

Dear Lake Lorman Residents:

Aren't we fortunate to be part of such a wonderful and beautiful community? If you are reading this, you must agree because you are getting ready to make improvements to your home or lot, or perhaps getting ready to build your dream home!

On behalf of the Lake Lorman Board of Directors, I would like to thank you for downloading this construction request packet. It is our hope that by having all of this information, you can submit a construction application that will be correct the first time and you will be able to begin your project in a timely manner.

Please understand that we are a board of volunteers. Most of us also work full time and have families and busy lives. We ask your patience while we review your application and plans. We will try to have your application approved within two weeks, once a complete application packet is received. Please do not send anything until you have everything. And please, please provide clean, legible plans.

According to the Lake Lorman Corporation By-Laws, Article XI, Section 3:

Protective Covenants. The Board of Directors has the responsibility and authority to undertake such action as it deems necessary and appropriate for enforcement of the Covenants as now established and as hereinafter amended, modified, or repealed.

When we review your application, we want to be sure we are following the Covenants. Your Board desires to strengthen our property values and keep our community looking great! The Covenants exist, in part, to help us do that. From time to time as the Board receives building requests for boathouses and additions to homes, we hear that some of the Covenants are claimed to be "out of date" or "too restrictive." The Board does not have authority to waive or change Covenants. Covenants are our "Law" as regards our Lake. Only you, the Lot Owners at Lake Lorman can change them. If you have ideas about this or want to sponsor a new or revised Covenant that changes or replaces an existing Covenant, the Board welcomes any such ideas and suggestions. On the Lake Lorman website you can find the procedure to change a Covenant or suggest a new Covenant that you think would be beneficial to the Lake community.

Please feel free to contact me with any questions you may have.

Sincerely,

Margaret

Margaret Deavours
Lake Lorman Board Secretary
Lake Lorman Board Construction Committee Chair
MDeavours@lakelormanms.com
601-291-0744

8/10/2018

Application for Lake Lorman Construction Approval
(please print legibly)

Contact Information:

Construction at Lake Lorman Lot Number: _____

Lake Lorman Street Address: _____

Lot Owner Name(s): _____

Current Address: _____

Cell Phone 1: _____ **Cell Phone 2:** _____

Email 1: _____ **Email 2:** _____

Contractor Name: _____

Cell Phone: _____ **Email:** _____

Lake Lorman Protective Covenants, section 3, page 7, item H & I:

H. NO improvements of any kind shall be erected or the erection thereof begun, or changes made in the exterior design thereof after original construction of a lot, until plans and specifications according to which construction or alterations will be made have been submitted to and approved in writing by the aforementioned Board. The Board reserves the right to inspect or have inspected, during construction, any building in order to insure compliance with submitted plans.

I. The owner of any lot upon which construction is to take place is responsible for any and all resulting damages to Lake Lorman property including, but not limited to, roads, ditches, culverts, other drainage structures, signs, trees. Before commencing any portion of the construction, including preliminary dirt work and grading the lot owner and a Lake Lorman representative shall inspect and document existing conditions for the Board. Before commencing any portion of the construction, including preliminary dirt work and grading, a lot owner will submit a non-refundable deposit of \$2,000 to the Board damages. If damages exceed the \$2,000 deposit, the lot owner will be responsible for the excess and will remit payment for the excess immediately upon notice of same.

Application to include:

_____ Copy of lot owner deed

_____ Contractor notified of the 14,000 pound weight limit on our roads

_____ Please describe in detail any heavy equipment to be used:

_____ Attach a map/survey/plat showing construction to be completed with distances from structure to property lines.

_____ Attach detailed plans of work to be performed, including materials

_____ Attach proof of contractor bond, insurance and license

_____ Non-Refundable deposit of \$2,000.00 as stated in Item I of Covenants

_____ Photos of subject area or examples of design (such as fences). This is not required, but may be helpful and possibly requested.

