

SCALE: 1" = 90'



PROJECT SUMMARY

BUILDING HEIGHT: 35' MAX.
LOT AREA: 8,000 SF MIN.
12,171 SF MAX.
MINIMUM BUILDING SETBACK:
20' - FRONT
15' - REAR
5' - SIDE
10' - BETWEEN HOUSES

PROPOSED DENSITY: 0.27 UNITS/ACRE

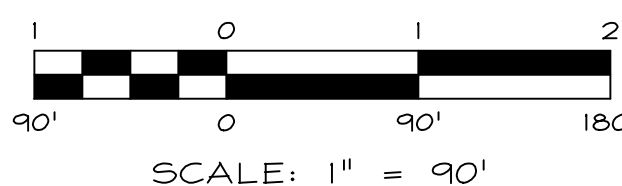
LOT SUMMARY:
RESIDENTIAL LOTS: 190
PF LOTS: 3

EXISTING ZONING: MFR-PD, PF-PD, RA-5
PROPOSED ZONING: SFR-8,000-PD, PF-PD

PROPOSED LAND USE: RESIDENTIAL

UNITS SUMMARY:
2,150 SF = 64
1,950 SF = 15
1,750 SF = 47
1,500 SF = 64

NO.	DATE	REVISION BLOCK	BY

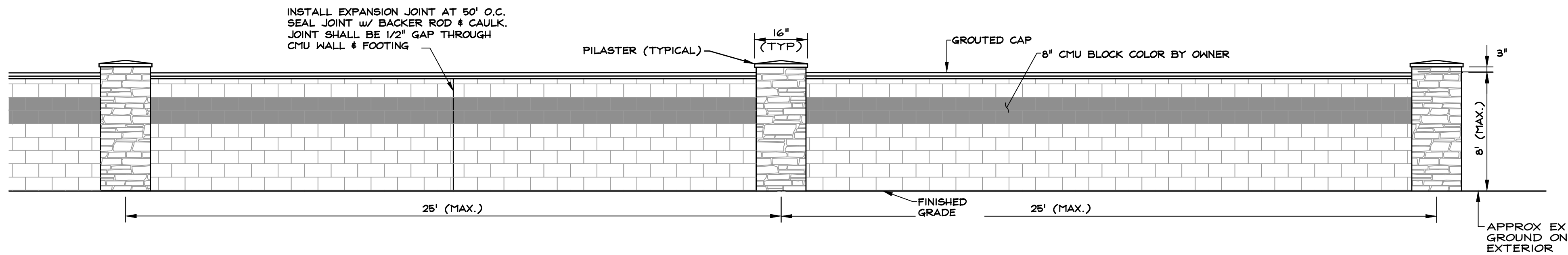


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ASHLAND PARK
DOUGLAS COUNTY, NEVADA

DEVELOPMENT PLAN
ASHLAND PARK LLC.

