

Anchor Pointe  
168<sup>th</sup> and Ida  
Construction Guidelines  
SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Anchor Pointe and provide design consistency, all home plans must have the approval of the Declarant of the Anchor Pointe covenants.

**Plan approval:**

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to The Land Co., 9719 GILES ROAD.

**Setbacks:**

Douglas County setback requirements under this zoning are:

25' Front	5' Side
25' Rear	15' Street Side

**Sizes & Styles:** (Suggested Minimums)

**HOME SITES-**

<u>1 ½ &amp; 2 Story Homes</u>	<u>Ranch Homes</u>
2,200 sq. ft. Total	1,600 Total Sq. Ft. on the Main

**Attached Garage:**

440 Sq. Ft. Minimum

**Roofing:**

- Asphalt Heritage 30 shingles, WEATHERED WOOD in COLOR.

**Chimneys:**

- Front is to be clay-fired brick or stone. All other sides can be covered with wood or siding.
- Direct vents ok on side streets and Backs.

**Fence:**

- Permitted with declarant approval.

**Exterior:**

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- 6/12 pitch roofs and above or declarant approval
- ½ Stone/Brick pillars at garage
- Side Street Stone/Brick Foundations NOT REQUIRED

**Permit/ Sewer Connection/ Fees:**

- One Time \$200 Mail Box Fee paid to Anchor Pointe Development
- Please go get your permit pulled at City of Omaha when you pay to pull the permit the sewer connection fee will be included in the price.
- Amount: \$1698.00 Residential Lots  
City of Omaha 402-444-5350  
1819 Farman St.  
Omaha, NE 68183

For further information on design, construction and exterior improvements, refer to the covenants for Anchor Pointe or contact The Land Company at 402-334-3690.

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Builder

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Buyer

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Builder

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Buyer