

HERNANDO COUNTY PLANNING DEPARTMENT

20 North Main Street, Room 262
Brooksville, FL 34601

PLAT REVIEW APPLICATION

Date: July 7, 2003

1. Plat Review Requested (Circle One):

Conditional Plat Construction Drawings Final Plat

2. Developer: Christopher D. Shemwell
Address: 13329 Whitmarsh Street, Spring Hill, FL 34609
Daytime Phone: (_____) _____

3. Project Engineer: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd., Brooksville, FL 34601
Daytime Phone: (352)796-9423

4. Zoning Classification: AG

5. Number of Lots Shown: 7

6. Completed Certificate of Concurrency Application on File Yes ___ No ___
Note: An application is being submitted simultaneously with this.

7. Review Fee Enclosed (Check Made Payable to Hernando County Planning Department)(Check One/Circle Amount). Please note that other documentation may be required to complete each review phase.

Conditional Plat: (Submit 21 copies of each of the following: Conditional Plat, Engineering Narrative Report, and this application)

\$250.00 + \$2.00/LOT = \$264.00

Construction Drawings: (Submit 8 sets of the Construction Drawings)

\$250.00 + \$5.00/LOT = _____

Final Plat: (Submit 8 copies of the Final Plat and 2 copies of the Boundary Survey)

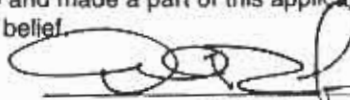
\$250.00 + \$2.00/LOT = _____

\$300.00 (cover sheet) + \$100.00 per (additional sheet) = _____(County Surveyor Review Fee)

AFFIDAVIT

State of Florida
County of Hernando

I, Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering Associates, Inc., as the owner/authorized representative do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.


Signature

Sworn & Subscribed before me this 7 day of July, 2003.

Personally known to me, or ___ Produced identification: _____
and ___ DID DID NOT take an oath.

(Seal)


Notary Public



SHEMWELL ESTATES
Conditional Plat /Rezoning Narrative

GENERAL DESCRIPTION:

The proposed project, to be known as Shemwell Estates, consists of approximately 20 acres, located in Section 32, Township 23 South, Range 18 East. The property is bordered; on the southwest by Sandringham Lane.; on the east by Padron's West Linden Estates; and on the north by Barony Woods Phase 2.

The applicant intends to create a seven lot gated subdivision and is requesting an PDP (AR) zoning designation. He intends to retain the larger lot for his own residence.

- The current zoning for this property is AG.
- Surrounding zoning consists of R1C to the north; R1C to the east; R1C to the southeast; and AG to the northwest.
- Hernando Co. Future Land Use Map indicates that this property is within a residential designation.

The proposed lots range in size from approximately 6.2 acres to approximately 1.8 acres. The proposed road right-of-way is 60 feet with both cul-de-sacs being within the County's standard for allowed length. As indicated by the cross section detail on the attached drawing, a roadway with open drainage is being proposed. Setbacks of 50' front, 10' side, and 35' rear area being requested.

I. PRELIMINARY LAYOUT

Sixteen (16) copies of the proposed Conditional/Master Plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be developed for the community prior to the sale of lots.

III. PRELIMINARY ENGINEERING REPORT

A. Topography.

The topo., according to USGS information obtained the SWFWMD website, ranges from 70 ' on the northeast to 60' on the south.

B. Flood Plain.

The project lies within Zone C according to FIRM Community-Panel 120110 0300B, indicating that no flooding is anticipated during the 100 year storm.

C. Soils.

The entire site consists of Candler fine sand. This soil type consists of nearly level to sloping, excessively drained, sandy soil.

D. Vegetation.

The natural xeric habitat has been retained on site, consisting of scrub oaks and scattered longleaf and slash pine. No listed species were noted other than the gopher tortoise.

IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.

Infrastructure improvements will be constructed or bonded prior to final platting.

V. DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2004

ADEQUATE ACCESS ANALYSIS

Access to the property will be gained from Padron Blvd.

DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

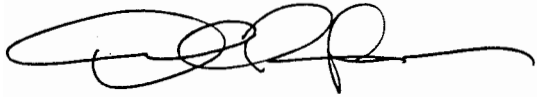
WATER AND SEWER

This project falls within Florida Water Service's service area, however the applicant is intending to utilize septic tanks and individual wells.

DRAINAGE

A preliminary analysis of the site points to the probability of the drainage being dealt with by use of open drainage (swales).

COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'D. Lacey', with a long horizontal flourish extending to the right.

DONALD R. LACEY, AICP
Senior Vice President,
Coastal Engineering Associates, Inc.

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.