

BUNDORAN FARM

J-1

Bundoran Farm

10 August 2007



View South from Homesite

GENERAL INFORMATION

NEIGHBORHOOD OVERVIEW

The three homesites surrounding Lilly Lane offer a number of rare opportunities at Bundoran Farm. These are equestrian-suitable lots, which offer owners the ability to provide private pasture for horses. Also, these parcels are among the few at Bundoran that allow building in open pasture. Access to this area is separate from the primary entry to Hightop Drive, providing the feeling of a small community within Bundoran.

HOMESITE SUMMARY

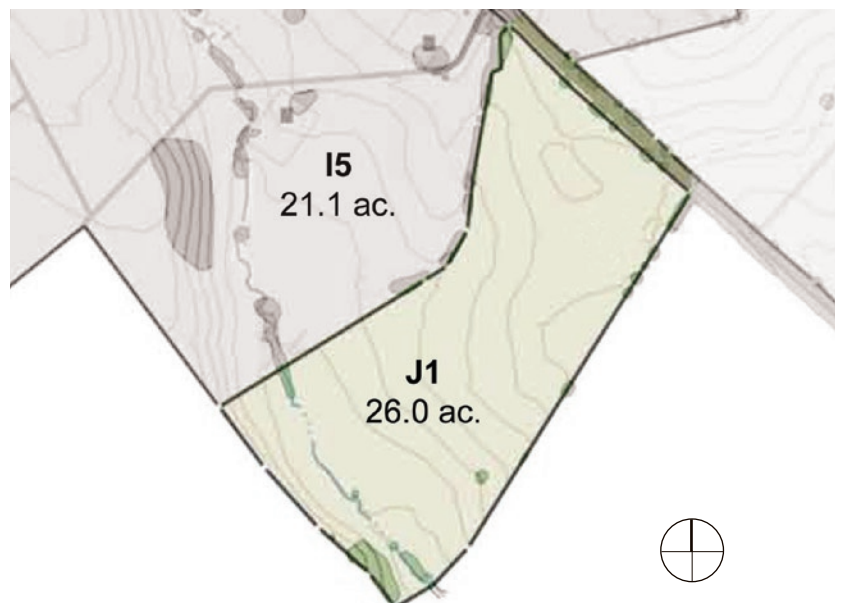
The J-1 homesite is unique at Bundoran Farm in having direct access to a public road (Plank Road). It also boasts mature pastures for horses, and a sweeping view south to Hightop Mountain, and east over protected farmland. The homesite is set just over a rise, to shelter the home from the road, and to help focus views and exposure to the south.

DESIGN CONSIDERATIONS

The relative visibility of this site requires careful design and siting of the home. Traditional vocabularies will be required on this site. Location of equestrian acreage should be a primary design consideration.



