SITE DATA:

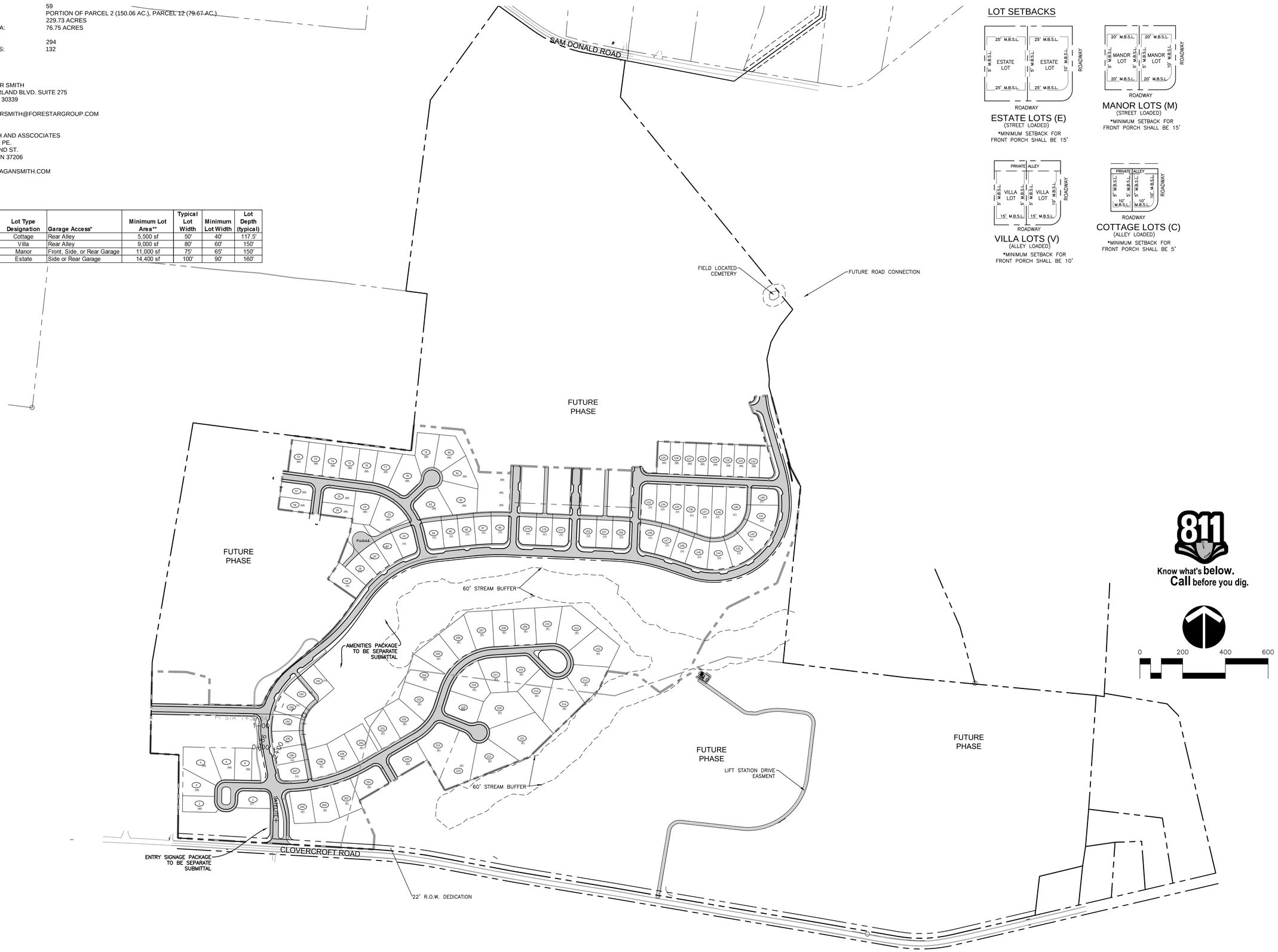
MAP:	59
PARCEL:	PORTION OF PARCEL 2 (150.06 AC.), PARCEL 12 (79.67 AC.)
TOTAL AREA:	229.73 ACRES
PHASE 1 AREA:	76.75 ACRES
TOTAL LOTS:	294
PHASE 1 LOTS:	132

CONTACTS:
OPTIONEEE
FORESTAR
CHRISTOPHER SMITH
3330 CUMBERLAND BLVD. SUITE 275
ATLANTA, GA 30339
770-272-7760
CHRISTOPHERSMITH@FORESTARGROUP.COM

APPLICANT:
RAGAN SMITH AND ASSCOCIATES
WES HARRIS, PE.
315 WOODLAND ST.
NASHVILLE, TN 37206
615-244-8591
WHARRIS@RAGANSMITH.COM

LOT SIZES:

Lot Quantity For Phase 1	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'
32	Villa	Rear Alley	9,000 sf	80'	60'	150'
34	Manor	Front, Side, or Rear Garage	11,000 sf	75'	65'	150'
30	Estate	Side or Rear Garage	14,400 sf	100'	90'	160'



LOT SETBACKS

ESTATE LOTS (E)
(STREAM LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 15'

MANOR LOTS (M)
(STREAM LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 15'

VILLA LOTS (V)
(ALLEY LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 10'

COTTAGE LOTS (C)
(ALLEY LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 5'

Know what's below. Call before you dig.

RAGAN•SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
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1410 COMMERCE STREET, SUITE 200
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No. 00116598
STATE OF TENNESSEE
4-28-15

BRETT ALAN SMITH
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AGRICULTURE
TENNESSEE No. 402
LANDSCAPE ARCHITECT

FINAL PUD
FOR
SCALES FARMSTEAD

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

Rev.	REVISIONS
1	04-28-2015 (D.R.S.) PER TOWN COMMENTS

JOB NO.	WK. ORDER 14032 9899
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	1"=200'
DATE:	MARCH 10, 2015

OVERALL LAYOUT PLAN

C1.0

G:\14032 BRIRG CIVIL ENGINEERING\PHASE 2*D ENGINEERING\FINAL PLAN\OVRL
PLOTTED BY DONNIS SIEBERG ON: 4/28/2015 1:00 PM LAST UPDATED BY DRS ON: 4/28/2015 12:21 PM