

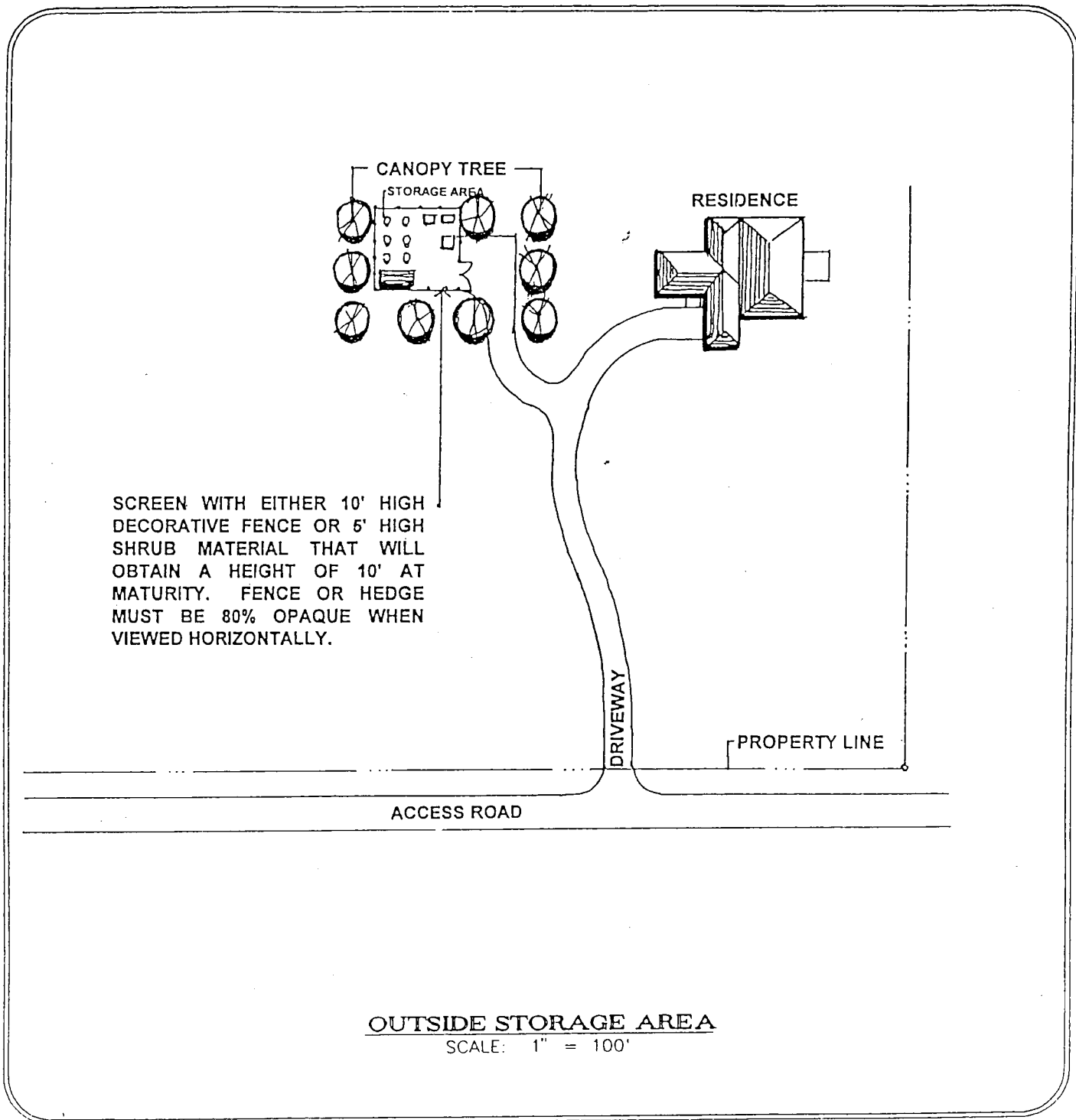


A DEED RESTRICTED COMMUNITY

# Panther Ridge Land Planning Guide

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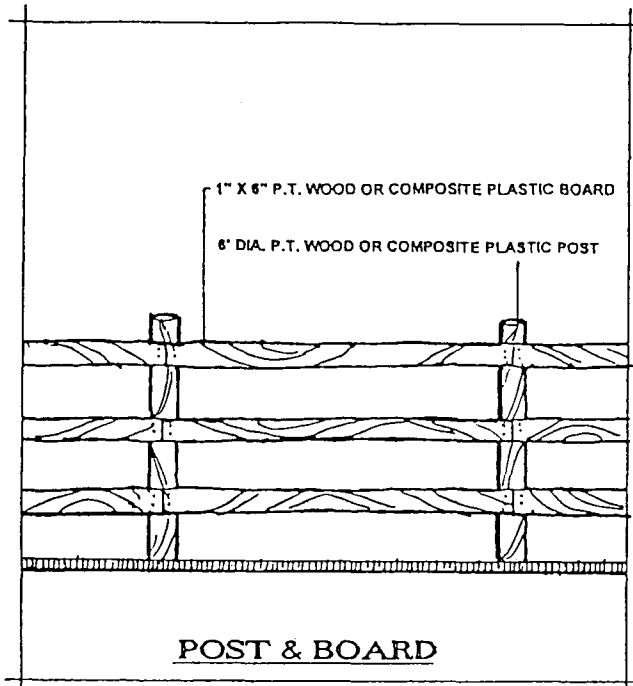
1. Site Layouts
2. Landscaping
3. Buffers & Screening
4. Entries, Mailboxes & Signage
5. Ponds
6. Driveways & Culverts



