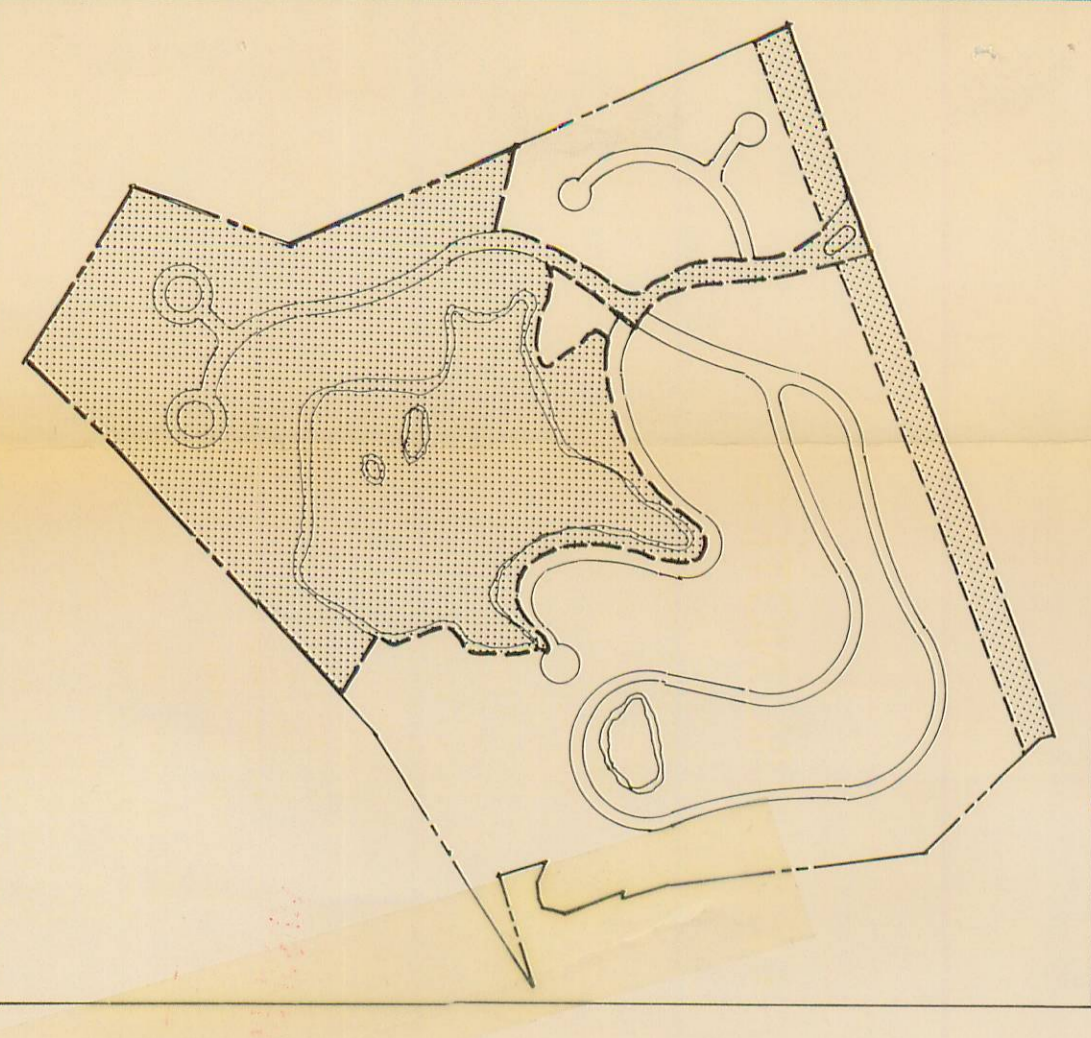


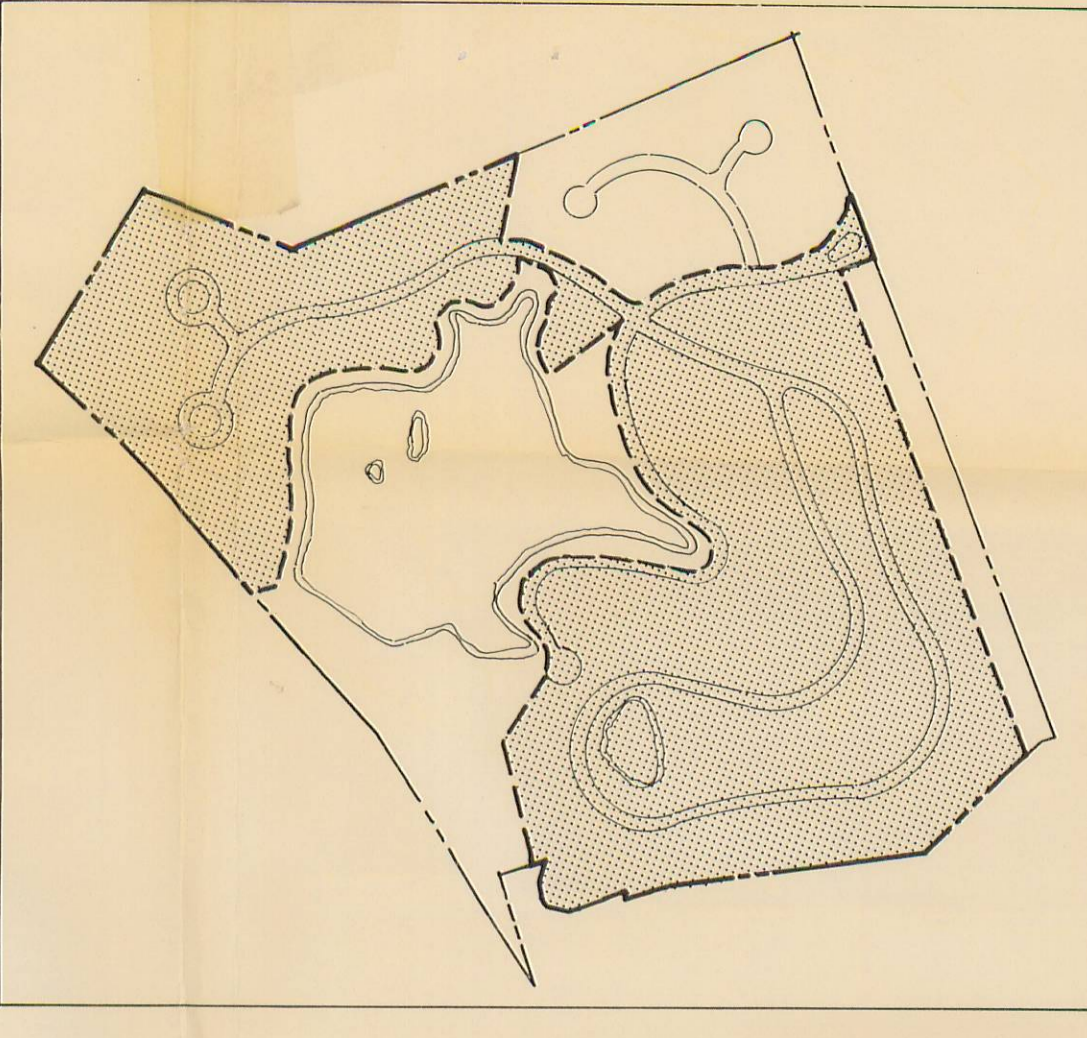
PHASE ONE
20 SINGLE FAMILY UNITS

- GENERAL NOTES**
- I. INNOVATIVE FEATURES INCLUDE:
 - A. PRIVATE STREET SYSTEM NECESSITATED BY A CONCEPT OF CONDOMINIUM OWNERSHIP IN ORDER TO PROVIDE AN OPTION FOR A UNIQUE FORM OF PROPERTY
 - B. A CONCEPT OF CONDOMINIUM OWNERSHIP IN ORDER TO PROVIDE AN OPTION FOR A UNIQUE FORM OF PROPERTY
 - C. A CONCEPT OF CUSTOMIZED SITE ARRANGEMENT THAT WOULD PERMIT MAXIMUM USE OF INDIVIDUAL SITES.
 - D. CONCEPTS AND SITE ARRANGEMENTS COVERED BY DECISIONS OF AN ARCHITECTURAL REVIEW BOARD.
 - E. ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION AND ASSURE CONTINUING COMMITMENT TO QUALITY DEVELOPMENT.
