

HERNANDO COUNTY PLANNING DEPARTMENT
20 North Main Street, Room 262
Brooksville, FL 34601

PLAT REVIEW APPLICATION

Date: MARCH 13 2003

1. Plat Review Requested (Circle One)

Conditional Plat Construction Drawings Final Plat

2 Developer's Name: Francine Baia
Address: 26 Albury Stone Circle; Nashua, NH 03063
Daytime Phone: () 978/589-1847

Engineer's Name: Manuel R. Llahues
Address: 25395 Bayshore Drive; Miami, FL 33133
Daytime Phone: () 305/856-6152

4 Zoning Classification: R-1C

5 Number of Lots Shown: 14

6 Completed Certificate of Concurrency Application on File Yes No

Review Fee Enclosed (Check Made Payable to Hernando County Planning Department) (Check One/Circle Amount)

Conditional Plat (Submit 16 Copies)
\$250.00 + \$2.00/L.O.T. = \$278.00

Construction Drawings (Submit 6 Copies)
\$250.00 + \$5.00/L.O.T. = _____

Final Plat (Submit 5 Copies) and Boundary Survey (Submit 2 Copies)
\$250.00 + \$2.00/L.O.T. = _____
\$300.00 (cover sheet) + \$100.00 per (additional sheet) = _____ (County Surveyor Review Fee)

AFFIDAVIT

State of Florida
County of Hernando

I, Robert C. Vail, at the (owner/legal representative)
Print or type Name Circle One

do hereby make application to Hernando County for platting procedure as noted above and all answers to the questions on said application all sketches and data attached to and made a part of this application are true and correct to the best of my knowledge and belief

Signed & Subscribed before me this 30 day of May 2002

Personally known to me, or Produced identification and DID NOT take an oath
FL Drivers License V 400-263-72-138-0
(seal) Ida L. Hawkins
Notary Public

A:\REVIEW.FRM

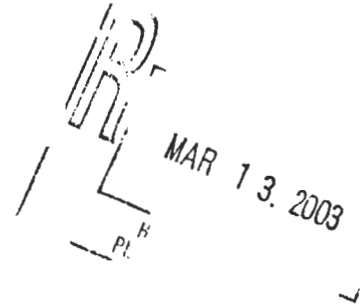


Creative Environmental Solutions, Inc.

1425 NW 6th Street * Gainesville, FL 32601 * (352) 371-4333 * Fax: (352) 371-0020

March 12, 2003

Pearl Estates Subdivision
Hernando County, FL
CES Project #: 02005-1



ENGINEERING NARRATIVE

On August 7, 2002, the Hernando County Board of County Commissioners voted 5-0 to adopt Petition #H-02-26 approving the petitioner's request to rezone the subject property from PDP (SF) to PDP (SF), consisting of a relocation of internal land usages, with performance standards set forth for the planned single-family development, Pearl Estates.

The proposed Pearl Estates subdivision will consist of 14 lots. A 60' Right-of-Way with open swales will originate from Newington Avenue and will loop around an existing depressional area centered within the 20-acre parcel. Twelve lots, each having a minimum size of 1.0-acre will front the "loop" road. This constitutes Phase 1 of the development. Two ½-acre lots will front the proposed cul-de-sac on Chalk Farm Road will be constructed with Phase 2 of the project. Phase 2 construction will begin shortly after Florida Water Services increases capacity in the existing distribution system.

The petitioner proposes to construct a landscaped island on the proposed extension of Newington Avenue. A landscaped area and entry signage will be placed outside of the proposed right-of-way within a dedicated easement occupying portions of Lots 1 and 13 adjacent to the Newington Avenue extension

There are no on-site wetlands. A Threatened, Endangered and Species of Special Concern Pedestrian Survey was performed on March 14, 2002. A map of the approximate location of Gopher Tortoise burrows and Sherman's Fox Squirrel nests has been provided in the Construction Drawings.

NARRATIVE STANDARDS:

Items requested in the PDP are:

1. The proposed development encompasses approximately 20 acres.
2. The proposed density level for the residential development is 14 single-family lots / 20 acres or 0.7 units / acre.
3. There are no differing land usages within the PDP.
4. The proposed lot setbacks are 25 feet for the front, 20 feet for the back, and 10 feet for the side with a minimum size of an individual lot is 43,560 square feet (1 acre) for all lots fronting Newington Avenue. For both lots fronting the proposed cul-de-sac at Chalk Farm Road, the minimum size is 21,780 square feet (0.5 acre).

