

# APPLICATION FOR REMODELING AND NEW CONSTRUCTION

Loch Alpine Improvement Association  
4746 Northgate Dr., Ann Arbor, MI 48103  
426-2161

## **Introduction**

The purpose of review by the Architectural Control Committee (ACC) of the Loch Alpine Improvement Association (LAIA) is to maintain a community of homes, which are distinctive yet, harmonious. The ACC is charged also with protecting community resources including roads, lakes, trees and ambiance. Applicants are required to submit construction and site plans for new construction and exterior remodeling or additions, decks, fences and construction landscape. No building shall be erected, placed or altered on any lot until the construction plans and site plans are approved. Construction plans are to comply with the "Restriction Agreement" including, but not limited to:

- Site setback
- Building height and square footage
- Proper drainage and culverts
- Attached garage
- Installation of garbage disposal
- Installation of hard surfaced driveway
- Overall appearance
- Harmony of external design and existing structures
- Location with respect to topography and finish grade elevation

Other regulations may be applicable as approved by the Board of Directors of LAIA or appearing in the Articles of Incorporation and Bylaws as approved by the lot owners on May 23, 1988.

The Board of Directors of LAIA has established several policies regarding remodeling and new construction. These policies are summarized below. By submitting an application for consideration, the existing lot owner and builder agree to abide by these policies and each will receive a signed copy. If the lot and home are sold before final execution of all aspects of this agreement, including landscaping, the rights and responsibilities of this agreement are transferred to the new owner. The existing owner bears responsibility for informing the new owner of this agreement prior to the sales transaction.

At the time of application, the following are to be submitted to the Community Manager, Bob Sendra at 4746 Northgate Drive. Incomplete applications will not be considered.

1. Completed application on page four of this form.
2. Payment of application fee. Check payable to LAIA.
3. Four (Webster Township) or Five (Scio Township) complete copies of site plan and blueprints. Site plan to indicate all existing trees 6 inch diameter trunk or greater.

**Table 1. Fee Schedule**

<b>Fee Schedule- Effective May 1, 2002</b>	
Decks	\$25.00
Remodeling	\$50.00
New Construction	\$250.00

## ***Policies for Construction Crews***

We wish to remind you of several important policies that you are responsible for having construction crews follow:

1. If during the course of construction it is necessary to change the location of any component on the lot or change any externally visible characteristics, the chairman of the Architectural Control Committee of LAIA must be first notified in writing and approve.
2. All trucks and other construction vehicles are to use access to the job site that is the minimum distance traveled on Loch Alpine private roads. The lot owner will bear the cost of any damage and arrange necessary repairs of the roads to the satisfaction of the Board of Directors.
3. It is required that construction debris be controlled at all times and debris be removed or burned on a weekly basis to keep the site presentable. Burning may only be of combustible materials that do not emit toxic vapors and must be in accordance with the township and fire district regulations regarding permits and other policies.
4. To minimize noise in this residential community, noise generation from construction is not to start before 8AM or continue after 6PM, not to occur at any time on Sundays.
5. For new construction or if the remodeling involves driveway relocation, a culvert is to be installed. The culvert must be sufficient to prevent erosion of the street base and must be installed to the satisfaction of the Road Chairman of the LAIA Board of Directors. A hard surface (concrete or asphalt) driveway is to be installed from the edge of the road pavement to the garage within one year from completion of the driveway relocation. The hard surface must be based upon an accepted industry standard of base preparation.
6. If remodeling significantly disrupts the existing landscape, new landscaping is to be installed within one year of completion of the remodeling. Safeguards must be enacted to prevent run-off and erosion onto adjacent properties (including golf course and lakes) during the construction phase and proper seeding or sodding must be installed within one year of completion to prevent erosion following construction.
7. If it becomes necessary to disrupt the existing hard surface of an approved Loch Alpine road, additional approval is required from the President of the Board of Directors and a fee is to be deposited first to the LAIA escrow account. The fee is established by the LAIA Board of Directors and is currently \$1200. The lot owner has responsibility for the timely repair of any such road disruptions. The escrowed funds will be retained for one year from the date of road repair and will be used in the event the road repair is not completed to the satisfaction of the Board of Directors.

## Review of the Application

Members of the Architectural Control Committee use the following checklist for application and building compliance:

**Table 2. Architectural Control Checklist**

<b>Architectural Control Checklist</b>	
	Single Family Use
	Minimum Floor Space and Size: <ul style="list-style-type: none"> <li>• 1 story – 1500</li> <li>• 1 ½ story – 1200 first floor, 1900 total</li> <li>• 2 story – 1900</li> <li>• Multi-level – 2000</li> </ul> Square foot does not include basements, unfinished areas, garages, porches or decks.
	Lot area consumed – maximum 25% including garage, patio and deck
	Floor area per lot – maximum 30% including garage, patio and deck
	35 foot maximum height above finished grade
	Setback: <ul style="list-style-type: none"> <li>• Interior lots. Front and rear – 35 feet, sides – 15 feet</li> <li>• Corner lots, abutting a street – 35 feet               <ul style="list-style-type: none"> <li>○ Front facing narrow side, interior side – 10 feet, rear 35 feet</li> <li>○ Front facing long side, interior rear – 20 feet, side – 35 feet</li> </ul> </li> </ul>
	Exterior construction (stone, wood, siding)
	Landscape construction
	Driveway plan (paved by Certificate of Occupancy)
	Culvert plan/size (standard 12 inch x minimum 30 feet)
	2 car attached garage
	Deck/patio plan (attached decks)
	Erosion plan and method (lawn – 6 months after C. of O.)
	Sump pump drainage
	Site plan: <ul style="list-style-type: none"> <li>• Dimensions of building, garage, decks, patios, driveway in relation to lot lines with setback indicated.</li> <li>• Topography plan for drainage of finished site.</li> <li>• All existing trees 6 inch diameter or larger (justify removal)</li> </ul>
	Approval: <ul style="list-style-type: none"> <li>• Quality of workmanship and materials, harmony of external design with existing structures, location with respect to topography and finish grade elevation.</li> </ul>
	Assessments past due
	Application fee paid
	Application date on plans: <ul style="list-style-type: none"> <li>• All fees and assessments paid</li> <li>• Site and building plans</li> <li>• Application form</li> </ul>
	Trash Control

**Application**

OWNER	
Name	
Address	
Phone	
Signature	
BUILDER	
Name	
Address	
Phone	
Signature	
DESIGNER	
Name	
Address	
Phone	
Signature	
LAIA REPRESENTATIVE	
Name	
Address	
Phone	
Signature	