_____ Projected start date ____/____/____. Projected completion date ____/____/____.

I the Lot Owner and I the Contractor for this project certify that I have read and understand the LAKE LORMAN SUBDIVISION PROTECTIVE COVENANTS as amended December 2020. I further certify this project complies with said covenants. If at any time before, during or after project completion it is found this project is in violation of said covenants, I the lot owner accept full responsibility to bring the project within the covenant requirements. I further certify that I (owner and contractor) will comply with the board approved construction.

Be aware that when your lot was originally transferred from Piedmont (the developer of Lake Lorman) to your lot's first owner, Piedmont would often include a restriction, sometimes 50 feet, on placement or setback of any structure of the house from the street. Most deeds also include a required setback from the lakes. Because of this, it is necessary for you to get a copy of that original Piedmont deed to attach to this building request for Lake Lorman approval. This can be obtained from the Chancery Clerk of Madison County.

I further understand I may be required to get a Madison County Permit PRIOR to commencing construction. Plans must be approved by the Board in order to apply for a Permit.

Lot Owner signature: _____ Date: _____

Lot Owner signature: _____ Date: _____

Contractor's Certification: I, _____ agree that I also am familiar with the Lake Lorman Covenants and I certify that this project conforms to these Covenants and the Board approved plans, and if found not to conform, I will bring the project within the Covenants in cooperation with the lot owners.

Signature: _____ Date: _____

All required documents and deposit are to be submitted prior to obtaining Board approval. Approval will take a minimum of 2 weeks, possibly longer. Submitting a complete and accurate application can help expedite your request. Please carefully check your application to be sure all required information is included!

Work is not to begin until a Madison County permit is obtained and a copy provided to the Lake Lorman Board construction chair.

Board approval signature 1: _____ Date _____

Board approval signature 2: _____ Date _____

Board approval signature 3: _____ Date _____

Board approval signature 4: _____ Date _____

Board approval signature 5: _____ Date _____

Board approval signature 6: _____ Date _____

Name:		Lot #:	Address:	Date:
		Pier and/or Boathouse Construction Checklist (2013 Revision, Paragraph A/Section IV, Book 3067, page 549 and 550)		
included	correct	N/A		Comments
PIER REQUIREMENTS				
		Lot located in Lake Lorman Part 1-4		
		application and contact form completed		
		architectural drawing clearly showing new structure or addition on an engineer survey or plat		
		drawing shows angle of projection into the lake and distance from property line to end of pier and platform out into the lake(must be approved by board)		
		minimum 10 feet from side property lines shown on survey(this line extends into the water)		
		does not exceed 40 feet in length from natural shoreline		
		walkway does not exceed 5 feet wide		
		platform does not exceed 144 square feet (12x12)		
		no roof or sides other than railing		
		NOT free floating		
		constructed with pressure treated lumber		
		sinks(including fish sinks) and bathrooms must be tied to Lake Lorman Utilities (Book 3067, page 556, Sect. II C)		
BOATHOUSE REQUIREMENTS				
		covered area does not exceed 20 feet wide, measured edge to edge		
		constructed as a single unit		
		does not extend more than 20 feet into lake from natural shoreline		
		the highest part of the boathouse roof does not exceed 12 feet above zero full lake level (see directions for how to determine zero full)		
		ingress and egress for boat		
		sinks and bathrooms tied to Lake Lorman sewer system(including fish sinks) and bathrooms must be tied to Lake Lorman Utilities (Book 3067, page 556, Sect. II C)		
		constructed with pressure treated lumber		

Name:	Lot #:	Address:	Date:
included	correct	N/A	Comments
		no tin or galvanized roofing(metal roofing that meets current residential construction code is acceptable)	
		NOT designated as living quarters	
		Madison County Permit and contractor's license required prior to beginning construction and copy provided to the Board	
		project must be completed within 12 months from date started	
		plans meet the minimum requirements as outlined in the Lake Lorman Covenants, Section IV, Paragraph A, as amended November 2006 and January 2014.	
		Pier and Boathouse:	
		"No Improvements of any kind shall be erected or the erection thereof begun, or changes made in the exterior design thereof after the original construction of a lot, until plans and specifications according to which construction or alterations will be made have been submitted to and approved in writing by the aforementioned board. The board reserves the right to inspect or have inspected, during construction, any building in order to insure compliance with submitted plans."	
		This document is a guide and should not be interpreted as a replacement for the Lake Lorman Covenants. Property Owners and Contractors are responsible for ensuring that the construction meets the requirements in the covenants. Covenants are available at www.lakelormanms.com .	
		Any changes to the approved plans must be approved by the board.	
		No construction will be permitted unless all homeowner fees and dues are current.	
		owner signature/date	contractor signature/date

