

Holding Tanks Guidelines for Lake Shore Resort

Purpose

Lake Shore Resort has made use of In-ground holding tanks that were allowed to be installed many years ago; however, since that time the Indiana State Board of Health advised that in-ground holding tanks were no longer to be installed in Lake Shore Resort. For some time there has been a reasonable and just need for limited storage of wastewater generated by recreational vehicles on campsite lots in Lake Shore Resort. This would be in addition to the use of portable holding tanks and/or on-board holding tanks. This Policy addresses the storage and disposal of wastewater stored in these holding tanks and provides the following guidelines that are hereby established by the members of Lake Shore Resort POA Inc. The Guidelines will identify consistent and uniform procedures and proper safe methods for wastewater storage and disposal and clarify appropriate use and installation of these holding tanks.

Discussion:

For the purpose of these Guidelines:

"Approved Portable holding tank" is defined as a watertight wheeled container of no more than 40 gallons and capable of being "pulled" or easily transported by an individual. These are also referred to as Blue Belly tanks.

"On board holding tank" is defined as a watertight container permanently installed in or on a recreational vehicle.

"Approved Above-Ground holding tank" is defined as watertight container (example: Item # TLP300B made by Kentucky Tanks), into which wastewater is discharged pending final disposal by approved methods.

"TLP300B" This tank item number that is made and sold by Kentucky tanks, its measurements are 84" in length, 48" wide and 18" tall, the capacity is 300 gallons.

"Wastewater" is defined as "Grey Water or Black Water or any combination of these.

"Recreational Vehicle" is defined as a camper, mobile home, and travel trailer, 5-wheel or park model.

Scope:

This policy applies to all owners, contract owners, or guests of any lot(s) in Section 1 and Section 3 of Lake Shore Resort and supersedes all previous guidelines.

Policy:

1. Campsite lots in section 1 and section 3 of Lake Shore Resort shall only use Approved Portable Holding Tanks, Approved Above-Ground Holding Tanks or a currently installed existing in-ground holding tank to store wastewater while waiting for disposal of this wastewater to an approved sanitary dumping station. Under no circumstances shall any other form of holding tanks be installed or used.
2. Only licensed wastewater operators approved by Lake Shore Resort may pump On Board Holding Tanks, Approved Above-Ground Holding Tanks or In-ground Holding Tanks with equipment designed and constructed for that purpose, provided that such pumping can be accomplished without spillage and disposed of into approved dumping stations.

3. Installation of Approved Above-Ground Holding Tanks shall be as followed:

- A. The installation or placement of this tank must be under the Recreational Vehicle or under a deck immediately adjacent to the recreational vehicle. The tank may extend a maximum of 12" from under the recreational vehicle or deck to allow for the clean out of the tank. This tank shall be placed on a concrete slab that extends at a minimum 2" on all sides of the tank or it shall be placed on treated 4X4 or 4X6 posts to raise the tank off of the ground. It is prohibited to have this tank lying on the ground or buried in the ground.
 - B. This tank must be equipped with an inlet port, a clean out port and vented as needed.
 - C. This tank can be used as a stand-alone tank as long as it is properly installed and vented or this tank can be used as a collection tank in which the recreational vehicles on board holding tanks can be emptied into for storage until properly emptied.
 - D. The recreational vehicles/deck must be under skirted to hide the tank; however, the tank shall be accessible so that regular visual inspections can be completed.
 - E. The owner shall give the Board of Directors and or its agents the permission to inspect the tank at any time.
 - F. All inspections will be documented by the Lake Shore Resort POA and kept on file. These records will be provided to the health department upon request.
 - G. All Above-Ground holding tanks must be emptied and not stored in a full state during the off season months.
4. Under no circumstances shall any In-ground tanks will be installed on any lot in Lake Shore Resorts.
5. If an existing In-ground tank is damaged and needs replaced, only an Approved Above-Ground Holding Tank is allowed to be used as a means of replacing the damaged in-ground tank. The old In-ground tank must be removed or filled with sand.

Note to all owners of lots in Lake Shore Resorts. Installation of the above ground storage tank is a temporary means of holding wastewater, additional regulations and guidelines in the future may require the removal of these tanks.