



Lake Heritage

PROPERTY OWNER'S ASSOCIATION

1000 Heritage Drive, Gettysburg, PA 17325

Phone (717) 334-7242 admin@lakeheritage.org

Requirements for LHPOA Building Permits

The following are required before requesting permits from the Townships and Adams County

\$35.00 LHPOA non-refundable Building Permit Fee

\$115.00 non-refundable Inspection Fee

\$250.00 Deposit - Refundable upon final inspection of completed project and compliance with LHPOA requirements.

Please write checks to LHPOA:

First check: \$150.00 (Permit and Inspection fees).

Second check: \$250.00 (Deposit).

Letter of Compliance: A Letter of Compliance from LHPOA Office is required **PRIOR** to the member requesting permits from the Townships and County.

Requirements for the Letter of Compliance

1. All Fees listed above.
2. **Sewer Permit or Waiver:** Contact **White Run Regional Municipal Authority at (717)334-7476**. Acquire an approved sewage plan showing the location of the grinder pump and laterals.
3. **Building Plan:** Drawn to scale (1/4"=1'0") showing the floor plan, foundation, sections, all elevations, finished grade line and materials list.
4. A copy of a certified survey or plot plan showing the size and location of the proposed construction, proposed water drainage, sewer lines, lot boundaries, easements, and setbacks.
5. **The Building location must be staked out at the time of permit application.**

Township Building Permit

Once a Letter of Compliance is issued, the office of LHPOA will contact the member as well as provide the **appropriate Township and County with a copy of the Letter of Compliance**. The member is required to contact the appropriate township to acquire a township permit. A Letter of Compliance is required by all Townships at the time of application.

Township Building Permit and Zoning Permit if required.

Mt. Joy Township 717-359-4500

Mt. Pleasant Township 717-624-8049

Straban Township 717-334-4833

County Permit

After receiving a township permit the member is required to contact **The Adams County Courthouse Tax Service Office** to apply for the County Permit. (717)337-9837. Currently, Adams County requires a permit for all projects totaling \$5000.00 or more.

All deliveries to the construction site must meet LHPOA weight requirements of no more than 60,000 pounds (Rules and Regulations, Article II, Section 2).

A Weight ticket is required and supplied at the gatehouse.

A **\$300.00 Impact fee** is required for projects needing specialized **oversized or overweight equipment**.

18" Culvert must be installed prior to or at the start of new home construction.

Projects involving seawall or dock work may require a DEP Permit. Contact: Nathan Phillips, P.E. Senior Civil Engineer Hydraulic, Wetlands and Waterways Program, Dept. of Environmental Protection, South-central Regional Office, 909 Elmerton Avenue, Harrisburg, PA 17110 Phone:(717) 705-4822 Fax(717) 875-3496 www.depweb.state.pa.us

LHPOA Permit Renewal: Fee - \$100.00 for first renewal, \$200.00 for second renewal of a permit.

Permits expire after six months. If project is not completed, the permit must be renewed. The limit on permit renewals is two (2).