

LRA GUIDELINES

Covering Dwellings, Out Buildings, Docks, and Sewers

Lutheran Lake Construction Committee guidelines:

- 1 Lot lines need to be permanently marked on 4 corners of the member's lot. A 6" diameter hole that is 18" in depth with one piece a rebar in the center and set to finish grade or a permanently placed post at the center of the property line.

See **Lot Lines Locations** sign off sheet.
- 2 The site plan for any permanent structure shall use the lot lines for reference. This includes steps, overhangs, and decks and must show foundation lines. No part of permanent construction can be less than 5' from side lot line. This does not include patios or decks without roofs but must be shown on the drawings. Any members whose lot line adjoins common ground the construction committee members will meet with the member to verify lot line.
- 3 The member is required to submit drawings to the construction committee. The construction committee will then meet with the member at the site to approve or advise of any changes that must be made prior to receiving approval. The plans will then be submitted to the LRA board at the next regular meeting where it will be voted on by all board members for final approval. Upon final approval the president of the association will sign the construction form for the member to submit to the code enforcement of Bartholomew County to receive your building permit. All inspections are performed by Bartholomew County inspectors. A copy of the site plan will be placed in the members file.
- 4 The forms with the lot member's signatures must be presented to the Board Member responsible for the construction by the 20th of the month to be voted on at the next regular scheduled meeting. (Second Tuesday of the month)
- 5 Structures that require members to receive approval from the board and required building permits must have:
 - A. Homes -Two copies of the site plan are required. Exterior view must be included as well as distances from the shore and side lot lines.

- B. Side setbacks are 5'-0" minimum from outermost point. i.e. gutters or walls to lot line.
- C. Water setback a minimum of 30'-0 from full water line with final placement of the structure at the discretion of the Board.
- D. Dwelling must be on a permanent foundation.
- E. Outdoor (External) wood burning stoves are not permitted per county subdivision code.
- F. Bartholomew County erosion control guidelines must be followed.
- G. See **Lutheran Resort Association Construction Permit Check list** sign off sheet.
- H. Boat docks with or without roofs: 2 copy of drawings showing the following
 1. Dimensions of structure.
 2. Location of structure from lot lines extended
 3. Elevation drawing
 4. Location of seawall or shore
- I. Dock should be minimum 5 feet from property line extended.
- J. Dock shall not extend into the cove more than 1/3 the width of cove less 5 feet minimum.
- K. Dock shall not exceed 40 feet in length from the longest point from shore.
- L. Dock shall be open on all sides.
- M. Dock should minimize blocking the view or access of neighbors with final placement of the dock at the discretion of the Board.
- N. Decks – two copies are required if within 30 feet of shoreline.
- O. Decks on shore – Member must make the building committee aware of the size and location and two copies are required if the deck has a roof.
- P. Shore line – Member must advise the construction committee of any shoreline changes.
- Q. Lawn utility buildings must state location and size. On unimproved lot the building shall not exceed 10' in height, must be located at least 60' from the water line and not less than 30' from road right of way.
- R. Dock box size shall not exceed 96" in length 24" in height and 36" in width
- S. See **Lutheran Resort Association Dock / Seawall Permit** sign off sheet.

- 6 Members are responsible for the following during construction:
 - A. During construction the lot owner is responsible for any damage done to LRA property by the contractors.
- 7 Members are responsible for any changes to the sewer system. This must be approved by the Construction and Sewer Committees.
- 8 Site drainage must remain so that any new construction or lawn work doesn't divert any water to any adjacent lots.
- 9 It is the member's responsibility to make sure the contractors doing work on LRA property to have liability insurance.

Sewer requirements for new construction and digging

- 1 Locates of the sewer mains must be made before any digging takes place. This is done by the Construction and Sewer Committees.
- 2 Edge of sewer tank a minimum of 10 feet from all structures. Must have truck access to tank.
- 3 No structure can be built within 15 feet of the main pressure lines.
- 4 Septic tanks must be a minimum of 10 feet from all lot lines. This measurement is taken from the side of the tank closest to the lot line.
- 5 All changes or repairs to the sewer system must be approved by the Board and all work done must be performed by a board approved contractor.
- 6 All existing concrete septic tanks must be inspected if changes to the footprint of a structure are to be made or during major remodels. If the concrete septic tank in question is known to take on water during big rains, it must be replaced at lot owner's expense upon board recommendations. The replacement tank must meet the Boards guidelines as outlined in the LRA Sewer System plans last revised 7/16/19. The tank shall be obtained by the Lutheran Resort Association from the existing supplier. For additional information contact the Sewer or Construction Committee.

- 7 Any damages that occur to any component of the sewer system during construction or excavation, such as control boxes, pressure lines, or septic tanks, etc. the lot owner is responsible for the cost of repairs.
- 8 Driveways cross over pressure lines either concrete or paved, the lot owner is responsible for the cost of repairs to the concrete or pavement if the pressure line must be repaired.
- 9 It is recommended that each lot owner is aware of their sewer main shut-off valve and maintain easy access to the valve in case of an emergency.

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