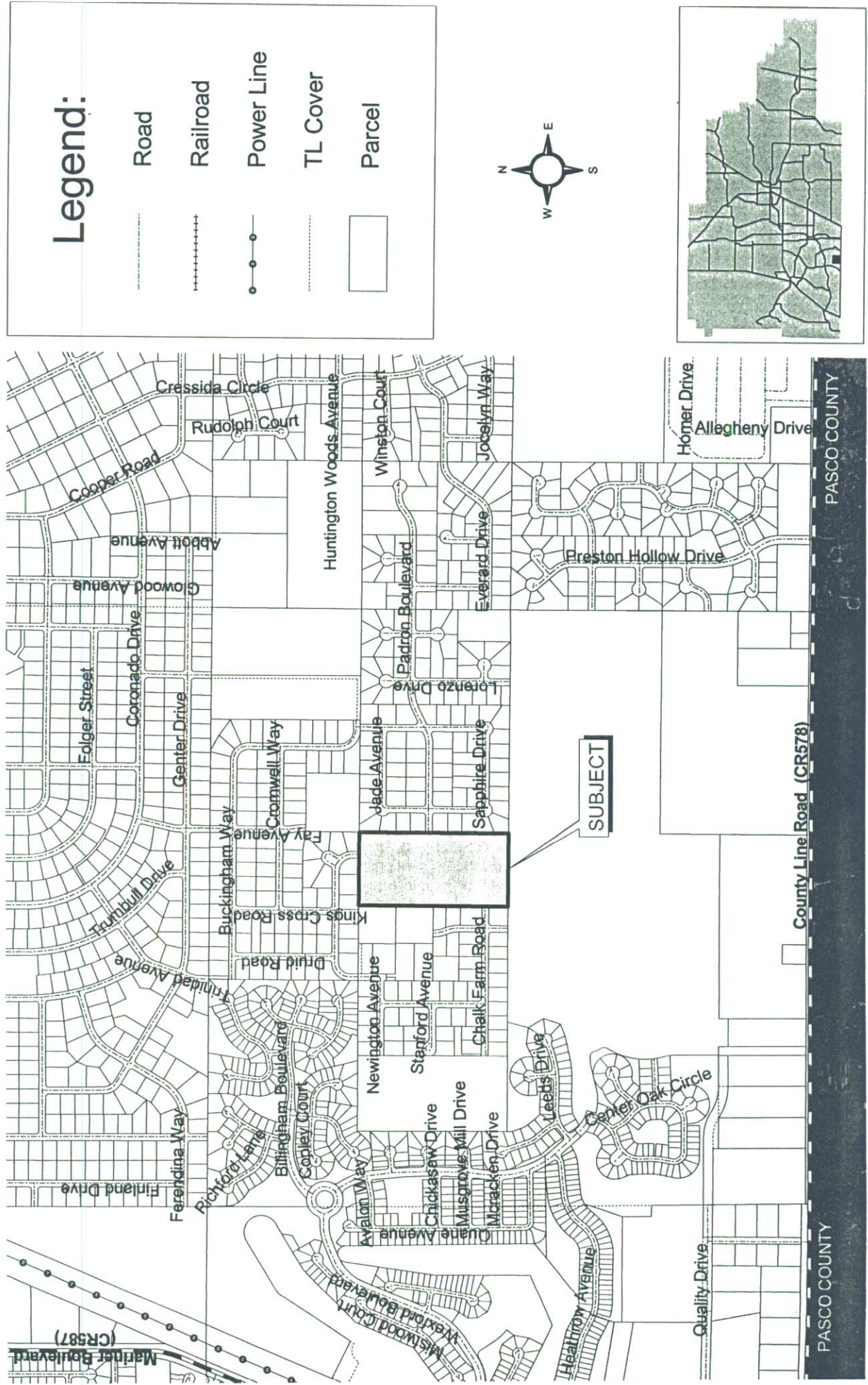


Christopher D. Shemwell Shemwell Estates / P-04-09 (C)



SHEMWELL ESTATES
Conditional Plat

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 nine 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 4.3 acres to approximately 1.57 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 Platt 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.

VI. ADEQUATE ACCESS ANALYSIS

Access to the property will be gained from Padron Blvd.