DRAWN: MAH	JOB: 2638-002
ENGINEER: ROA	DRAWING: SEE PLOT STAMP
SCALE: 1" = 90'	SHEET: 1
DATE: 09/28/20	OF: 1 SHEETS



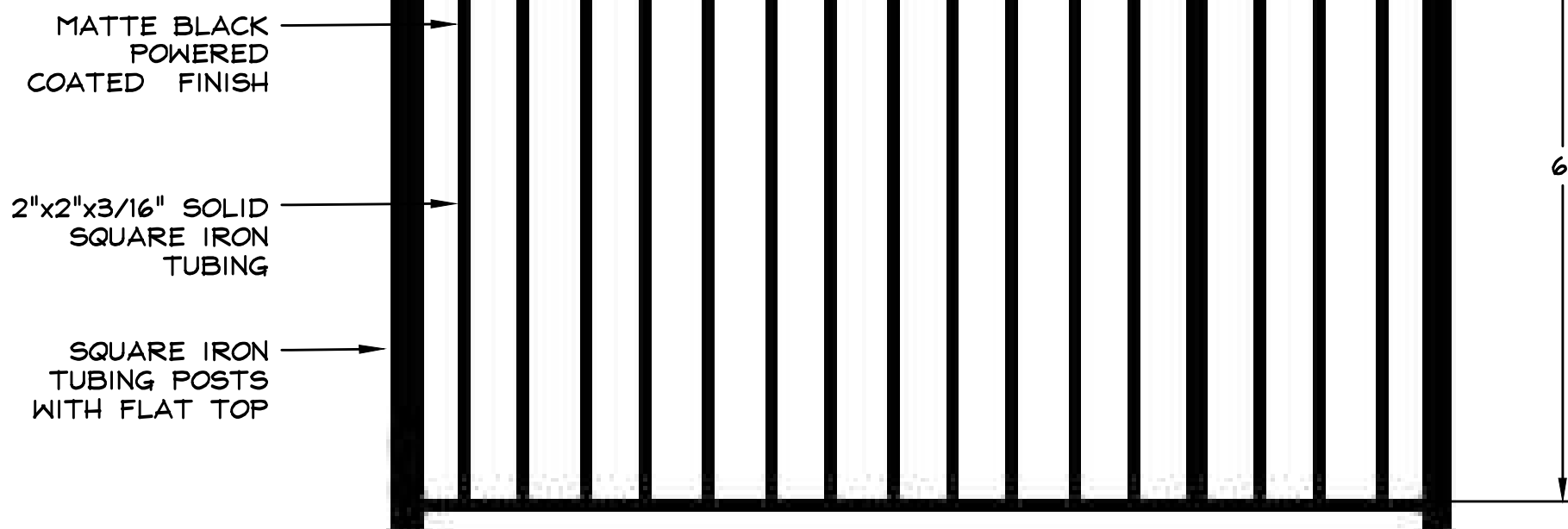
PROPOSED SCREEN WALL

NOT TO SCALE



