

Shadow Creek Construction Guidelines

SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Shadow Creek and provide design consistency, all home plans must have the approval of the Declarant of the Shadow Creek

Plan approval:

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

Setbacks:

City of Papillion setback requirements under this zoning are: 30'

Front 10' Side
30' Rear 15' Street Side

Sizes & Styles: (Suggested Minimums)

HOME SITES 77' & Above

1 ½ & 2 Story Homes

2200 sq. ft. Total

Sizes & Styles: (Suggested Minimums)

HOME SITES & 77' & Below

1 ½ & 2 Story Homes

2,000 sq. ft. Total

Ranch Homes

1600 sq. ft. Total

3 Car Garage

Ranch Homes

1500 sq. ft. total

2 Car garage allowed

Roofing:

- Asphalt shingles, WEATHERED WOOD and BLACK in COLOR.

Chimneys:

- Front is to be clay-fired brick or stone. All other sides can be covered with wood.
- Direct vents ok.

Fence:

- Permitted with declarant approval only. No more than 6' in height. Wood, Wrought Iron or PVC

Exterior:

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

Permit/ Sewer Connection/ Fees:

- \$300.00 mailbox fee paid at the time of closing. (Mail box keys will be picked up at The Land Co. 9719 Giles Rd)
- Please go get your permit pulled at City of Papillion when you pay to pull the permit the sewer connection fee and any other connection fees as maybe stipulated in the subdivision agreement between the district and the City of Papillion will be included in the building permit fee.

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