 - II. CHALLIS FARM SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE GENERAL NOTES PURSUANT TO PROVISIONS IN THE ZONING ORDINANCE REGARDING PLANNED UNIT DEVELOPMENTS AND SUBDIVISIONS. THE DEVELOPMENT SHALL BE CONFORMANT WITH SECTIONS 22.02 AND 22.04 OF THE ZONING ORDINANCE. THIS P.U.D./INNOVATIVE DEVELOPMENT WILL ADDRESS CERTAIN MODIFIED DEVELOPMENT STANDARDS PERMITTED UNDER SECTION 22.02 AND 22.04 OF THE ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO: WIDTH, OPEN SPACE, INTERNAL PRIVATE STREETS, ETC.
 - III. ALL SETBACKS WITHIN THE INNOVATIVE DEVELOPMENT AREA SHALL BE CONSTRUCTED TO MINIMUM PUBLIC UTILITY STANDARDS. SHALL BE CONSTRUCTED TO ACCOMMODATE EMERGENCY EQUIPMENT.
 - IV. THE ENTRANCE TO THE PROPERTY SHALL CONCIDE WITH THE CENTER LINE OF THE FUTURE HIGHWAY 51 MEDIAN CUT, 1922 FEET FROM THE CENTER LINE OF REA ROAD.
