

HERNANDO COUNTY PLANNING DEPARTMENT

20 North Main Street, Room 262

Brooksville, FL 34601

PLAT REVIEW APPLICATION

Date: 10/6/06

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

Conditional Plat

Construction Drawings

Final Plat

2. **Developer:** Hernando Oaks, LLC

Address: P.O. Box 15809, Brooksville, FL 34601

Daytime Phone: (352) 797-5300

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:** 105

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

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 = \$460.00

- **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 Pres., Coastal Engineering Associates, Inc. as the 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.

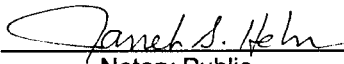


Signature

Sworn & Subscribed before me this 28th day of October, 2003.

Personally known to me, or Produced identification: _____ and _____

DID DID NOT take an oath.

(Seal) 

Notary Public



HERNANDO OAKS GOLF COURSE COMMUNITY CONDITIONAL PLAT NARRATIVE – PHASE 2

GENERAL DESCRIPTION

The applicant is requesting approval for the attached conditional plat of Phase 2, which consists of 105 residential lots on a 24.2 ± acre site located in Section 8, Township 23 South, Range 19 East. The subject property lies west of US 41, north of Powell Road. The current zoning of the property is C/PDP, with master plan approval for 975 residential units.

The property consists of rolling upland terrain. The soils consist primarily of loamy fine sands, which should be excellent for the maintenance of lawns and the adjacent drainage retention areas. Access will be provided via Caliquen Dr., Gevalia Dr. and Lisette Circle.

Lots within Phase 2 will be sized for single family lots (70 feet wide), and villa lots (50 feet wide). Please note that “Z” lots are proposed in a portion of the villa area as indicated on the revised conditional plat.

The project is consistent with the Hernando County Comprehensive Plan and the Hernando Oaks master plan.

I. PRELIMINARY LAYOUT

Twenty (21) copies of the conditional plat are enclosed. (one has been signed & sealed)
Revised drawings were submitted under separate cover 10/28/03.

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 low of 70 feet MSL. to a high of 86 feet MSL.

B. FLOOD PLAIN – According to Flood Insurance Rate Map Community-Panel 120110 0300B, this phase appears to fall into Zone C which indicates an area of minimal flooding.

C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists of the following soil types: Blitchton loamy fine sand, Flemington fine sandy loam, Floridana variant loamy fine sand, Kendrick fine sand, Micanopy loamy fine sand, and Nobleton fine sand. These soils are common to the Brooksville Ridge area, with stormwater management and

construction factors addressed during the design process.

- D. VEGETATION - The habitat can be characterized as mixed hardwood/pine forest, intermixed with mesic hammock. Dominant hardwood tree species on the site are live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), basket oak (*Quercus michauxii*), southern red cedar (*Juniperus virginiana*), southern magnolia (*Magnolia grandiflora*), sweetgum (*Liquidambar styraciflua*), and pignut hickory (*Carya glabra*), while loblolly pine (*Pinus taeda*) was the pine tree species. Midstory species mainly were immature tree species noted in the overstory and southern arrowwood (*Viburnum dentatum*), bay berry (*Myrica cerifera*), American hornbeam (*Carpinus caroliniana*), sparkleberry (*Vaccinium arboreum*), and saw palmetto (*Serenoa repens*). Groundcover vegetation mainly included bracken fern (*Pteridium aquilinum*), yellow jessamine (*Gelsemium sempervirens*), partridge-berry (*Mitchella repens*), catbriar (*Smilax auriculala* and *glauca*), elephant-foot (*Elephantopus elatus*), and blackberry (*Rubus spp.*).

A preliminary review of the area does not indicate any specimen or majestic trees in the proposed roadway locations.

- E. DRAINAGE – Drainage will be handled in adjacent drainage retention areas, consistent with SWFWMD permitting.
- IV. LIST OF PLANNED PUBLIC IMPROVEMENTS – The only public improvements will be additional roadway necessary to provide access to this phase, and the residential sewer and water lines.
- V. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS
All public improvements will be constructed or bonded prior to final platting.
- VI. DEVELOPMENT SCHEDULE
Construction is expected to commence in the Year 2004.
- VII. ADEQUATE ACCESS ANALYSIS
Access to the parcel will be from Gevalia Dr., Caliquen Dr. and Lisette Circle.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The overall master plan has been provided to the Florida Department of Community Affairs, which has agreed that Hernando Oaks is not required to go through the DRI process.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

A Sewer-Water Agreement has been executed with the Hernando County Utilities Department for the Hernando Oaks development.

Report Prepared By:

COASTAL ENGINEERING ASSOCIATES, INC.

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

Donald R. Lacey, A.I.C.P.
Vice President

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.