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5. Condition of the subject parcel is a natural sand hill community. Ten to twelve year old scrub and turkey oaks cover nearly 85% of the property. All trees greater than 16" Breast Height Diameter have been shown on the Conditional Plat. There are pine trees within the right-of-way that are scheduled for removal and will require county approval. The development design will attempt to retain the specimen trees, minimize impacts to the natural land contours, and utilize the natural drainage of the property. The impact of development will consist of approximately 1,350 linear feet of new road as an extension of Newington Avenue and 60 linear feet of new road as an extension of Chalk Farm Road. Fourteen single-family houses proposed.
6. The impact on the existing infrastructure will be minimal. Existing roads and utilities are available for connection at the project boundary along Newington Avenue and Chalk Farm Road.
7. There are no proposed parks within this development.
8. Streetlights will be installed that are consistent with the Withlachoochee River Electric Cooperative.

LEGAL DESCRIPTION:

East one-half (E ½) of the Southwest one-Quarter (SW ¼) of Northwest One Quarter (NW ¼) of Section 32, Township 23 South, Range 18 East, Hernando County, Florida. This tract consists of approximately 20 acres, more or less.

LOCATION: The project is located approximately 8/10th of a mile north of County Line Road (C.R. 578) and 8/10th of a mile East of Mariner Road (C.R. 587).

PRESENT ZONING: PDP single-family (R-1C Residential District).

ADJACENT LAND USE:

North: Wellington at Seven Hills, Zoned PDP –Single Family

Wellington at Seven Hills, Zoned PDP –Single Family

East: Barony Woods, Zoned R-1C

Wellington at Seven Hills, Zoned PDP –Single Family

COMPREHENSIVE PLAN / FLUM: According to the latest mapping available of the County's Future Land Use Map (FLUM), this area has been designated as residential.

DRI STATEMENT: Since this individual project is less than 32 acres of commercial usage, it is exempt from the DRI review.

WHPA STATEMENT: No portion of this site is located in a WHPA 1

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ENGINEERING DATA:

SOILS: According to the available mapping by the Soils Conservation Service (SCS), the predominant soil in this area is Candler fine sand. Candler fine sand is the native soil for the Spring Hill area. A copy of the report is included in Appendix ****.

Universal Engineering Sciences, Inc. (UES), performed a geotechnical exploration of the property to determine the classification of soils along the proposed right-of-way and within the proposed retention area. A copy of their report has been included in Appendix ***.

In summary, UES was directed to advance one soil boring to the depth of 20' within the proposed stormwater retention area. For design purposes, the confining layer is assumed to be 21' below the proposed pond bottom and the water table is assumed to be 20' below the proposed bottom. Permeability 4.5-6.0' below the pond bottom was measured as 15.8 ft/day.

DRAINAGE: This particular site will be permitted through the Southwest Florida Water Management District (SWFWMD) and Hernando County. The retention pond will be designed for a closed basin to completely retain runoff resulting from the 100 year / 24 hour from the contributing drainage area. The total area of the project is 20.28 acres. Total offsite drainage consists of 6.71 acres resulting in an effective drainage area of 13.57 acres. The design treatment volume from the offsite drainage areas is 24,347 cubic feet. SWFWMD and Hernando County Staff have approved the drainage system for the project.

STREETS: The proposed Newington Avenue extension will have a 60 right-of-way and the roadway design will meet county design standards. A typical road cross section is shown in the Construction Drawings.

UTILITIES:

Sanitary Sewer: Municipal sewer system is not available in the area. Health Department has approved the use of individual septic tanks systems to serve the development.

Central Water: Existing water mains are located on Newington Avenue and Chalk Farm Road. Currently, the existing system owned and operated by Florida Water Services lacks sufficient capacity to serve the entire project. Consequently, twelve (12) 1-acre lots along Newington Avenue will be served with potable water wells and will be constructed with Phase 1 of the project. The distribution system to serve the two (2) ½-acre lots fronting the proposed cul-de-sac on Chalk Farm Road will be constructed with Phase 2 of the project. The

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construction of Phase 2 will begin shortly after Florida Water Services increases capacity in the existing distribution system. The existing system will be retrofitted with fire hydrants at Newington Avenue and Chalk Farm Road for fire protection.

Solid Waste: Pasco County Waste Management will provide service.
Electrical: Withlacoochee River Electric Cooperative will provide service.
Telephone: Bell South will provide service.
Cable Television: Time Warner Cable will provide service.

TRAFFIC: Number of vehicle p.m. peak-hour trips to be generated by the project estimated to be 14. This is estimate based on ITE Trip Generation Manuel and verified by Hernando County Metropolitan Planning Organization.

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.