Key Plan



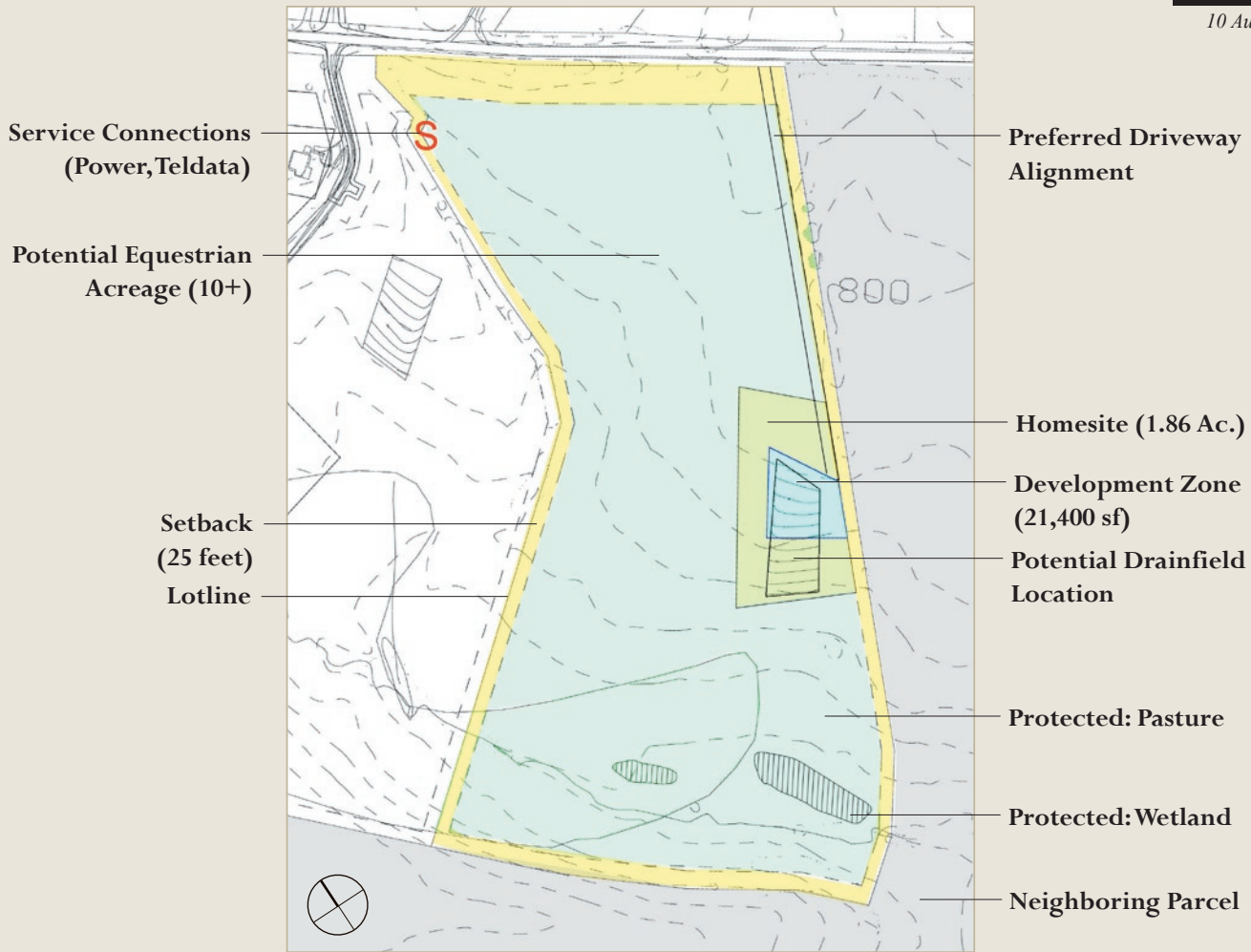
LOT DIAGRAM (NOT TO SCALE)

NOTE: All information displayed on this sheet is preliminary and subject to change based upon actual site conditions and market costs, and should be reviewed with Bundoran Farm Design Committee.

HOMESITE DETAIL

J-1

Bundoran Farm
10 August 2007



PARCEL DATA

Lot Size	26.0 Acres
Lot Type	Pasture, Ridge View
Road Access	Plank Road
Homesite Size	1.86 Acres
DZ Envelope	21,400 sf
Dependency	No
Elevation (homesite)	785'
Slope (homesite)	3-5%
Orientation	Multiple
Nearest Neighbor	810' (I-4)
Public Road	Plank Road
Shared Amenities	Forest, Stream

DESIGN DATA

Forested	No
Farmed	Yes (cattle)
Equestrian	Yes (10+)
Highly Visible	Yes
Add'l Design Stds	Yes (Traditional)
Shared Drive	No
Drive >250'	Yes
Drive Crossing	No
Septic	Conventional
Well	Required
Existing Structures	No
Notes	None

NOTE: All information displayed on this sheet is preliminary and subject to change based on actual site conditions and market costs, and should be reviewed with the Design Committee.