

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: November 1, 2005

Subdivision Review Requested (check one):  Conditional Plat;  Construction Drawings;  Final Plat

Name of Project: **Hernando Oaks Phase 6**

1. Developer's Name: <b>Hernando Oaks II, LLP</b> Address: <b>1 N. Dale Mabry Hwy., Ste. 1070</b> Tampa, FL 33609-2754 Daytime Phone: (813) 414-0001 Fax: (813) 414-0002 Email Address:	2. Project Engineer's Name: <b>Coastal Engineering Associates, Inc.</b> Address: <b>966 Candlelight Blvd.</b> Brooksville, FL 34601 Daytime Phone: (352) 796-9423 Fax: (352) 799-8359 Email Address: <b>jhehn@coastal-engineering.com</b>
3. Zoning Classification <b>C/PDP</b>	4. Number of Lots Shown: <b>0</b>

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

6. A completed Certificate of Concurrency application is on file?  Yes  No Included with this submittal  
If no, an application must be made to the Planning Department and a fee of \$75.00 provided.

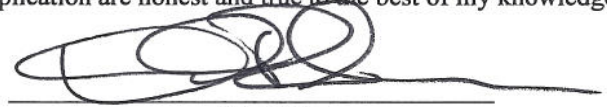
7. Notes and Calculation of Review Fees

- 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

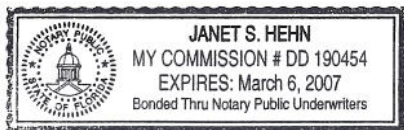
I, Donald R. Lacey, A.I.C.P., Sr. Vice Pres., Coastal Engineering Associates, Inc., as the (authorized representative) do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.



Signature

Sworn & Subscribed before me this 16 day of DECEMBER, 2005. The individual is  Personally known to me, or  Produced identification: \_\_\_\_\_ and  DID  DID NOT take an oath.

(Seal)

  
Signature of Notary Public

## Calculation of Plat Review Fees

→ **Conditional Plat:** Planning Fee ( $\$250 + \$2.00$  Per Lot) =  $\$250 + [\$2 \times 0 \text{ (lots)}] = \$250.00$

Engineering Fee ( $\$500.00 + \$5$  Per Lot) =  $\$500 + [\$5 \times 0 \text{ (lots)}] = \$765.00$

**Total Planning and Engineering Conditional Plat Fees = \\$1015.00**

**Plus the following:** → 21 Copies of the Conditional Plat (One Signed and Sealed)

→ 21 Copies of 8 1/2 "X 11" size of the Conditional Plat

→ 1 Original and 20 copies of the Application and Engineering Narrative Report

→ **Construction Drawings:** Planning Fee ( $\$250 + \$5.00$  Per Lot) =  $\$250 + [\$5 \times \text{_____ (lots)}] = \$\text{_____}$

Engineering Fee ( $\$1,000 + \$10$  Per Lot) =  $\$1,000 + [\$10 \times \text{_____ (lots)}] = \$\text{_____}$

**Total Planning and Engineering Construction Drawing fees:  $\$ \text{_____}$**

**Plus the following:** → 8 sets of the Construction Drawings

→ **Final Plat:** Planning Fee ( $\$250.00 + \$2.00$  Per Lot) =  $\$250 + [\$2 \times \text{_____ (lots)}] = \$\text{_____}$

Survey Review Fee =  $\$300.00$  (Cover Sheet) + Additional Sheets ( $\$100$  Each) =  $\$300 + [\$100 \times \text{_____ (sheets)}] = \$\text{_____}$

Engineering Fee ( $\$500.00 + \$5$  Per Lot) =  $\$500 + [\$5 \times \text{_____ (lots)}] = \$\text{_____}$

**Total Planning, Surveying, and Engineering Final Plat fees:  $\$ \text{_____}$**

**Plus the following:** → 8 Copies of the Final Plat and 2 copies of signed & sealed Boundary Survey

→ 3 Copies of Certified engineering cost estimate for bonding

**HERNANDO OAKS II, LLP  
CONDITIONAL PLAT NARRATIVE  
HERNANDO OAKS PHASE 6**

**GENERAL DESCRIPTION**

The applicant is requesting approval for the attached conditional plat for Phase 6 of the Hernando Oaks subdivision. At present, Phase 6 will consist only of a roadway connection between Phase 3 (under construction) and Phase 5 (construction plans under review). With plans underway to expand Hernando Oaks (forthcoming DRI application) and alter the residential layout in this area, no residential lots are proposed with this submittal. The lot layout will be submitted at a later date, as part of a master plan revision.

