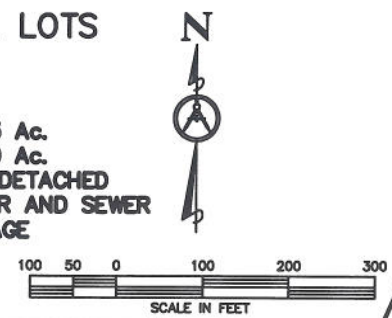


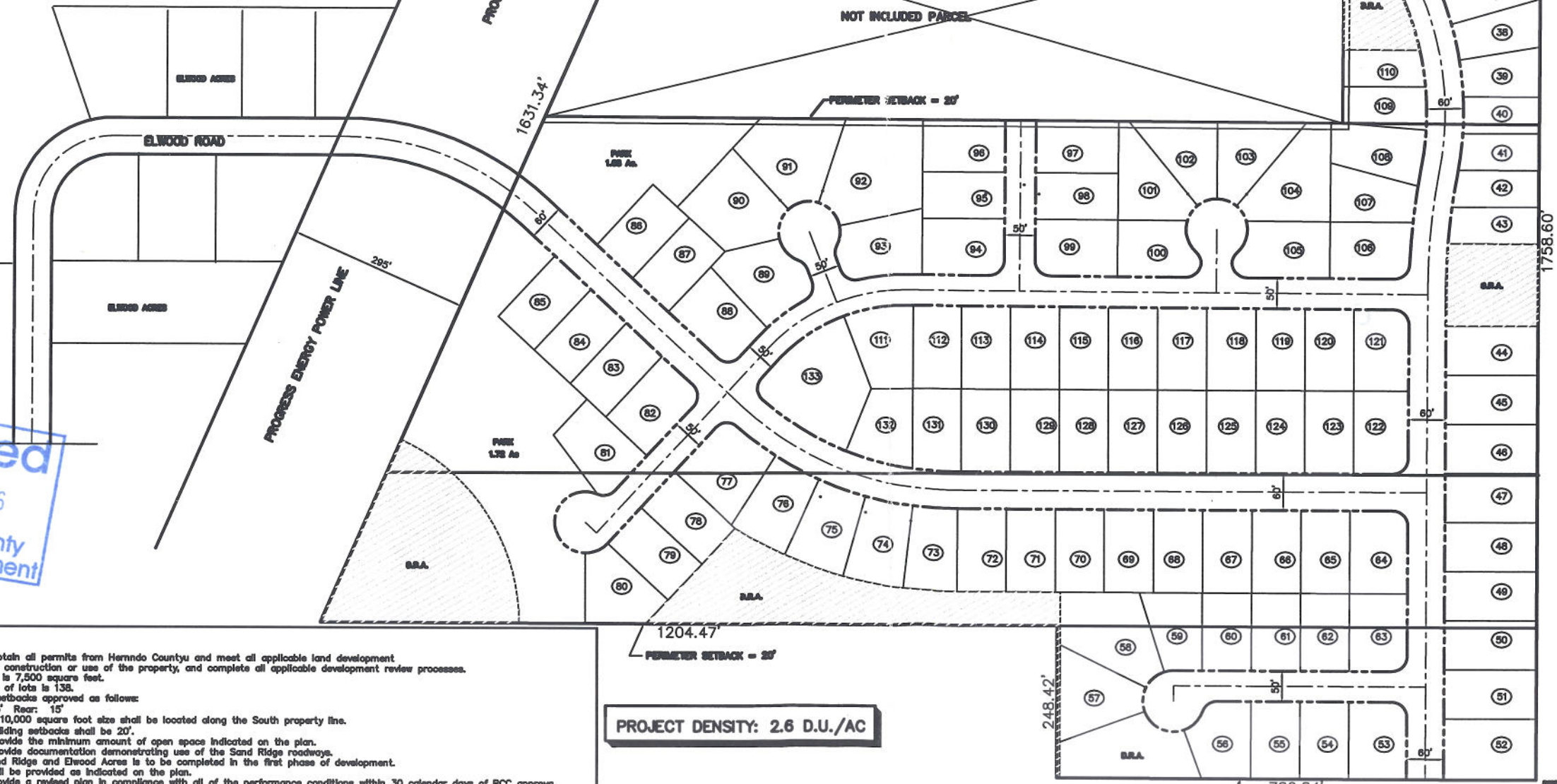


TYPICAL LOTS

PROJECT AREA: 52.54 Ac.
 OPEN SPACE REQUIRED: 2.63 Ac.
 OPEN SPACE PROVIDED: 2.80 Ac.
 ALL HOUSING UNITS ARE SF DETACHED
 ALL LOTS ON CENTRAL WATER AND SEWER
 ALL STREETS CLOSED DRAINAGE



APPROVED MASTER PLAN
 BCC HEARING DATE: 2-8-06
 COMMENTS:
 See PD-47 for specific conditions of approval
 VERIFIED BY: CMW



PROJECT DENSITY: 2.6 D.U./AC

- BCC Approval Conditions:
- The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
 - The minimum lot size is 7,500 square feet.
 - The maximum number of lots is 138.
 - Minimum internal lot setbacks approved as follows:
 Front: 20' Side: 7.5' Rear: 15'
 - Lots with a minimum 10,000 square foot size shall be located along the South property line.
 - Minimum perimeter building setbacks shall be 20'.
 - The petitioner shall provide the minimum amount of open space indicated on the plan.
 - The developer shall provide documentation demonstrating use of the Sand Ridge roadways.
 - Interconnection to Sand Ridge and Elwood Acres is to be completed in the first phase of development.
 - The access points shall be provided as indicated on the plan.
 - The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval.
 - A \$250.00 lota submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.
 - The petitioners shall enter into a developer's agreement which will require them to pay their proportionate fair share of offsite transportation improvements to mitigate impacts associated with development of the project.

Received
 MAR 09 2006
 Hernando County
 Planning Department

SAND RIDGE PHASE III 52.5 AC. SUBDIVISION MASTER PLAN		CIVIL-TECH CONSULTING ENGINEERS, INC. 12 South Main Street, Brooksville, FL 34601 Phone - (352) 796-6319 / Fax - (352) 799-9203 WWW.CIVIL-TECH.COM Registration # EB-000748	
SHEET NO. 1 OF 1			

This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION".