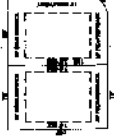
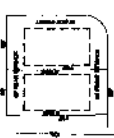


**TYPICAL SETBACKS SUMMARY**



**PLANS FOR PHASE II ONLY.  
LOTS 311-317 & LOTS 349-433.**

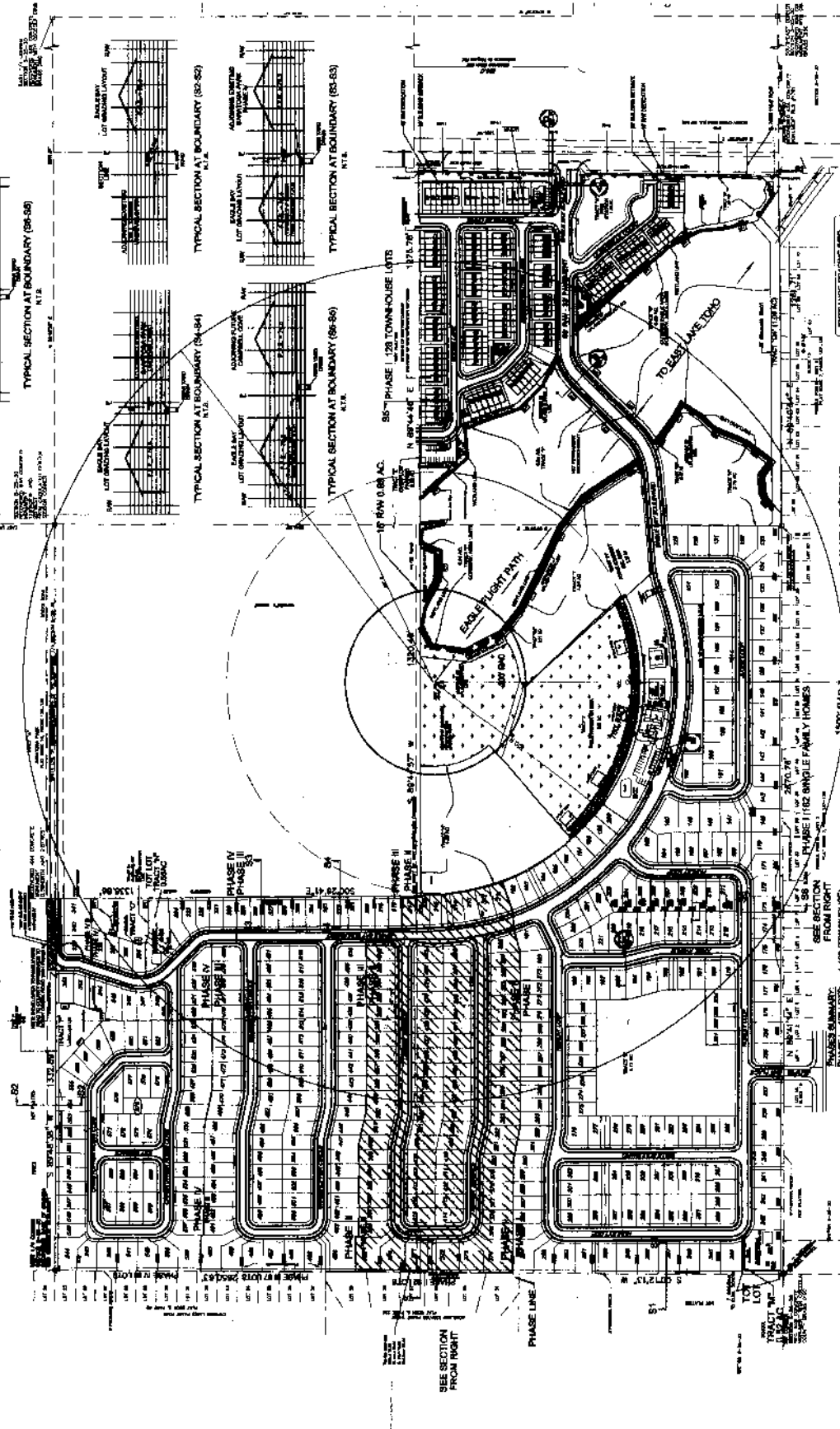
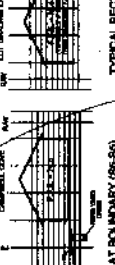
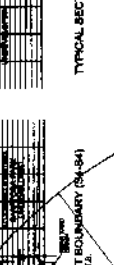
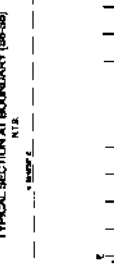
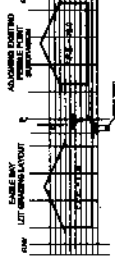
**NATURAL CONSERVATION AREA**  
No clearing, landscaping or other activities shall be permitted within the boundaries of this area. Call the Eagle Bay Home Owners Association for further information regarding this subject.

**12'x8' SIGN (S-1)**  
SEE SPECIFICATIONS FOR SIGN REQUIREMENTS AND INSTALLATION.

**24'x24' SIGN (S-2)**  
SEE SPECIFICATIONS FOR SIGN REQUIREMENTS AND INSTALLATION.

**HOUSING SUMMARY**

T.H.	20'X100'	128 LOTS	22.10%
	50'X115'	368 LOTS	63.7%
	75'X115'	74 LOTS	12.8%
	90'X115'	8 LOTS	1.4%
<b>TOTAL</b>		<b>578 LOTS</b>	



**MASTER PLAN 1"=200' SCALE**

- Note: 1. A 12' Landscape Buffer/Easement shall be dedicated around the P.D. No structures (fences) shall encroach into the easement and removal of designated vegetation or additional planting of vegetation as to alter the consistency of the buffer shall be prohibited.
2. If PVC/Alloy Fence Shall be installed along portions of the West and South side of property lines.
- Pursuant to the recommendation of the USFWS, the following restrictions apply:
- A. No construction is permitted within 300 feet of the Eagle Nest (05-107).
  - B. Major construction (i.e., exterior frame construction, construction of ponds, roads, etc.) is prohibited in the Primary and Secondary Protection Zones during the Bald Eagle nesting season (i.e., October 1-May 15) unless specifically authorized in writing by USFWS.
  - C. Construction between 300 feet and 750 feet of the Eagle Nest is limited to construction of the surface water management systems (e.g., stormwater ponds, etc.) during the non-nesting season (May 16-September 30).

**PHASE SUMMARY**

PHASE I	128 LOTS	1.10% (TOWNHOUSE)
PHASE II	368 LOTS	63.70% (TOWNHOUSE)
PHASE III	74 LOTS	12.80% (TOWNHOUSE)
PHASE IV	8 LOTS	1.40% (TOWNHOUSE)
<b>TOTAL</b>	<b>578 LOTS</b>	