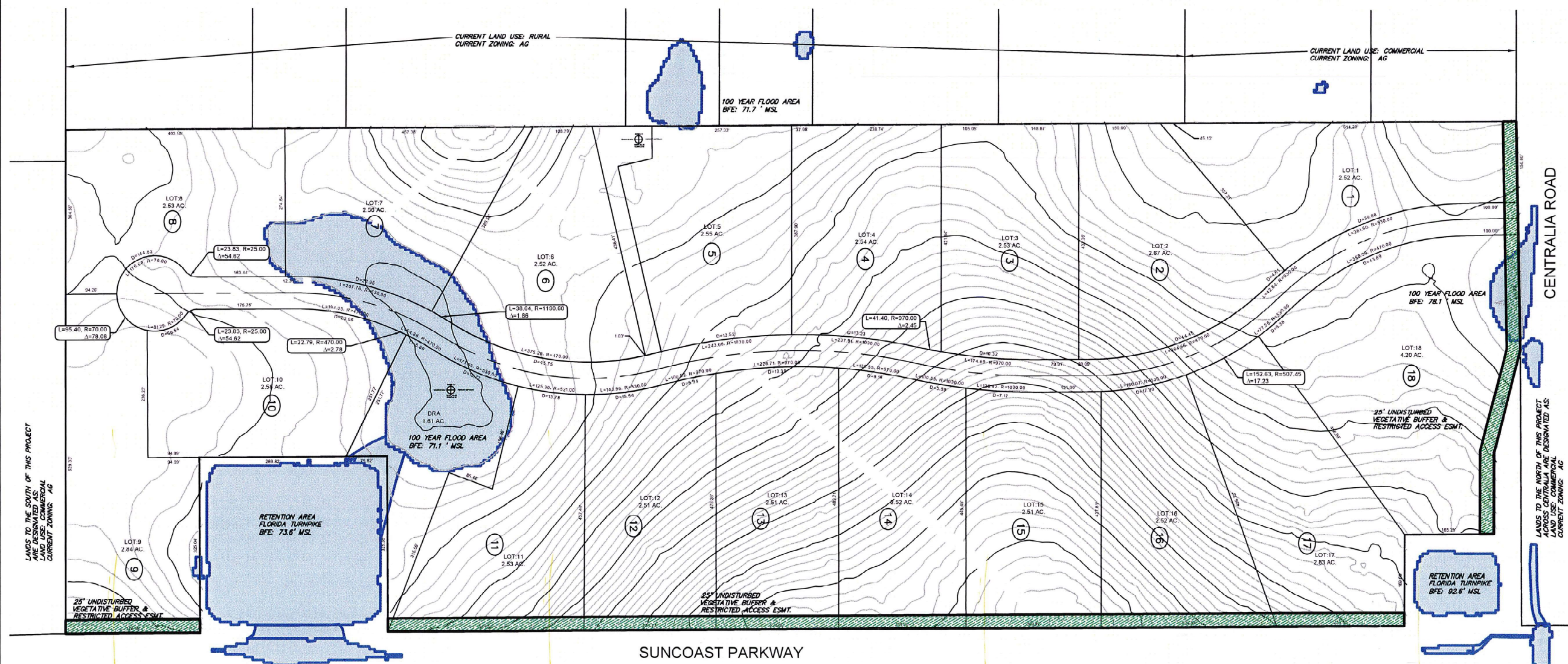
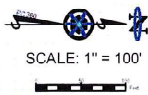


CENTRALIA PLACE

A RURAL DEVELOPMENT
OF 2.5 ACRE TRACTS
IN SEC. 34, TWP. 21 S, RNG. 18 E
HERNANDO COUNTY, FL



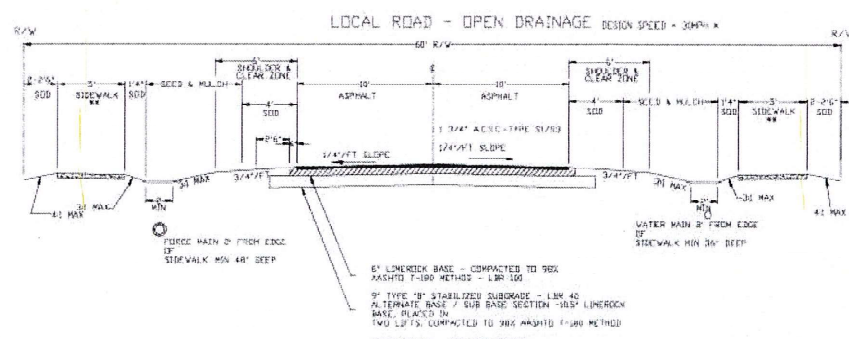
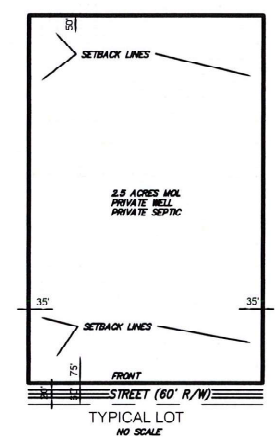
LANDS TO THE SOUTH OF THIS PROJECT
LAND USE: COMMERCIAL
CURRENT ZONING: AG

