

SITE DATA:  
 MAP: 59  
 PARCEL: PORTION OF PARCEL 2 (150.06 AC.), PARCEL 12 (79.67 AC.)  
 TOTAL AREA: 229.73 ACRES  
 CONTACTS:  
 OPTIONEE:  
 FORESTAR GROUP, INC.  
 JOSE BAXTER  
 3330 CUMBERLAND BLVD. SUITE 275  
 ATLANTA, GA 30339  
 770-272-7792  
 JOSEBAXTER@FORESTARGROUP.COM  
 APPLICANT:  
 RAGAN SMITH AND ASSOCIATES  
 WES HARRIS, PE  
 315 WOODLAND ST.  
 NASHVILLE, TN 37206  
 615-244-8591  
 WHARRIS@RAGANSMITH.COM

OPEN SPACE REQUIRED: 30% (68.92 AC)  
 OPEN SPACE PROVIDED: 45% (104.28 AC)  
 TOTAL LOTS: 295  
 AVERAGE LOT SIZE: 14,512  
 DENSITY: 1.28 UN/AC  
**INCREASED TOTAL BY 1 LOT**  
**INCREASED AVERAGE LOT SIZE BY 12SF**

**Project Schedule**

Phase	Estimated Lot Quantity	Site Work Start	Construction Start	Construction End
1	133	Spring 2017	Spring 2017	Fall 2017
2	54	Spring 2017	Spring 2017	Fall 2017
3	65	Spring 2018	Spring 2018	Fall 2018
4	43	Spring 2019	Spring 2019	Fall 2019
<b>Total</b>	<b>295</b>			

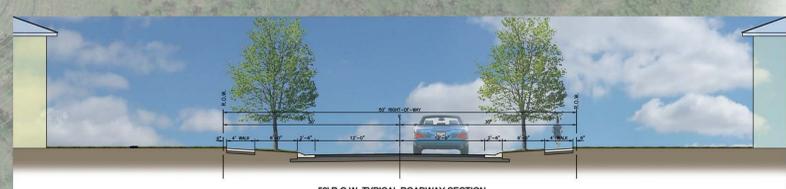
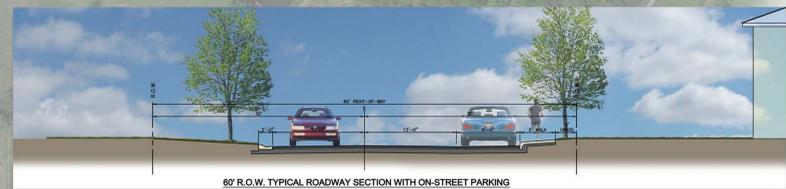
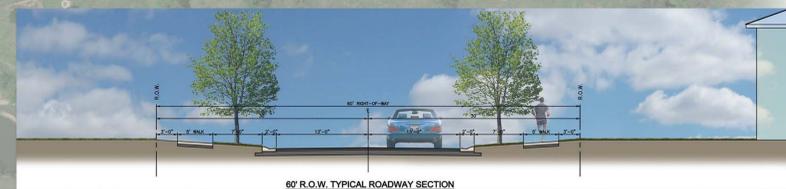
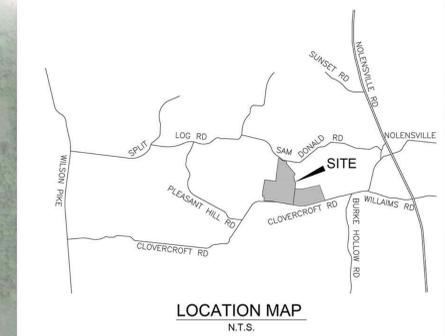
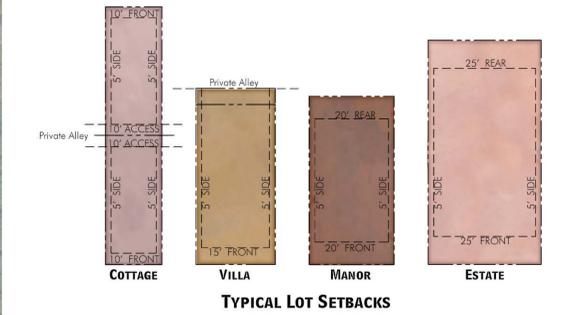
**Lot Sizes**

Lot Quantity	Lot Type Designation	Garage Access *	Minimum Lot Area *	Typical Lot Width	Minimum Lot Width	Lot Depth (Typical)
36	Cottage	Rear Alley	5,500 SF.	50'	40'	117.5'
41	Villa	Rear Alley	9,000 SF.	75'	60'	150'
121	Manor	Front, Side Or Rear	11,000 SF.	60'/80'	60'	150'
97	Estate	Side Or Rear	14,400 SF.	100'	90'	160'

\* 70% of the total units shall have Side Entry Garage, Rear Alley Entry Garage, or Garage within the Rear Yard  
 \*\* Average lot area of all units combined is approximately 14,500 sf

**Lot Setbacks**

Lot Type Designation	Front Setback (minimum)	Side Setback (minimum)	Rear Setback to Property Line	Garage Setback to Alley Edge
Cottage	10'	5'	n/a	6'
Villa	15'	5'	n/a	6'
Manor	20'	5'	20'	n/a
Estate	25'	5' (20' aggregate between buildings)	25'	n/a



**STREET SECTIONS**



**60' R.O.W. COLLECTOR**



1. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471870220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Aerial Photo from Google Earth, Boundary and Topo from Ragan Smith Field Run Survey Dated September 2014