HERNANDO COUNTY PLANNING DEPARTMENT
20 North Main Street, Room 262
Brooksville, FL 34601

PLAT REVIEW APPLICATION

Date: July 25, 2006

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

   Conditional Plat *Construction Drawings* *Final Plat*

2. Developer: Premier Construction Group, Inc. and Ray and Sandra Bisard
   Address: 221 W. Main Street, Suite C, Inverness, FL 34450
   Daytime Phone: (352) 726-7494

3. Project Engineer: Spring Engineering, Inc.
   Address: 3014 U.S. Highway 19, Holiday, FL 34691
   Daytime Phone: (727) 938-1516

4. Zoning Classification: PDP (SF)

5. Number of Lots Shown: 69

6. Completed Certificate of Concurrency Application on File Yes ___ No X

7. Review Fee Enclosed *(Check Made Payable to Hernando County Planning Department) (Check One/Circle Amount). Please note that the 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 = $388.00

☐ Construction Drawings: (Submit 8 sets of 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, Roland P. Dove, ***as the (owner/legal representative)***
Print or type name Circle One

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 part of this application are honest and true to the best of my knowledge and belief.

Signature Roland P. Dove

Sworn and Subscribed before me this 25th day of July 20 06

X Personally known to me or ____ Procured identification ____ and ____DID X DID NOT take and oath.

(Seal) Notary Public Cheryl A Henwood

CHERYL A. HENWOOD
Commission # DD0126248
Expires 7/28/2006
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)

NARRATIVE OF PROPOSED RESIDENTIAL DEVELOPMENT HUNTINGTON WOODS ESTATES

Prepared for

Hernando County
Department of Planning and Development

and

Premier Homes
221 West Main Street, Suite C
Inverness, FL 34450
Phone: (352) 796-6319

and

Ray and Sandra Bisard
1010 Citation Ave
Spring Hill, FL 34609

Prepared by:

Spring Engineering, Inc.
3014 U.S. Highway 19
Holiday, FL 34691
(727) 938-1516

September 5, 2006

SEI Project No.: **2006-11**

Roland P. Doan
9-6-06

TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
GENERAL DESCRIPTION	2
SOILS AND VEGETATION	2
TOPOGRAPHY	3
GENERAL LOT INFORMATION	3
LOT GRADING	3
Engineer's Lot Grading Objectives	4
PROPOSED AUTOMOBILE TRAFFIC CIRCULATION	5
TYPICAL RESIDENTIAL TWO-LANE STREET	5
Proposed Pavement Specifications	5
WATER, SEWAGE DISPOSAL SYSTEMS, AND DRAINAGE	6
Water	6
Sewage	6
Drainage	6
EASEMENTS	7
PROTECTIVE COVENANTS	7
CLOSING	7

INTRODUCTION

The purpose of this report is to identify, assess, and describe proposed improvements to Huntington Woods Estates. This report will focus on the following items:

- General Information
- Soils and Vegetation
- Physiography
- Proposed Water
- Proposed Sewage
- Proposed Drainage

GENERAL DESCRIPTION

The subject development is located at the west end of Huntington Woods Avenue, east end of Buckingham Way and south end of Citation Avenue, approximately 1,200' south of Coronado Drive, located in Sections 32 & 33, Township 23 South, Range 18 East. This parcel contains approximately 50 acres of undeveloped land, with the exception of one single family dwelling which is to remain within the proposed 69 lot subdivision.

SOILS AND VEGETATION

The soils in this area consist of one type, Candler Fine Sand, 0 to 5 percent slope. The seasonal high water level normally associated with this soil is typically greater than 6 feet during the rainy season. Vegetation is dominantly oaks, pines and palms.

TOPOGRAPHY

The terrain is relatively smooth and moderately transitional in nature. High point elevation on the site is 69' and is located towards the southeast corner of the Subdivision. The lowest point on the parcel is 55' and is located in the northwest corner of the Subdivision. As stated earlier, slopes on this site range from 0 to 5 percent. During our field observations and walk-through, we did not encounter any standing water or any signs that water ponding had occurred.

GENERAL LOT INFORMATION

The proposed subdivision consists of 69 lots as shown on our drawing dated 06/23/06. The lot sizes vary and range between approximately 110' to 140' in width and 165' to 190' in depth containing 21,500 S.F. minimum, or roughly 0.50 acre lots.