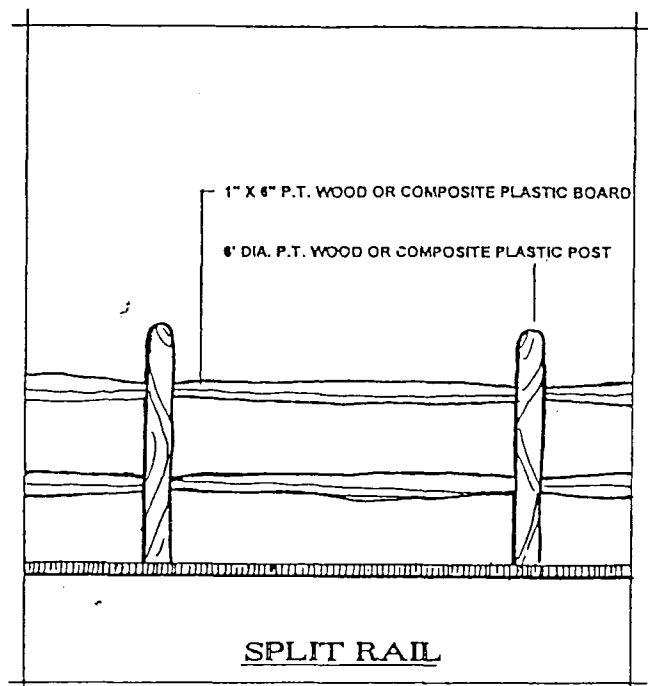
PANTHER RIDGE

APPROVED BUFFER PLAN

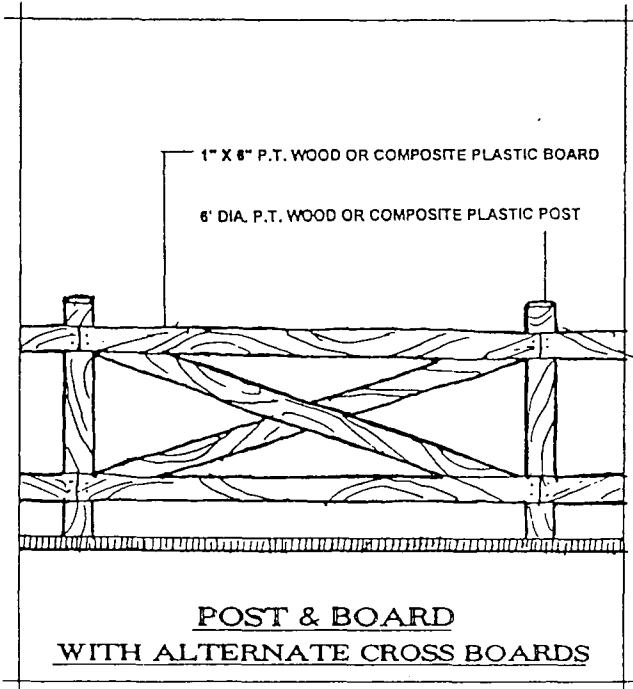
**ENTRIES, MAILBOXES &  
SIGNAGE**



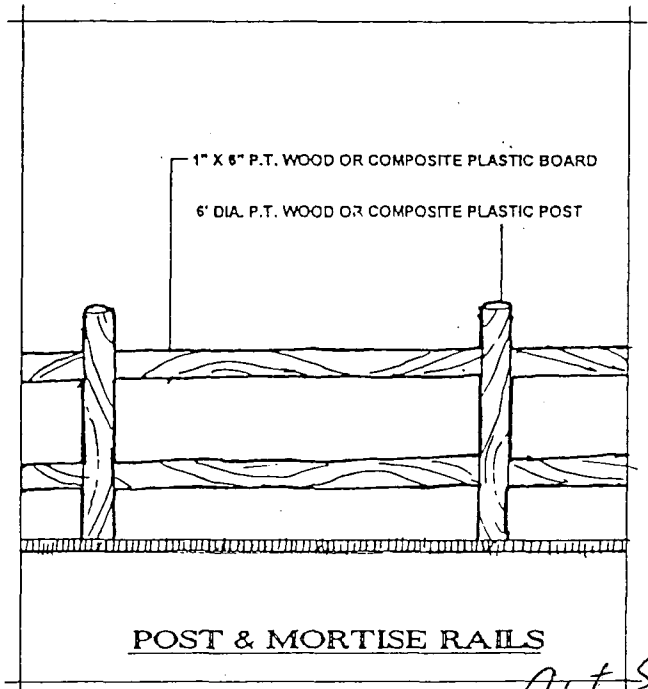
POST & BOARD



SPLIT RAIL



POST & BOARD  
WITH ALTERNATE CROSS BOARDS

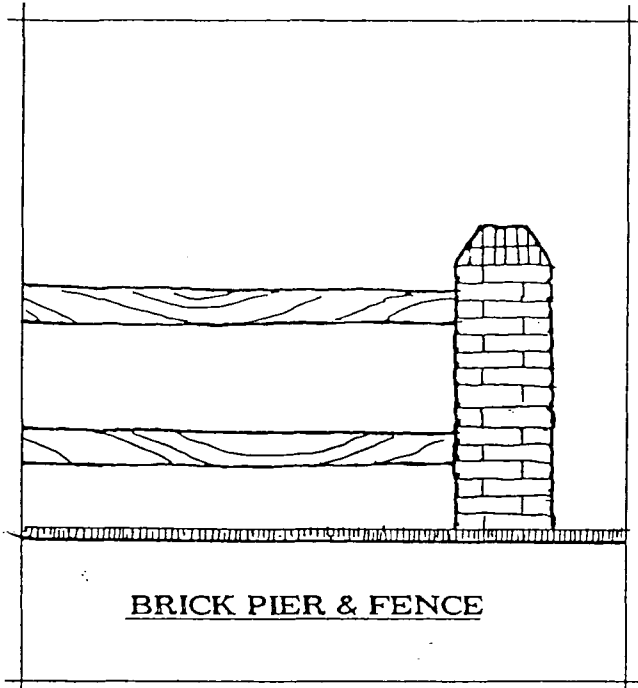


POST & MORTISE RAILS

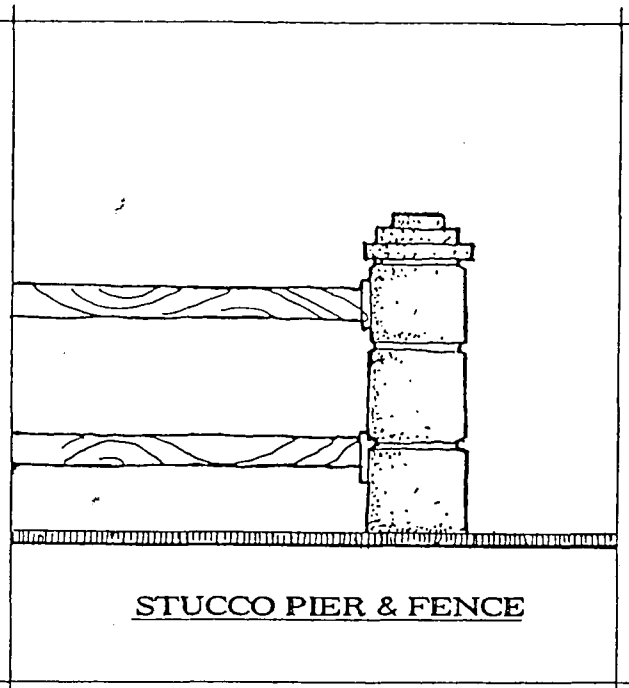
*Art 8  
see pg 14 para 8.12  
(j)*

# PANTHER RIDGE

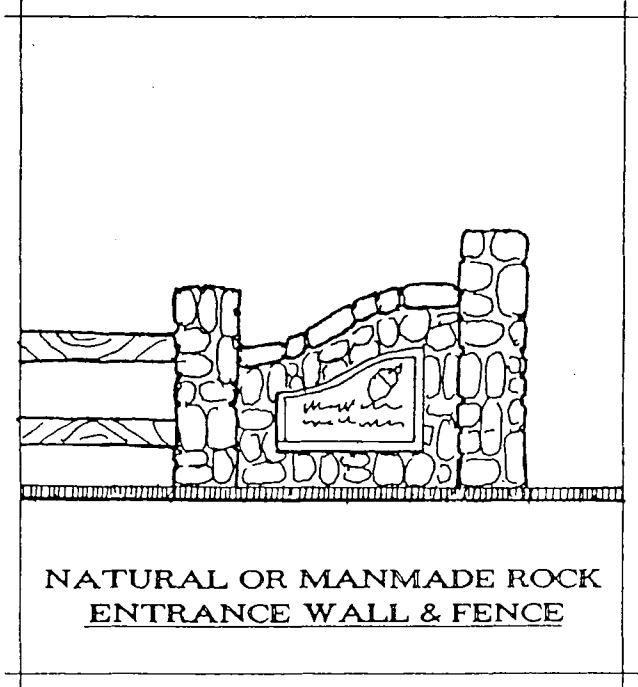
APPROVED FENCE DETAILS



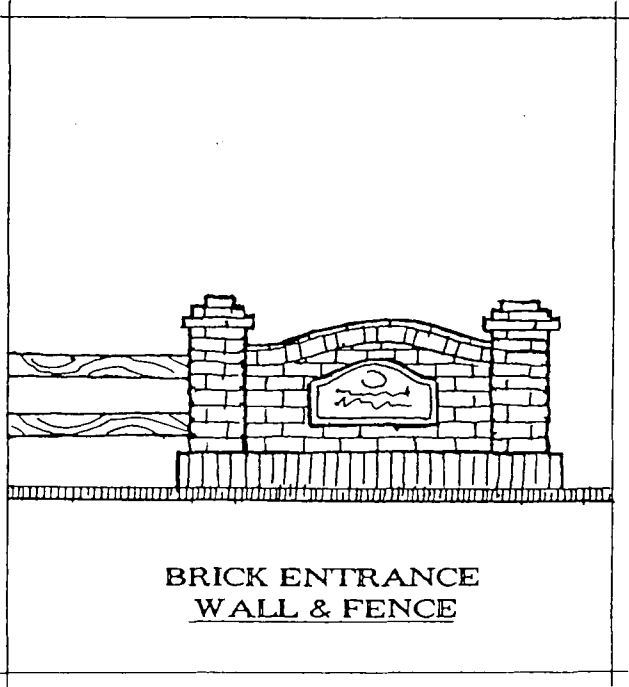
BRICK PIER & FENCE



STUCCO PIER & FENCE

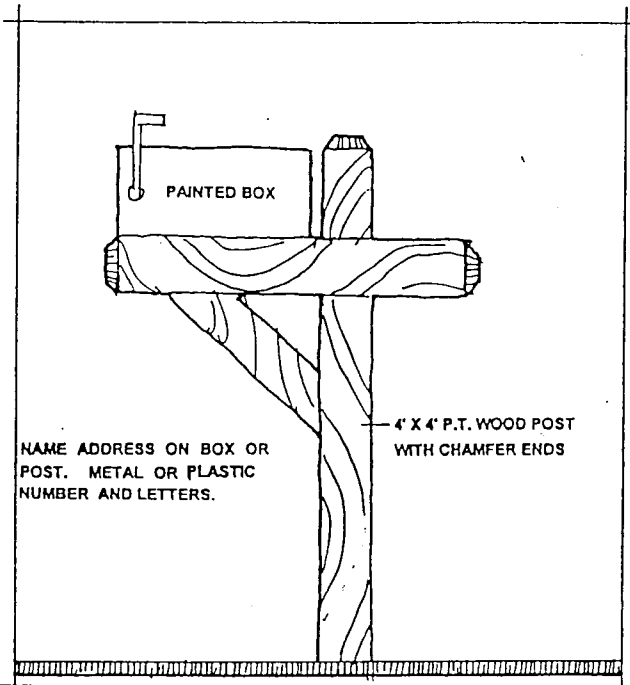


NATURAL OR MANMADE ROCK  
ENTRANCE WALL & FENCE

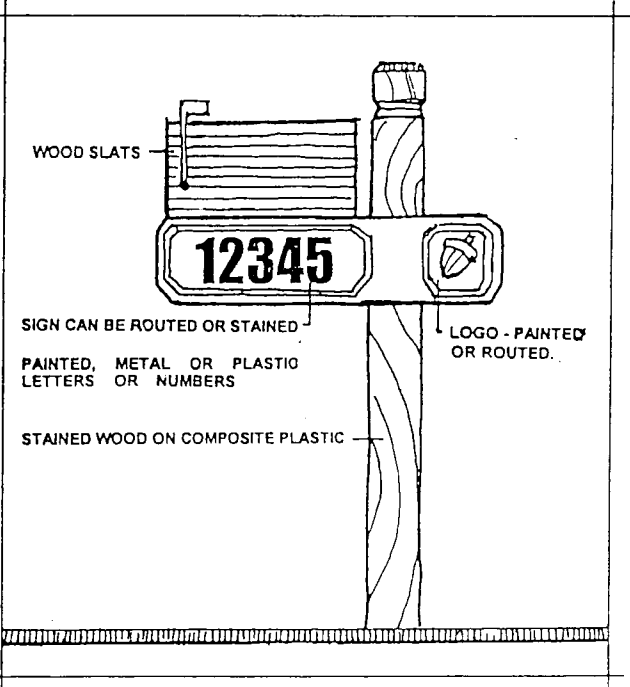
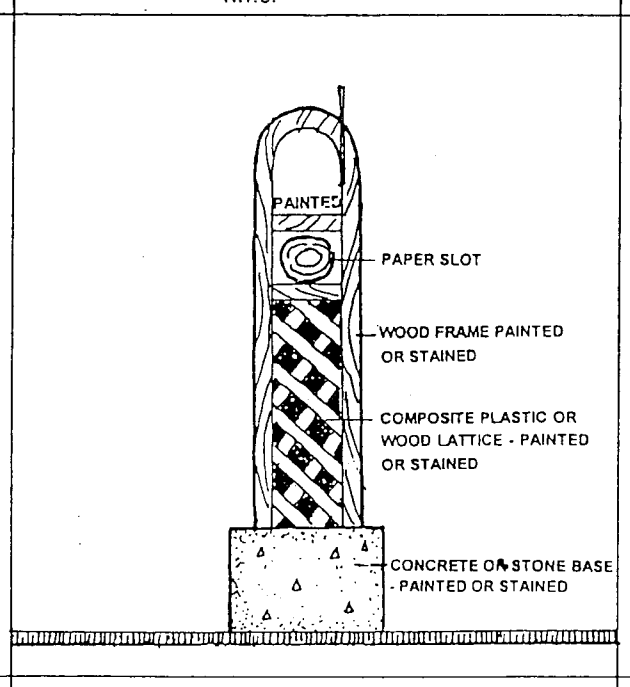
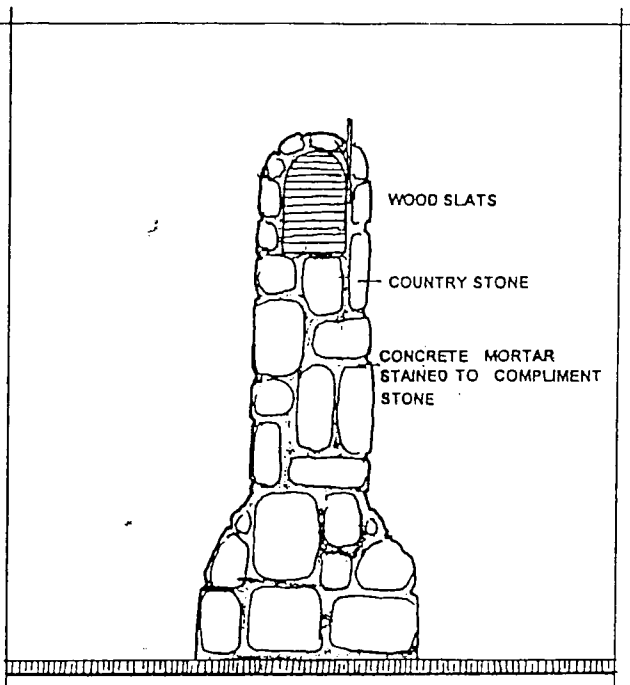


