



Shafer and Freeman Lakes

Environmental Conservation Corporation

514 S Railroad St • PO Box 372 • Monticello, IN 47960 • 574-583-9784

SHORE FRONT CONSTRUCTION APPLICATION AND AGREEMENT

The applicant and S.F.L.E.C.C. agree as follows: This is a request for permission to build on S.F.L.E.C.C. property, and is NOT a building permit. Applicant agrees to comply with all the terms of this Agreement and with all existing federal, state, county or local statutes, ordinances and zoning restrictions. Applicant is required to have a shore front license and construction plans on file with the S.F.L.E.C.C. office prior to approval of this application.

All structures shall be constructed of substantial materials and completed in a timely and workmanlike manner, with particular reference to appearance and the ability of such structures to withstand the effects of the wind, high water and ice under normal conditions. In addition, it is to be understood that the S.F.L.E.C.C. may dredge within five feet (5') of permanent structures.

THE FOLLOWING GUIDELINES MUST BE MET:

1. Commercially fabricated boat lifts (normally considered removable) require approval and must meet the location requirements described in #10 for permanent structures. Removal of these units is recommended for winter; however, if securely tethered to the shore, they may be left in place during winter.
2. Approved seawalls can be constructed of bioengineered material, sheet piling, glacial stone, or riprap. Seawalls constructed of bioengineered material, glacial stone, or riprap must be lined with plastic filter cloth (20 mil minimum gauge) on the land side of the seawall. Seawalls constructed of sheet piling must be secured to deadmen or pilings that would hold the wall from falling into the lake under normal conditions.
3. Seawalls must be in line with adjoining walls or existing shoreline contours and not have offsets or projections that will collect debris.
4. A twelve inch (12") wide band of clear stone fill shall be placed immediately behind the wall to within six inches (6") from the top and/or a 4" perforated plastic draining tile are recommended, however, not required, depending upon the soil conditions and the contractors' judgment of what is used for backfill. **NO FOREIGN DEBRIS CAN BE BURIED BEHIND THE WALL OTHER THAN WHAT IS ALREADY THERE ON THE JOB SITE.**
5. It is the applicant's responsibility to locate all drains, pipes, tiles, or utility cables leading into the lake. All drains, pipes, or tiles draining into the lake must be inspected by the Health Department prior to the work commencing. Should any drain, pipe, tile, or utility cable, having been located prior to construction or not, be damaged, the applicant will assume responsibility of repair and save harmless the SFLECC from any and all claims, demands, or actions growing out of the damage.
6. All dredging and excavation must be approved by the S.F.L.E.C.C. and any other applicable federal, state, and/or county entity having jurisdiction- A special permit is required before any dredging operations can commence, however, sand backfill from the lake bed is permitted and 6" to 12" of silt can be used for top soil over the sand.
7. Permanent piers must be constructed of four inch (4") diameter schedule 40 pipe (minimum), driven to solid lake bed. The framework shall be three inch (3") channel (minimum) welded or bolted to the pipe with 5/8" diameter bolts. The deck and side rails can be wood, secured to the frame with 5/8" bolts or #14 self-tapping screws to prevent it from floating away. Any pier built lighter than these standards will be considered temporary.
8. Permanent boat lifts shall also be constructed of four inch (4") ID pipe with a 1/4" wall thickness minimum driven to solid lake bed. The framing shall be four inch (4") I beams minimum welded to the posts. A wooden deck and side cover can be installed over the frame; however, the side walls cannot be covered within four feet (4') above the normal water level. Enclosed boat houses will require complete architectural drawings and a special application. No boat lift can have a total height more than ten feet (10') to top of frame. Roof or deck and railing shall not project more than an additional four feet (4'). Taller structures may be permitted provided the adverse effect on the immediate neighbors and surrounding area is minimal.
9. Piers and boat lifts must be set back a minimum of ten feet from the projected side property lines to prevent encroachment on adjoining properties. Any variation will require specific approval in writing from the S.F.L.E.C.C.
10. No structure shall extend more than thirty feet (30') into the lake from the shoreline, unless special permission is obtained prior to commencement of construction. Any pier over 50' will require DNR approval.
11. Brush and dead trees may be removed from the work site. Live trees may be trimmed, but not removed, since they help prevent bank erosion. Any disturbed soil on the banks should be seeded or planted to help prevent erosion.
12. Please include drawings of your proposed construction plans including
 - Location plan showing property lines, setbacks and any adjacent structures
 - Plan view showing walls and/or boat lift.
 - Elevations of boat lift showing covering on sides, roof or deck and railings if planned.

