

BUILDING/CONSTRUCTION CHECKLIST

MEMBER NAME: _____ PHONE #'S: _____
BLDG/CONST. ADDRESS: _____
CONTRACTOR'S NAME: _____
ADDRESS AND CONTACT NUMBER: _____
PERMISSION FOR SITE VISIT: _____ DATE: _____
(MEMBER SIGNATURE)

_____ New Home Construction
_____ Additions & Attached Garages
_____ **Decks, Alterations & Demolition**
_____ Sheds
_____ Fences
_____ Other

1 st Approval / Date _____ / _____	
2 nd Approval / Date _____ / _____	
_____ / _____	
Member Approval Signature	Date
(Your Signature and Date confirm you have reviewed and received all paperwork)	

_____ **PFT Building Permit/Weather card—Approved by the township**
_____ **PFT Zoning Permit—Approved by the township**
_____ **Complete copy of property Long Deed showing all setbacks and covenants (available at Court House)**
_____ **Plot plan showing setbacks**
_____ **Current dated "Certificate of Liability Insurance" from contractor with General and Auto Liabilities**
_____ Project needs drainage pipe under driveway (written requirements for installation furnished to member)
_____ Project does NOT require drainage pipe
_____ **Complete set of blueprints **IN PDF FORMAT****
_____ **Property corners located and marked (Homeowners or Surveyors responsibility. If not marked, no inspection will be conducted)**
_____ **Proposed excavation or shed location marked**

MAKE CHECKS PAYABLE TO—B C L C A

\$200.00	New Home Construction
\$100.00	Additions & Attached Garages
\$50.00	Decks, Alterations & Demolition
\$25.00	Sheds
	\$25.00 Fence
\$2500.00	Financial Security Deposit to secure completion of addition or garage
\$7500.00	Financial Security Deposit to secure completion of new dwelling

Additional note: Please read page 25, Building Regulations and Property Maintenance, in the BCL Rule Book



