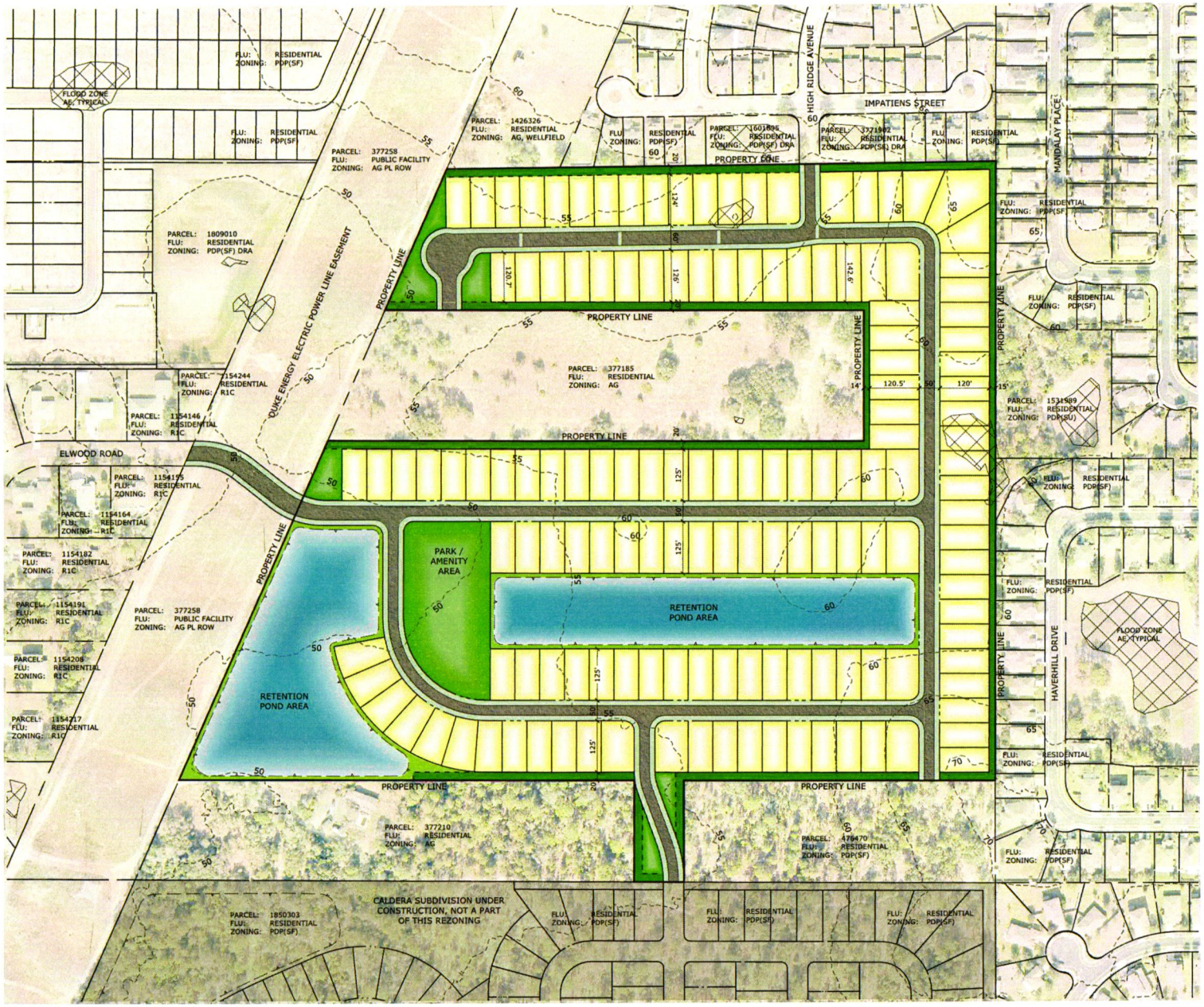
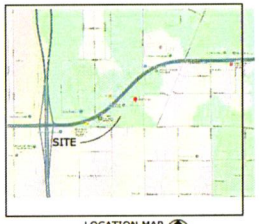




LOCATION MAP
N.T.S.

LEGEND

- 60' WIDTH SINGLE FAMILY LOTS
- LANDSCAPE BUFFER
- ASPHALT PAVEMENT
- PARK / AMENITY AREA
- RETENTION POND AREA

SITE DATA

OWNERS: MATTHEW TOLOS, DIANE JO RICHARD, MARY KROEPEL TRUSTEE, RICHARD S LEE, RICHARD A TANTUM, DYLAN AUPPERLEE, NICOLE AUPPERLEE
APPLICANT: SAND RIDGE HERNANDO 47, LLC
PARCEL KEY NOS: 377229, 377247, 377185, 377265
SECTION 09 **TOWNSHIP** 23 **RANGE** 18
CURRENT ZONING: PDP(SF)
PROPOSED ZONING: PDP (SF)
AREA: +/- 47.7 ACRES
WETLANDS: +/- 0.0 ACRES
UPLANDS: +/- 47.7 ACRES

CURRENT FLU: RESIDENTIAL
CURRENT ZONING: PDP (SF)

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / SINGLE FAMILY (PDP/SF)

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10' SINGLE FAMILY

PERIMETER SETBACKS:

NORTH 35'
SOUTH 35'
EAST 30'
WEST 30' EXCEPT ADJACENT TO UTILITY EASEMENT IS 5'

PROPOSED BUFFERS:

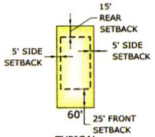
NORTH- 20' VEGETATIVE BUFFER
SOUTH- 20' VEGETATIVE BUFFER
EAST- 15' VEGETATIVE BUFFER
WEST- 0' VEGETATIVE BUFFER ALONG UTILITY EASEMENT
14' VEGETATIVE BUFFER ADJACENT TO PROPERTY

LAND USE TABLE

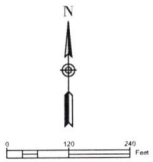
LAND USE	ACRES	UNITS
SINGLE FAMILY RESIDENTIAL (SF)	25.6	145
ROADWAYS	7.7	
DRAINAGE, BUFFERS, OPEN SPACE	14.4	
TOTAL:	+/- 47.7	

NOTES:
* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.



TYPICAL
60' SINGLE FAMILY LOT
NTS



REZONING MASTER PLAN

SAND RIDGE PHASE 3

Coastal Engineering Consultants, Inc.
Engineering
Planning
Environmental
Transportation
Construction Management
986 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

DATE	REV. BY	REV. NO	REVISION
02/23/22	JDGE	0	JDGE

SHEET
1

JOB No. 25027