BRICK ENTRANCE  
WALL & FENCE

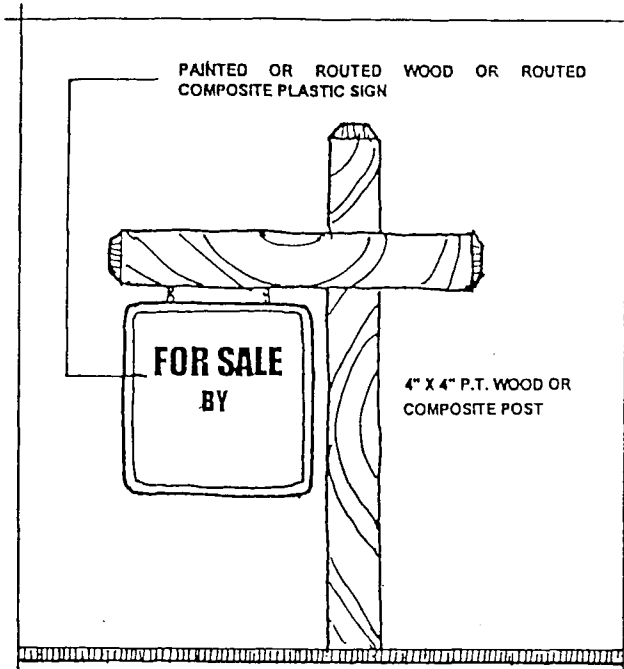
**PANTHER RIDGE**  
APPROVED ENTRY AND END WALL DETAILS



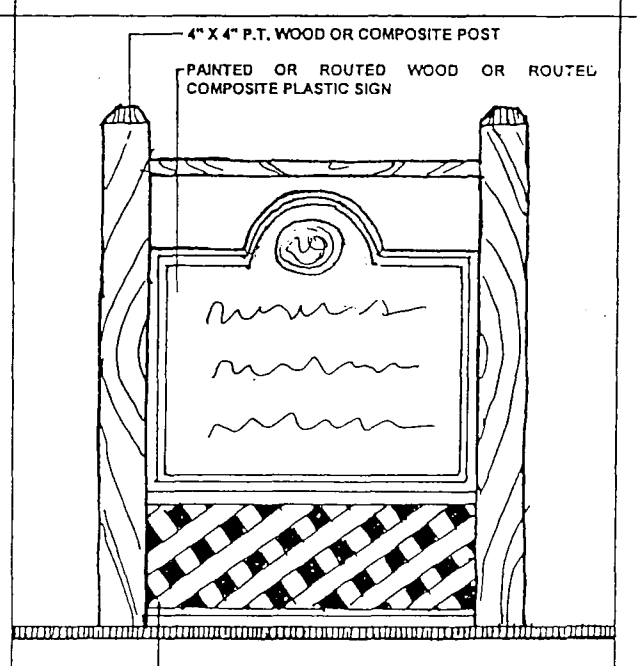
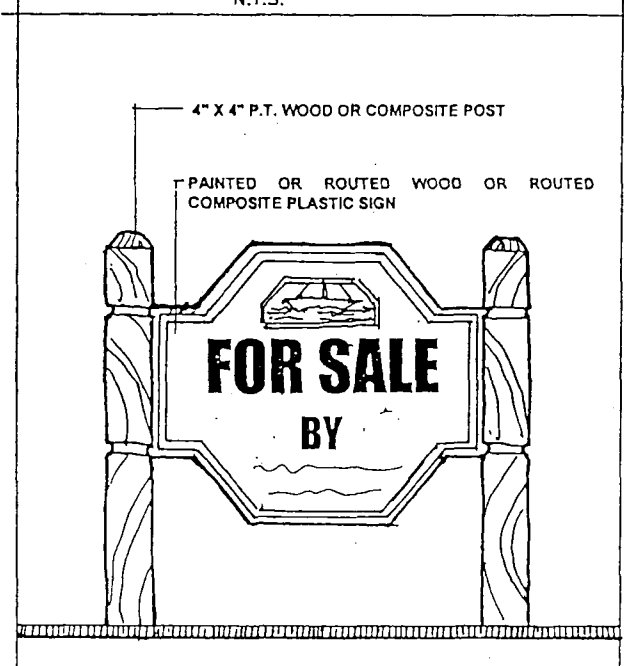
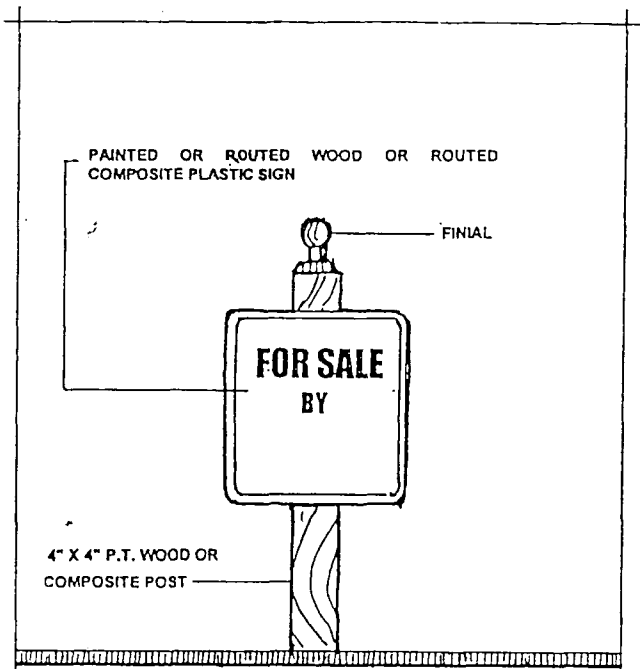
MINIMUM CODE  
N.T.S.



PANTHER RIDGE  
APPROVED MAILBOX DETAILS



MINIMUM CODE  
N.T.S.



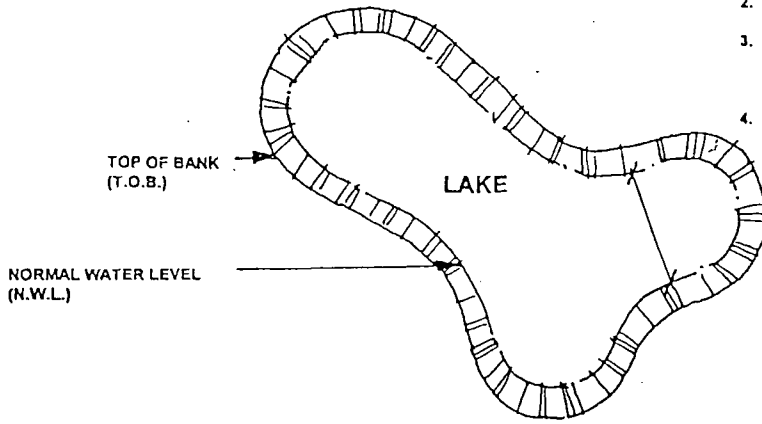
**PANTHER RIDGE**  
APPROVED SIGNAGE DETAILS

# PONDS



**LAKE SPECIFICATIONS**

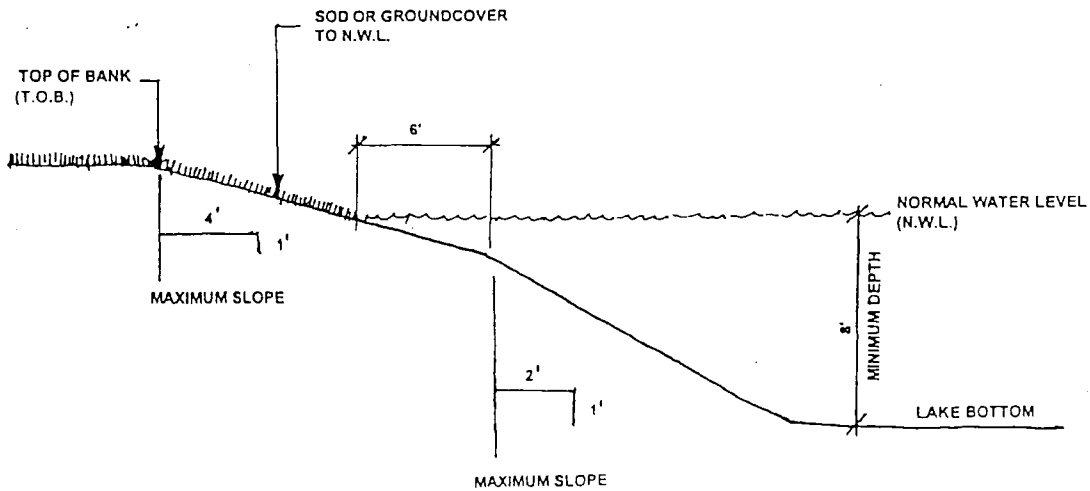
1. MINIMUM WIDTH 50' TO AVOID CANAL APPEARANCE.
2. MINIMUM DEPTH 8' TO DISCOURAGE PLANT GROWTH.
3. FROM TOP OF BANK TO SIX FEET BEYOND NORMAL WATER LEVEL CONSTRUCT A MAXIMUM SLOPE OF 4 TO 1. THE REMAINING SLOPE TO BOTTOM SHOULD BE 2 TO 1.
4. STABILIZE THE SOIL FROM T.O.B. TO N.W.L. WITH SOD OR GROUNDCOVER.



NOTE: SURFACE SHAPE OF LAKE SHOULD BE AS NATURAL LOOKING AS POSSIBLE. NO SQUARES, CIRCLE OR TRIANGLES ALLOWED.

