

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

PLAT REVIEW APPLICATION

Date: 10/6/03

1. **Plat Review Requested (Circle One):**
- Conditional Plat Construction Drawings Final Plat
2. **Developer:** TBF Enterprises
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:** currently AG
5. **Number of Lots Shown:** 76
6. **Completed Certificate of Concurrency Application on File** Yes No
Concurrence Application is included herewith.
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 = \$402.00
 - **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

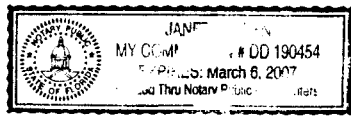
I, CLIFF MANUEC, PE, PRES., COASTAL ENGINEERING ASSOC, INC, as the
(owner/authorized representative)

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. Helm
Notary Public



**Woodland Waters Ph. 6
Narrative**

GENERAL DESCRIPTION:

The proposed project consists of 87 ± acres located in Sections 17 and 18, Township 22 South, Range 18 East, Hernando County, Florida, (two parcels - key nos. 01275550 and 00344540). The property lies east of Woodland Waters Ph. 2, north of and adjacent to Star Road. The applicant is requesting rezoning from Agriculture to Planned Development Project with single family [PDP(SF)] Adjacent property uses are PDP (SF) to the west and mobile homes to the south.

With the completion of the Woodland Water PDP to the west, the applicant is desirous of continuing this successful development on adjacent land. The Hernando County Future Land Use Map indicates that the property is within a Residential designation. The conceptual project layout consists of 76 single family lots, however approval for 80 is being requested. The minimum size lot is 0.5 ac. A 50 ft. natural vegetative buffer will be maintained along the southern boundary adjacent to Star Road. Phase 6, as proposed, is consistent with the Woodland Waters approved concept of central water and septic tanks, since the rolling terrain would result in an inordinate number of pump stations. The proposed road right-of-way is 60 ft. in width.

The proposed building setbacks are as follow:

Front = 20'
Side = 7.5'
Rear = 15'

I. PRELIMINARY LAYOUT

Twenty-one (21) copies of the proposed Master Plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

A homeowners association and appropriate documents will be prepared prior to development.

III. PRELIMINARY ENGINEERING REPORT

A. Topography.

The topography ranges from a high of approx. 78' m.s.l. to a low of 22' m.s.l. As previously stated, this project consists of rolling terrain.

B. Flood Plain.

The project lies within Zone C according to FIRM Community-Panel 120110 0150B. Zone C is an area not expected to flood in the 100 year storm event..

C. Soils.

According to the USDA Soil Survey for Hernando County, the soil present on the site is Candler fine sand. This soil type is described as excessively drained soil located in uplands.

D. Vegetation & Wildlife.

Native vegetation consists of scrub oaks including blackjack, post, and turkey oak. Scattered longleaf and slash pines have been recently logged from the site. Understory vegetation consists of indiagrass, chalky bluestem, pineland three-awn, panicum and annual forbs. The only threatened/endangered species or species of special concern located on the site were gopher tortoise burrows. No wetlands or water features were located on the site.

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 the year 2004.

VI. ADEQUATE ACCESS ANALYSIS

Access to the property will be gained from the west via Woodland Waters Blvd.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed development is below residential DRI thresholds.

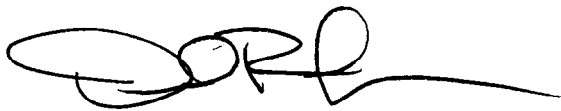
VIII. WATER AND SEWER

Central water and individual septic tanks are proposed, consistent with the previously approved phases of Woodland Waters. The Hernando County Utilities Department has indicated that central water is available and that central sewer is not available. .

IX. DRAINAGE

The rolling nature of the site topography leads to the construction of drainage retention in several areas of the project. Exact locations and sizes of these DRAs will be determined during the design/construction plan preparation phase.

COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'DRL', with a long horizontal line 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.