

SAVANNA SHORES CONSTRUCTION GUIDELINES

DESIGN REQUIREMENTS AND MINIMUM SIZES

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

Plan:

- Plan approval to Boyer Young Development, 9719 Giles Rd. La Vista, NE 68128 (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 per the City of Papillion, 2 trees(2 ft./more) must be planted within 1 year of completion

Setbacks:

30 ft. Front 10 ft. Side
30 ft. Rear 15 ft. Street Side yard

Main Area: Sizes & Styles: (Suggested Minimums)

<u>1-1/2 & 2 Story Homes</u>	<u>Ranch</u>
1100 Sq. ft. main	1700 Sq. ft. total (Main Level)
2200 Sq. ft. total	

East Side: Sizes & Styles: (Suggested Minimums)

<u>Ranch</u>	<u>Two Story</u>
1400 Min. Main Sq. Ft.	1000 Main/ 2000 Total

Roofing:

- Asphalt shingles, 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. Wood, wrought iron, or white/black plastic vinyl coated. No chain link fencing. Amenity sites and lots backing to 96th St. fences must be black vinyl wrought iron only.
- **Silt fences must be installed prior to construction**

Amenities:

- Many home sites back to a pond, stream, walking trail and/or nature area
- New Papillion elementary school in Savanna Shores, less than 1 mile from Papillion South High School
- Home sites backing to and overlooking Walnut Creek Lake

Sewer Connection Fees:

- **Amount:** \$800.00 Residential Lots
- **Payable To:** The City of Papillion
122 E. 3rd St.
Papillion, NE. 68046
(402) 597-2077

Building Permits to the City of Papillion 122 E. 3rd St. Papillion, NE. 68046