Hernando Oaks is located west of and adjacent to US 41, in Section 5, Township 23 South, Range 19 East, Hernando County, Florida. The current zoning of the property is C/PDP, with master plan approval for 975 residential units. The proposed conditional plat is consistent with the Hernando County Comprehensive Plan and the Hernando Oaks master plan. The property consists of rolling upland terrain. The soils types found on this site are primarily of loamy fine sands.

Access to Phase 6 will be gained from U.S. Highway 41 via the project's main entrance road and Diantha Way. Future access to the north and east will be provided through Phase 5's connection to US 41 (to be bonded) or via a planned collector roadway proposed in a forthcoming Development of Regional Impact application.

**I. PRELIMINARY LAYOUT**

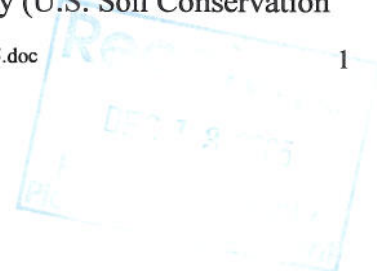
Twenty (21) copies of the conditional plat are enclosed. (one has been signed & sealed).

**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 in the southwest corner to a high of 89 feet MSL near the northeast corner.
- B. FLOOD PLAIN - According to Flood Insurance Rate Map Community-Panel 120110 0175B, 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 and Flemington fine sandy loam. These soils are common to the Brooksville Ridge area, with stormwater management and construction factors addressed during the design process.

D. VEGETATION and WILDLIFE - A pedestrian survey was conducted on April 1, 2005 and the following was observed:

- The property is heavily wooded and can be characterized as mixed hardwood/pine forest, intermixed with mesic hammock. Dominant hardwood tree species on the site include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), basket oak (*Quercus michauxii*), southern magnolia (*Magnolia grandiflora*), sweetgum (*Liquidambar styraciflua*), pignut hickory (*Carya glabra*) and some loblolly pine (*Pinus taeda*). 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*). Specimen and majestic trees were noted. Where possible, the regulated trees will be incorporated into the lots.
- Groundcover vegetation mainly included bracken fern (*Pteridium aquilinum*), yellow jessamine (*Gelsemium sempervirens*), partridge-berry (*Mitchella repens*), catbriar (*Smilax auriculala* and *glauca*), and blackberry (*Rubus spp.*).
- A gopher tortoise permit (HER-27) was issued by the Florida Fish and Wildlife Conservation Commission for the entire Hernando Oaks property on June 9, 2000. No other listed species were noted in this phase during the property reconnaissance.
- Four small wetland areas were noted and are shown on the conditional plat. Impacts to wetlands greater than 0.50 acres will be avoided and/or mitigated.

E. DRAINAGE – Stormwater will be handled in drainage retention areas shown conceptually on the conditional plat.

#### IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

No public improvements are proposed other than the residential infrastructure within the conditional plat.

#### 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 2006.

**VII. ADEQUATE ACCESS ANALYSIS**

Access to Phase 6 will be gained from U.S. Highway 41 via the project's main entrance road and Diantha Way. Future access to the north and east will be provided through Phase 5's connection to US 41 (to be bonded) or via a planned collector roadway proposed in a forthcoming Development of Regional Impact application.

**VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

This conditional plat is consistent with the overall master plan for Hernando Oaks, which has been determined not to be a Development of Regional Impact as part of an agreement with Hernando County and the Florida Department of Community Affairs.

**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.



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

