

L.C.P.O.A. BUILDING CONTROL COMMITTEE11281 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
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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

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