

HERNANDO COUNTY PLANNING DEPARTMENT

20 North Main Street, Room 202

Brooksville, FL 34601

PLAT REVIEW APPLICATION

Date: 10/6/03

1. **Plat Review Requested (Circle One):**

Conditional Plat

Construction Drawings

Final Plat

2. **Developer:** Pristine Real Estate Development, Inc.
Address: P.O. Box 1608, Tarpon Springs, FL 34688-1608
Daytime Phone: (800)683-1424

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

4. **Zoning Classification:** PDP(SF)

5. **Number of Lots Shown:** 50

6. **Completed Certificate of Concurrence Application on File** Yes x No
One was previously submitted for this project.

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)
 $\$250.00 + \$2.00/LOT = \underline{\$350.00}$

• **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)

AFFIDAVIT

State of Florida
County of Hernando

I, Cliff Manuel, President of 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 7TH day of OCTOBER, 2003.
 Personally known to me, or Produced identification: _____ and _____
DID DID NOT take an oath.

(Seal) Janet S. Hehn
Notary Public



PRISTINE PLACE, PHASE 6
CONDITIONAL PLAT
NARRATIVE

GENERAL DESCRIPTION

The proposed Pristine Place Phase 6, consists of 53 single family detached dwellings on 22± acres located just east of Pristine Place Units #1 & #5. Fifty (50) of the lots are located in the north ½ of the northeast ¼ of the northeast ¼ of Section 16, Township 23, Range 18, Hernando County, Florida, with the remaining three (3) lots on property within the original Pristine Place.

The minimum lot size is 90' x 130'. Internal setbacks will be: front – 25', side – 7.5', and rear 20'. Perimeter setbacks shall be per the PDP rules.

The property is currently zoned PDP(SF). This is consistent with the Hernando County Comprehensive Plan, which designates this area as Residential.

The soils are conducive to development and the natural relief of the property will be utilized to accommodate drainage. Primary access to the property will be through Pristine Place, via Bolton Court and St. Ives Blvd. to Anderson Snow Road and Spring Hill Blvd. A second access point, discussed with the County Planning Department is shown on the conditional plat layout, as is a tract that can be made available for access from the 20 acre parcel to the south, as requested in the zoning approval.

I. PRELIMINARY LAYOUT

Twenty (21) copies of the conditional plat with one being signed and sealed are attached herewith. Also being provided is an 8 ½" x 11" copy of the conditional plat.

II. DRAFT OF PROTECTIVE COVENANTS

Deed restrictions will be prepared by the developer to protect the integrity of the project.

III. PRELIMINARY ENGINEERING REPORT

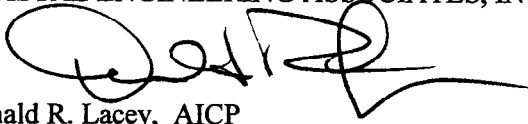
A. TOPOGRAPHY - Topography ranges from a high of 77 feet along the south to a low of 35 feet in a natural depression at the west end of the parcel.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

The project will be served with central water and sewer from the Hernando County Utilities Dept.

Report Prepared By:

COASTAL ENGINEERING ASSOCIATES, INC.

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

Donald R. Lacey, AICP
Senior Vice President
Coastal Engineering Associates

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.