

HERNANDO COUNTY PLANNING DEPARTMENT

20 North Main Street, Room 262
 Brooksville, FL 34601
 352-754-4057; Fax: 352-754-4420
 www.co.hernando.fl.us/plan

SUBDIVISION REVIEW APPLICATION

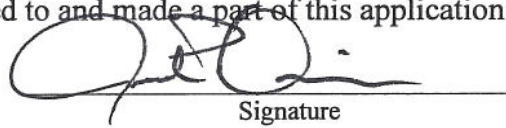
DATE: March 2, 2006 (revised)

Subdivision Review Requested (check one): <input checked="" type="checkbox"/> Conditional Plat; <input type="checkbox"/> Construction Drawings; <input type="checkbox"/> Final Plat	
Name of Project: Village Van Gogh Phase 2	
1. Developer's Name: Tri County Development, Inc. Address: 9020 Rancho Del Rio Dr., Suite 122 New Port Richey, FL 34655-5278 Daytime Phone: (727) 376-6831 Fax: (727) 376-5973 Email Address:	2. Project Engineer's Name: Coastal Engineerin Associates, Inc. Address: 966 Candlelight Blvd. Brooksville, FL 34601 Daytime Phone: (352) 796-9423 Fax: (352) 799-8359 Email Address: jhehn@coastal-engineering.com
3. Zoning Classification PDP(SF)	4. Number of Lots Shown: 170
5. Proposed ownership and maintenance responsibility of the subdivision? <input type="checkbox"/> Public <input type="checkbox"/> Private	
6. A completed Certificate of Concurrency application is on file? <input checked="" type="checkbox"/> Yes, but revised Concurrency has been included <input type="checkbox"/> No If no, an application must be made to the Planning Department and a fee of \$75.00 provided.	
7. Notes and Calculation of Review Fees - Other documentation may be required to complete each review phase. - Following staff's comments, no charge will apply for the initial revised plans. However; a \$250 fee will be charged for each subsequent resubmittal thereafter of the Conditional Plat, Construction Drawings or Final Plat. - Make Check Payable to Hernando County Planning Department - See Next Page for Calculation of Review Fees	

AFFIDAVIT

State of Florida,
 County of Hernando

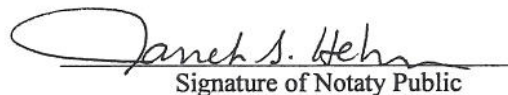
I, Joseph P. Quinn, AICP, Coastal Engineering Associates, Inc., as the authorized representative does hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.


 Signature

Sworn & Subscribed before me this 6 day of March, 2006. The individual is Personally known to me, or Produced identification: _____ and DID DID NOT take an oath.

(Seal)




 Signature of Notary Public

**VILLAGE VAN GOGH PHASE 2
REVISED CONDITIONAL PLAT NARRATIVE**

GENERAL DESCRIPTION:

The subject property, consisting of approximately 80.88 acres, is located north of the existing Village Van Gogh project in Section 4, Township 23 South, Range 18 East, Hernando Co., Florida. Access to the property is currently gained from Elgin Boulevard via Fenian Drive.

The proposed project is zoned PDP (SF), as approved by the Hernando County Board of County Commissioners on January 11, 2006, (petition H05122). The Hernando County Comprehensive Plan Future Land Use Map indicates that the subject property is located within a residential designation.

The applicant is requesting approval of the proposed conditional plat consisting of a maximum of 170 single family lots with connections to Highgrove Road, Fenian Drive and Landover Blvd. Gates are proposed at all three connections. As previously approved, the minimum lots size shall be 9,100 sq. ft. with minimum internal setbacks of: front = 25'; side = 7.5'; and rear = 20'. Further, the minimum perimeter setbacks shall be 25'.

As per the conditions of approval of the Master Plan, a proposed 6' fence adjacent to the agricultural parcel to the northwest is shown on the attached conditional plat. Additionally, a proposed 20' natural vegetative buffer has been shown along the lots located on the south property line adjacent to the existing Village Van Gogh development, as well as along the eastern, northern and western boundaries.

