

Turisk, Mike

From: Steve Lenihan [slenihan@usa.net]
Sent: Monday, November 19, 2012 2:19 PM
To: Wilson, Beverly
Cc: Turisk, Mike; Duff Hearon; Bill Baker; jean armstrong; Jim Lynch
Subject: J-6 Ranch
Attachments: Phasing Plan_(c)_8.5X11 (10-3-12).pdf

Beverly,

Attached is our phasing plan. I am sorry that it was not submitted with our tentative plat or traffic report submittals. (I do not have Karen Lamberton's email address. Please forward this to her as well. Thanks.)

As we discussed today, our intent always was to have lower density in areas that are visible to neighbors or where the terrain is rougher and to have higher density where the land is flatter and the lots are less visible to neighbors (Hidden Valley is a good example of this). Our phasing plan does this.

What we would like to do, and we ask the county's approval for, is to keep a running count of lots on each plat. For example, in the general notes for the first plat we would show the following:

Total Lots Allowed for Project	278
Less Lots in this Plat	<u>-42</u>
Lots Allowed in Future Plats	236

If the second plat included neighborhoods 4, 5 and 6, the general note might read as follows:

Total Lots Allowed for Project	278
Less Lots Allowed in Prior Plats	-42
Less Lots in this Plat	<u>-38</u>
Lots Allowed in Future Plats	198

Each subsequent plat would have a similar general note keeping a running count so that the total number of lots would not exceed 278 (for 556 acres).

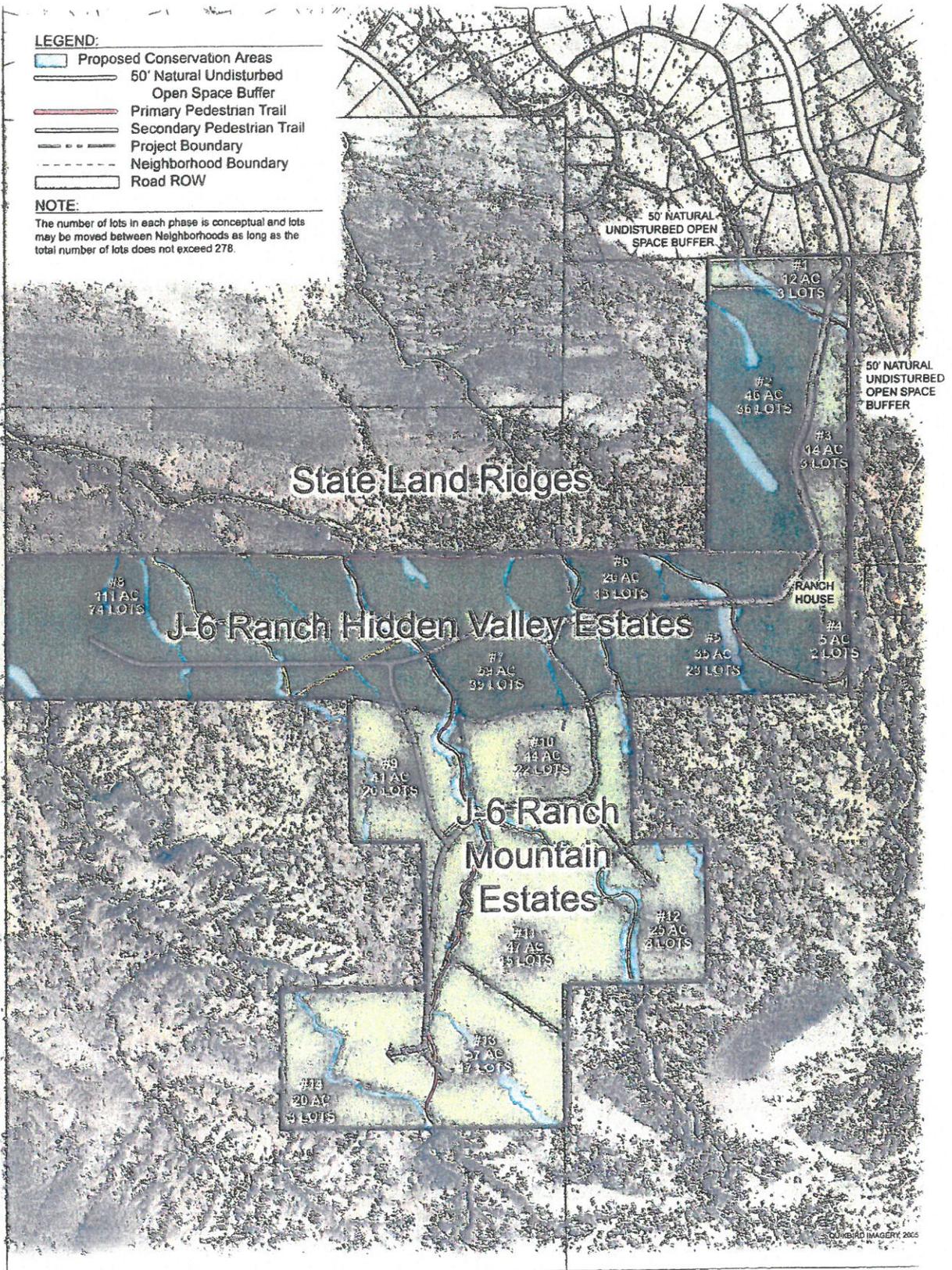
Perhaps Mike, Karen, you and I could talk about this and the traffic report next week. Thanks.

Steve

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PHASING PLAN



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