ENTRANCE FEATURE

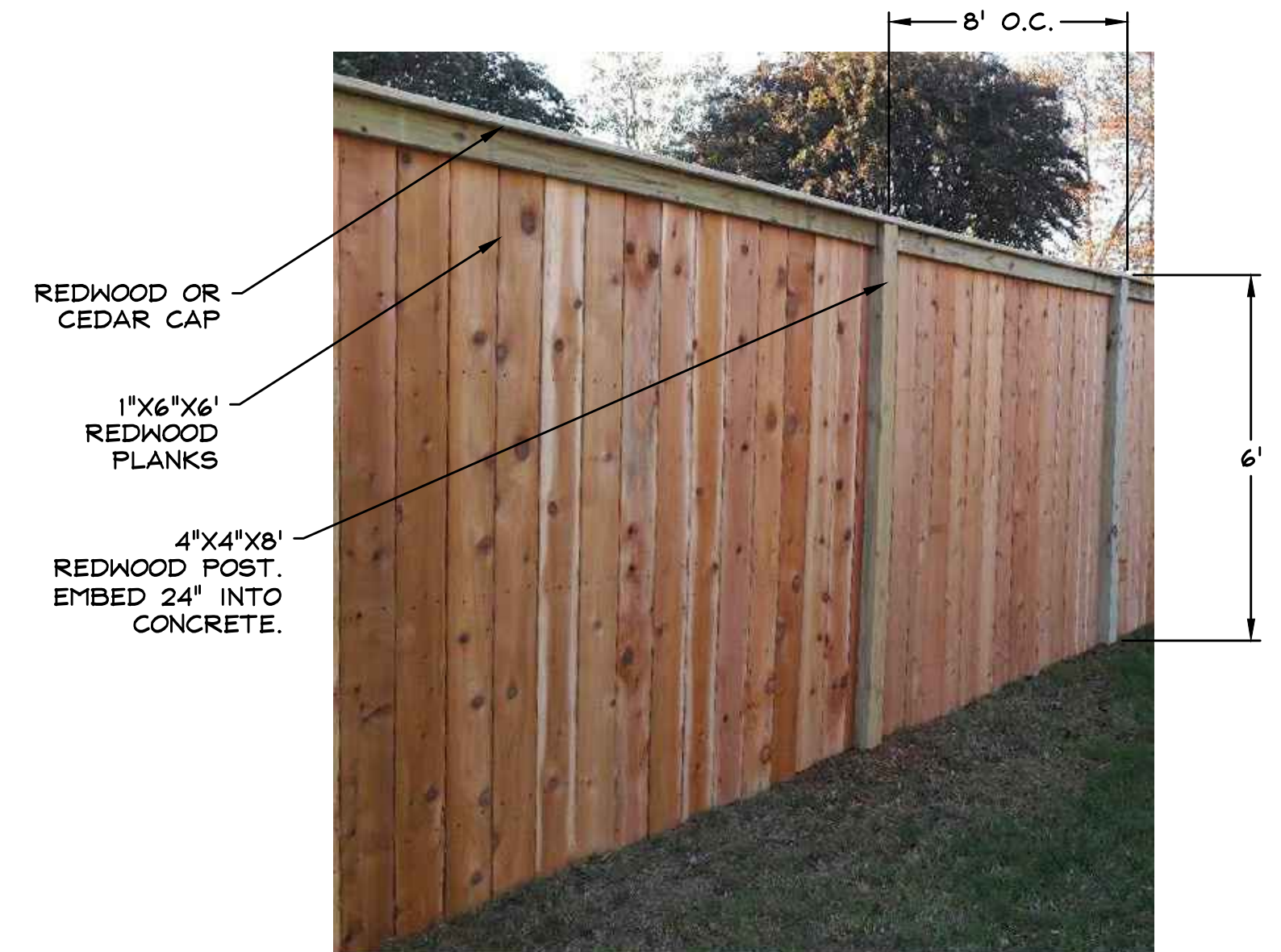
NOT TO SCALE



FENCING ALONG POND PERIMETER AT PROPERTY BOUNDARY

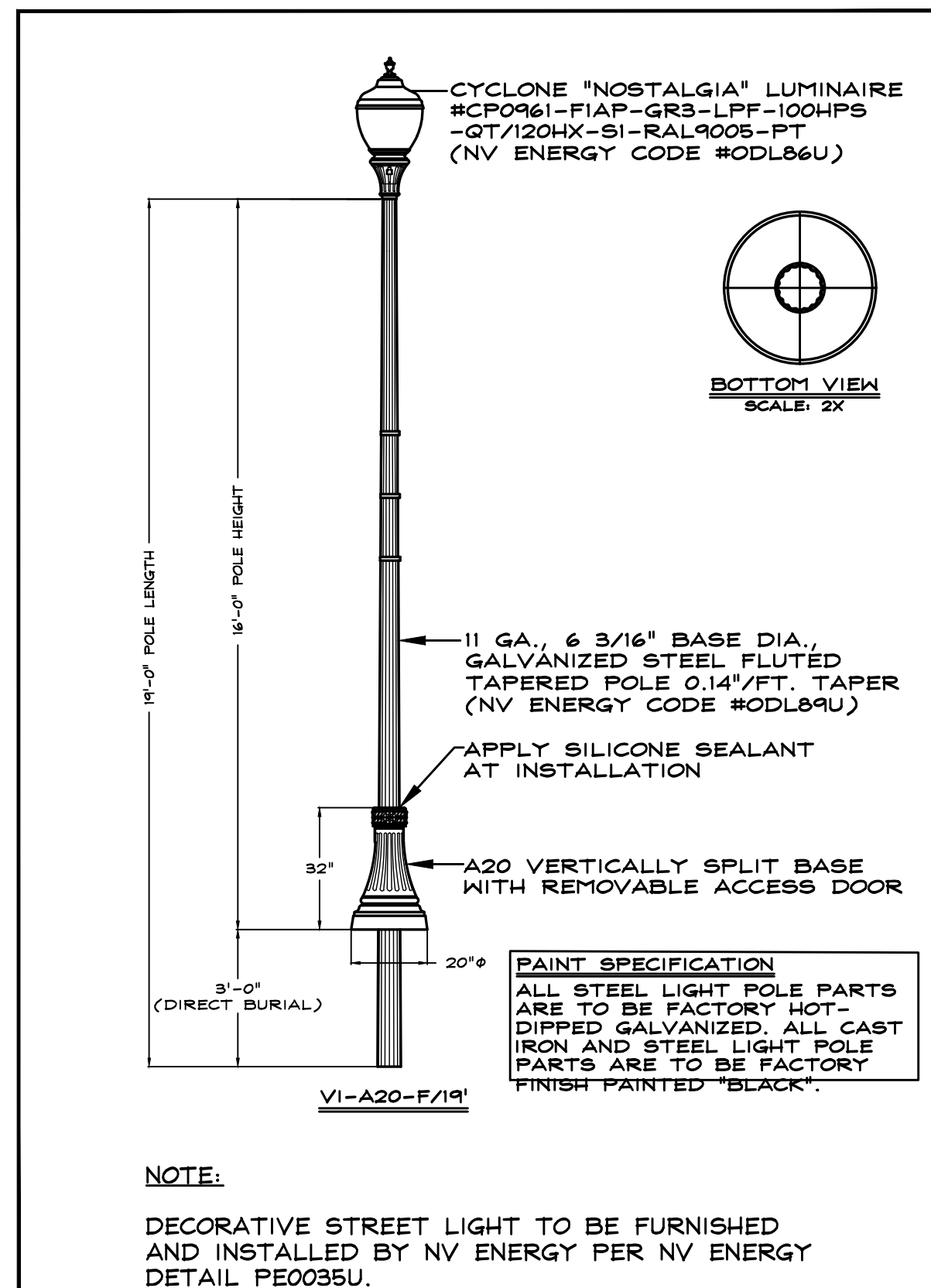
PROPOSED 6' IRON POND FENCING

NOT TO SCALE



