

MANCHESTER PARK CONSTRUCTION GUIDELINES

DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Manchester Park and provide design consistency, all home plans must have the approval of the Declarant of the Manchester Park covenants. The following guidelines have been set for construction of single-family residences at Manchester Park

Plan:

- Plan approval to Boyer Young Development, 9719 Giles Road
(1 set of construction plans, plot plan, & landscaping plan)

Exterior:

- Brick foundations, fronts and street side(s) minimum
- Front elevations to be approved by declarant, consistent with other homes in area
- 8/12 pitch roofs and above
- Landscaping plans must be approved 2 trees(2 ft./more) must be planted within 1 year of completion
- Sidewalks on Dora Hamann Parkway and N HWS Cleveland Blvd must be 5 ft wide starting 1 ft. from property line or from right of way.

Setbacks:

25 Front	5 ft. Side
25 ft. Rear	15 ft. Street Side yard

Sizes & Styles: (Suggested minimums)

<u>1-1/2 & 2 Story Homes</u>	<u>Ranch</u>
1100 Sq. ft. main	1750 Sq. ft. total (Main Level)
2200 Sq. ft. total	

Roofing:

- Asphalt Heritage II, weathered wood in color.

Chimneys:

- Front of home and street side is to be clay-fired brick or stone, Direct vents ok, if no cantilever. All other sides can be covered with wood siding.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Black wrought iron or vinyl coated white PVC or wood. No chain link fencing. Amenity site fences black vinyl wrought iron only.

Amenities:

- Many home sites back to a pond, stream, walking trail and/or nature area
- New Elkhorn elementary school in Manchester Park
- Silt fences backing to Amenities must be installed prior to construction

Sewer Connection Fees:

- **Amount:** \$1100.00/ Residential Lot- \$947 to FDJ and \$153 to City of Omaha
- **Payable To:** Fullenkamp, Doyle, and Jobeun
11440 W. Center Rd.
Omaha, NE. 68144
(402) 334-0700

Building Permits: City of Omaha