**PLAN VIEW**

SCALE: 1" = 10'-0"



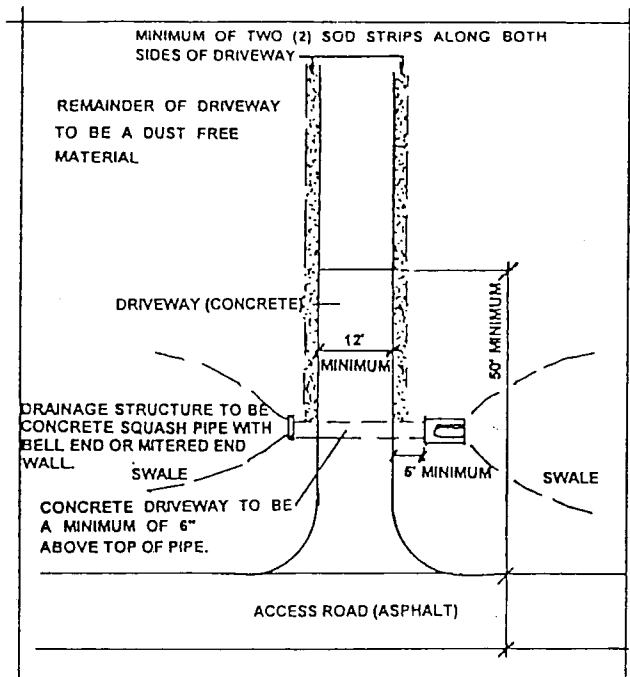
**SECTION**

SCALE: 1/8" = 1'-0"

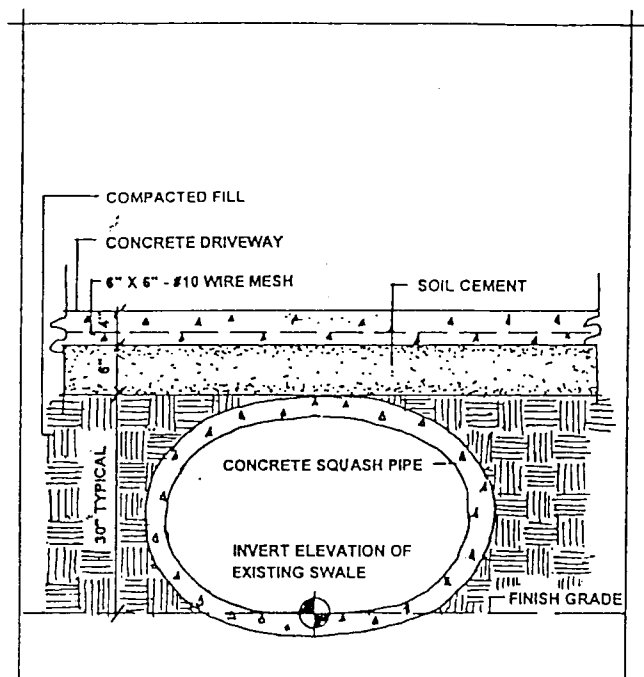
# PANTHER RIDGE

## APPROVED LAKE/POND SPECIFICATIONS

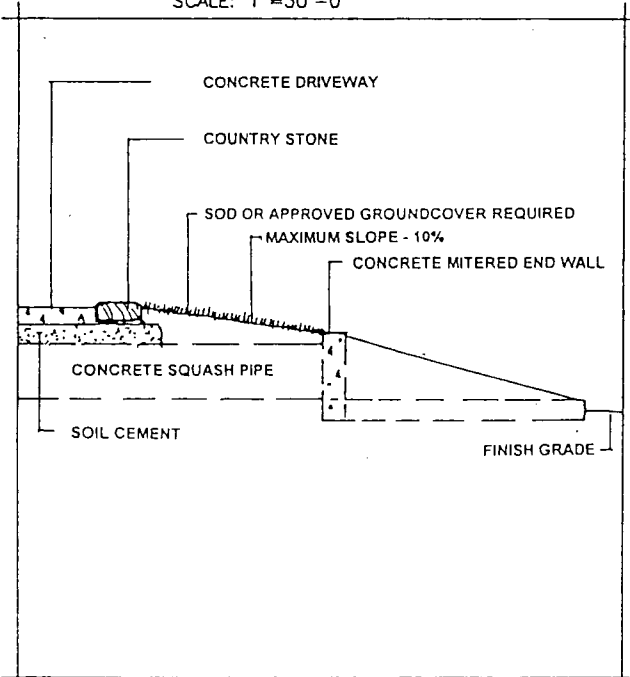
# **DRIVEWAYS & CULVERTS**



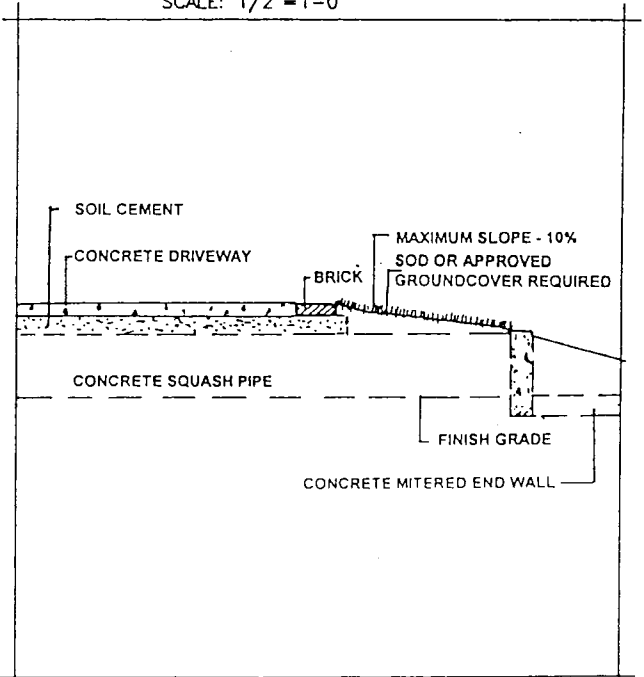
MINIMUM DRIVEWAY STANDARD  
SCALE: 1" = 30'-0"



MINIMUM DRIVEWAY SECTION  
SCALE: 1/2" = 1'-0"



APPROVED DRIVEWAY SECTION  
SCALE: 3/16" = 1'-0"



APPROVED DRIVEWAY SECTION  
SCALE: 3/16" = 1'-0"

**PANTHER RIDGE**  
**APPROVED DRIVEWAY DETAILS**

Ranch Property Partners - Phase I

Driveway Culvert Size (RCP)

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway.

(N=North, E=East, W=West, S=South, PL=Property Line)

LOT NO.	20' ROADWAY	16' ROADWAY	12' ROADWAY
8	24" x 38" RCP	----	----
9	24" x 38" or NR at N. PL	----	----
10	18" RCP or NR at S. PL	----	2 - 29" x 45" RCP
11	18" RCP or NR at N. PL	----	NR
12	18" RCP at E. PL or NR at S. PL, 24" x 38" at N. PL	----	----
13	24" x 38" RCP	----	----
21	19"x30" RCP or NR at S. PL	----	----
22	24" RCP S. PL, 24" x 38" RCP W. PL, or NR at N. PL	----	----
23	24" x 38" or NR at S. PL	----	----
24	24" x 38" or NR at N. PL	----	NR W. of Ditch
25	----	----	NR
26	19" x 30" RCP or 24" RCP	----	----
27	18" RCP	----	----
28	----	18" RCP	----
29	----	18" RCP	----
SEC 29			
1	29" x 45" RCP	----	----
2A	NR	----	----
2B	NR	----	----
2C	NR	----	----
15A	24" x 38" RCP	----	----
15B	24" x 38" RCP	----	----
16	19" x 30" RCP	----	----
17	----	----	18" RCP
18	----	----	NR
31	----	----	NR
32	----	----	NR

Ranch Property Partners - Phase I

Driveway Culvert Size (RCP)

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway.

(N=North, E=East, W=West, S=South, PL=Property Line)

LOT NO.	20' ROADWAY	16' ROADWAY	12' ROADWAY
SEC 19			
25	18" or NR at Ditch Break	18" RCP	----
26	24" RCP	----	----
27	24" RCP	----	18" RCP
28	18" RCP	NR	----
29	24" RCP	19" x 30" RCP or 24" RCP	----
36	18" S. PL, 29" x 45" or 36" RCP W. PL	----	----
37	29" x 45" RCP or 36" RCP	----	----
38	29" x 45" RCP or 36" RCP	----	18" RCP
39	24" RCP	----	----
40	18" or NR at Ditch Break	----	----
41	24" RCP	----	NR
42	----	----	NR
43	----	----	NR
44	----	----	NR
45	18" RCP	----	NR
52	24" RCP	----	29" x 45" RCP or 36" RCP
53	18" RCP	----	NR
54	----	----	NR
55	----	----	19" x 30" RCP or 24" RCP
56	18" RCP	----	18" RCP
57	18" or NR at Ditch Break	----	----
58	----	----	----
59	----	----	NR
60	24" RCP	----	24" RCP
61	18" or NR at Ditch Break	----	----
SEC 20			
4	29" x 45" RCP or 36" RCP	----	----
5	29" x 45" RCP or 36" RCP	----	----
6	----	----	NR
7	----	----	2 - 29" x 45" RCP

Ranch Property Partners - Phase I

Driveway Culvert Size (RCP)

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway.

(N=North, E=East, W=West, S=South, PL=Property Line)

LOT NO.	20' ROADWAY	16' ROADWAY	12' ROADWAY
SEC 30			
31	-----	-----	18" RCP
32	-----	-----	-----
33	18" RCP	-----	-----
34	-----	-----	NR
35	-----	-----	-----
46	NR	-----	-----
47	18" RCP	-----	-----
48	18" or NR at Ditch Break E. PL, 24" x 38" RCP N. PL	-----	NR
49	19" x 30" RCP N. PL, 29" x 45" RCP or NR at Ditch Break W. PL	-----	-----
50	24" x 38" RCP	-----	NR
51	24" RCP	-----	24" RCP
62	-----	-----	18" RCP
63	-----	-----	NR
64	24" RCP or NR at Ditch Break	-----	-----

Ranch Property Partners - Phase II

Driveway Culvert Size (RCP)

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway.

(N=North, E=East, W=West, S=South, PL=Property Line)

LOT NO.	20' ROADWAY	16' ROADWAY	12' ROADWAY
SEC 19			
1	----	----	NR
2	----	----	NR
3	----	----	NR
4	----	----	NR
4A	----	----	NR
5	----	----	NR unless at swale section 18" RCP
6	----	----	NR
7	----	----	NR
8	----	----	18" RCP
9	----	----	18" RCP or NR at Ditch Break on E. PL.
10	----	----	NR
11	----	----	NR
12	----	NR	19" x 30" RCP or 24" RCP
13	----	18" or NR at Ditch Break	19" x 30" RCP or 24" RCP
14	----	----	NR
15	----	----	18" RCP
16	----	----	NR
17/32	----	19" x 30" or 24" RCP 3 - 43" x 68" RCP at Ditch	----
18	----	----	18" RCP or NR at Ditch break
19	----	----	NR
20	----	18" or NR at Ditch Break	----
21	----	NR	NR
22	----	----	NR
23	----	----	NR
24	----	18" RCP	NR
30	----	----	NR
31	----	----	18" RCP

**Panther Ridge  
Driveway Culvert Size (RCP)**

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway.

