



Property Owners Association

11281 Hewitt Rd., Brooklyn, MI 49230

Hours: Mon. Wed. Fri. 9-5, Tue. Thu. 9-Noon

517-592-2361 - LCPOA@comcast.net - LakeColumbia.net

BCC WATERFRONT

CONSTRUCTION PLANS, REQUIREMENTS, PARK USE AND EVALUATION FORM INSTRUCTIONS

BEFORE APPLYING TO THE STATE OF MICHIGAN (EGLE, DNR, etc.) FOR A PERMIT

WHAT YOU NEED TO KNOW ABOUT US

Lake Columbia Property Owners Association (LCPOA) is an engineered Property Owners Association community with building and property covenants documented in the Deeded Restrictions and further supported with By-laws. You should have a copy of both provided by your Title Company when you purchased your property. You can also download copies from the LCPOA website (lcpoa@comcast.net) or visit the Lake Columbia Property Owners Association Office, 11281 Hewitt Road, Brooklyn, Michigan for copies. Please, familiarize yourself with the requirements and Deeded Restrictions setbacks before beginning Plans or Blueprints to assure they will conform.

The goal of LCPOA is to help streamline your experience, whether you are installing/repairing a dock, seawall, dredging the lake bottomland in front of your property, or any other project that touches the lake bottomland and park uses for construction equipment and/or staging supplies that are transported via land or waterway.

DEEDED RESTRICTIONS

Definition of a Deeded Restriction: A provision placed in a deed restricting or limiting the use of the property in some manner. It may include subdivision or similar restrictions common to many properties in the neighborhood, or it may be something personal to the grantor such as a requirement that the purchaser resell to the seller before offering to anyone else.

WHAT IS REQUIRED

Below is a process that can be used as a checklist of what you need to do to get your project approval and permitting started. There are project requirements for docks, seawalls, dredging, other projects, and park uses. A copy of the approved permit must be received by the LCPOA Office from the appropriate State of Michigan Agency (EGLE, DNR, etc.) or provided by the Member before construction begins.

- 1. Docks** – Any LCPOA member seeking to install a dock, must submit a drawing of the project and a completed BCC Land & Dock Construction Evaluation Form to the LCPOA Building Control Committee (BCC). Once approved, the project can proceed.
- 2. Seawall install or repair** – Please review project requirements with LCPOA, Michigan Energy, Great Lakes, and Environment (EGLE), your contractor, or any other agencies or person(s) contributing to the project before proceeding with building plans. EGLE and your contractor will be instrumental in defining requirements and assisting with obtaining all required permits. Any LCPOA member seeking seawall repair or install, must submit two preliminary drawings of the project with a Waterfront Construction, Plans, Requirements, and Park Use Evaluation Form to the LCPOA BCC. Upon approval of the BCC, a BCC Bottomland Letter of Authorization is issued, prior to applying for the EGLE permit. Once permit is approved by EGLE, submit approved permit, and approved two drawing plans to LCPOA BCC for final approval to proceed with the seawall repair or install.
- 3. Dredging** – Please review project requirements with LCPOA, Michigan Energy, Great Lakes, and Environment (EGLE), your contractor, or any other agencies or person(s) contributing to the project before proceeding with dredging. EGLE and your contractor will be instrumental in defining requirements and assisting with obtaining all required permits. Any LCPOA member seeking dredging project must submit two preliminary drawings of the project, a completed BCC Dredging Agreement, and a Water Construction Evaluation Form to the LCPOA BCC. Upon approval of the BCC, an LCPOA Bottomland Letter of Authorization is issued, prior to applying for the EGLE permit. Once permit is approved by EGLE, submit approved permit, and two approved drawing plans to LCPOA BCC for final approval to proceed with the dredging project.

4. **Other projects touching the lake bottom lands** – Please review project requirements with LCPOA, Michigan Energy, Great Lakes, and Environment (EGLE), your contractor, or any other agencies or person(s) contributing to the project before proceeding with your project, as they can be instrumental in defining requirements and assisting with obtaining required permits. Any LCPOA Member seeking a Water Construction project must submit two preliminary drawings of the project and a Water Construction Evaluation Form to the BCC. Upon approval of the BCC, a BCC Bottomland Letter of Authorization is issued, prior to applying for the EGLE permit. Once permit is approved by EGLE, submit approved permit, and approved two drawing plans to LCPOA BCC for final approval to proceed with the project.
5. **Park uses for Construction Equipment and/or staging supplies that are transported via land or water for build, repair, install, or any other use.** Please review project requirements with LCPOA.

LAND CONSTRUCTION PROJECT:

Any LCPOA member seeking use of a park for Construction Equipment and/or staging supplies that are transported via land or water for a Land Construction project, must submit a Land & Dock Construction Evaluation Form and the Waterfront Parks Use section of the Evaluation Form associated with the project to the BCC, and both forms must be approved by BCC prior to park use.

WATERFRONT CONSTRUCTION PROJECT:

Any LCPOA Member seeking use of a park for Construction Equipment and/or staging supplies that are transported via land or water for a Waterfront Construction project, must submit a Water Construction Evaluation Form for both the Waterfront Construction and Park Use sections of the Evaluation Form associated with the project to the BCC, and both sections must be approved by BCC prior to park use.

A BCC Fee and Security Deposit Agreement must be completed including collection of the Fee and Security Deposit before the project may proceed.

NOTE: Fee and Security Agreement: A Fee of \$500 on site use and storage for Construction Equipment and/or staging supplies and Security Deposit of \$2,000 to ensure the park property, any structures, parking areas, paving, fencing, playground equipment, lighting, flag poles and landscape are returned to pre-project condition.

Upon completion of the project and the park is restored, the Member must advise the LCPOA and request a final inspection of the park and refund of the security deposit. A joint inspection will take place by the Member, General Manager (GM) and BCC Representative. The Member may have the contractor representative present, however, the contractor has no authority to negotiated a final settlement on behalf of the Member. The amount of refund will be determined by negotiation between the GM, BCC Representative and LCPOA Member, following completion of the project. The Security Deposit is to ensure the park property any structures, parking areas, paving, fencing, playground equipment, lighting, flag poles, and landscape are returned to pre-project condition.

REFERENCES

- A. Deeded Restrictions
- B. Bylaws
- C. Water Construction Evaluation Form
- D. BCC Bottomland Letter of Authorization
- E. BCC Dredging Agreement
- F. Land Construction project, must submit a Land & Dock Construction Evaluation Form
- G. BCC Fee and Security Deposit Agreement