



Submittal Requirements for New Construction

Contractors and Home Owners shall direct submittals for review to:

Ourbor Lake, LLC., 400 Southfield Lane, Valparaiso, IN 46385

219-465-5507/Office • 219-712-6389/Cell

REQUIREMENTS - Lots 1-21

Minimum Home Square Footage Requirements

Ranch	1,700 Sq. Ft.
1½-Story	2,000 Sq. Ft.
2-Story	2,200 Sq. Ft.

REQUIREMENTS - Lots 22-88

Minimum Home Square Footage Requirements

Ranch	1,850 Sq. Ft.
1 ½-Story	2,150 Sq. Ft.
2-Story	2,400 Sq. Ft.

- **No Bi-levels, Tri-levels, Quad-levels or modular homes shall be allowed.**
- **No detached garages.**
- Minimum Roof Pitch 6/12
- Masonry shall be 50% minimum on front elevation (all chimneys on front elevation must be masonry)
- Fences will be black wrought iron selected through the Developer purchased through FCC Fencing or equivalent.
- No exposed radio or television antennae or solar heat panels shall be allowed on any residence on any Lot which is visible from outside such residence.
- Driveways must be cement or pavers, no asphalt.
- Landscaping allowances will be a minimum \$7,500.00. Front yard must be sod. A standard Mail Box and Lamp Post will be selected by the Developer, and purchased by owner.
- Developer must approve all home plans prior to construction including exterior colors.
- Approved Builders List – Only builders which have received prior approval from Ourbor Lake, LLC. will be accepted. Only registered General Contractors will be issued building approval.
- A Property Owners Association will be set-up when the development is started. Election after 50% occupied.
- Submittals shall include the following (See specific submittal requirements on page 3):

Submittal Requirements for New Construction *Continued*

1. Site Plans

- a. Site plan must be prepared by licensed engineer or surveyor. The Site Plan shall indicate and dimension property lines, all building setback lines, utilities and drainage easements and street rights-of-way.
- b. The Site Plan shall be accurately drawn at a minimum scale of 1" = 20'-0", and shall indicate the location and size of the building and all proposed site improvements, such as garages, driveways, decks, fences, sidewalks, post lights and patios, etc.
- c. Storm water drainage route shall be indicated on the site plan. Retaining walls, if any should be indicated on the site plan. The sump pump discharge location and direction of flow shall be indicated.
- d. Existing trees, and trees of 3" caliper or greater proposed to be removed, shall be indicated on the Site Plan.
- e. The Site Plan shall indicate existing and proposed contour lines at 1'-0" increments. Proposed finish grades around the building shall be indicated as well as finish grades at the corners of adjacent buildings. The proposed first floor finish elevation shall be noted on the site plan.
- f. Erosion control measures (silt fencing, etc.) shall be indicated on the site plan. All Porter County requirements will apply.

2. Building Plans (Foundation)

- a. The foundation Plan shall be accurately drawn at a scale of 1/4" = 1'-0". Sump Pump locations shall be indicated along with discharge location.
- b. Windows wells, ledges in the foundation wall for masonry veneer.
- c. All final grade elevations must be approved no forced daylight or walk-outs will be allowed.

3. Floor Plans

- a. The Floor Plans shall be accurately drawn at a scale of 1/4" = 1'-0". The plans shall indicate the name and telephone number of the architect or drafter responsible for the drawings.

- b. Plans shall be adequately dimensioned and shall indicate the size, location and details for porches, decks, stoops, patios, exterior lamppost, etc.

4. Building Elevations

- a. All four building elevations shall be accurately drawn at a scale of 1/4" = 1'-0" or 1/8" = 1'-0"



Arbor Lakes Estates is conveniently located:

- 4 Miles to Wheeler High School
- 5 Miles to Downtown Valparaiso
- 14 Miles to Downtown Crown Point
- 17 Miles to Indiana Dunes State Park
- 50 Miles to Chicago Loop

To view the topographical location of Arbor Lakes Estates go to:
<http://maps.google.com/maps>, enter 387 W., 100 N., Valparaiso, IN 46385