

# Newport Construction Guidelines

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## Design Requirements

To protect the value of NEWPORT HILL and provide design consistency, all home plans must have the approval of the Declarant before construction. The following guidelines have been set for construction of single-family residences in NEWPORT HILL.

### Plan:

- One (1) full set of construction plans, plot plan and landscaping plan
- (To Boyer Young Development, 9719 Giles Road, LaVista, NE 68128)

### Exterior Requirements:

- Full brick foundations, front and street sides
- Front elevation to be approved by Declarant – 50% Front Brick or Stone with
- Drivert or Stucco.
- 8/12 pitch roofs and above

**Setback:** (May change by Declarant for view shed and integrity of area)

- 35' min. front
- 25' min. rear or more
- 7' min. side
- 35' min. street side

### Sizes required (approx only) & Styles (Architect Approval)

1 ½ -2 Story  
2400 Sq Ft Total  
1200 Sq Ft Main Level  
\* 3 Car Garages plus

Ranch  
2000 Total Sq. Ft Main Level

### Roofing:

- Asphalt Heritage II Style, 50 Year shingles, must be **Weathered Wood** in color.

### Chimneys:

- Front of home and street side is to be clay-fired brick or stone, all other sides can be covered with wood or siding. Direct vents OK only on side or rear.

### Fences:

- Permitted with Declarant approval only.

### Garages:

- Needs to be at least a 3- car garage
- 500 Square Ft. Minimum

### Sewer Connection Fees:

- **Amount:** \$1,247.00 Residential Lots
- **Payable To:** The City of Bennington  
15512 Warehouse St.  
Bennington, NE. 68007  
(402) 238-2375
- The City of Bennington will in turn pay City of Omaha \$947.00 and keep \$300.00
- The SID: Fullenkamp, Doyle, and Jobeun will get a breakdown of payments made.

### Building Permits to Douglas County, 3015 Menke Circle, (93<sup>rd</sup> & Maple Street)

### Misc:

- Silt fencing must be installed prior to starting construction.
- Bennington School District
- SID # 544
- Landscaping plans must be approved by Declarant and may not obstruct view of surrounding homeowners.
- Out Building Accepted with Declarant approval only.