 - V. SIDEWALKS ALONG HIGHWAY 51 SHALL BE NEGOTIATED WITH THE RECREATION COUNTY DEPARTMENT OF TRANSPORTATION AT THE TIME OF CONSTRUCTION.
 - VI. EXTERIOR SETBACK DIMENSIONS FOR THE OVERALL DEVELOPMENT SHALL BE CONVENTIONAL.
 - VII. EXISTING TREES, SUPPLEMENTED WHERE NECESSARY WITH ADDITIONAL PLANTINGS, WILL BE PRESERVED IN THE 100 FOOT BUFFER AREA IN ORDER TO PROVIDE AN EFFECTIVE SCREEN BETWEEN THE DEVELOPMENT AND HIGHWAY 51 AS REQUIRED.

PHASE ONE AREA



INNOVATIVE AREA



CHALLIS FARM

PHASE ONE
JUNE 12, 1987

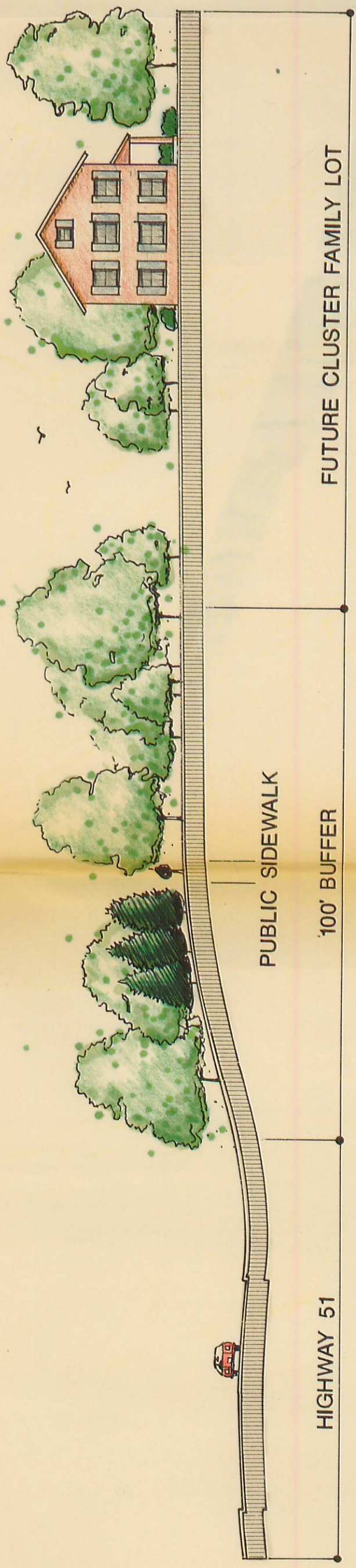
APPROVED BY COUNTY COMMISSION
DATE 5-13-87

SCALE: 1" = 100' 0" 50' 100' 200'

87-16C



*Approved by
County Commission
5/13/87
JPC*



SECTION A-A
SCALE: 1" = 20'

ENTRANCE GATE WITH PROJECT IDENTIFICATION
EXISTING TREES TO BE PRESERVED
TWO-WAY ENTRANCE ALIGNS WITH HIGHWAY 51 MEDIAN CUT