





LANDSCAPE KEY:

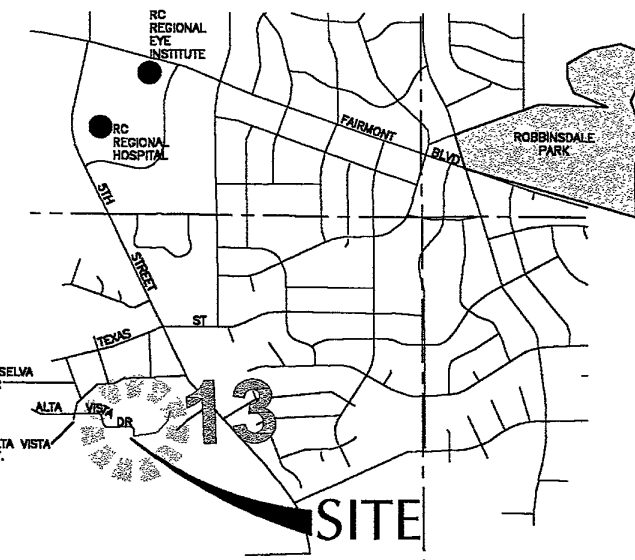
-  CONIFER TREE -
IE. BLACK HILLS SPRUCE
-  SHADE TREE -
IE. GREEN ASH
-  SMALL ORNAMENTAL TREE OR SHRUB -
IE. ASPEN, JUNIPER, LILAC
-  RETAINING WALL, TYPICAL

NOTE:

LANDSCAPE ITEMS ARE CONCEPTUAL ONLY. FINAL SPECIES AND LOCATIONS ARE SUBJECT TO CHANGE.

NOTE:

ADJOINING PROPERTY OWNERS (TRACT A BLOCK 27 OF ROBBINSDALE NO. 10) HAVE BEEN INFORMED OF OPTION FOR REDUCED REAR LOT SETBACK AND SUPPORT SAID GEOMETRY