8/10/2018

MADISON COUNTY BUILDING PERMIT DEPARTMENT
PO BOX 608
CANTON, MS 39046

REQUIREMENTS FOR OBTAINING RESIDENTIAL BUILDING PERMIT
IN MADISON COUNTY

1. Permits will only be issued to licensed contractors or property owners. A current copy of the contractor's license must be provided. A filed copy of the warranty deed will be required if the house is custom.
2. If you are NOT on public sewer:
 - A. Contact Mississippi State Department of Health (MSDH) On-Site Wastewater at the toll-free Call Center 1-855-220-0192. Their Call Center personnel will answer your questions, assist you with completion of forms, and assist you with our new on line payment system.
 - B. MSDH will provide you with recommendation (335) this office requires this form to proceed with the permit process.
 - C. MSDH will also provide the approval (910) of the septic system once construction is complete, this office requires this form before your services will be released.
3. Two sets of plans that include the following: plot plan, foundation layout with the details, framing details w/ cross sections, electrical layout, front, side, and rear elevations. If the home is in a subdivision that requires architectural approval from the home owner's association, then the plans must be approved before the permit is applied for.
4. The physical address of the home must be provided. The number to the E-911 office for Jennifer Carpenter (601)855-5620.

WE DO NOT GET YOUR ADDRESS. YOU MUST HAVE YOUR
ADDRESS WHEN YOU COME TO APPLY FOR A PERMIT;
OTHERWISE YOUR PERMIT WILL NOT BE ACCEPTED.

If you have any questions you can contact Bobbie (601)855-5507 or
William (601)855-5634.

OUR OFFICE HOURS ARE:
MONDAY - FRIDAY 8:00 AM - 12:00 PM
FROM 12:00 - 1:00 WE ARE CLOSED FOR LUNCH.
1:00 - 4:00
APPLICATIONS FOR PERMITS ARE NOT TAKEN AFTER
4:00 PM

Updated 04/04/2017

MADISON COUNTY BUILDING PERMIT DEPARTMENT CANTON,
MISSISSIPPI 39046
PHONE :(601)855-5507- (601)855-5531 or (800)428-0584

INSPECTION PROCEDURES FOR CONCRETE SLAB

First Inspection - Lot grading and erosion control:

1. A 20 feet crushed stone entry to the lot is established using #1 crushed stone, with lot number or address posted on lot and facing road.
2. Silt fencing or other acceptable erosion control measures are placed on all sides where ground is disturbed.
3. The lot is graded to provide adequate and controlled drainage to acceptable drainage structures and the elevation of the finished floor will provide protection from flooding.

Second Inspection - Setback and Building Drain: STRING LINES PULLED ON LOT LINES FOR SETBACK INSPECTION. THIS INSPECTION WILL NOT PASS UNLESS THIS IS DONE.

1. Forms in place, trenches excavated.
2. Building drain system in place, with 10 foot head of water for pressure test.
3. Under slab water piping in place.
4. Water piping drain system must be uncovered for inspection.
5. Silt fences installed.

Third Inspection - Foundation:

1. All form work complete and braced.
2. All reinforcement in place as per plans and specifications.
3. Compaction test results, if depths of fill exceed footing or grade beam depths. Test must be done by lifts and a copy of the report must be given to the building inspector.
4. Conduit in place for under slab electrical wiring.
5. Copper water lines protected from contact with concrete with approved material.

Fourth Inspection - Rough-in:

1. All roofing, framing, wall ties, fire blocking, bracing in place, doors & windows installed.
2. All duct work in place, with plenum and central HVAC systems, if any, installed with overflow pans and drain lines in place.
3. All pipes and vents in place. Tubs and shower pans in place and drain area sealed.
4. Necessary preparation for pressure test on gas line.
5. Fireplace erected to damper height, with damper set.
6. Rough-in electrical wiring in place, with electrical panels and service entrance conductors.

