted earlier or later in the year. It shall be unlawful to drive, move, operate a motor vehicle, or combination of motor vehicles, whose total gross weight exceeds 10,000 pounds over or upon any CLCA roads during the above-described period of time. During the spring thaw the management reserves the right to deny access if conditions warrant. The purpose of this regulation is to protect the private roads of CLCA from damage at times when the roads are prone to damage because of weather conditions.

Approval of a CLCA Building permit may be withheld if the contractor listed on the permit application is a member, shareholder, owner, employee, or representative of a current or prior business entity, either a corporate sole proprietorship or partnership entity and such entity has one or more unresolved CLCA building code violations with said community association. (11\2002)

Emergency vehicles such as police, fire, EMS, rescue vehicles, CLCA vehicles, propane and oil trucks, and utility vehicles are exempt from these provisions.

CLCA Security will strictly enforce the weight limit. Parties will be held liable for any damages. A trespassing fine of at least \$50 (fifty dollars) will be charged.

Article 101 : Septic

All perk and probe holes must be backfilled or a fine of \$50 will be levied against the contractor and if not recovered, the property Owner will be held responsible. The contractor and the Owner will be held responsible for all damage within the property, or on other surrounding properties. CLCA reserves the right to backfill any holes left open after sewage inspection.

See Article 302 for further clarification.

Article 102 : Procedures, data and plans

Procedure, data and plans required for review and approval of building plans at CLCA, Dingman Township, Pike County, PA.

1. Plot plan drawn to scale, showing or setting forth the following:
 - a. Lot lines.
 - b. Building set back lines.
 - c. Proposed building location.

Unless otherwise provided in writing by CLCA or on recorded subdivision plans, no part of any structure or improvement shall be constructed closer to any side line of the tract than 35 ft., nor closer than 80 ft. to the property line constituting the center line of the street on which the tract abuts, nor shall any part of any structure be erected closer than 35 ft. from any other interior tract lines, provided that in the event that any boundary line of the tract adjoins any lake, pond, stream or water course, no part of any structure shall be erected closer than 100 ft. from such lake, pond, stream, or water course.
 - d. Proposed area of clearing. Proposed driveway location and width, nature of material and depth. Driveways must be positioned to allow minimum visibility of the house from the road with the least number of trees removed.

- e. Location of percolation hole.
 - f. Proposed well location together with details of proposed installation and construction.
 - g. Proposed sewage system showing location of sand mound, size, location and dimensions of proposed subsurface disposal system proposed and any other pertinent construction detail. It is recommended that no sand mound be located between house and road.
 - h. Relative elevations as follows:
 - 1. Existing and proposed ground line at principle corners of building.
 - 2. Finish grade of main floor of building.
 - 3. Finish grade of crawl space or cellar floor.
 - 4. Existing and proposed ground.
 - 5. Proposed changes of grade (if any).
 - 6. Each property Owner planning to disturb the soil must file an E&S Plan. Erosion Control Guideline for Small Projects Pamphlet will be given to the property Owner/builder when submitting a permit.
2. Proposed building plans must be of the specific home to be constructed within CLCA. No "GENERIC" plans will be accepted. No trailer type manufactured homes are acceptable. This does not however include modular homes. Plans must include at least the following:
- a. Foundation plan.
 - b. Floor plan.
 - c. Four elevations, showing existing and finish grade.
 - d. Details or cross sections showing:
 - 1. Roofing.
 - 2. Windows. Exterior and interior material finish.
 - 3. Basement or crawl space.
 - 4. Plans shall be prepared on one or more of the following standard sizes:
 - a. 12" X 18"
 - b. 18" X 24"
 - c. 24" X 36"
3. Prints shall be clear and legible.
4. Plans shall set forth the following in the title block on all pages:
- a. The Owner's name, address and telephone number.
 - b. The builder's name, address and telephone number.
 - c. Section and Lot number.
5. Each builder will provide for his employees during *long-term construction improvement, sanitary facilities (Port-a-John). This will be for the duration of the project from start to final approval. Dingman Township permit required.*Long term meaning two weeks or more where sanitary facilities are not provided by the property Owner. Failure to provide Port-a-John is \$50.00 per day fine.
6. Before occupancy of any dwelling, the Owner shall install a sewage disposal system of a standard design and in a location approved in writing by CLCA and such system shall comply with the requirements of all local and state sanitary codes. The effluent from such disposal system shall not be permitted to discharge into any storm water sewer, open ditch, drain, stream, pond or lake, but shall be disposed of in any such manner as may be approved CLCA. And further, no sewage disposal system or seepage pit, drainage field, etc., nor any part thereof, shall be located within 100 ft. of the high water mark of any lake, pond or stream. (8/96)

