

NARRATIVE
FOR
PRELIMINARY SITE APPROVAL
FOR
SMITH CLASS “C” SUBDIVISION
HERNANDO COUNTY, FL
KEY NO. 1308230

This is a 14.18 acre site located on the south side of Thrasher Avenue, in NW Hernando County. The property is configured to run north and south, with nearly 500 feet of frontage on Thrasher.

According to the NRCS, the soil grouping is Candler fine sand, a buildable soil with high permeability.

The land has varying slope. The highest point is near the south border. The slope flows into the project areas, then back up, with one more low area prior to reaching Thrasher. The topo has been included on the Preliminary Site Plan so one can follow.

There are two drainage deposit areas (nodes) for runoff collection; one on each side of the project near Thrasher. The Chasowitzka Flood Plain study maps a connection between the two nodes, but upon closer examination of the study, it is found there is no flow during the 100 year event. Just in case however, the insinuated connection has been maintained under the proposed Access Tract by virtue of a planned culvert.

The node on the east side is Node **NH1180**. The 100-year flood elevation is **52.79’** MSL.

The node on the west side is Node **NH1170**. The 100-year flood elevation is **59.12’** MSL.

The lowest elevation on the site is 59.68 and that is on the east side nearer the lower flood node. There are no flood areas on-site.

The property is proposed to be split into four tracts with a 60-foot Access Tract and common area to be owned by all parties. This development is intended to be a family haven.

The Access Tract has a lot of curvature to save trees. All horizontal and vertical curves will meet the County’s Facility Design Guidelines.

The Owner’s survey, does not show any specimen or majestic trees. However, the Owner himself walked the site and provided the alignment of the Access Tract to avoid the trees he wishes to save. One can tell by the alignment, they do not take the destruction of the trees lightly. An extreme effort has been made to save as many trees as possible.

The Access Tract will meet the County’s Facility Design Guidelines. The clearing width, shoulders, and improvement all exceed the minimums recommended. The Access tract will connect with Thrasher. A Hernando County Public R/W use permit will be required prior to the connection. This permit is separate from the Site Development permit.