LOT GRADING

In general, three types of lot grading are proposed and will be shown in greater detail on upcoming construction drawings. The proposed lot grading schemes are as categorized below:

Type A - All drainage to streets.

Type B - Drainage to both streets and rear lot line.

Type C - All drainage to rear lot line.

Engineer's Lot Grading Objectives:

1. Development of attractive, suitable, and economical building sites.

2. Provision of safe, convenient, and functional access to all areas for use and maintenance.

3. Disposal of surface runoff from the site area without erosion or sedimentation.

4. Diversion of surface and subsurface flow away from buildings and pavements to prevent undue saturation of the subgrade that could damage structures and weaken pavement.

5. Preservation of the natural character of the site by minimum disturbance of existing ground forms and meeting of satisfactory ground levels at existing trees to be saved.

6. Optimum on-site balance of cut and fill.

7. Avoidance of fill areas that will add to the depth or instability of foundations and pavement subgrades.

8. Avoidance of wavy profiles in streets.

PROPOSED AUTOMOBILE TRAFFIC CIRCULATION

A typical fifty foot (50') R.O.W. has been established for all proposed streets. The main entrance to the subdivision will be via a connection to Citation Avenue, which connects northerly 1,200' to Coronado Drive. Also, there will be a connection to Buckingham Way at the southwest corner, and a connection to Huntington Woods Avenue at the southeast corner of the subdivsion. All of the streets will be classified as local roads. See the plan dated 06/23/06 for the street layout.

TYPICAL RESIDENTIAL TWO-LANE STREET

The typical residential street R.O.W. will extend twenty-five feet (25') perpendicularly past the centerline of the road. The street will have a crown at the centerline with a 2 percent cross slope. Pavement will extend 10' from centerline of road to a drop curb along each side of the pavement and a shoulder extending 4' from edge of pavement. Utilities will be installed near the right-of-way line.

Proposed Pavement Specifications:

A. 1-1/2" Type S Asphalt (98% T-180)

B. 6" Limerock Base (98% T-180)

C. 9" Type "B" stabilized subgrade (75 F.B.V., 98% T-180)

WATER, SEWAGE DISPOSAL SYSTEMS AND DRAINAGE

Water:

Water supply for each lot will be provided by individual connections to Hernando County potable water system.

Sewage:

It is the developer's intent to provide sewage treatment through individual underground disposal systems. All lots will have a minimum area of 21,500 square feet.

Drainage:

It is the initial intent of the developer to use drop curbs along the streets, as the primarily means of stormwater collection. Inlets will be located at low points in the streets to transfer stormwater from to retention facilities through underground piping. Offsite retention ponds adjacent to the south and east property lines will be used as part of the overall stormwater management system. These are County owned and can be used as long as it is demonstrated that the development is designed to accommodate the 100 year storm. Additional on-site retention will be provided if the off-site ponds are not adequately sized.

Design storm events used in the final design will be the 100 year - 24 hour storm with peak discharge less than historic.