Article 103 : Fees and Fines

NEW HOME BUILDING PERMIT FEE: \$300.00= ADMINISTRATIVE COSTS \$100.00, 4 ON SITE INSPECTIONS \$50.00 PER INSPECTION \$200.00. PERMIT TOTAL \$300.00
 ALL ADDITIONAL INSPECTIONS AS NEEDED \$50.00 EACH 3/12/05

ADDITIONS & MODIFICATIONS: \$100.00 Permit Fee
DECKS, \$35.00 Permit Fee
SHEDS, No Permit Fee
POOLS (in-ground or hopper) See Article 402 page 7

FENCES & DOCKS PERMITS No Permit Fee

ARTICLE 104: Tent like Structures

No tent like structures, garages, storage buildings, etc. shall be erected that are made of canvas like material supported by a frame. These structures are typically for temporary use. Any structure currently erected shall be allowed until damage or deterioration causes it to fail. This restriction is not intended to prohibit celebration type events that would require a temporary shield against the weather for which a permit from the CLCA office is required. 08/09/03. **FAILURE TO COMPLY \$100. FINE PLUS REMOVAL OF THE STRUCTURE**

ARTICLE 200: Plan Review

The Design/Review Committee shall review all plans in accordance with the Plan Review Point System (See Appendix 1).

ARTICLE 201: Points Required

The required minimum total points for a new home within CLCA is 1875 points.

ARTICLE 202: Foundations

Every building shall be supported by full masonry foundation. No piers are permitted.

ARTICLE 203: Site Grading

The finished grade of any parcel after construction shall be such as to conform with any drainage plan prepared by CLCA and all drainage swales or ditches required by the aforesaid drainage plan shall be kept free and clear of spoil, debris or other material by the owner and any landscaping carried out by the owner shall not interfere with or alter in anyway the drainage plan. Grading should provide surface drainage away from the building; changes of grade shall not restrict or prohibit the natural drainage on the lot; changes of grade shall be minimal, consistent with good drainage, and esthetically appealing with the surrounding area. No grade changes will be allowed which adversely impact adjoining properties.

SECTION 300

ARTICLE 300: Esthetics

The style of architecture, exterior finish, landscaping and grading shall be in keeping with the Design/Review Committee standards. Adjoining improvements shall be esthetically appealing. CLCA reserves the right to require such changes in the plans and construction as necessary and required to assure the harmonious construction and setting of the proposed improvement.

ARTICLE 301: House Exterior Color and Materials for Structure or Improvement

1. Color of exterior to be harmonious with the natural environment. **NO WHITE HOUSES.** A color sample must be submitted with the application. Color charts available in CLCA Office.
2. Siding to be wood, brick, stone or decorative vinyl in a CLCA approved color. **(NO ALUMINUM OR PLAIN CONTOURED VINYL IS PERMITTED).**

ARTICLE 302: Clearing of Lots

Prior to clearing of any lot, all trees and shrubbery to be removed in accordance to the approved plans shall be clearly marked. The Community Manager or his designated appointee will then make an on-site inspection. Once approved, clearing shall be confined to the areas set forth on the plans. Any trees and shrubbery removed from the areas not defined in the plans **MUST** be replanted. No trees in excess of 1 inch or any shrubbery may be removed within the area between any building set back lines and the exterior property lines of any tract except after having first obtained the approval in writing from CLCA. See Section 100 for details.

Burning of trees, brush, building materials and direct burial shall be PROHIBITED and is subject to a fine of \$500.00.

ARTICLE 303: Job Site Appearance

Stumps and other debris shall not be disposed of on any property in the CLCA. The builder shall remove all debris off site as soon as possible and prior to final approval.

ARTICLE 304: Drainage Requirements

The builder shall install necessary drainage facilities such as culvert pipes and ditches during the construction of driveways. Driveway set backs are to conform to the 35 ft. set back easement unless variance is granted by CLCA. Culvert pipes shall be installed with a diameter capable of carrying surface water from the drainage ditch. Unless otherwise specified/determined by the maintenance supervisor the culvert pipe shall be a minimum of 18 inches in diameter. The length shall be a minimum of 18 feet long. Culvert pipes (smooth bore PVC recommended) shall be installed on right-of-way for all newly constructed homes, unless the builder provides a report from a registered engineer showing otherwise. All the roads in the Community are two lanes wide. Each lane is approximately 10 ft. wide with shoulders being approximately 4 ft. wide on each side. Minimum width of right-of-way is 40 ft. The end of the cul-de-sacs is 100 ft. in diameter. From center of these roads, culvert pipe should be installed at edge of right-of-way. Check with the CLCA Office prior to installation of culvert pipe for exact placement. **Contractor shall get approval from the maintenance supervisor for the placement and size of the culvert pipe.**

