

SITE DATA

PARCEL: 36
 PORTION OF PARCELS 2478 (21 AC.) PARCELS 10 (79.75 AC.)
 TOTAL AREA: 228.51 ACRES
 OPEN SPACE REQUIRED: 10% (22.85 AC.)
 TOTAL LOTS: 209
 DENSITY: 1.34 LOTS/AC

CONTRACTS

CONTRACT NO. 2018-0001
 CONTRACTOR: SCA
 CONTRACT VALUE: \$1,000,000
 CONTRACT DATE: 10/1/2018
 CONTRACTOR'S ADDRESS: 1000 N. 10TH ST., SUITE 100, ATLANTA, GA 30309
 CONTRACTOR'S PHONE: (404) 525-1111
 CONTRACTOR'S FAX: (404) 525-1112
 CONTRACTOR'S EMAIL: info@scacorp.com

APPROVALS

APPROVED BY: [Signature]
 DATE: 10/1/2018
 TITLE: [Title]

PHASE

Phase	Estimated Lot Quantity	Start	Completion
1	50	Spring 2015	Fall 2015
2	50	Spring 2016	Fall 2016
3	50	Spring 2017	Fall 2017
4	50	Spring 2018	Fall 2018
5	50	Spring 2019	Fall 2019
6	50	Spring 2020	Fall 2020
Total	209		

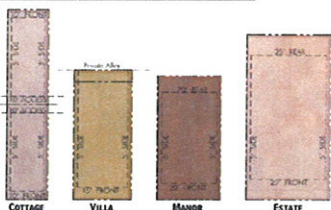
Lot Setbacks

Lot Type	Front Setback to Main Facade (Minimum)	Front Setback to Front Porch (Minimum)	Side Setback (Minimum)	Rear Setback to Property Line	Garage Setback to Alley Edge
Cottage	10'	5'	5'	10'	5'
Villa	15'	10'	10'	15'	10'
Manor	20'	15'	15'	20'	15'
Estate	25'	20'	20'	25'	20'

* 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 14,200 sq. ft.

Lot Setbacks

Lot Type	Front Setback (Minimum)	Side Setback (Minimum)	Rear Setback to Property Line	Garage Setback to Alley Edge
Cottage	10'	5'	10'	5'
Villa	15'	10'	15'	10'
Manor	20'	15'	20'	15'
Estate	25'	20'	25'	20'



TYPICAL LOT SETBACKS



AMENITIES CENTER



FLOOD NOTES

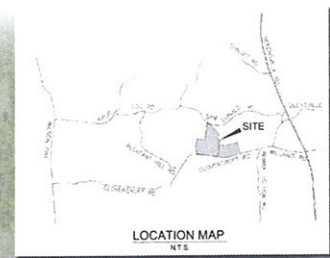
1. BY 3045 S.W. 10TH AVE. (FLOODING PLACING ONLY) THIS PROPERTY LIES WITHIN FLOOD ZONE "X". AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NO. 47020A, WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2006, WHICH SHOWS UP A PART OF THE NATIONAL FLOOD INSURANCE INFORMATION REPORT. COMPANY NO. 47020A, PANEL NO. 0206, SHEET 1, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROPERTY IS LOCATED. ANY OTHERS, OTHER THAN "X" UNDER "10" OR "AREA" AS NOTED DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN.



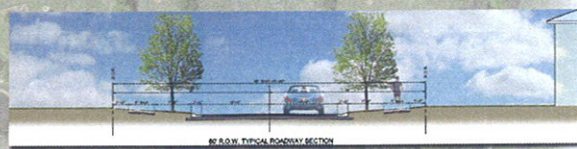
COMMUNITY GARDEN CONCEPT



WALKING TRAIL IMAGE



LOCATION MAP



60' R.O.W. TYPICAL ROADWAY SECTION



60' R.O.W. TYPICAL ROADWAY SECTION WITH ON-STREET PARKING



60' R.O.W. TYPICAL ROADWAY SECTION

STREET SECTIONS



COTTAGE AND VILLA IMAGES



COTTAGE VISTA

Aerial Photo from Google Earth, Boundary and Logo from Scales Farmstead Survey Dated September 2014

RAGAN+SMITH

LAND PLANNING • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 2100 WOODBRIDGE BLVD., SUITE 100, ATLANTA, GA 30329
 (404) 525-1111 FAX (404) 525-1112
 WWW.RAGANSMITH.COM

Scales Farmstead

Preliminary Concept Plan (P.U.D.)