BEAR CREEK LAKES

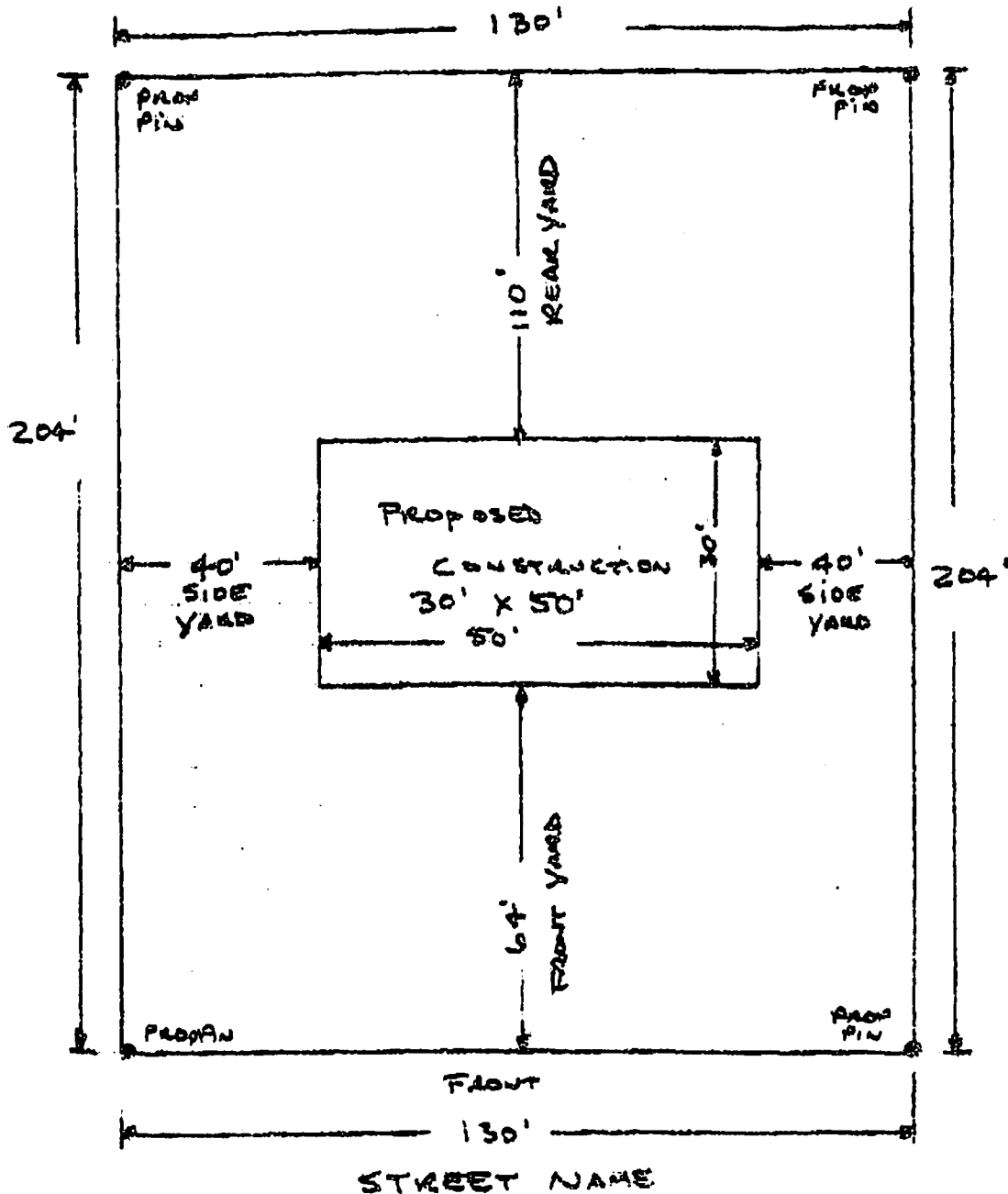
CIVIC ASSOCIATION

**57 Pool Drive, Jim Thorpe, Pennsylvania 18229
(570) 325-3334**

DETAILED PLAN FOR PREPARING AND MAINTAINING CONSTRUCTION SITE DURING THE PERIOD OF CONSTRUCTION

- 1. During any new construction, a porta-potty must be maintained on the site.**
- 2. Homeowners are responsible for ensuring that any damage to BCL roads is repaired/reconstructed according to BCLCA specifications.**
- 3. Rock Entrance for new construction as per BCL SPECIFICATIONS.**
- 4. All construction sites must maintain an erosion and sediment control barrier until the construction is complete. *INSTALLATION INSTRUCTIONS ARE INCLUDED**
- 5. All homeowners and contractors shall be required to maintain a clean site during construction. All lumber piles are to be neat and orderly at the end of the work day. All construction debris is to be removed and be placed in a dumpster, suitable container or construction vehicle. No construction debris is to be left visible on the construction site at the end of the working day. The covering of debris with tarps is not acceptable.**
- 6. All contractors who perform work within the boundaries of Bear Creek Lakes must be registered with the Civic Association. Contractor work includes but is not limited to, building, grading/landscaping, home improvements such as additions, roofing, siding, decks, the drilling of wells and the installation of septic systems.**
 - A CURRENT CERTIFICATE OF INSURANCE FOR 1 MILLION DOLLARS IS REQUIRED**
- 7. Building contractor and lawn care/landscaping signs are permissible only during the period the work is in progress. No contractor sign may be larger than (9) square feet. Building contractor signs must be removed within (9) months of the issuance of the building permit or at the time an Occupancy Permit is received, whichever occurs first. Property owners are responsible for ensuring that contractors comply.**
- 8. There shall be no construction by outside contractors prior to 7:00 a.m. or after 8:00 p.m. Monday through Friday and prior to 9:00 a.m. or after 7:00 p.m. on Saturday and Sunday. No construction at all is allowed on Memorial Day, Independence Day or Labor Day.**
- 9. All external components of a home construction or addition construction must be completed in 9 months from the date of permit issuance.**
- 10. All Building Permits to be posted and visible from the street.**

SAMPLE
SITE PLAN (PLOT PLAN) BELLA



SAMPLE

MEASUREMENTS NEEDED
FRONT YARD, REAR YARD, SIDE YARDS AND PROPERTY
MEASUREMENTS