

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:** Majestic Oaks Partners, LLC
Address: 24060 Deer Run Road, Brooksville, FL 34601
Daytime Phone: (352) 796-3399

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

4. **Zoning Classification:** CPDP

5. **Number of Lots Shown:** 198

6. **Completed Certificate of Concurrency Application on File** Yes No

Note: Application is being submitted simultaneously with this application.

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)
 $\$250.00 + \$2.00/LOT = \underline{\$646.00}$

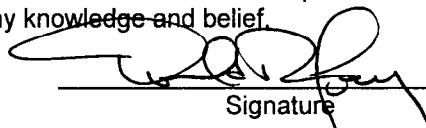
• **Construction Drawings:** (Submit 8 sets of the Construction Drawings)
 $\$250.00 + \$5.00/LOT = \underline{\hspace{2cm}}$

• **Final Plat:** (Submit 8 copies of the Final Plat and 2 copies of the Boundary Survey)
 $\$250.00 + \$2.00/LOT = \underline{\hspace{2cm}}$
 $\$300.00$ (cover sheet) + $\$100.00$ per (additional sheet) = -----(County Surveyor Review Fee)

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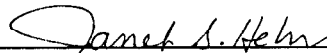
State of Florida
County of Hernando

I, Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering Associates, Inc., as the authorized representative does 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 28TH day of October, 2003.
 Personally known to me, or Produced identification: _____ and _____
DID DID NOT take an oath.

(Seal) 

Notary Public



**MAJESTIC OAKS PHASE I
CONDITIONAL PLAT NARRATIVE**

GENERAL DESCRIPTION:

The master plan for the Majestic Oaks property, consisting of approximately 433 acres, located in Sections 13 and 24 Township 22 South, Range 19 East and Sections 18 and 19, Township 22 South, Range 20 East, was approved in May, 2003. This proposed conditional plat is for the first phase of development, consisting of 198 residential lots on approximately 101 acres.

Six distinct residential lot sizes are proposed within Phase I:

Area	Lot Type	Lot Size	Setbacks
A	Villa	40' x 130'	Front – 25 feet, Side – 5 feet, Rear - 15 feet
B	Villa	50' x 130'	Front – 25 feet, Side – 5 feet, Rear - 15 feet
C	Single Family	75' x 120'	Front – 25 feet, Side – 7.5 feet, Rear - 15 feet
D	Single Family	90' x 150'	Front – 25 feet, Side – 10 feet, Rear - 15 feet
E	Single Family	100' x 200'	Front – 25 feet, Side – 10 feet, Rear - 15 feet
F	Estate	150' x 250'	Front – 25 feet, Side – 10 feet, Rear - 15 feet

The primary access to Majestic Oaks Phase I will be from Mondon Hill Road, with a second access point at Wallien Drive. The developer wishes to retain the ability to place gates at both project entrances, restricting access through Majestic Oaks to residents. The conditional plat accommodates a portion of the "Rails to Trails" route which is shown in its entirety on the enclosed Master Plan Roadway Layout. The applicant would like to reserve the option of revising the trail routing at some later date, with County approval.

Depending upon the mix of builders, the applicant may include lot types A – D in the common model center off the main entrance road. Individual model centers may be placed in each housing area.

I. PRELIMINARY LAYOUT

Sixteen (16) copies of the proposed conditional plat are attached. Also attached are sixteen (16) copies of a master plan roadway layout. *Twenty-one copies were submitted 10-28-03 under separate cover.*

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 site is part of the Brooksville Ridge and the rolling topographic relief is similar to the adjacent Brooksville Country Club. The highest elevations reach approximately 130 feet along the south boundary of areas A & B. The lowest elevations (approximately 81 feet) are along the north side of area F.

B. Flood Plain. According to FEMA FIRM maps, portions of the western and northern boundaries of the conditional plat are within the 100 year flood plain, with ponding elevations of 84 feet MSL. As part of the drainage analysis and permitting for the project, the floodplain will be further defined and accommodated within the project design.

C. Soils. According to mapping from the Southwest Florida Water Management District, the site contains a number of soils types common to the Brooksville Ridge. The higher elevations are dominated by the Kendrick fine sand and Nobleton fine sand groups, both of which have slight to moderate limitations to development. Flemington fine sandy loam is found in most of the lower areas, indicating a high water table during several months of the year.

D. Vegetation. In February 2003, a preliminary inspection was conducted on the subject property to determine vegetation communities and potential for occurrence of fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern.

The majority of the site is undeveloped hardwood forest vegetation community. Typical tree species include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), swamp chestnut oak (*Quercus michauxii*), water oak (*Quercus nigra*), southern magnolia (*Magnolia grandiflora*), sweetgum (*Liquidambar styraciflua*), American hornbeam (*Carpinus caroliniana*), cabbage palm (*Sabal palmetto*), winged elm (*Ulmus alata*), hackberry (*Celtis laevigata*), pignut hickory (*Carya glabra*), mockernut hickory (*Carya tomentosa*), as well as slash pine (*Pinus elliotti*). Midstory consisted primarily of immature tree species noted in the overstory. Groundcover vegetation consists mainly of catbriar (*smilax spp.*), beautybush (*Callicarpa americana*), bracken fern (*Pteridium aquilinum*), and leaf litter. No wetland communities are located within the conditional plat area. Trees of specimen size or larger (18" DBH and up) are scattered throughout the site.

Although a site specific survey was not conducted, no fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern were noted on the site during the preliminary site inspection.

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 late in 2004. The pace of development will depend on the market.

VI. ADEQUATE ACCESS ANALYSIS

Access to Phase I is available from Mondon Hill Road and Wallien Drive.

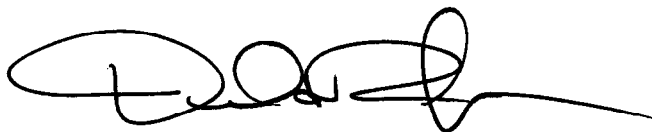
VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

VIII. WATER AND SEWER

Central water and sewer is proposed for the development. Both the City of Brooksville and the Hernando County have utility service in the area. The applicant is negotiating with both jurisdictions.

COASTAL ENGINEERING ASSOCIATES, INC.



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.