13. APPLICANT MUST ADVISE THE S.F.L.E.C.C. WHEN THE WORK IS COMPLETED, so the SFLECC can make a review of the construction and site cleanup. NO deviations will be permitted from the original drawings or these guidelines without additional prior written approval
14. All electrical wiring will be 125 volt, single phase, 15 or 20 ampere installed with ground fault circuit interrupter protection as required in the 2000 International Residential Code.
15. This construction authorization remains valid for the duration of one(1) year from the date of authorization.
16. The Applicant acknowledges that this is a legally binding contract and agrees to follow its terms and conditions. In the event litigation is instituted by S.F.L.E.C.C. to enforce any of its terms and conditions, Applicant shall pay all reasonable costs of litigation including a reasonable attorney fee.

Name of applicant: _____

Location of lake property: _____

Parcel Number or Key No. _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Telephone Nos: _____

Signatures of Applicant Property Owners: _____

Contractor: _____ Phone: _____

Servient Tenement Owner AUTHORIZATION: (If exists)

BY: _____ Date: _____

S.F.L.E.C.C. AUTHORIZATION: The SFLECC grants its approval for the specified structure requested in this Construction Application to be placed and remain on its property as long as a current shore front license is maintained by the owner of the property indicated above. In addition, the SFLECC authorizes the Area Plan Commission of the county in which the property is located to grant a building permit to the applicant for the above specified structure being located wholly or in part on SFLECC property. Any alterations at a later date may require an additional authorization.

BY: _____ Date: _____

Manager

For structures having a roof or deck of greater than twenty five(25) square feet, the Area Plan Commission requires the following items to be included with this Construction Application to be considered an authorization by SFLECC in order for it to process a building permit. A. Brief description of the structure. B. Specifications of the structure(i.e. height, width, length, etc.). C. Location of structure on license area by survey. It is the responsibility of the applicant to obtain the required permit(s) for the construction of the requested structure on SFLECC property. This also includes the approval of the servient tenement owner, if one is involved.

A.P.C. PERMIT NO: _____ Date: _____

DRAWING OF PROPOSED CONSTRUCTION

By affixing my initials and dating them, I affirm the above drawing is the one presented to the SFLECC for its consideration for this construction application.

APPLICANTS' INITIALS and DATE:

SFLECC AGENT INITIALS and DATE:

CONSENT TO VARIANCE BY ADJACENT PROPERTY OWNERS

Adjacent property owners: (Be sure to read before signing. And when signing, be sure all persons holding title sign this document.)

Comment: The standards to which the variance is being sought have been established as a protection for you and for the one seeking the variance. This protection is in regards to the properties and their values. The variance being sought could have adverse effects on the property value of your property, both now and in the future. Once the variance is granted, the SFLECC will consider it to be a permanent interest for the lifetime of the encroaching improvement, so long as the license is in effect.

REQUESTED VARIANCE: State how the proposed construction deviates from SFLECC guidelines as illustrated on the Drawing of Proposed Construction.

Signatures: By affixing my signature I indicate that I have reviewed the requested variance along with the Drawing of Proposed Construction which I understand, accept, and grant my approval. Also, I affirm that I am the owner and/or am a personal representative of the holder(s) of title and/or purchasing the property from the holder(s) of title via contract or other device which allows me authority to sign this consent to variance.

Name (printed): _____

Signature: _____

Date: _____ Property Location: _____

Name (printed): _____

Signature: _____

Date: _____ Property Location: _____

Name (printed): _____

Signature: _____

Date: _____ Property Location: _____

Name (printed): _____

Signature: _____

Date: _____ Property Location: _____

Shore Front Committee Approval:

By: Chairman: _____

Date: _____