

HERNANDO COUNTY PLANNING DEPARTMENT

20 North Main Street, Room 262

Brooksville, FL 34601

(352) 754-4057

PLAT REVIEW APPLICATION

Date: February 5, 2003

Plat Review Requested (Check One):

Conditional Plat

Construction Drawings

Final Plat

2. Developer's Name: VA Development
3. Address: 1530 Pinehurst, Spring Hill, FL 34606
4. Daytime Phone: (352) 683-7668

Engineer's Name: Civil-Tech Consulting Engineers, Inc.
Address: 12 South Main Street, Brooksville, FL 34601
Daytime Phone: (352) 796-6319

6. Zoning Classification: R-MF

7. Number of Lots Shown: 4

8. Review Fee Enclosed (Check Made Payable to Hernando County Planning Department) (Check Appropriate Category and Amount):

Conditional Plat: (Submit 16 Copies) $\$250.00 + \$2.00/\text{Lot} = \$258.00$

Construction Drawings: (Submit 6 Copies) $\$250.00 + \$5.00/\text{Lot} =$

Final Plat: (Submit 5 Copies) $\$250.00 + \$2.00/\text{Lot} =$

9. Completed Certificate of Concurrency Application on File: Yes No

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Richard J. Matassa, hereby state and affirm that I have read the instructions for filing this application and that:
 I am the owner of the property covered under this application.
 I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.

All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.

STATE OF Florida
COUNTY Hernando

[Signature]
Signature of Applicant or Representative

On this the 5th day of February 2003, before me the undersigned Notary Public of the State of Florida, personally appeared Richard J. Matassa and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal
[Signature]
Notary Signature

NOTARY SEAL & COMMISSION
EXPIRATION:  My Commission DD141400
Expires August 12, 2008

The individual(s) are personally known to me or, presented the

Suncoast Villa Apartments Conditional Plat Narrative

Preliminary Report

The attached conditional plat indicates the layout of 4 parcels, one of which is proposed to be an access tract, the total project land area is 30 acres. This development is a combination of a developed area and an undeveloped area, currently permitted and under construction. The developer has been forced by the lending institutions to legally subdivide the parent parcel, to assure a legal subdivision, in the event there should ever be a default on the loan, and all or portions of the project are taken by the lender.

The topography of the area to be platted ranges from approximately 58 to 80 feet above M.S.L. according to topographic mapping prepared for the site. The topography has been shown on the conditional plat with one (1) foot contour intervals, except in areas of the existing development, where only spot elevations are indicated at buildings and roadways, and the contours of the ponds and ditches are indicated. The area to be platted will consist of 3 parcels, containing various numbers of multifamily units. The proposed size of the parcels vary, but the number of constructed, or permitted units, do not exceed the allowed 16 units per acre allowed with the project zoning. Portions of the project have already been constructed and are occupied (184 Units, Tract A). The remaining units are currently under construction, (128 Units, Tract B). Tract C, has been reserved by the developer to be used for other possible future amenities, including a car wash or laundry facility. Tract D is intended to be an access tract to allow access to all parcels, with the existing driveway facilities, these are to be upgraded as part of the currently permitted construction. This parcel shall remain under control of a property owners association for perpetual use and maintenance. The proposed and existing water distribution systems consists of a combination of sizes P.V.C. water main located adjacent to the roadways. The water distribution system will be designed to adequately provide both potable water and fire protection within the development. The wastewater collection system consists of gravity lines (minimum 8" P.V.C.), connecting to the existing collection system at Barclay Road. With the water and sewer agreement, Hernando County Utilities has been granted perpetual access over the project for maintenance, this shall be further described within the property owners documents.

Soils Evaluation

The soils within the area are based on the Hernando County Soil Survey, prepared by the U.S. Soil Conservation Service. This area is comprised of the following soils classification.

Candler Fine Sand

The dominant soil on the site is the Candler Fine Sand, with slopes ranging from 0% to 5%. The permeability rate is greater than 20 inches/hour. Based on the S.C.S. report and visual inspections the soils are well suited for the

development being proposed in regard to drainage and pavement designs.

List of Planned Improvements

Water and sewer facilities have been and will be constructed in accordance to sound engineering designs and compliance with requirements set forth by the Hernando County Utilities Department and the Department of Environmental Regulations.

Development Schedule

As indicated much of the development currently exists, the remaining development, is currently permitted and under construction, with anticipated completion within the next 18 months. The only intent of this permit is to create legal parcels, for the potential ownership change, should the current developer default on any loans.

Protective Covenants

The roads and drainage will be turned over to the Property Owners Association for maintenance and the water and sewer has been dedicated to Hernando County, as part of the water and sewer agreement

Adequate Access Analysis

The primary and only access to the project is via, the driveway connections to Barclay Road. The proposed access tract shall be shared and maintained by the property owners association.

Development of Regional Impact Statement

The area of this conditional plat has a previously vested D.R.I., Holland Spring.

Due to the small scale of the conditional plat, where it would not be legible on this web site, this document is not available for viewing; however, this document is available for view at the Hernando County Planning Department. Please contact our office at (352) 754-4057 extension 28012 to make an appointment to view the conditional plat.