

NEW DWELLINGS

Plats:

- Check all setbacks: Side - 8 feet, Front - 35 feet, Rear - 25 feet. Lake lots: Rear 50 feet or 25% (whichever is greater). Golf Course lots: Rear 25 feet or 25% (whichever is greater). If the house faces on two streets, the sideline that abuts a street will be twenty-five (25) feet.
**Meandering Line: Using average of two sidelines.
- Elevations at corner of lot and dwelling noted on plat.
- Location of the sewer holding tank (if on property) and a spot elevation on the plat.
- Front, rear and/or side steps are shown on plat and are not in setback.
- Retaining walls (if needed) to be noted.
- Above ground fuel tanks need to be screened on all sides. Underground fuel tanks must be shown on As Built Survey.
- Any structure in a setback cannot exceed nine inches in height above grade.
- Note any drainage easement and caution that same cannot be relocated without LOWA and Orange County approval.
- Check that plans and plat agree regarding elevations, dimensions, etc.

Landscape Plan:

- Drainage (major concern): Downspouts and runoff must be controlled. The flow of surface water may not be changed so as to adversely affect adjacent lots.
- Drainage splash blocks, piping, culverts, and any other drainage management mechanism.
- Area of construction to be cleared. Clear cutting of lot is unacceptable.
- Proposed retaining walls or terracing.
- Existing Trees to be retained in the area immediately adjacent to the cleared site.
- New trees to be planted, specifying species, height and trunk diameter.
- Approximate lot elevations after final grade.
- Existing and proposed structures.

Architectural Plans:

- All plans must be marked on each sheet with Lot & Section numbers.
- Elevations numbers must be noted architectural drawings and anticipated final grade lines must be drawn to reflect the corner elevations.
- Houses with elevated front porches must be skirted or screened; rear decks on a corner lot must also be screened. Porches and railings facing a street must be painted or stained to match/harmonize with the dwelling.
- Brick, stone, simulated brick or stone will be used on the front/side(s) of the house foundation wall(s), which are above ground. Other exposed foundation walls may not exceed four feet at any point. Exposed foundation walls, in excess of four feet, will be considered if the wall is designed with windows or doors that mitigate the extensive concrete surface that would result otherwise.
- All porch, stoop or step materials identified. If front steps are wood, they must have kickplates.
- Must have a continuous foundation.
- No look-alike houses may be constructed within two lots on either side of the new dwelling, nor the five across the street. Mirror images will not be approved either.
- Trees can be removed within ten feet of structure with ECC approval, and in the driveway and walkway areas. The “ten-foot” rule does NOT apply to drive and walk areas. Trees 6 inches (measured 1 foot up from base) and larger need ECC approval. Trees are to be planted in land surrounded by a circular driveway.
- Retaining walls must be noted on architectural drawings & plat plan.
- Highest point of the structure cannot exceed 32 feet (except for chimney). This is measured from the highest undisturbed ground adjacent to the construction.
- Any structure in a setback cannot exceed nine inches in height above grade.
- Dwelling roof pitch must be a minimum of 4/12, measured as rise over run.
- House numbers must be displayed on a post, or similar structure, at the street property line area using reflective numbers of contrasting colors at least four inches high. The numbers must be placed to allow being read from either direction. The specific design and location of the post, or other structure, should be submitted to the ECC for approval with the house plans.
- 1600 square feet of enclosed living space required for a one-story dwelling.
1800 square feet of enclosed living space required for a two-story dwelling with at least 900 square feet on the first floor.
- Modular homes – no single module can be more than 39 feet in length.
- No dwellings with the appearance of a trailer or mobile home.

Colors:

- Colors: 1 x 2 inch sample required for all colors. Also, color changes need to be approved by the ECC.
- Colors not to be the same, or nearly the same, as any house within two lots on either side of the new dwelling, nor the five across the street.
- Colors must be in accordance with acceptable color chart.
- Color sheet and Checklist must agree.

Other:

- Square footage correct on Checklist.
- Fuel tank correct on Checklist. If underground, must be on As Built Survey. If above ground, inquire as to number of tanks at meeting with contractor. If more than one, require that they be located on proposed survey.
- Culverts shall not be closer than five feet to the property line.