

## *Ancient Oaks Subdivision*

Ancient Oaks Subdivision has been a challenging development site due to the topography of the two wooded hills that bound the development area on the north and south and the developer's goal to gently terrace homesites into the wooded hillsides that will be preserved as a Village park. A grading plan was carefully conceived to create homesites that merge into the wooded hills while taking into consideration preservation areas in the sloped rear yards.

Following, is a written introduction to the homesites by groupings according to their characteristics including the grading plan for each lot grouping. Our hope is that this brief description will assist in explaining the attributes of various homesites together with a graphic post development grading reference. Thank you for your interest in Ancient Oaks and we stand ready to answer additional questions.



## **Lots 1-9**

These private lots enjoy memorable, south facing wooded views of the park in the rear yard. The views through the understory of the mature woods are outstanding - providing a greenscape backdrop to homesites. A sidewalk is planned for the terrace area adjacent to the street. Adjacent to lots 1 and 9 are entrance points to Village owned park. These lots have across-the-street frontage on the wooded, one-way boulevard.

## **Lots 10 – 16**

The west facing lots also have rear yards with wooded, parkside frontage. Lot 10 has a park access point on the east and lot 16 has a rear corner, walkout opportunity.

## **Lots 17 – 23**

Located on the west side of a private cul de sac - all of these lots are graded for walkout basements and many of them will provide sunset views from decks and patios at the rear of these future Ancient Oaks Homes.

## **Lots 24 – 27**

All four of these lots are graded for rear, walkout exposures. Lots 24 – 25 have rear and side frontage on the park area that contains the stormwater pond and wetland preserve.

## **Lots 28 and 30**

These hillside lots also backup to the Village park. Lot 29 is designed for a side yard, full basement exposure. There is an access point to the Village park between lots 29-30.

## **Lots 31 – 38**

Similar to lots 1 – 9, these lots have across the street, front yard frontage on the wooded, one-way boulevard and north facing, sloping rear yards that border the Village park. At the top of the slope in the Village park, there are play fields and a tot lot play area for Children. No sidewalk is planned on the north side of the one-way, wooded boulevard and the homesites will be set closer to the street. Lot 38 will have another access point to the park along the east side.