

P0710c

HERNANDO COUNTY PLANNING DEPARTMENT

SUBDIVISION REVIEW APPLICATION

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

DATE: 6-22-07

Subdivision Review Requested (Check One): **Conditional Plat;** **Construction Drawings;** **Final Plat**

Name of Project:

1.	Developer's Name: Janis Moore Tucker	2.	Project Engineer's Name: Nicholas W. Nicholson, PE Nicholson Engineering
	Address: 8400 N. Kendall Dr. Miami, FL 33156		Address: PO Box 12230 Brooksville, FL 34603
	Daytime Phone: 386-439-0484 Fax:		Daytime Phone: 352-799-0170 Fax: 352-754-9167
	Email Address: janistucker@aol.com		Email Address: mguttman@nicholson-engineering.com

3. Zoning Classification: PDP (RUR) 4. Number of Lots Shown:

5. Proposed ownership and maintenance responsibility of the subdivision? Public Private

6. A completed Certificate of Concurrency application is on file? Yes No
If no, an application and payment of the \$200 fee must be made to the Planning Department.

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
 - A traffic analysis study is required when 50 or more peak hour trips are anticipated.
 - See Next Page for Calculation of Review Fees

AFFIDAVIT

State of Florida, County of Hernando

I, Mark H. Guttman of Nicholson Engineering, as the (owner/legal 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.

Mark H Guttman
Signature

Sworn & Subscribed before me this 22 day of June, 2007. The individual is Personally known to me, or Produced identification: _____ and DID NOT take an oath.

(Seal)



Sharon A. Dellasso
Comaission #DD272143
Expires: Jan 23, 2008
Bonded Thru
Atlantic Bonding Co., Inc

Sharon A Dellasso
Signature of Notary Public



NICHOLSON ENGINEERING ASSOCIATES, INC.

P.O. Box 12230 ~ Brooksville, FL 34603 • 7468 Horse Lake Rd.

Phone: 352-799-0170 • Fax: 352-754-9167

www.nicholson-engineering.com

CENTRALIA ACRES

Narrative- 7/19/07

SCOPE OF THE PROJECT

The property is 200 acres more-or-less. The property was rezoned (H-04-17), to PDP (RUR). The project consists of two parcels: key# 00329656 and 00329683.

Proposed are 149 single-family-detached lots.

All proposed lots are to be serviced by individual wells and septic systems.

We are requesting this master plan revision because the developer desires to change the internal layout of the subdivision to save nearly 1.25 miles of roadway, provide a more desirable layout, and ensure that stormwater and flood plain issues have been adequately addressed. We are not requesting additional lots.

ZONING

These parcels of land are zoned PDP(RUR); approval of a new master plan is requested at this time.

DENSITY

The proposed density of this subdivision is just less than 0.75 units per acre.

LOT SIZE

There are 149 SF lots proposed of which all are minimum 145' wide by minimum 230' deep. Minimum lot area is 43,000 SF.

The proposed side setbacks are 10'. The proposed front setbacks for all lots are 50', and the proposed rear setback for all lots is 35'.

PROJECT PERIMETER SETBACKS

Proposed project perimeter setbacks are: from Centralia = 50', from north = 35', and from the east and west sides = 35'.

OPEN SPACE AND BUFFERS

The minimum open space required for this type of subdivision is 2.5%. This project requires a minimum of 5.0 acres of open space. There will be at least 7 acres of open space (9.0 acres are shown on the plans).

Minimum 10' wide enhanced, 80% opacity buffer will be provided along the backs of all perimeter lots. A 10' wide easement shall be provided to ensure the buffer is protected, and natural preserved vegetation shall be provided wherever possible.

EXISTING USE

The subject property is currently vacant.

ACCESS

Main access is via Centralia Road. Additional access points are located on Peaceful Road, Napier Road, and Mocking Wren Lane.

A right and left turn lane shall be provided by the developer at the entrance from Centralia.

UTILITIES

Lots shall be serviced by individual well and septic systems.

ENVIRONMENTAL

There are no wetlands located on this property located in the upland ridge.

There does not appear to be any protected wildlife present, however like all areas in this region the property shall be inspected for the presents of the gofer tortoise, and tortoise habits will be relocated by the developer's expense.

DRAINAGE METHODOLOGY

The project shall be designed to ensure that the rate of storm water discharge does not exceed the pre-discharge rate for the 25year-24hour storm, and that the volume of the post discharge does not exceed the pre discharge volume for the 100year-24hour storm event. The DRA shall be designed with a minimum of six (6) inches of free board.

All storm water management structures shall be design for the 100year – 24hour storm event.

Before any construction can begin, the developer is required to apply for and obtain permits from SWFWMD, FDEP, and Hernando County.

SOILS

The Subject property is located within the Candler Fine Sand association area. This type of sand is excessively drained in very large to small areas on uplands.

FLOOD PLAIN

According to the Centralia Watershed Floodplain Assessment Report by Jones-Edmund & Associates, Inc. there are several 100 yr flood plains located on the site. These flood plains have not been adopted by the BOCC. They are being revised to include percolation. We are using FEMA panels 120110 0050B and 120110 0150B as the best available information. According to the FEMA maps the property is not located in a 100 year flood plain.



Mark H. Guttman, E.I.

Engineering Intern

Nicholson Engineering and Assoc., Inc.