I. PRELIMINARY LAYOUT

Twenty-one copies of the revised conditional plat are included in this submittal.

II. DRAFT OF PROTECTIVE COVENANTS

A homeowners association will be formed to maintain common infrastructure.

III. PRELIMINARY ENGINEERING REPORT

A. Topography. Topography ranges from a high of approximately 100' near the center of the project to a low of approximately 70' m.s.l as indicated on the attached drawing.

B. Flood Plain. According to FEMA Flood Insurance Rate Map Community Panel Number 120110 150B, the subject property lies in Zone C. Zone C is described as an area not expected to flood in the 100 year storm event.

C. Soils. According to the Soil Survey of Hernando County, Florida, the subject property consists of Candler fine sand. Candler fine sands are well drained.

D. Environmental: A pedestrian survey of the site was conducted on May 6, 2005 and the following was observed:

- Evidence of gopher tortoise on site;
- Garberia (plant species) was noted;
- No wetlands;
- Site is longleaf-xeric oak habitat with the dominant trees being long leaf pines, turkey oaks, sand-live oaks, and bluejack oaks.

IV. LIST OF PUBLIC IMPROVEMENTS

- Per discussions with the Hernando County Engineer's office, paving of Highgrove Road will be required from the project to the existing paved portion of Highgrove.
- Connection to Killian Street across Progress Energy R/W.
- Intersection improvements on Elgin Blvd. at Fenian Drive, as indicated on the attached Conditional Plat.
- Overlay of asphalt on Enchantment Drive and Lauren Drive per Master Plan conditions of approval.

V. 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.

VI. DEVELOPMENT SCHEDULE

Development is anticipated in 2007.

VII. ADEQUATE ACCESS ANALYSIS

Current access to the site is gained from Fenian Drive. The applicant is proposing connection to Fenian Drive, Landover Blvd. and Highgrove Road. As stated above, it is anticipated that the traffic impact on the individual roads will be very moderate. Village Van Gogh members will have access to the proposed development's roadways as per the Master Plan conditions of approval.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

IX. WATER AND SEWER

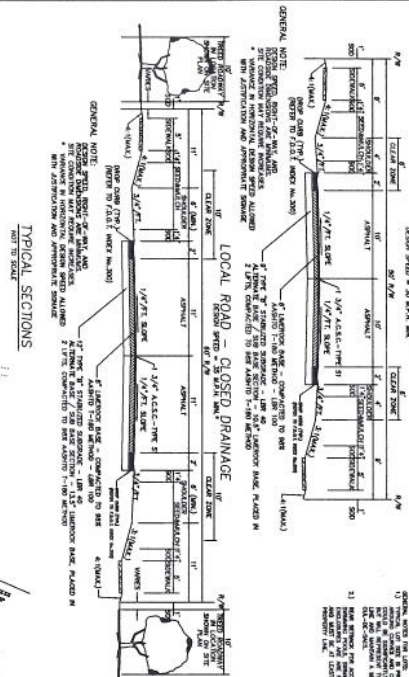
The proposed project lies within the service area of the Hernando County Utilities Department. The County's Southwest Wellfield Facility is adjacent and will serve the subject property. Wastewater treatment will be provided by the County's Airport Subregional WWTP.

COASTAL ENGINEERING ASSOCIATES, INC.

