

SITE DATA:
 MAP: 59
 PARCEL: PORTION OF PARCEL 2 (150.06 AC.), PARCEL 12 (79.67 AC.)
 TOTAL AREA: 229.73 ACRES
OPEN SPACE PROVIDED: 30% (68.55 AC.)
 OPEN SPACE PROVIDED: 46% (106.6 AC. WITHOUT R.O.W. DEDICATION)
TOTAL LOTS: 294
AVERAGE LOT SIZE: 14,500
DENSITY: 1.28 UNITS/AC.

CONTACTS:
 OPTIONEER
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APPLICANT:
 RAGAN SMITH AND ASSOCIATES
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Project Schedule

Phase	Estimated Lot Quantity	Site Work Starts	Site Work Completion/Home
1	132	Spring 2015	Fall 2015
2	54	Spring 2017	Fall 2017
3	65	Spring 2018	Fall 2018
4	43	Spring 2019	Fall 2019
Total	294		

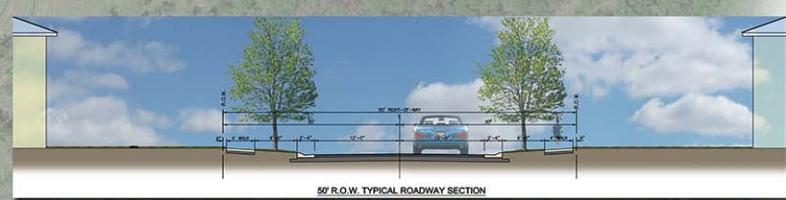
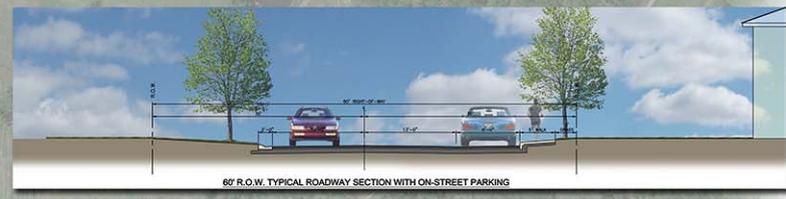
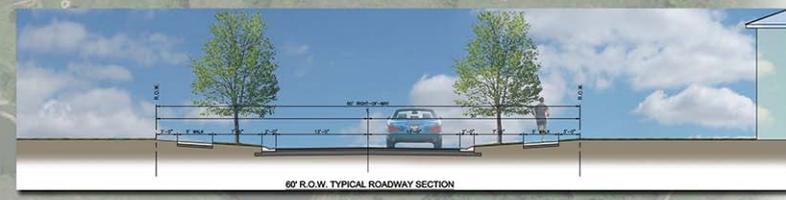
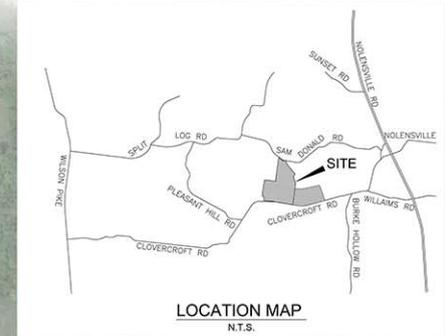
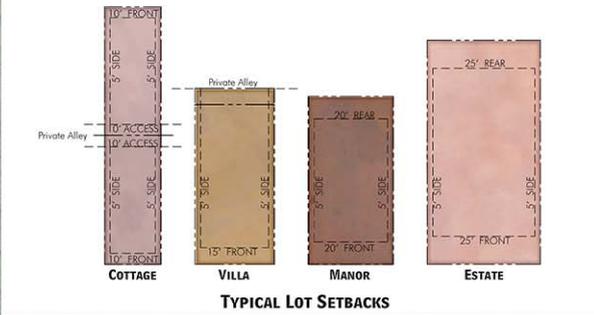
Lot Sizes

Lot Quantity	Lot Type	Designation	Garage Access*	Minimum Lot Area**	Typical Lot Width	Minimum Lot Width	Lot Depth (typical)
36	Cottage	Rear Alley	Rear Alley	5,500 sf	50'	40'	117.5'
39	Villa	Rear Alley	Rear Alley	9,000 sf	75'	65'	150'
122	Manor	Front Side or Rear Garage	Front Side or Rear Garage	11,000 sf	80'	60'	150'
97	Estate	Side or Rear Garage	Side or Rear Garage	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	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



FLOOD NOTES

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. 47187C0202F, 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. 0235, 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.