ARTICLE 305: Heavy Equipment

Definition of Heavy Equipment – any construction equipment in excess of 10,000 lbs. Crawler type equipment shall not travel over development roads except as permitted by CLCA. **Failure to comply \$500.00 fine to the property owner plus the cost of repairing the damage charged to the Contractor/Builder. 03/12/05**

ARTICLE 306: Work Hours

No contractor shall be permitted into CLCA to perform any construction on Sundays or on any holiday during the year. Holidays include those as posted in the CLCA office. No contractor shall use noise making equipment or tools outdoors in the Community for commercial purposes between 6 PM and 8 AM. Contractor's hours are 8:00 AM – 8:00 PM. Quiet hours are 10:00 PM – 8:00 AM. Builders and Owners/immediate family will refrain from using chainsaws, other power tools, heavy equipment and loud audio equipment during quiet hours. No deliveries will be granted CLCA access prior to 8:00 AM. Owners/immediate family are permitted to work on Sunday only from 12 Noon – 5:00 PM. **FAILURE TO COMPLY IS \$100.00 FINE. 03/12/05**

ARTICLE 307: Renovations

The color chosen for a home that is to be repainted, reshingled or resided should conform to the CLCA approved color chart. If the Homeowner wants to use a color not approved, the Design/ Review Committee must approve a variance before repainting, reroofing or residing. A no-fee permit is required.

ARTICLE 308 : PA Residential Building Code Article 17, Section 1076 and 1706

Fuel Tank Codes

In dwellings using gas for heat, cooking and/or hot water, supply tanks are to be located in the rear or side of said dwellings. The liquefied petroleum gas tanks (bottled gas) are to be set on a level concrete slab. All liquefied petroleum gas tanks must be installed according to the National Fire Protection Association Code. A copy of the NFPA ARTICLE 17, SECTION 1706 is available in the CLCA Office. There is to be a 6" clearance around the tanks and regulation equipment. Gas appliances are to be properly vented in accordance with manufacturers ordinances and/or Dingman Township regulations.

ARTICLE 309 : Exposed Fuel Tanks

In addition to ARTICLE 307, CLCA establishes the following regulation: All exposed tanks must either be enclosed on 3 sides by lattice or natural shrubbery or may be painted any color approved by the Design/ Review Committee except brown or black with no paint over labels. Underground storage tanks are recommended. **FAILURE TO COMPLY--\$100, 03/12/05.**

Section 400

ARTICLE 400 : Storage Sheds

Storage sheds shall meet Dingman Township requirements with the color of the siding and the roofing to match the home. Sheds cannot be connected to a deck. Permanent installation of any utility to the shed (electric, sewer or water) is prohibited. Sheds must be kept in good condition. Sheds cannot be utilized for living or sleeping quarters and may not exhibit permanency. Sheds are to be used for storage only. Sheds for Owner use at lakefront lots shall not be on lakefront easement, which is 100 ft. from the high water mark. No shed shall be no more than 12 ft. high, 12 ft. wide and 18 ft. long. Metal sheds are unacceptable. Timetable for completion must be submitted, voted on and approved by Design/ Review committee, and adhered to. **FAILURE TO OBTAIN PERMIT--\$100.**

ARTICLE 401: Docks

Docks are permitted for lakefront Property Owners only on Conashaugh Lake. Docks shall not exceed 130 square ft. in size or extend more than 22 ft. overall from shore. Docks shall be floating docks only, using Styrofoam or plastic drums with pressure treated lumber. A dock permit is required with application accompanied by a sketch of the dock showing required construction, size, etc. All docks are to be removed from the lake during winter. No dock is permitted on Seneca Lake. **FAILURE TO OBTAIN PERMIT--\$100.**

ARTICLE 402: Pools

The following information is important to Homeowners considering the installation of a pool on their property:

1. All potential pool owners must present pool plans to the Design/ Review Committee before installation.
2. Applications for pools larger than 2-½ ft. high and 12 ft. in diameter will be subject to a \$50 fee.
3. Applications for in-ground pools, including hopper pools will be subject to a \$100 fee and must include an E&S Plan.
4. Design/ Review will approve site location before installation.
5. Applications must include plans for a safety fence, if required, which will secure and conceal the pool. The fence must be 5 ft. high with a locked gate with the lock a minimum of 4 ft. from ground level. If constructed of wood, it must be natural color or a color in harmony with the

home. If chain link fence is used, it must be covered green or brown vinyl interwoven with matching solid color slats. **FAILURE TO OBTAIN PERMIT--\$100.**