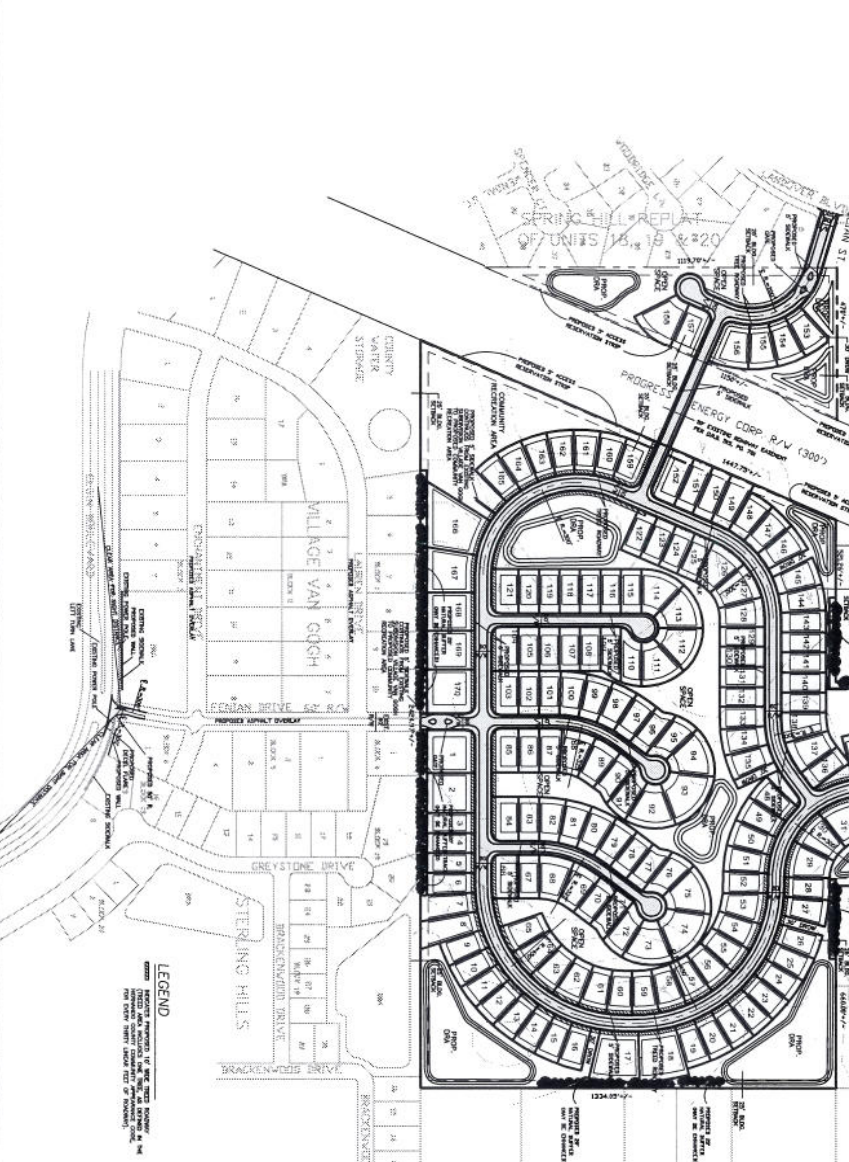
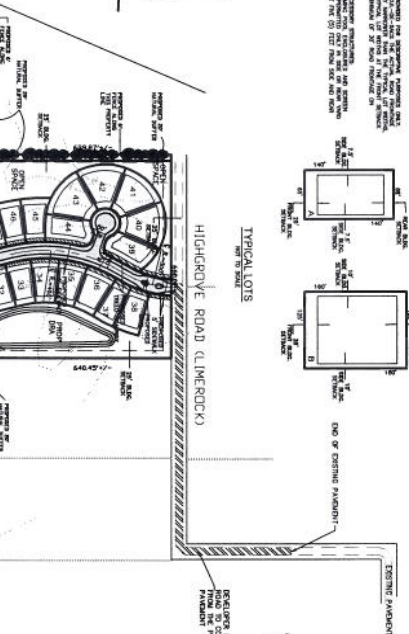
A handwritten signature in black ink, appearing to read 'Joseph P. Quinn', with a stylized flourish at the end.