LANDS TO THE NORTH OF THIS PROJECT
LAND USE: COMMERCIAL
CURRENT ZONING: AG

NOTE: BOUNDARY LINES, CONTOURS,
FLOOD LINES, AND FLOOD ZONES
SHOWN ON THIS MAP ARE TAKEN FROM
SWFWMD GIS INFORMATION

LEGEND

- CONCRETE WHEEL STOP
- # OF PARKING SPACES
- TYPE 'C' INLET
- CONCRETE SURFACE
- ASPHALT SURFACE



NOTE: THE LENGTH OF THIS STREET IS APPROXIMATELY 2632' FROM CENTRALIA R/W, TO THE CENTER OF THE CUL-DE-SAC. H.C. RULES TYPICALLY LIMIT DEAD END LENGTHS TO 600'. HOWEVER, THIS PARCEL IS LAND-LOCKED TO THE SOUTH, WEST, AND EAST. THERE IS ONLY ONE ACCESS TO THE PROPERTY THROUGH CENTRALIA ROAD. THERE IS NO WHERE TO EXIT OR ENTER IN ANY OTHER DIRECTION. WITH THIS PDP DEVELOPMENT, WE ARE REQUESTING A DEVIATION IN THIS DEAD-END STREET RULE. DUE TO THE LOW-DENSITY OF THIS PROJECT, WE CONSIDER THIS TO BE A REASONABLE REQUEST.

- DEVELOPMENT NOTES:**
1. THE TOTAL AREA OF DEVELOPMENT IS 53.9 AC.
 2. THE PROPOSED NUMBER OF LOTS IS 18.
 3. THE PROPOSED DENSITY IS 18 / 53.9 = 0.33 DU/AC
 4. LOTS ABUTTING THE SUNCOAST PARKWAY AND CENTRALIA ROAD SHALL CARRY 25' BUFFERS AND RESTRICTIVE ACCESS EASEMENTS ALONG THE RIGHT-OF-WAY.
 5. DURING DEVELOPMENT AND PERMITTING, ADD'L EASEMENTS MAY BE REQUIRED FOR STORMWATER STORAGE.
 6. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.
 7. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
 8. ROADWAY IMPROVEMENTS SHALL MEET HERNANDO COUNTY HCPDD
 9. THE APPROVAL OF THIS PLAN REQUIRES A VARIANCE IN THE LENGTH OF A DEAD-END STREET BY HERNANDO COUNTY STANDARDS. THE APPROVAL OF THIS MASTER PLAN SHALL CONSTITUTE SUCH APPROVAL.
 10. THIS DEVELOPMENT SHALL GENERATE APPROXIMATELY 19 PEAK HOUR TRIPS.
 11. ROADWAY CONNECTION TO CENTRALIA ROAD REQUIRES A RIGHT-OF-WAY USE PERMIT THROUGH HERNANDO COUNTY PUBLIC WORKS.
 12. THERE SHALL BE NO ACCESS, TEMPORARY OR PERMANENT TO THE SUNCOAST PARKWAY
 13. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE LIMITED TO 45 FEET

CENTRALIA PLACE
PATHER DEVELOPMENT
MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE
DEVELOPMENT / PLANNING & ZONING / PERMITTING /
CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 | PHONE: (352) 592-4235 | WWW.PROCIVIL360.COM

PREPARED BY: ANG	SCALE: 1"=100'	DATE: 8/19/22	SEC: 10	TYP: 215	RANGE: BE	JOB NUMBER: 15241
SHEET NO. 1 OF 1						DATE: 8/17/22

Plot Date: Aug 17, 2022 - 2:24pm Drawing Name: W:\PROCIVIL\2022 Projects\PRO22046 - Centralia Trails\22046 master plan3.dwg User Name: alang