

Gallery 23 East “Standard Lot” Development Guidelines

1. **Submittal Information – Lots 1 through 3 and Lots 20 through 25 of Block 7; Lot 1 of Block 8; and Lot 1 of Block 9, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
 - a. Submit one set of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
 - b. Submit to:
Boyer Young Development
9719 Giles Road
La Vista, NE 68128
ATTN: Heather
 - c. Review fee of \$75 per review made payable to Gallery 23 East, LLC
2. **Suggested Minimum Square Footage Above Grade**
 - a. Ranch: 1,300 sf
 - b. Two-story: 1,800 sf
 - c. 1 ½ Story: 1,400 sf
3. **Setbacks:**
 - a. Front 20 feet
 - b. Rear 20 feet
 - c. Side 5 feet
 - d. Street Side 15 feet
4. **Sidewalks:**
 - a. All sidewalks are offset 8 feet from back of curb.
 - b. Four (4) feet wide is standard.
5. **Driveways:** Concrete only. No asphalt.
 - a. Note: May restrict driveway width to 32' at curb; will be uniform across production lots and custom lots if decision is made to do this.
6. **Basements:** No basements allowed.
7. **Foundation/Stone:**
 - a. Brick stamped, painted.
 - b. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
 - c. Minimum of 20% brick/stone on front and side of home.
8. **Shingles:** Heritage II weathered wood color only.
9. **Siding/Exterior Color:**
 - a. No vertical siding.
 - b. Suggested browns, greys and natural colors. Must have Architectural Committee approval.
 - c. Note: OK with high quality vinyl as of now, but no vertical siding.
10. **Garage:** 2 stalls minimum
11. **Fencing:**
 - a. PVC, Wood & Iron and Aluminum,
 - b. Height: 4 foot minimum: 6 foot maximum.
 - c. All fencing must match be approved by Architectural Committee.
12. **Outside Structures:**
 - a. No dog runs are permitted (hardship will be considered by Architectural Committee)
13. **Street Trees:** As required by the City of Fremont
14. **Sod:** All lawns to be fully sodded or landscaped. No seeding.