(N=North, E=East, W=West, S=South, PL=Property Line)

LOT NO.	20' ROADWAY	16' ROADWAY	12' ROADWAY	SR 675
Sec 21				
5	-	-	18"	-
6	-	-	18"	-
7	18"	-	NR*	-
8	24" x 38" or 30"	-	-	-
9	NR if at E. PL, 24"x38" or 30"	-	-	-
10	-	-	NR	-
11	-	-	NR	-
12	-	-	NR	-
21	-	-	NR	-
22	-	-	18"	-
23	19"x30" or 24"	-	-	-
24	18"	-	-	-
25	18"	-	-	-
26	18"	-	-	-
27	-	-	NR (E. PL) 18" (N. PL)	-
28	-	-	NR	-
37	19"x30" or 24"	-	-	-
38	18"	-	18" or NR if at swale break	-
39	19"x30" or 24"	-	-	-
40	NR	-	-	-
41	-	-	NR	-
42	18"	-	NR	-
43	18"	-	NR	-
44	-	-	NR	-
53	-	-	29"x45" or 36"	-
54	18"	-	24"x38" or 30"	-
55	18"	-	18"	-
56	-	-	-	-
57	-	-	-	19"x30" or 24"
58	18"	-	-	-



Panther Ridge  
Driveway Culvert Size (RCP)

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway.  
(N=North, E=East, W=West, S=South, PL=Property Line)

59	18"	-	-	-
60	-	-	-	19"x30" or 24"
Sec 20				
36	-	-	18"	-
37	-	-	18"	-
38	18"	-	18"	-
39	18"	-	-	-
40	-	-	NR	-
41	-	18"	-	-
42	18"	18"	-	-
43	18"	19"x30" or 24"	-	-
44	-	-	29"x45" or 36"	-
45	-	-	29"x45" or 36"	-
51	-	-	NR at End of Road	-
52	-	-	NR (W & S PL) 18" N of Culvert	-
53	-	NR	19"x30" or 24"	-
54	18"	NR	-	-
55	18"	NR	-	-
56	-	NR	-	-
57	-	-	18"	-
58	-	-	18"	-
59	19"x30" or 24"	-	-	-
60	-	-	NR	-
Sec 29				
33	-	-	NR if at NE Corner, 18"	-
34	-	-	NR	-
47	-	-	NR	-
48	-	-	NR	-
49	-	-	NR	-
50	-	-	NR	-
63	-	-	NR	-
64	-	-	18"	-

Ranch Property Partners - Phase II

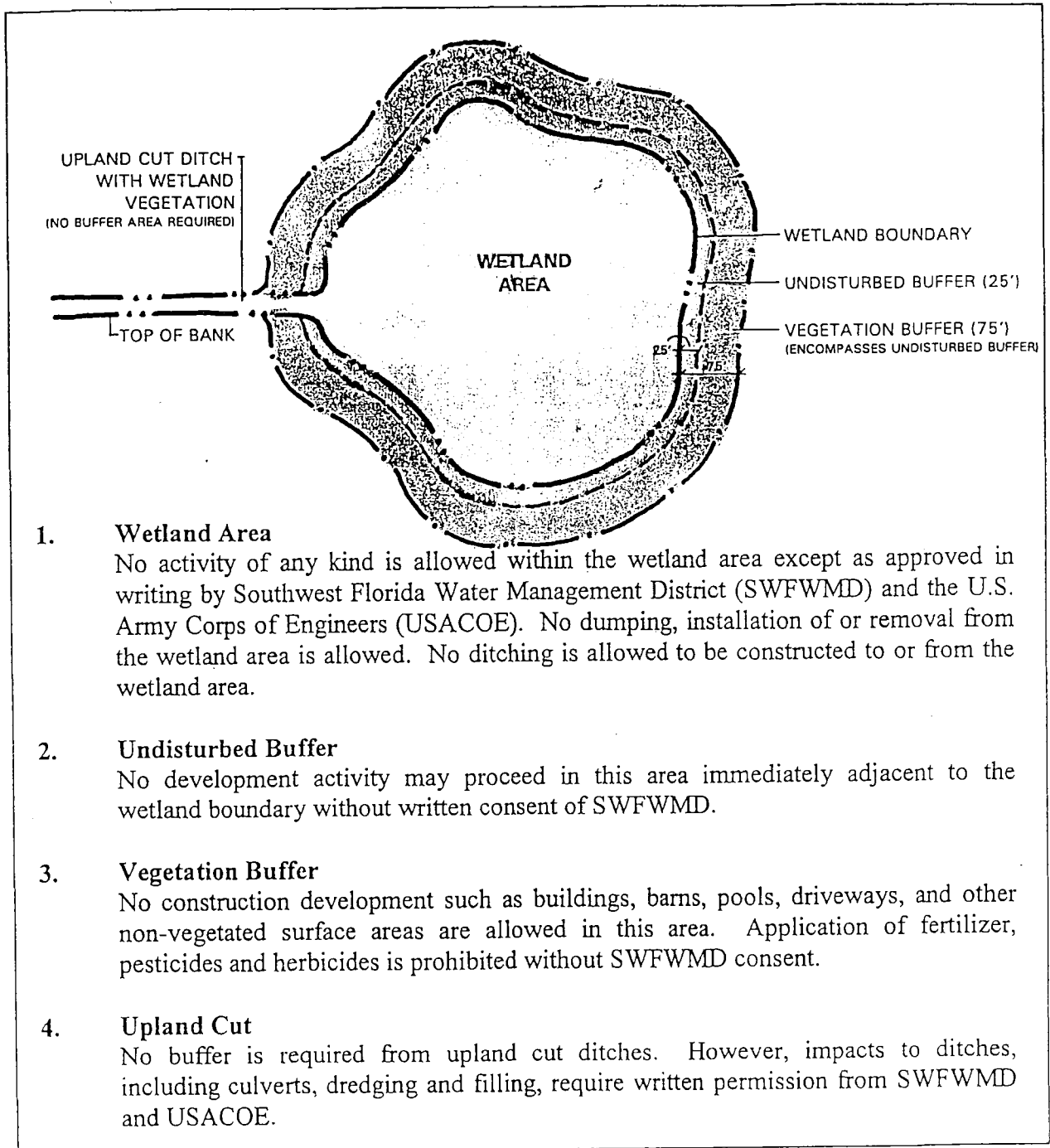
Driveway Culvert Size (RCP)

\*Not required if drive is extended from end of roadway or no swale section on lot side of roadway

(N=North, E=East, W=West, S=South, PL=Property Line)

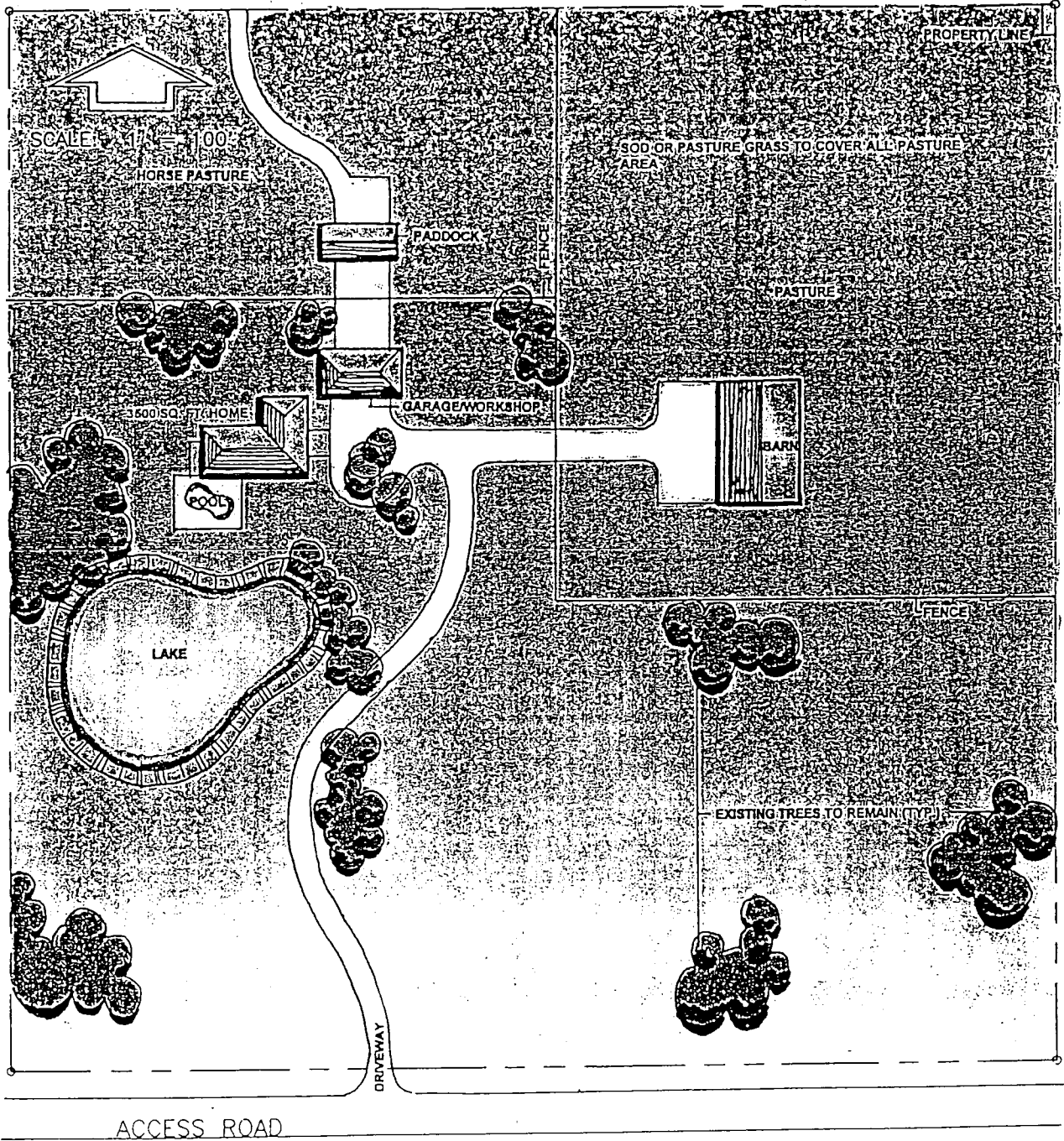
LOT NO.	20' ROADWAY	16' ROADWAY	12' ROADWAY
33	-----	19" x 30" RCP or 24" RCP	-----
34	-----	24" x 38" RCP or 30" RCP	-----
35	29" x 45" RCP or 36" RCP	-----	NR
46	-----	-----	NR
47	-----	NR	-----
48	-----	18" RCP	-----
49	-----	18" RCP	NR
50	-----	NR	NR
51	-----	-----	NR
62	-----	-----	24" x 38" RCP or 30" RCP
63	-----	-----	18" RCP on NW PL, 24" x 38" RCP or 30" RCP on W. PL.
64	-----	-----	NR
<b>SECT 30</b>			
1	-----	-----	18" RCP
16	-----	18" RCP	18" RCP
17	-----	18" RCP or NR on E. PL.	NR
18	-----	-----	30" RCP or 24" x 38" RCP
31	-----	-----	24" RCP or 19" x 30" RCP
32	-----	-----	NR
33	-----	-----	NR
34	-----	-----	NR

