

First Step in the Design Process

In an effort to try and make the design /review process easier and more efficient for both the lot owner and the Sandy Pointe Lake Design Review Board we have put together this brief outline.

- 1) There are many things about building at Sandy Pointe Lake that are not standard, Therefore we recommend that you first visit the Sandy Pointe Lake website, www.sandypointelake.com, and review all sections under the heading Building/Lot Requirements. Pay special attention to the sub-section **House Style Appendix “A”**. This is what sets Sandy Pointe Lake apart from other lake communities, because the homes you see at Sandy Pointe are not typical urban homes that you would expect to see in Lincoln or Omaha, but are homes with a distinct **design style**, as described in the covenants and illustrated in Appendix “A”. If your house design doesn’t look like one of the homes in Appendix “A”, or it doesn’t have a very distinct design style, than chances are it will not be approved.
- 2) Owners and their designer are encouraged to contact the Board prior to beginning plan preparation to avoid confusion and minimize rework of house plans.
- 3) Lot owners seeking plan approval for construction must first submit preliminary exterior elevations which should include but not be limited to the following: Exterior finish material, roof material, window & door orientation, and the design details that exhibits the **design style** that the owner seeks to build.
- 4) Once the Board approves the preliminary plans then you may proceed with full construction documents. Once we receive your plans in electronic format it usually only takes a week to ten days for the board to review and comment on your plans. Once the Board makes final approval of your plans you can begin construction.
- 5) Once construction begins we expect the lot owner and builder to do the following things.
 - a) Maintain a clean construction site.
 - b) Provide a hard surface construction staging area so that construction vehicles, equipment, and materials are not on the roadway or right of way at any time.
 - c) Each construction site needs a covered dumpster to keep trash and construction debris from blowing around the lake.
 - d) The front yard ditch must be maintained.
 - e) Sediment and erosion control measures must be maintained during and after construction to keep sediment from reaching the lake.
 - f) All drainage must be directed to the lake in a manner which minimizes erosion and not onto the roadway or the adjacent lots.
 - g) A Landscape plan must be approved prior to placing any plant material or other landscape features.

If you have any questions or comments please don’t hesitate to contact the Design Review Board. Thanks for your attention and we look forward to seeing you at the lake.