PROPOSED 6' RESIDENTIAL FENCING

NOT TO SCALE

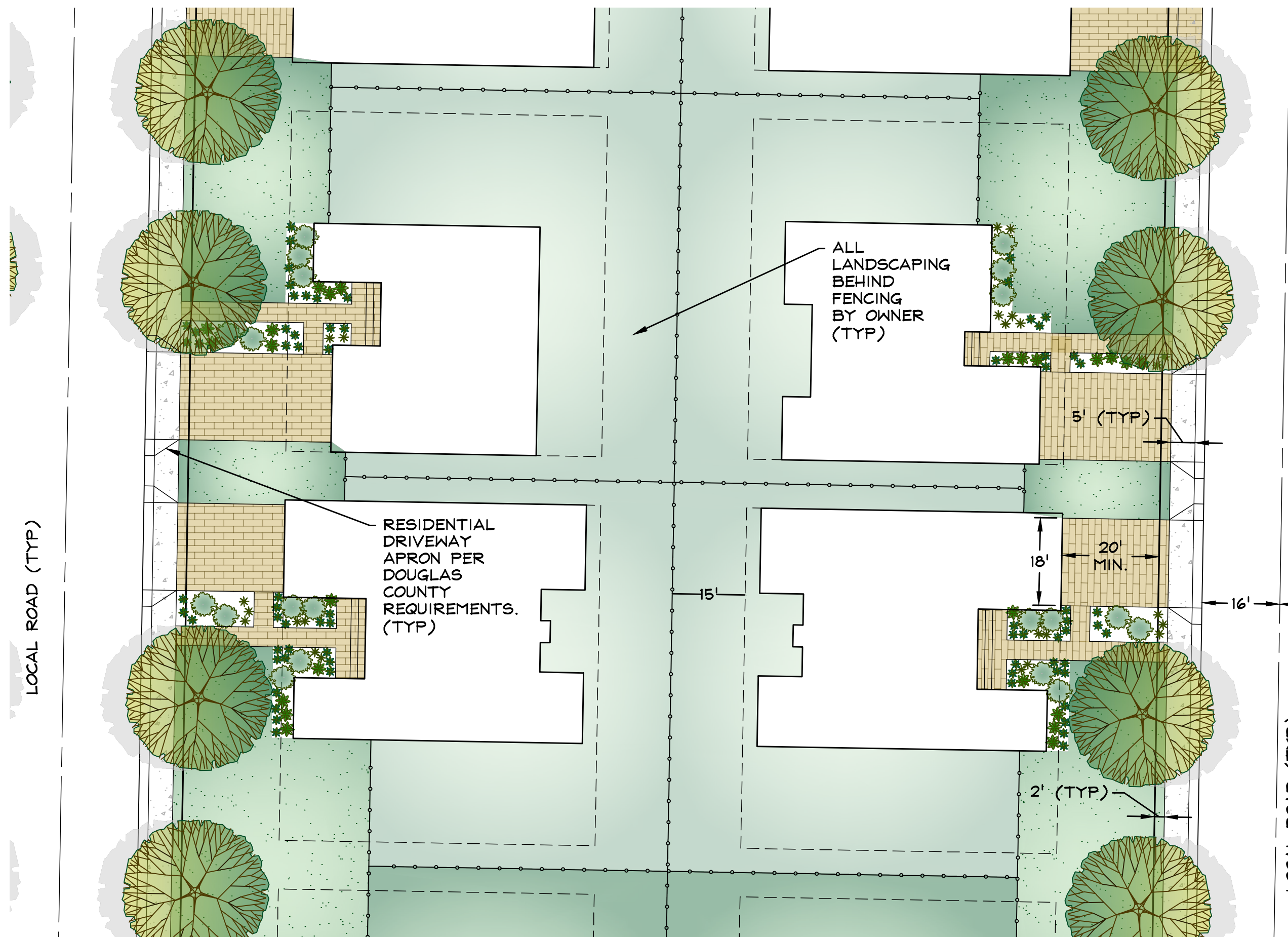


NOTE:

DECORATIVE STREET LIGHT TO BE FURNISHED AND INSTALLED BY NV ENERGY PER NV ENERGY DETAIL PE0035U.