# SITE LAYOUTS



**PANTHER RIDGE**  
 APPROVED WETLAND GUIDELINES

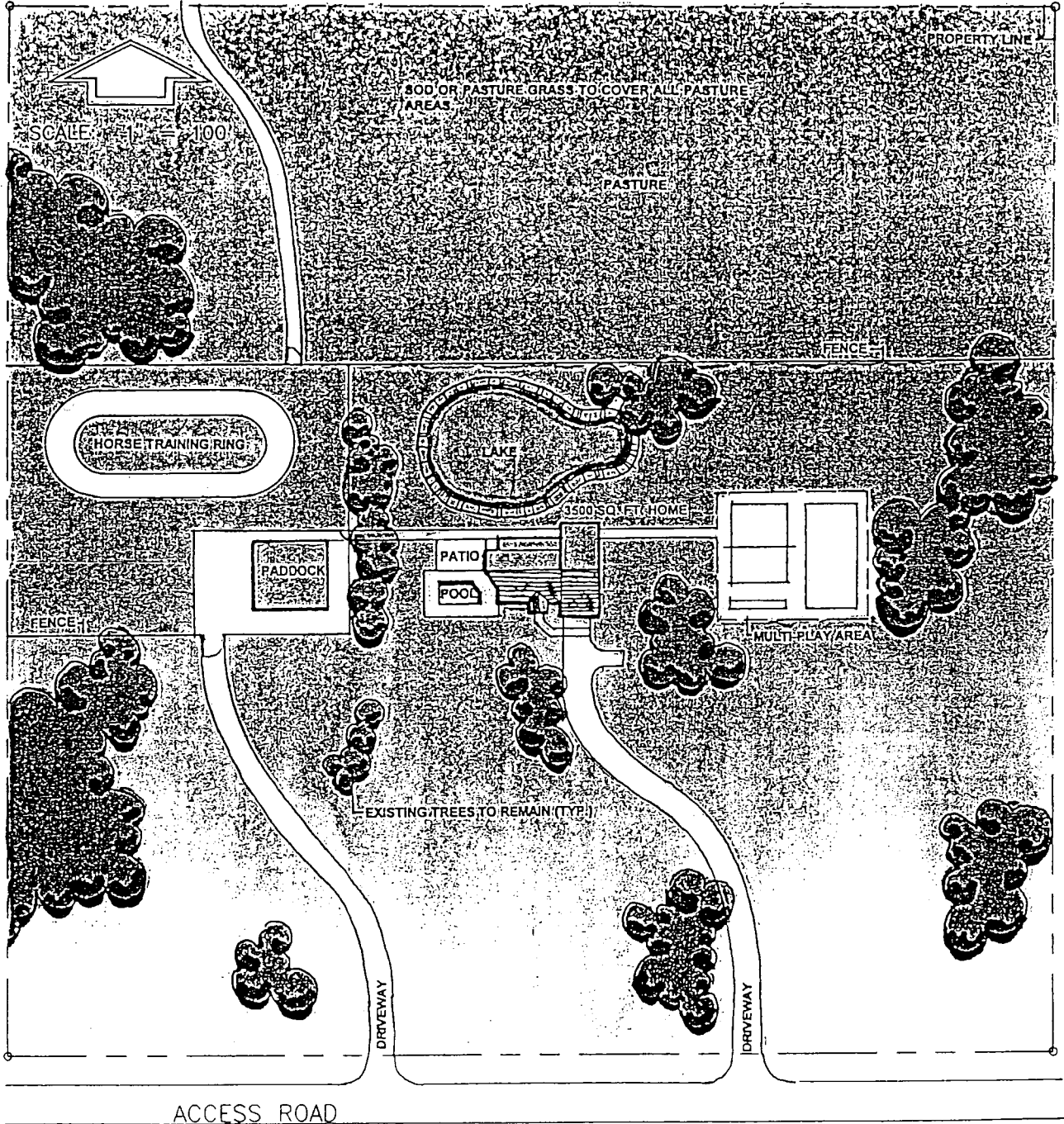
TO EQUESTRIAN TRAIL



# PANTHER RIDGE

TYPICAL SITE LAYOUT - NO. 1

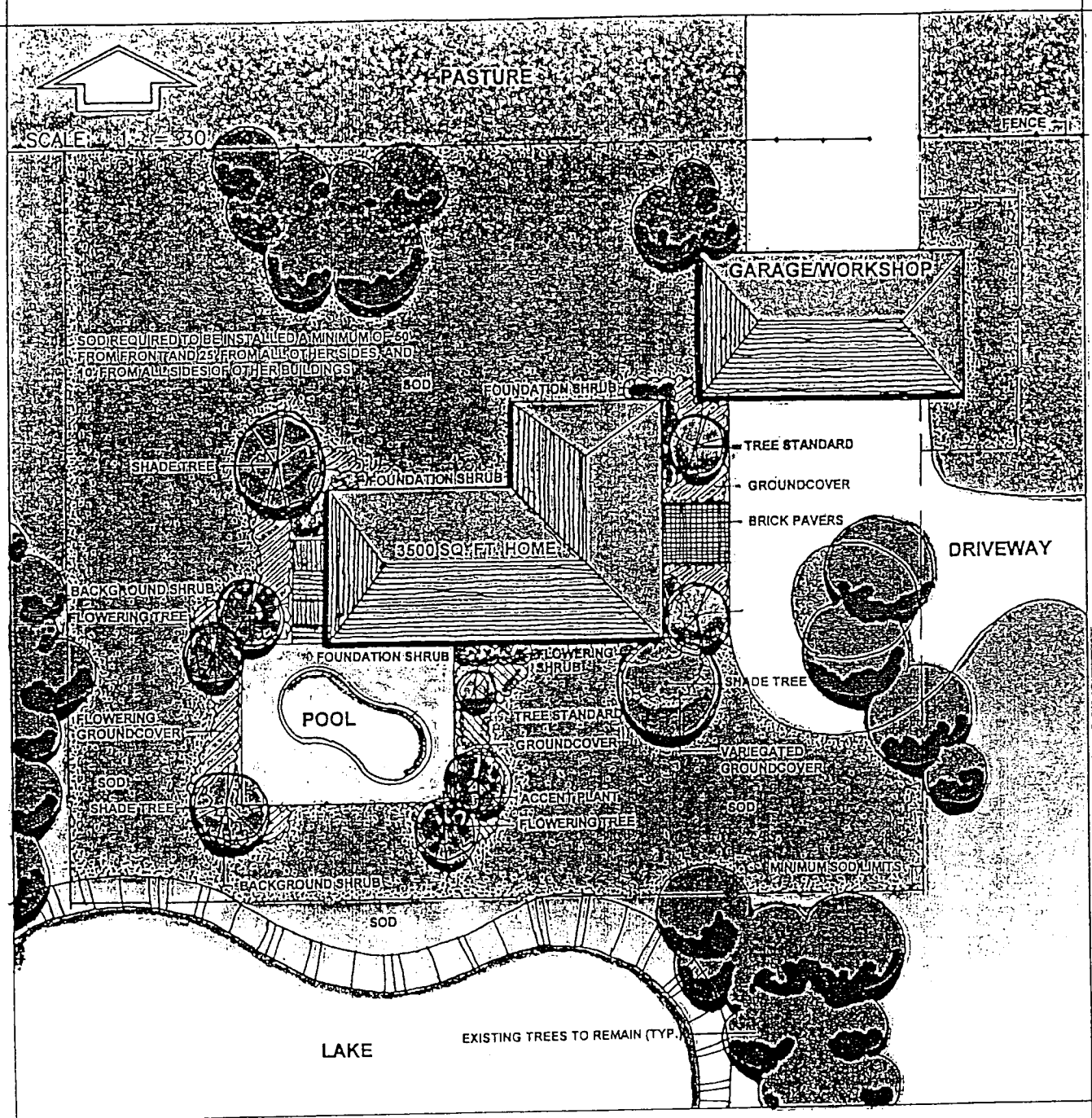
TO EQUESTRIAN TRAIL



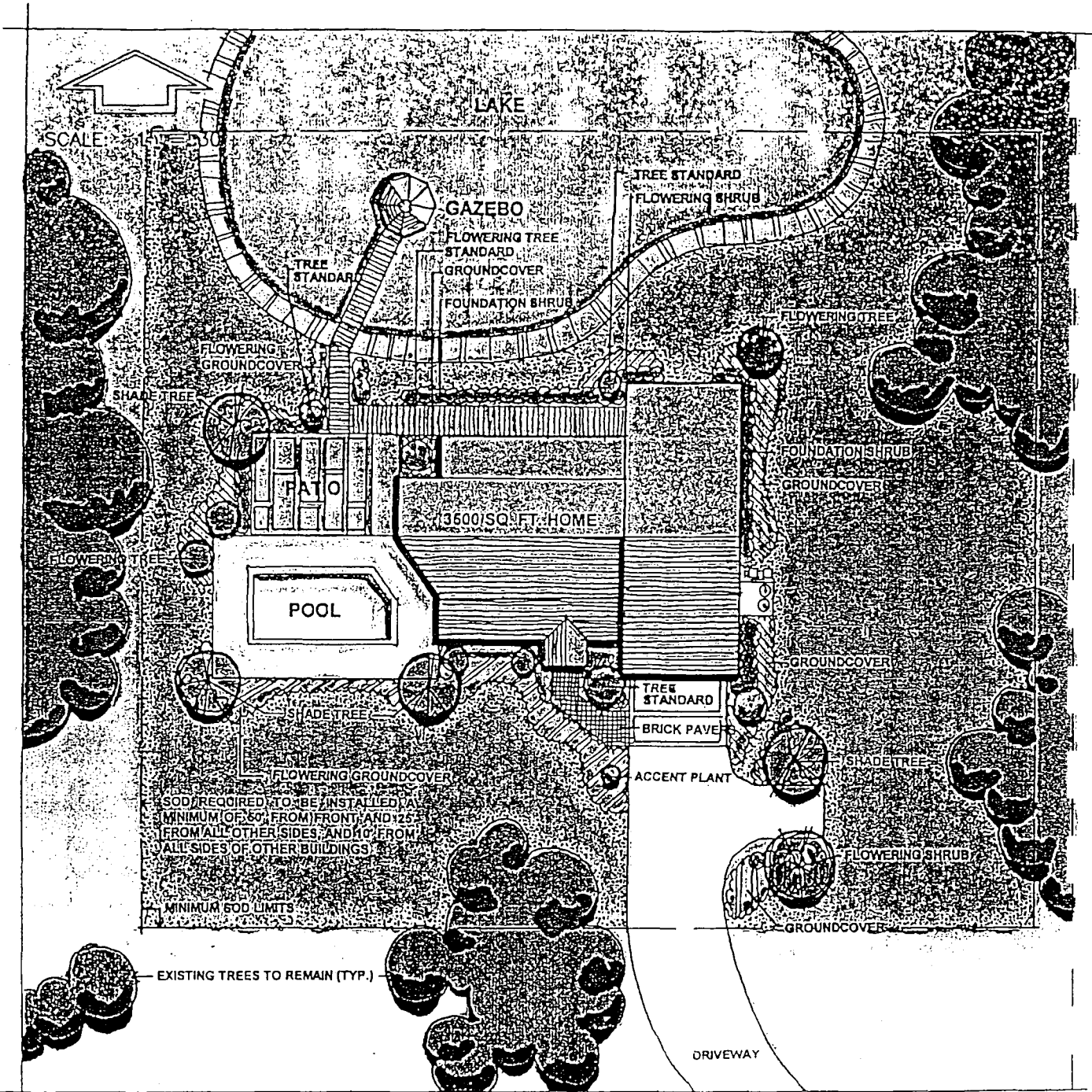
ACCESS ROAD

# PANTHER RIDGE

TYPICAL SITE LAYOUT - NO. 2

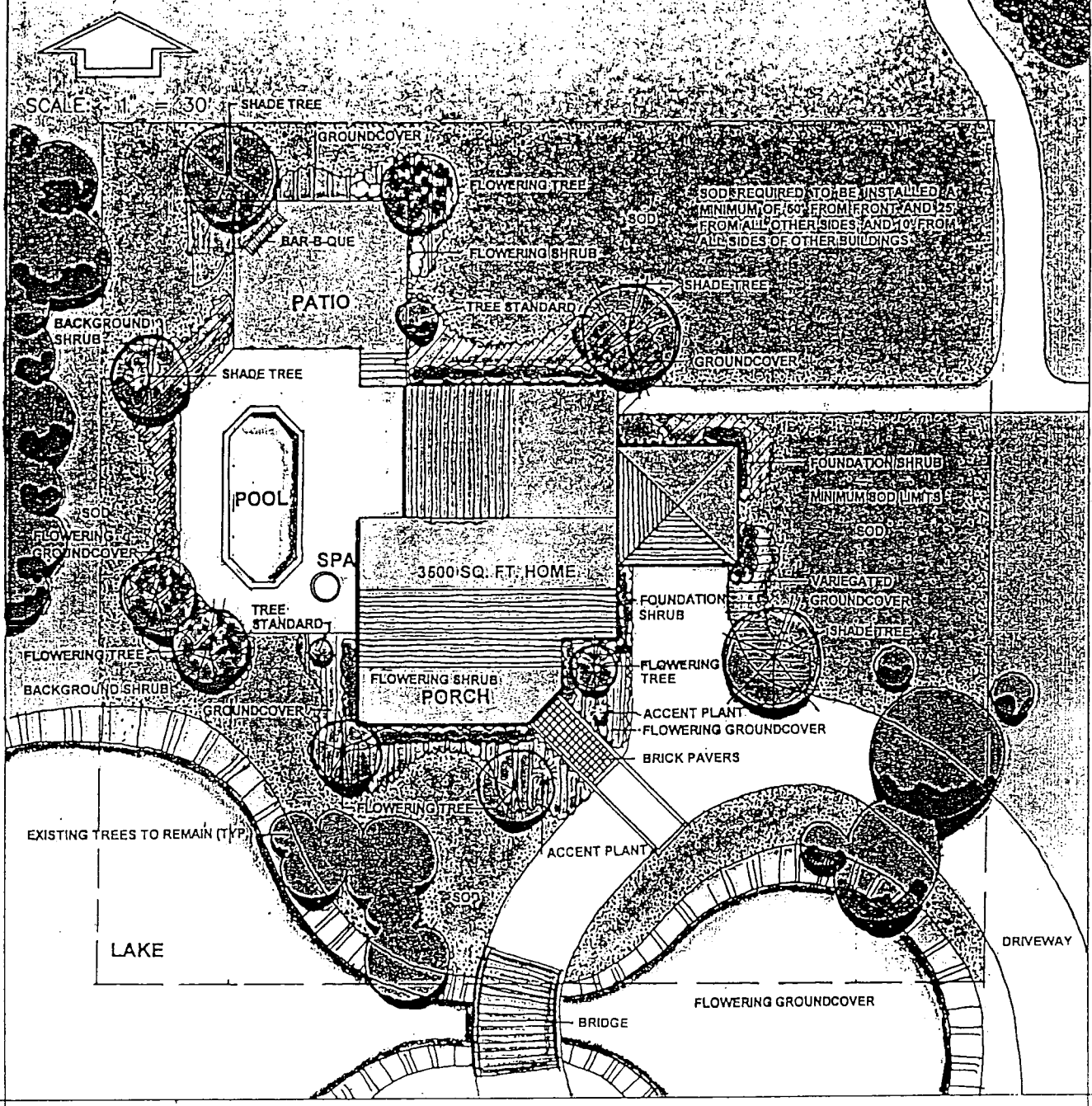


**PANTHER RIDGE**  
HOME LANDSCAPE LAYOUT - NO. 1



