

**L.C.P.O.A. BUILDING CONTROL COMMITTEE**

11281 Hewitt Rd. Brooklyn, MI 49230 Phone: 517-592-2361 fax: 517-592-3710

Office Hours: 9am - 5pm, Monday - Friday

E-mail: lcpoa@comcast.net Web: http://www.lakecolumbia.net

**L.C.P.O.A. BUILDING PLANS & REQUIREMENTS**

- FEES:** \$100.00 fee for Home Review Plans  
\$50.00 fee for Garage or Home Addition Review Plans  
\$10.00 fee for Docks, Decks, Fence & all Misc. Review Plans  
 Cash or Check Payable to: L.C.P.O.A.

The following are requirements of the Building Control Committee for consideration or approval of plans on proposed Homes, Home Additions, Garages, Etc. The following is the complete responsibility of Owner.

**1. Two complete sets of prints (pdf document preferred), outlining:**

- (a) Foundation Plan
- (b) Front and Rear Elevations
- (c) Each Side Elevation
- (d) Construction Detail

\* Note: 1st set of plans stays at the office the 2nd set goes to the Columbia Twp. (Twp. also requires 2 sets of plans)

**2. Two drawings of plot plan (pdf document preferred), listing:**

- (a) Property Owner's Name
- (b) Sub-Division
- (c) Lot Number
- (d) Front, Rear, and Each Side Measurement
- (e) Property Address

**3. Markers shall be placed at each corner and measurement point of lot. Stake out and string Building.**

- (a) Markers and string must be placed outlining foundation plan on lot where construction is scheduled to take place.
- (b) Cut weeds for a 3-foot diameter around stakes.

**4. Run string between lot corner posts\markers so property lines can be determined and proper setbacks assured.(Property Survey or Proof that stakes conform with property survey must be included with plans).**

**5. Plans must be submitted to Building Control and approved before submitting to Columbia Township.**

**\*\*A signed, approved copy of the print and plot plan is required prior to the issuance of a Building Permit by the Columbia Township Office, located at: 8500 Jefferson Rd., Brooklyn, MI 49230.**

Approximately SEVEN (7) to TEN (10) DAYS are required to completely check, process and approve plans.

The Building Control Committee shall approve/deny any plans and specifications for all structures erected in said subdivision (see recorded restrictions item 3, Building Control Committee). Structures include: homes, garages, decks, additions, fences, docks, carports and misc. If a builder is acting as the agent for a homeowner, the homeowner is ultimately responsible for compliance.

**Note:** Fence plans are not required to be approved unless the owner desires to install a fence that would extend in front of the front dwelling line. The side that faces the street shall be considered to be the front of any dwelling erected in this subdivision. (see deeded restrictions #3 letter "a" and "d")

**L.C.P.O.A. and Columbia Township; Front, Back, and Side Set-Back Requirements:**

- 25' From Front Survey Stake
- 25' From Back Survey Stake
- 10' From Both Side Survey Stakes
- 50' Set Back from ALL Lake Front Survey Stakes, if lot is Lake Front Property

**It is the property owner's responsibility to obtain the specific deeded restrictions pertaining to their property.** Please respect your neighbors and abide by the Deeded Restrictions that constitute a legal contract with L.C.P.O.A.

BLUEPRINT EVALUATION FORM
LCPOA Building Control Committee

Date plan submitted: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Phone # & contact name if applies: \_\_\_\_\_

Address: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

TYPE OF CONSTRUCTION: House \_\_\_\_\_ Addition \_\_\_\_\_ Garage \_\_\_\_\_
Deck \_\_\_\_\_ Dock \_\_\_\_\_ Fence \_\_\_\_\_ Other \_\_\_\_\_

PAID:
Date \_\_\_\_\_ Check# \_\_\_\_\_ Cash/Ck Amount \$ \_\_\_\_\_ Emp. Initial \_\_\_\_\_ BCC Contacted \_\_\_\_\_

Table with 3 columns: Restriction Compliance, YES, NO. Row: Survey is Completed & Staked Out/Surveyor's Name. Note: \*\*PROPERTY STAKES & PROJECT FOOTPRINT STAKES MUST BE EXPOSED\*\*

New Home

Table with 3 columns: Description, YES, NO. Rows: Use is for residential purposes, Structure meets minimum square footage, Structure is properly placed on lot, Construction materials are new, 4/12 roof pitch or greater, Private inside bathroom facilities, Exterior walls finished with approved siding, Structure different from other existing structures, Setback requirements met: Sideline Survey Stakes = 10', Front lot line Survey Stakes = 25', Back lot line Survey Stakes = 25', All Water line Survey Stakes = 50' (lakefront only)

Addition, Garage, Deck

Table with 3 columns: Description, YES, NO. Rows: Construction materials are new, Garage Maximum Size 30' x 40', Garage must have Overhead Door, Concrete Floor & Rat Wall Footing, Garage attached; Lakefront lot only, Garage Exterior walls finished w/approved siding & roof (appearance must conform to residence), Setback requirements met: Sideline Survey Stakes = 10', Front lot line Survey Stakes = 25', Back lot line Survey Stakes = 25', All Water line Survey Stakes = 50' (lakefront only)

Dock, Fence, Other (If encroaching on the lot line, Irons need to be exposed)(See 10-29-19 Dock Policy)

Table with 3 columns: Description, YES, NO. Rows: Dock; Minimum 10' from sideline Survey Stakes(if footage allows) (Watercraft should not infringe on neighbor's lot lines extended), Fence; open, 5' or under & meets front setbacks or has BCC approval, Other; (fill in if applies)

(LCPOA Approval is limited ONLY to the attached Plans, which were submitted by the Homeowner at the time LCPOA Building Control Committee reviewed.)

Table with 3 columns: Description, YES, NO. Rows: Plan approved only as submitted, Resubmit plan with deficiencies corrected (if applies)

Comment: \_\_\_\_\_ (if applies)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_
LCPOA Building Control Committee