ARTICLE 403: Fences

Perimeter fences and gates shall be made of wood. Material and color shall be in harmony with the environment. All fences and gates submitted for approval shall be of open design and not provide total screening. Fences and gates should be 25-30 ft. from the center of the road, depending on the plot plan and 5 ft. from the side and back lines of the property. In the matter of cul-de-sac placement, the fence and gate will be installed 55 ft. from the center of the diameter of said cul-de-sac. **FAILURE TO COMPLY-\$100.**

ARTICLE 404: Satellite Dish

A site plan showing the proposed location must be provided for any satellite dish over 24 inches in diameter. **FAILURE TO OBTAIN PERMIT--\$100.**

ARTICLE 405: Pet Pen Rule

Pens for pets, permitted within a member's property, are to be set directly behind the house at least 100 feet from any side road. A pen shall not be more than 240 square feet in area and shall be enclosed with a chain link fence, which shall be no higher than 6 feet. A shelter no more than 24 square feet in area and no more than 3-1/2 ft. high may also be built. The shelter shall be placed that would not allow the pet to escape. The flooring of the shelter may be of any solid material. **FAILURE TO COMPLY \$100.00**

SECTION 500

ARTICLE 500: Electrical Wiring

Shall conform to the Dingman Township Electrical Code. All electrical meter bases must be mounted on an exterior wall of the home. No pole-mounted service will be permitted.

SECTION 600

ARTICLE 600: Roofing

No roof pitch less than 5\12 is acceptable. The roof shall be of such color as will blend harmoniously with the home and surrounding area.

ARTICLE 601: Spark Arrestors

All chimneys shall be equipped with spark arrestors.

ARTICLE 602: Chimney Enclosures

All cinder block, cement or pipe chimneys shall be finished or enclosed to give an esthetic appearance.

SECTION 700

ARTICLE 700: Driveways

Circular Driveway – A driveway that has two intersections with the road.

Paved Driveway – A no fee permit must be received from the CLCA Office before any driveway paving is begun.

SECTION 800

ARTICLE 800: Construction & Renovation\Additions Deadlines

The builder shall proceed with all due haste so that the exterior of the building is completed in a maximum of 3 months with the entire house having a certificate of occupancy within 1 year. The penalty for failure to conform to completion date set will result in a \$50.00 per day fine until deadline is satisfied.

ARTICLE 801: Modifications to Code

This Code may be amended, expanded or modified from time to time in the best interests of this Community and the ASSOCIATION. Such changes shall be approved by the CLCA Board of Directors, with a notice of such changes being sent to all active builders and contractors, and posted in CLCA'S regular place of business and each member will be sent any changes mailed to them with the Courier.

ARTICLE 802: Variance Requests

Requests for variations or deviations from these minimum requirements will receive consideration by CLCA, upon receipt of a written request.

ARTICLE 803: Fines and Regulations

1. Sign Regulation -- During construction builder signs are in violation of CLCA Rules. After completion of the building or improvement, a sign may be hung on the structure for 4 weeks.
XXX
2. Speed Limit -- All CLCA roads are posted 15 or 25 mph. Failure to observe posted speed limits could lead to a fine up to \$50.00 per offense or denial of Community access.
3. Littering -- No lot shall be used as a dumping ground for rubbish. Any such violation can be subject to a \$300.00 fine.
4. Stop Signs All vehicles traveling within CLCA shall be required to obey all stop signs.

APPENDIX 1

BUILDING CODE -- POINT SYSTEM
The total number of points required is 1875

<u>HOUSE FEATURES</u>	<u>POINTS</u>
Each square foot living area.	1 psf
Roof Pitch 5\12	50
Greater than 5\12	50+10 bonus
Extra corners on exterior of home i.e. L-shaped (each)	35
Similar homes surrounding	-3000 (MINUS)
If house overhangs the foundation	25
Wood siding T1-11	30
Other than T1-11, i.e. cedar siding	30+25 bonus
Decorative brick or stone	35
Decking per square foot	.25
Porch per square foot	.5
Covered entry	25
Alternate roof styles i.e. Hip, Gambrel, etc.	25
Circular Drive	15
Garage: Single	25
Double	35
Chimney--Stone or Brickfaced	30+25 bonus

A SURVEY, BY A REGISTERED PA SURVEYOR, SHOWING THE LOCATION OF THE HOME ON THE LOT IS REQUIRED, PRIOR TO FINAL APPROVAL.