

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 _____

Restriction Compliance:

YES NO

Survey is Completed and Staked Out _____
PROPERTY STAKES & PROJECT FOOTPRINT STAKES MUST BE EXPOSED

New Home

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

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)

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.)

Plan approved only as submitted _____
Resubmit plan with deficiencies corrected (if applies) _____

Comment: _____
(if applies)

Signed: _____ Date: _____
LCPOA Building Control Committee