**PANTHER RIDGE**  
 HOME LANDSCAPE LAYOUT - NO. 2

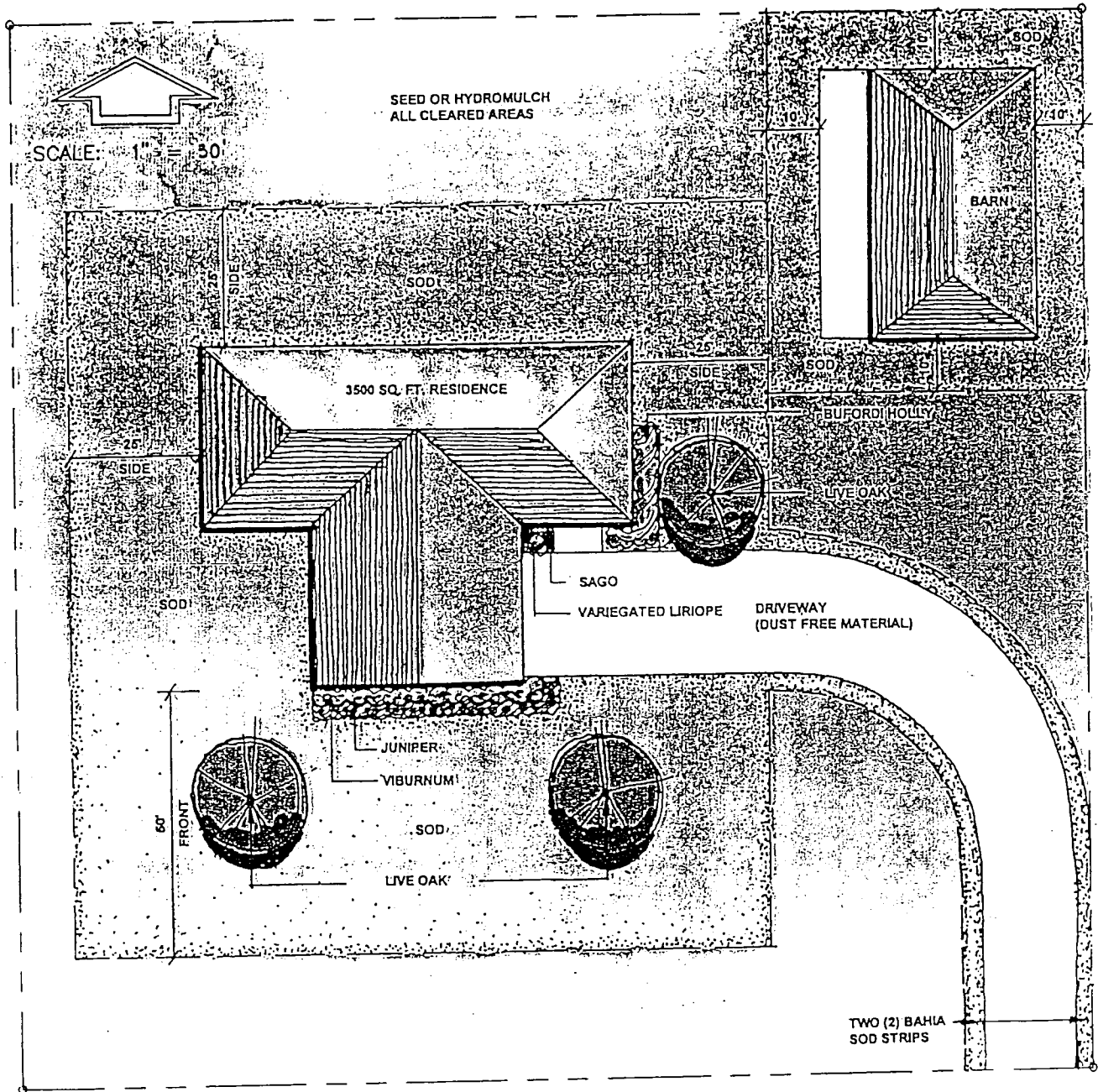




**PANTHER RIDGE**  
 HOME LANDSCAPE LAYOUT - NO. 3

**MINIMUM LANDSCAPE REQUIREMENTS**

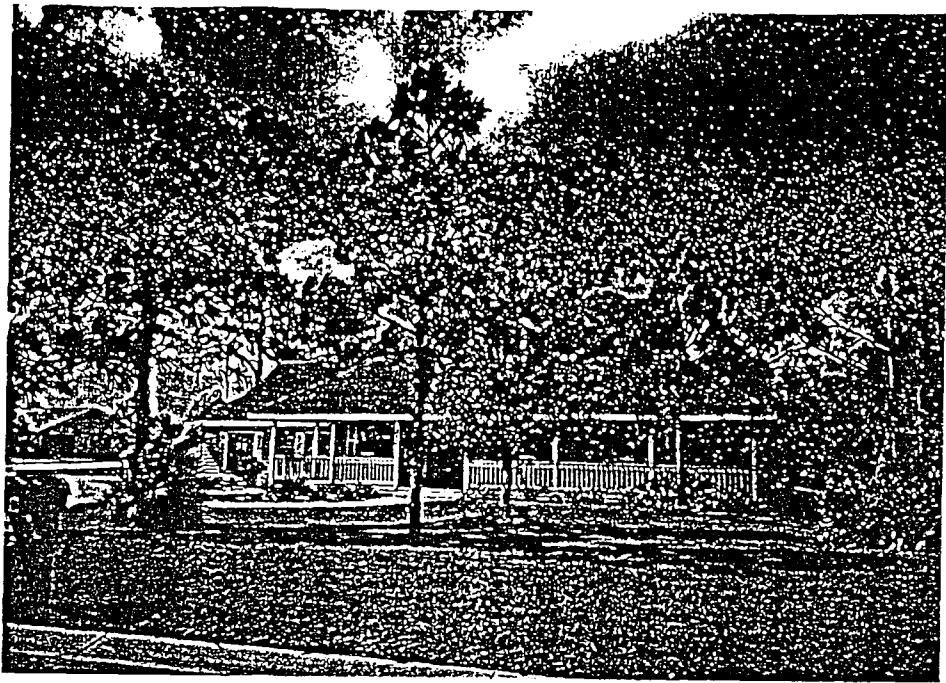
- THREE (3) SHADE TREES  
8' HIGH X 4' SPREAD
- 100 SQ. FT. OF SHRUBS OR GROUNDCOVER  
(1 GALLON SIZE MINIMUM) PER 1000 SQ. FT.  
OF RESIDENCE
- SOD: 50' FROM FRONT 25' FROM REMAINING  
SIDES, AND 10' FROM ALL OTHER BUILDINGS



