





**LANDSCAPE KEY:**

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

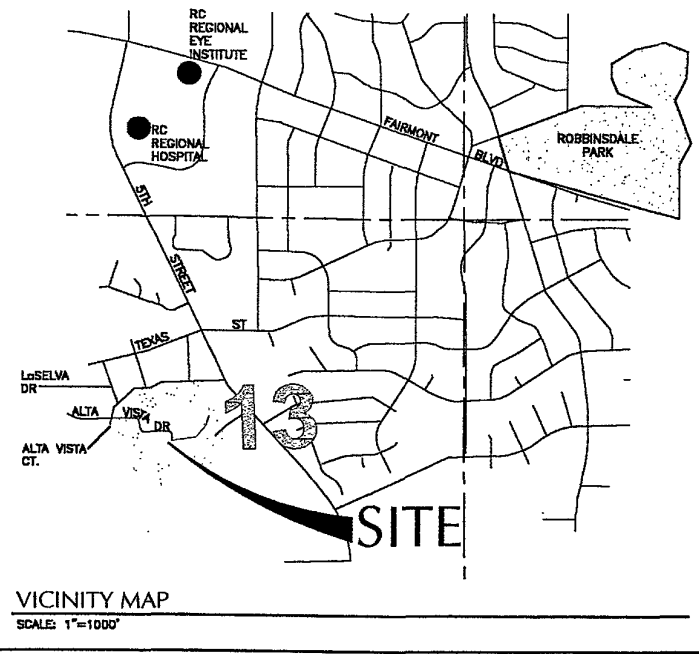
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**NOTE:**

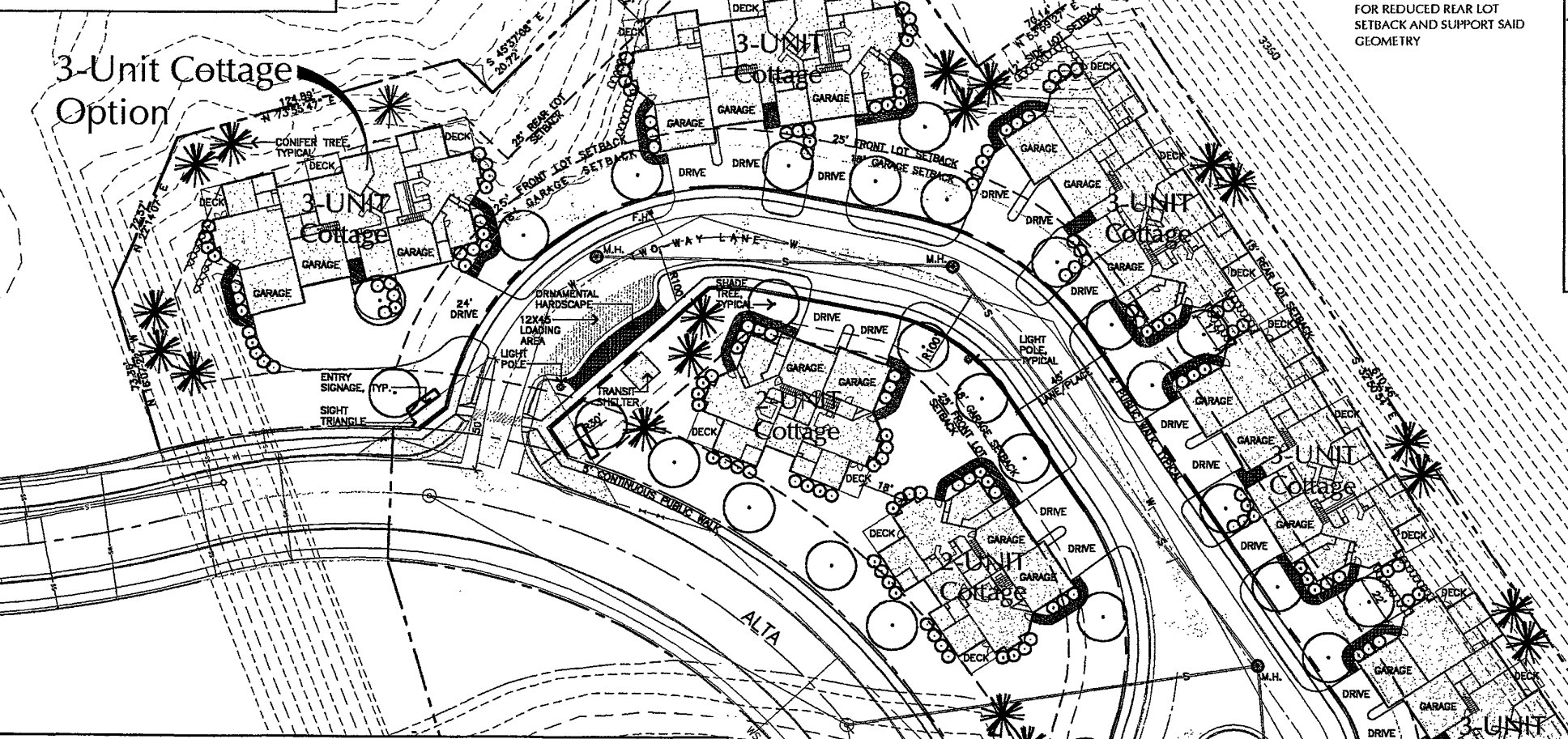
LANDSCAPE ITEMS ARE CONCEPTUAL ONLY. FINAL SPECIES AND LOCATIONS ARE SUBJECT TO CHANGE.

**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

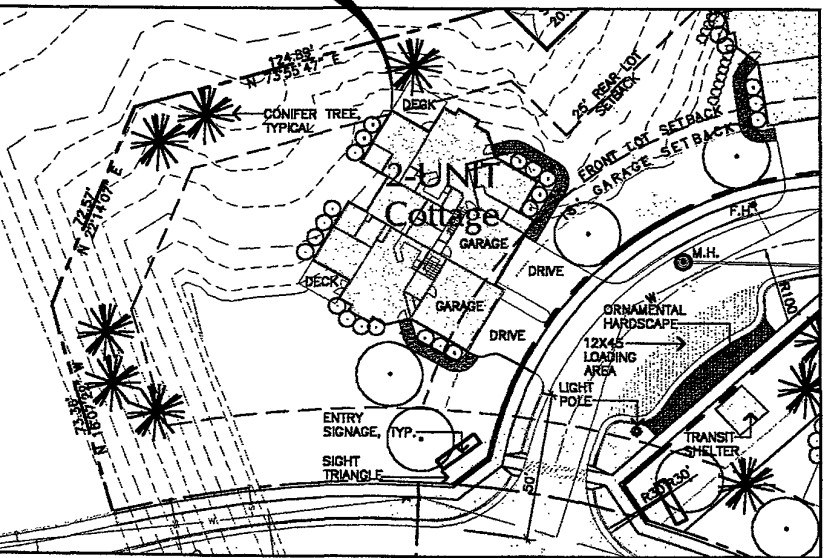


**3-Unit Cottage Option**



**2-Unit Cottage Option**

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



**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