Easements

1. There will be a 5 foot easement on the rear of all lots for drainage and/or utilities.

2. There will be a 5 foot easement on all side lot lines for drainage and/or utilities.

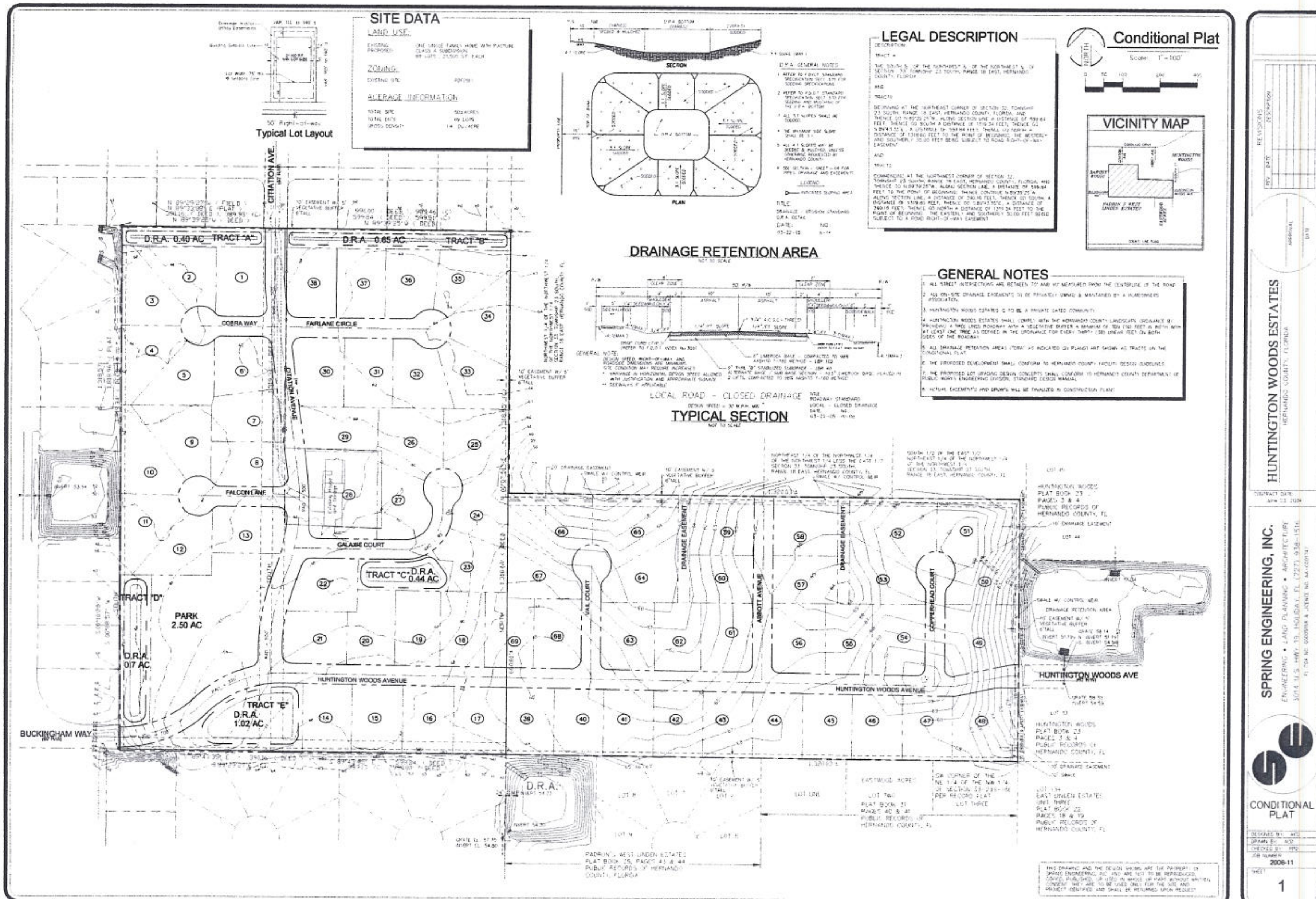
3. There will be a 5 foot easement on all front lines for telephone and CATV.

PROTECTIVE COVENANTS

Protective covenants and restrictions will be prepared for the subdivision and recorded with the final plat.

CLOSING

It is Spring Engineering, Inc.'s intent to provide Hernando County officials with all pertinent information needed to fully evaluate this project. If you should require any additional information or clarification, please contact our office.


SITE DATA
LAND USE
ZONING
ACREAGE INFORMATION
Typical Lot Layout
50' Right-of-way
CITIATION AVE.
DRAINAGE RETENTION AREA
SECTION
PLAN
TYPICAL SECTION
LOCAL ROAD - CLOSED DRAINAGE
LEGAL DESCRIPTION
Conditional Plat
VICINITY MAP
GENERAL NOTES
D.R.A. 0.40 AC TRACT "A"
D.R.A. 0.65 AC TRACT "B"
TRACT "C" D.R.A. 0.44 AC
TRACT "D"
D.R.A. 0.17 AC
PARK 2.50 AC
TRACT "E" D.R.A. 1.02 AC
COBRA WAY
FARLANE CIRCLE
FALCON LANE
GALABE COURT
CITIATION AVENUE
HUNTINGTON WOODS AVENUE
VAIL COURT
ABBOTT AVENUE
COPPERHEAD COURT
DRAINAGE EASEMENT
HUNTINGTON WOODS AVE
BUCKINGHAM WAY
D.R.A.
HUNTINGTON WOODS ESTATES
HERNANDO COUNTY, FLORIDA
SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE
3014 U.S. HWY. 19, HOLIDAY, FL (727) 938-1516
CONDITIONAL PLAT
2006-11
1