Fifth Inspection - Special Electrical:

1. Structures that have on site septic systems must provide the permit office with Madison County Health Department approval of the system.
2. All electrical wiring and fixtures in place.
3. Panel labeled.
4. Approval of the electrical does not permit occupancy of the structure.

Sixth Inspection - Final:

1. Building completed, ready for occupancy, all work complete.
2. Site drainage work complete, rubbish, forms and debris removed.
3. E-911 Street or road number must be posted in conspicuous place.
4. Building connected to approved sewer system, if onsite system used, approval from the Madison County Health Department must be provided to the Permit Department or inspector. SERVICES WILL NOT BE RELEASED UNTIL YOU PROVIDE THE PERMIT OFFICES WITH THE APPROVAL FROM THE MADISON COUNTY HEALTH DEPARTMENT.

NOTICE: If city sewer or water facilities are used, inspections may be required by the city and will be made by the appropriate city department also.

PLEASE DO NOT CALL FOR INSPECTIONS UNTIL PROJECT IS READY!

Effective Date: October 1, 2012

**ORDINANCE FOR THE MAINTENANCE OF
THE MADISON COUNTY
ENHANCED 911 EMERGENCY RESPONSE SYSTEM**

1. NEW STRUCTURES AND MOBILE HOMES

Please read your name and new address we have provided for you. If there are any errors, please contact our office immediately so we can make the appropriate revisions.

- a. All persons, firms, corporations and other legal entities constructing new structures or locating mobile homes in unincorporated Madison County, Mississippi, shall from and after this date obtain an address duly issued by the addressing authority.
- b. No Utility company operating in unincorporated Madison County, Mississippi, shall furnish its utility services to any new structure or mobile home, including a mobile home being moved from one location to another, until it has been issued an address by the E-911 Office in Madison County.

2. POSTING OF DESIGNATED NUMBERS

The owner or occupant or person in charge of any housing building, mobile home or other structure to which a number has been assigned shall:

- a. Within thirty (30) days after the receipt of such number, affix in a conspicuous manner in a conspicuous place.
- b. Remove any number or numbers which might be mistaken for or confused with the number assigned to the said structure.
- c. Numerals indicating the official numbers for each principal building, or each front entrance to such building, shall be posted in a manner that is legible and distinguishable from the street or road. Numbers may be painted or applied and shall be at least three inches (3") in height.
- d. Mailboxes must be marked with structure number.
- e. If the structure is not visible from the road or street on which it is located and no mailbox is beside the driveway leading to the structure, a sign or number post shall be placed in a conspicuous place and be numbered in a vertical manner from the top down or horizontally.
- f. For any new construction or placement of mobile homes, the County Building Inspector will withhold final inspection approval until compliance with this ordinance.

3. This Ordinance is limited to structures in unincorporated Madison County, Mississippi lying outside the corporate limits of the cities of Canton, Flora, Jackson, Madison, and Ridgeland.

4. This Ordinance shall take effect and be in full effect from and after its passage as prescribed by the Laws of The State of Mississippi.

5. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

6. The clerk of the Board of Supervisors is directed to publish this Ordinance in compliance with the laws of The State of Mississippi and Madison County, to obtain proof of publication thereof and to file said proof in the minutes of this Board.

IT WAS THEREFOR DECLARED THAT SAID ORDINANCE, AND THE SAME IS, HEREBY ADOPTED BY THE BOARD OF SUPERVIORS OF MADISON COUNTY.

NOTICE TO BUILDERS / HOMEOWNERS

Silt fences are required to stop erosion and silt; they are mandatory at each job site. In every case, silt fences are required on the street side of each lot, with no exceptions. Erosion control measures must be maintained at all times until the project is complete with sod or grass has been established.

If the Building Inspector schedules an inspection, and finds silt fences are not in place, he will not make the requested inspection until such time as silt fencing is properly installed. This will result in an additional inspection charge.



Scott Weeks, Administrator
Madison County Planning & Zoning

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