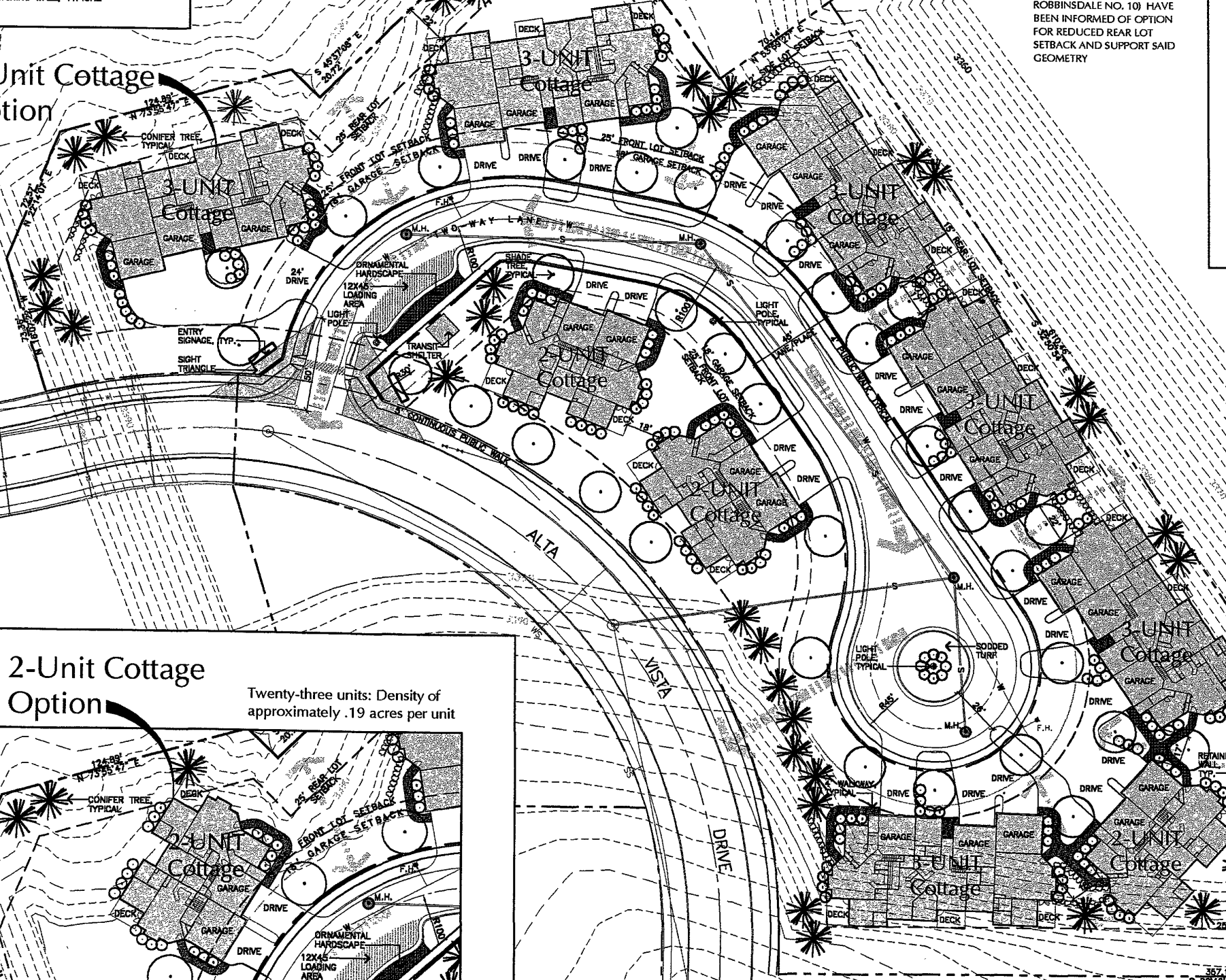


VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

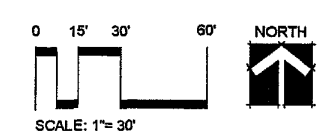
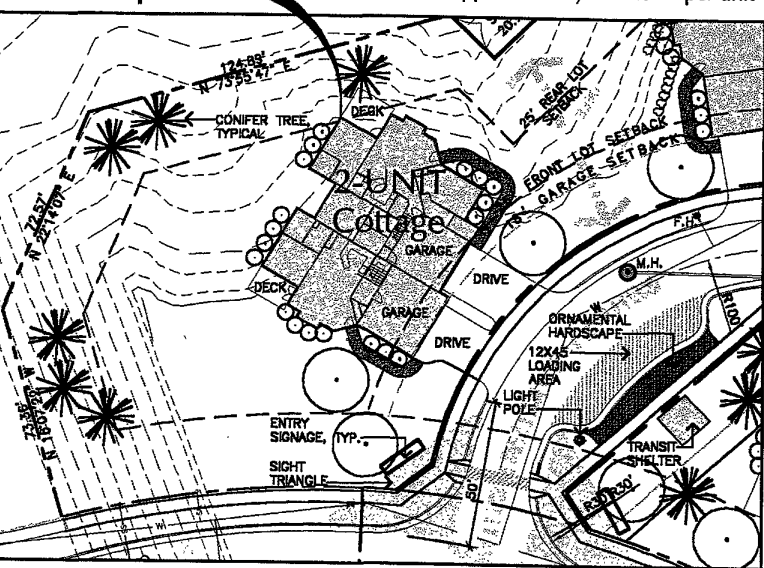
- Site consists of 4.30 total acres
- Plan includes twenty-three or twenty-four Duplex/ Triplex cottages
- Density of approximately .18 acres per unit
- Ninety-six "off-street" lighted driveway parking spaces: two in driveway, two in garage (per unit)
- Nicely landscaped setting with buffering plantings
- One individual access point to street
- 25' Front and Back Setback
- 8' Side-lot Setback minimum for single story structure
- Emergency vehicle access to cul-de-sac / 90' diameter
- Walkout basement / Lower floor on most units
- Accessibility to all areas of site via walkways
- Building heights not to exceed 20' from finished floor
- Drainage channels indicated by gray arrows
- No parking allowed on streets, indicated by signages
- Front of units to be sodded turf / Back of units to be seeded turf
- All plantings, except seeded areas, to be irrigated with permanent underground system

3-Unit Cottage Option



2-Unit Cottage Option

Twenty-three units: Density of approximately .19 acres per unit



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Project Name
West Hills Village

Sheet Title
Preliminary Development Plan

DESIGNED BY:	EAH	
DRAWN BY:	ARKW	
APPROVED BY:	PHW	
PROJECT NO.:	01503	
DATE:	August 31, 2002	
NO.	REVISION	DATE
Sheet Number	1	
	of 1	