Comment: Don

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

Comment: Don

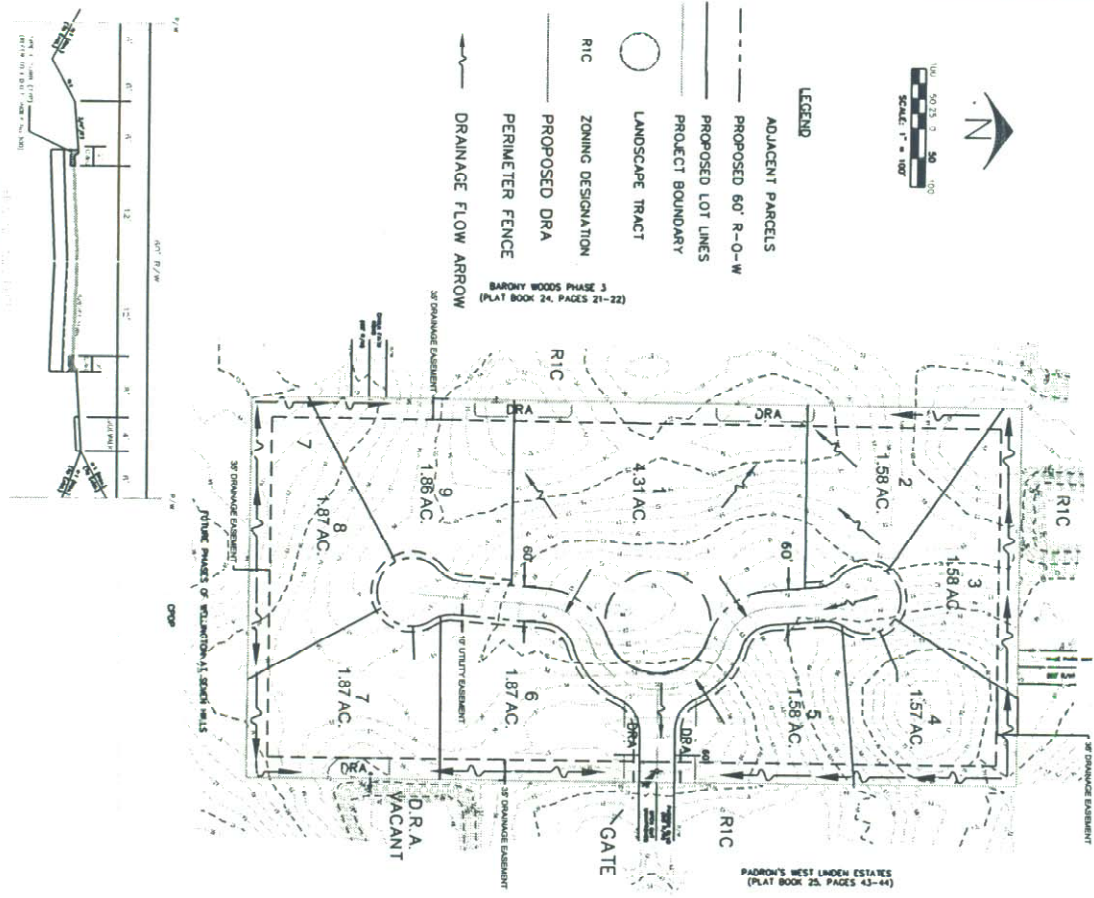
VIII. WATER AND SEWER

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

IX. DRAINAGE

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

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.



BARBURY WOODS PHASE 3
(PLAT BOOK 24, PAGES 24-27)

PADRON'S BEST (MOON ESTATES)
(PLAT BOOK 25, PAGES 43-44)

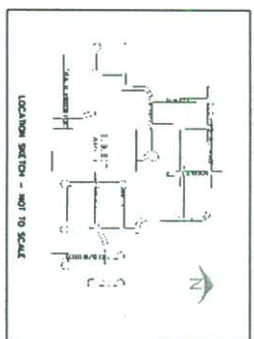
SITE DATA

APPLICANT:
CHRISTOPHER D. SHEMWELL
13329 WHITMARSH STREET
SPRING HILL, FL 34609

PARCEL KEY NO. 00378503
PARCEL AREA APPROX. 30 ACRES
LOCATED IN SECTION 22, TOWNSHIP 23 S., RANGE 18 E.
CURRENT ZONING: POP (RURAL)
WITH AP USES
TOTAL NUMBER OF LOTS = 9
INTERNAL AND PERIMETER SETBACKS
FRONT = 50'
SIDE = 10'
REAR = 35'

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN AND IS INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. THE DRAINAGE SYSTEM IS IN PRELIMINARY STAGES OF ANALYSIS. IT IS THE CLIENT'S DESIRE TO HAVE A CURB & GUTTER COMMUNITY WITH DRAINAGE BEING COLLECTED IN OPEN SWALES WITHIN THE ROAD RIGHT-OF-WAY.
3. THE LOCATION OF ANY NECESSARY EASEMENTS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PROCESS.
4. ACCESS TO THIS PROJECT SHALL BE FROM PADRON BLVD ONLY.



NO.	DATE	BY	REVISION
1	04/02/04	CS	NO PERMITS REQUIRED
2	04/02/04	CS	REPLACED PERMITS & 2 APPROVALS
3	04/02/04	CS	REVISIONS TO PERMITS & 2 APPROVALS
4	04/02/04	CS	REVISIONS TO PERMITS & 2 APPROVALS

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CONDITIONAL PLAT
SHEMWELL ESTATES
(CHRISTOPHER D. SHEMWELL)