Joseph P. Quinn, AICP
Principal Planner

LOCAL ROAD - CLOSED DRAINAGE



HIGHWAY ROAD (CLIMBEROCK)



SITE DATA
 APPLICANT: DEVELOPMENT, INC.
 7000 BAYVIEW BLVD., SUITE 122
 8020 BAYVIEW DEL. RD. DR.
 NEW PORT RICHEY, FLORIDA 34655-5278
 PARCEL KEY NUMBERS: 00540882, 00978667, AND 00377005.
 PARCEL AREA = APPROX. 80.88 +/- ACRES
 SITED IN SECTION 4, TOWNSHIP 23 S., RANGE 18 E., HERNANDO COUNTY, FLORIDA.
 PROPOSED ZONING: RDP (SR)
 FUTURE LAND USE MAP DESIGNATION: RESIDENTIAL
 FLOOD INSURANCE RATE MAP (FIRM):
 FIRM NO. 120110 0150 9 EFFECTIVE APRIL 17, 1984, ZONE "C"
 TOTAL NUMBER OF LOTS = 170
 PERIMETER BUILDING SETBACKS: 25'
 INDIVIDUAL LOT BUILDING SETBACKS: 5'
 FRONT: 25'
 SIDE: 7.5' MIN.
 REAR: 20' (EXCEPT FOR POOLS AND CAGES (5' SETBACK))
 125' X 160' LOTS
 SIDE: 10' MIN.
 REAR: 20' (EXCEPT FOR POOLS AND CAGES (5' SETBACK))

- NOTES:
 1) DRAINAGE RETENTION AREAS SHOWN ARE PRELIMINARY. ACTUAL LOCATION AND SIZE IS PENDING FINAL ENGINEERING DESIGN.
 2) THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN AND IS NOT INTENDED FOR RECONSTRUCTION IN THE PUBLIC RECORDS. DRAINAGE AND UTILITIES SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATING TO THIS PROJECT.
 3) RIGHT-OF-WAY FOR LOCAL ROADS SHALL BE 50' WITH MINIMUM 100' DIAMETER CUL-DE-SACS AND SHALL NOT EXCEED 600' IN LENGTH UNLESS OTHERWISE NOTED.
 4) EXISTING SIZE AND LOCATION SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAN.
 5) ALL 50' ROW LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAN.
 6) ANY PROPOSED ROADWAYS CROSSING PROGRESS ENERGY RIGHT-OF-WAYS SHALL NOT ENDOSE WITHIN 25 FEET OF ANY EXISTING PROGRESS ENERGY FACILITIES. ALL CROSSINGS SHALL BE MAINTAINED TO PROGRESS ENERGY SPECIFICATIONS.
 7) THE DEVELOPER MUST CONFORM TO THE CURRENT HERNANDO COUNTY FACILITY DESIGN GUIDELINES.
 8) IF VILLAGE VAN GOGH'S ROADWAYS ARE MADE PRIVATE IN THE FUTURE, DRIVEWAY DRIVE DATE MAY BE MOVED SOUTHWARD TO VILLAGE VAN GOGH.

OPEN SPACE CALCULATIONS: (5% X GROSS PROJECT SITE = OPEN SPACE)
 5% X 80.88 ACRES = 4.0 ACRES (REQUIRED)(PROVIDED)

LAND USE	AREA	INTENSITY
RESIDENTIAL	65.9 +/- AC.	175 SINGLE FAMILY UNITS
RECREATION/OPEN SPACE	4.0 +/- AC.	OPEN SPACE SHOWN BETWEEN AND OUTSIDE OF LOTS AND DRIVEWAYS (REFER ENCL. 10)
DRAINAGE RETENTION SPACE	20.9 +/- AC.	175 SINGLE FAMILY UNITS
TOTAL	80.88 +/- AC.	

CONDITIONAL PLAT
**VILLAGE VAN GOGH
 PHASE TWO**

Coastal Engineering Planning Surveying Construction Management engineering associates, inc.
 906 Cambridge Boulevard • Brooksville • Florida 34601
 (352) 796-8400 • Fax (352) 799-6300
 EB-0000142

REVISIONS
 NO. DATE BY REVISION

SHEET 1 OF 1 SHEET
 DATE 05/14