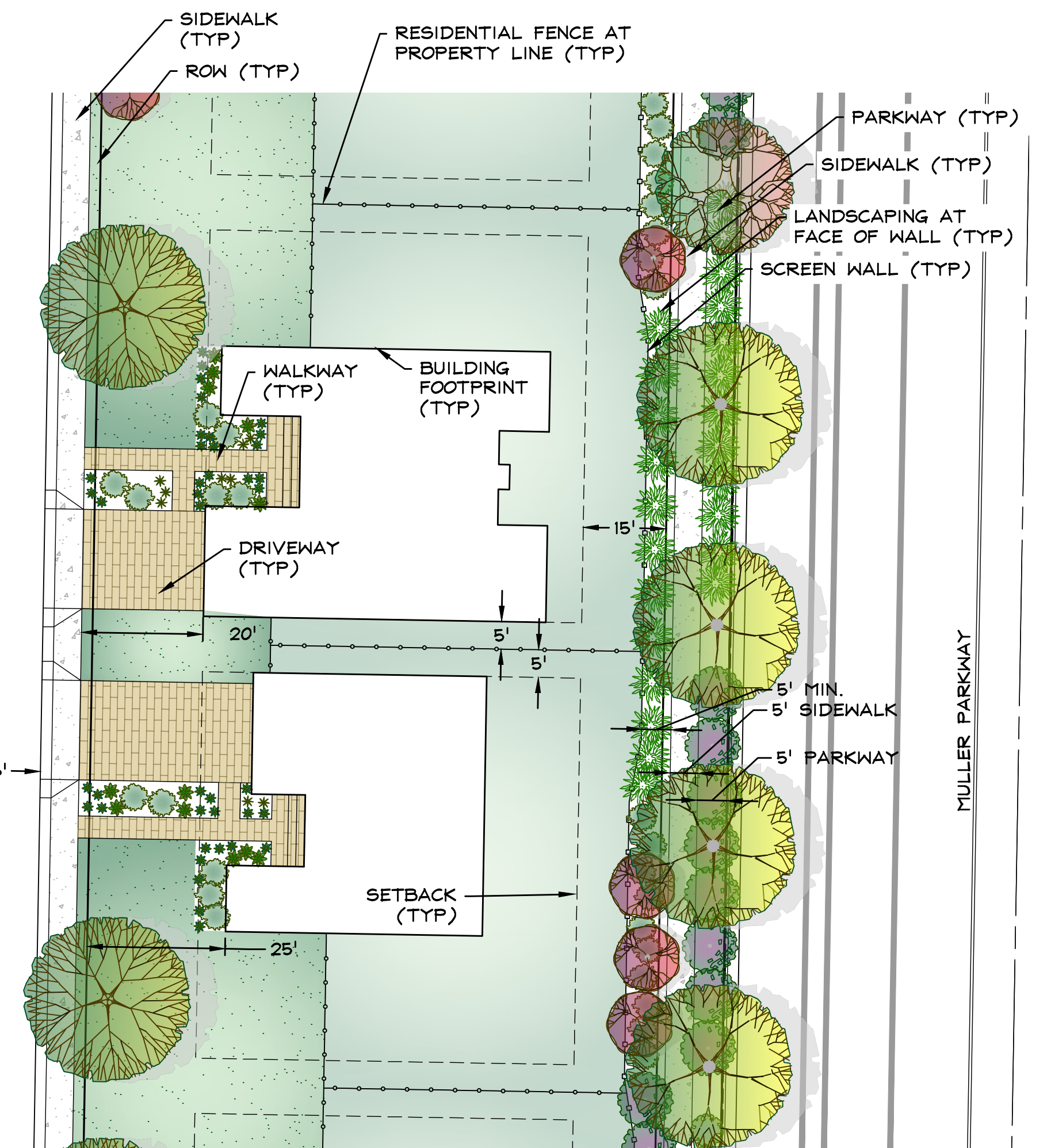
ACORN STYLE STREET LIGHT

NOT TO SCALE



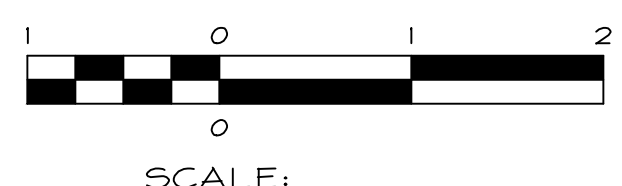
TYPICAL LOT LAYOUT

NOT TO SCALE



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NO.	DATE	REVISION BLOCK	BY



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ASHLAND PARK
 DOUGLAS COUNTY, NEVADA

DEVELOPMENT PLAN
 SITE DETAILS
 ASHLAND PARK LLC.

DRAWN: MAH	JOB: 2638-002
ENGINEER: NSG	DRAWING: SEE PLOT STAMP
SCALE: NONE	SHEET: 2
DATE: 09/28/20	OF: 2 SHEETS