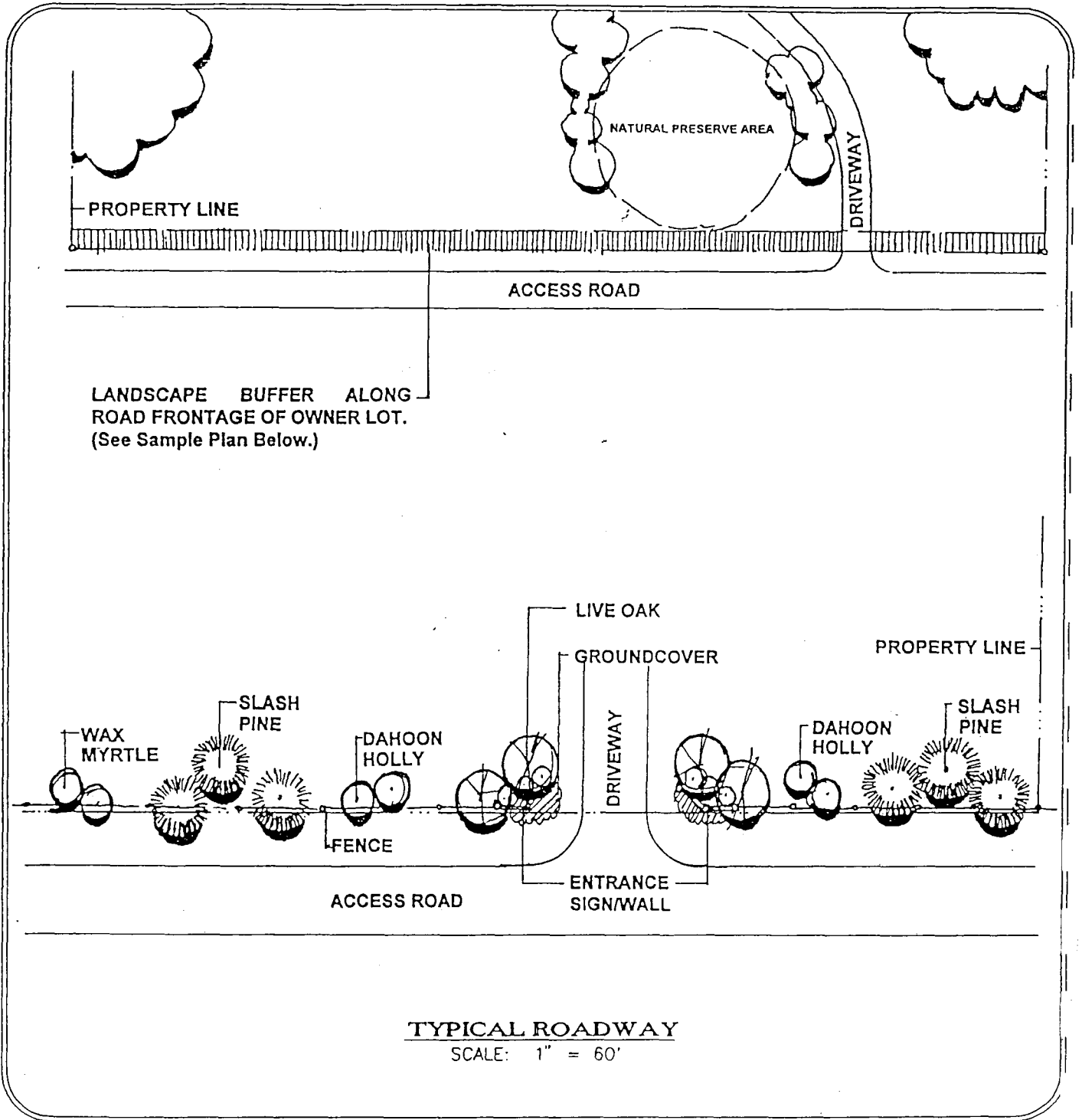
# PANTHER RIDGE

APPROVED MINIMUM HOME LANDSCAPE PLAN



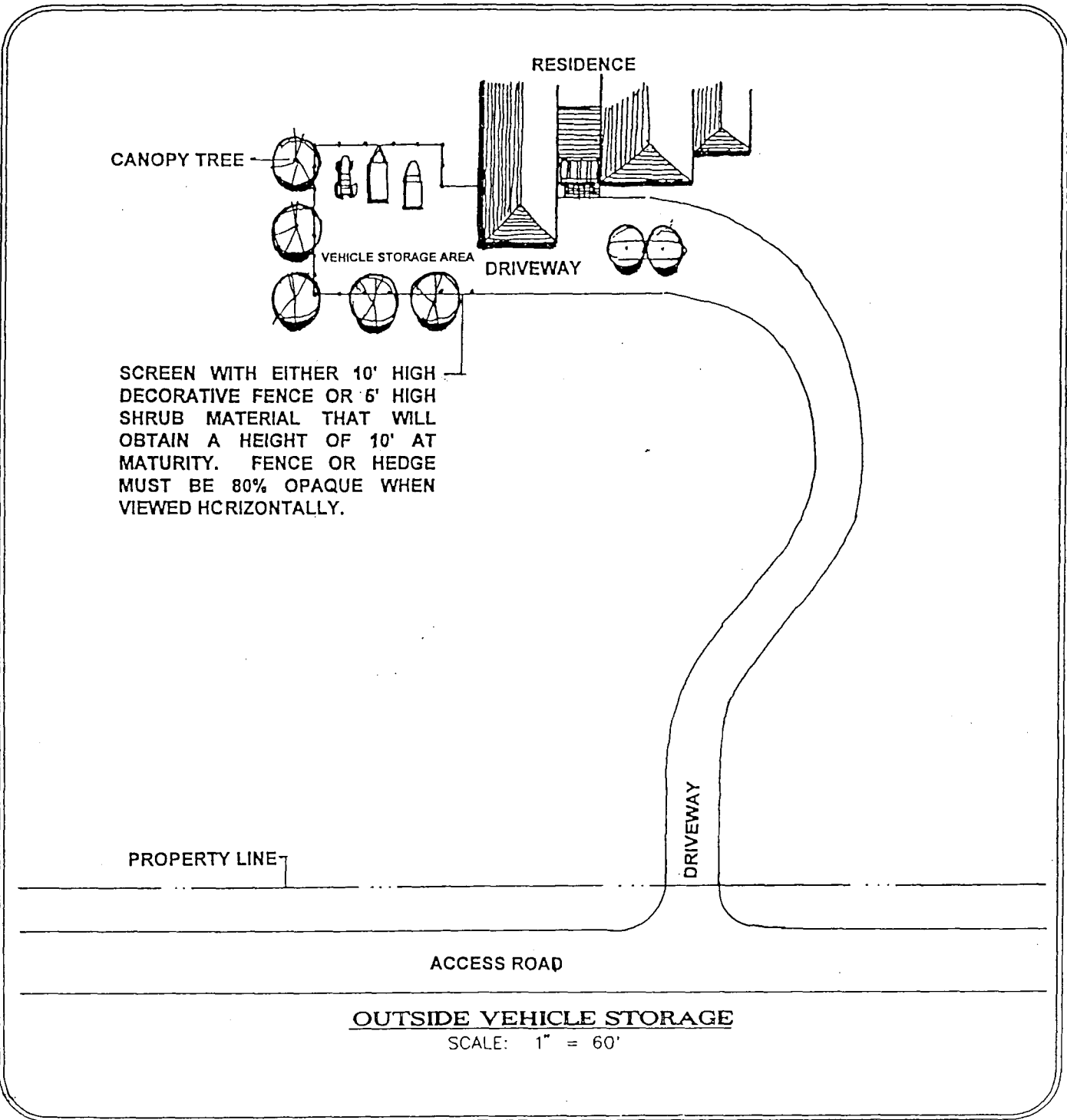


# **BUFFERS & SCREENING**



# PANTHER RIDGE

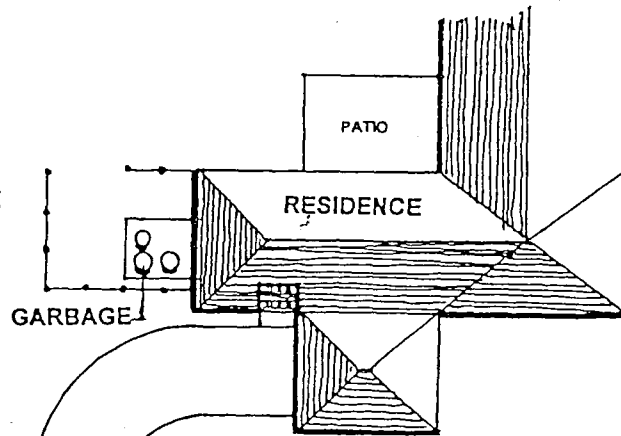
APPROVED BUFFER PLAN



**PANTHER RIDGE**

APPROVED BUFFER PLAN

SCREEN WITH EITHER 6' HIGH DECORATIVE FENCE OR 3' HIGH SHRUB MATERIAL THAT WILL OBTAIN A HEIGHT OF 6' AT MATURITY. FENCE OR HEDGE MUST BE 80% OPAQUE WHEN VIEWED HORIZONTALLY.



GARBAGE

PATIO

RESIDENCE

DRIVEWAY

PROPERTY LINE

ACCESS ROAD

GARBAGE/REFUSE, RUBBISH & TRASH

SCALE: 1" = 40'

PANTHER RIDGE

APPROVED BUFFER PLAN