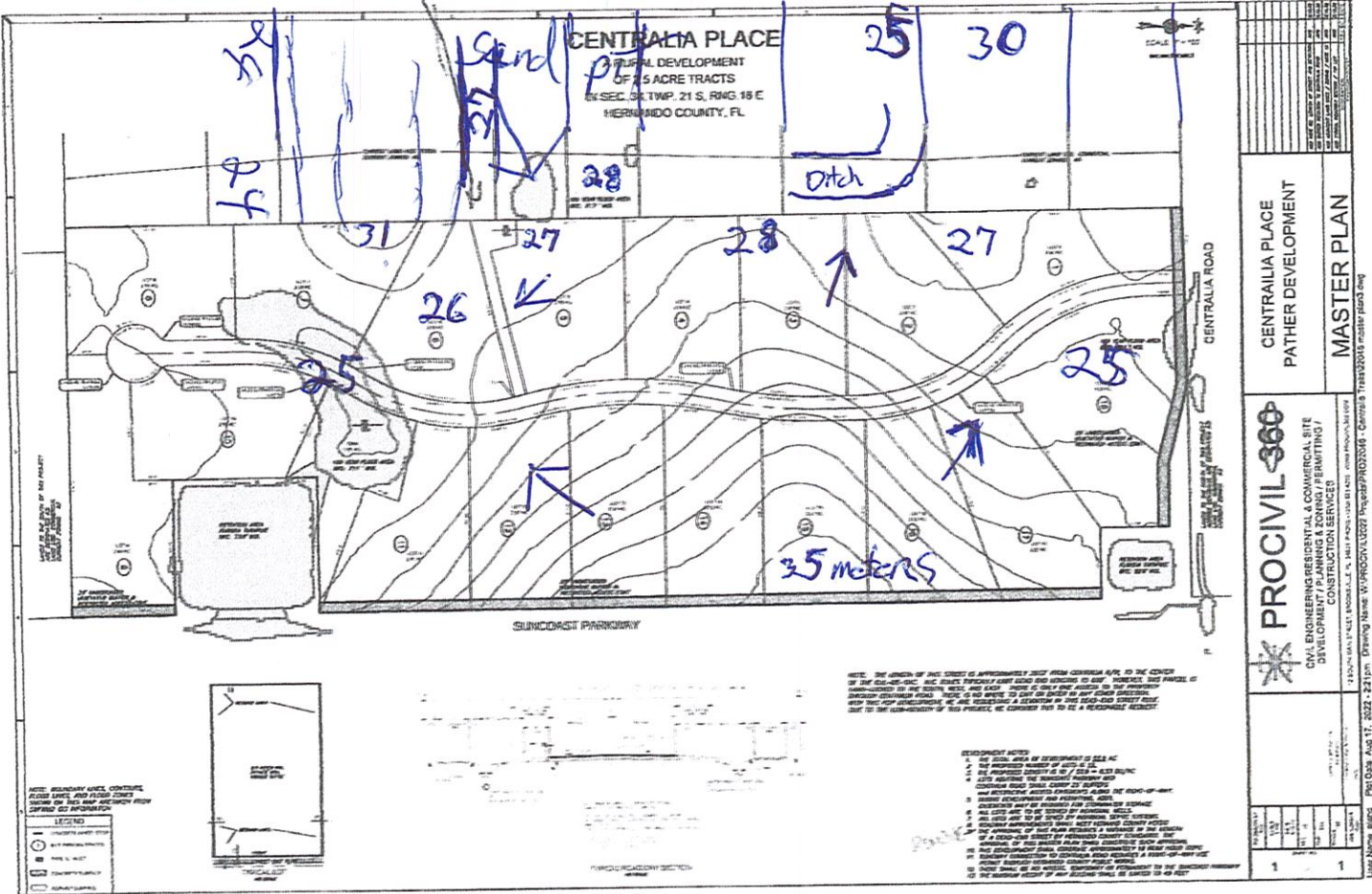


Small Retention Area

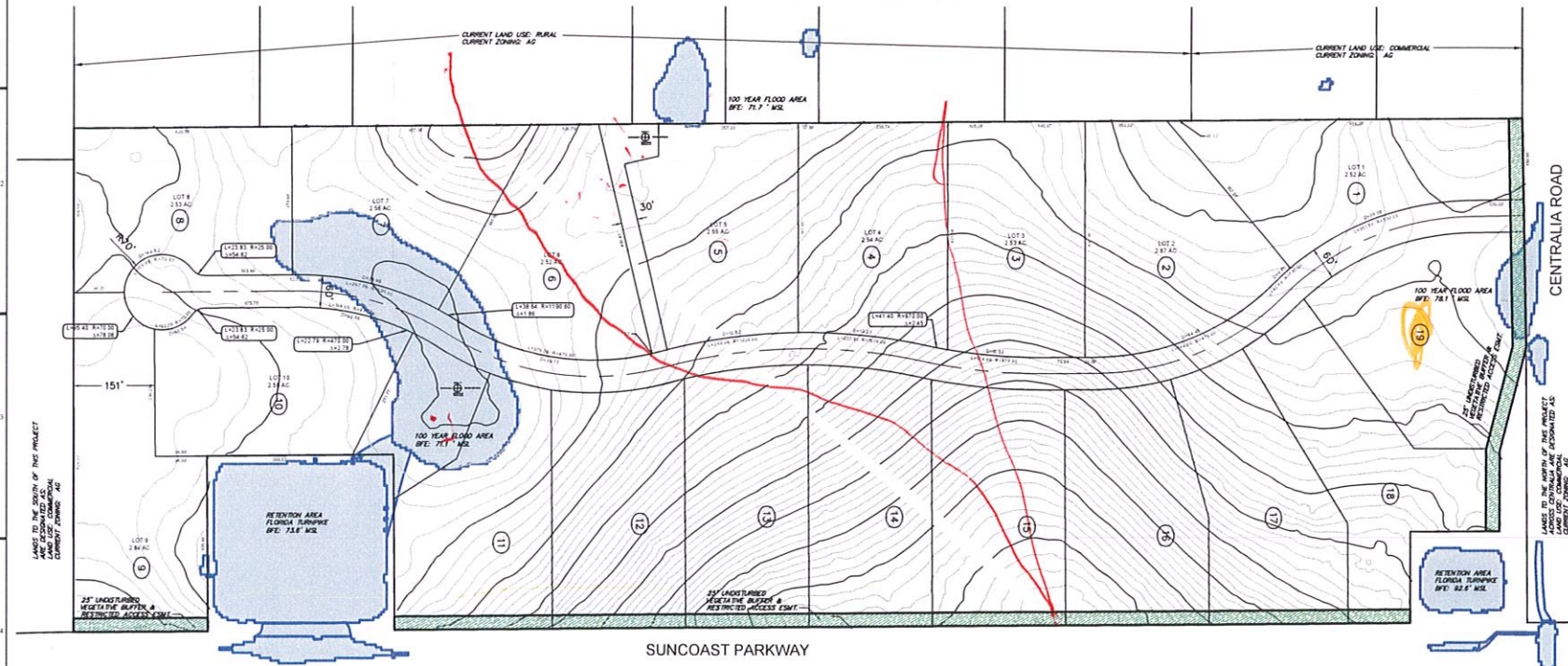


//MSC: fema.gov/  
//En-ca.topographic-map.com/

SUBMITTED 10/31/22 H2256

# CENTRALIA PLACE

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



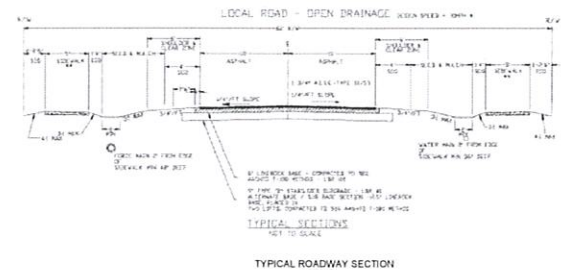
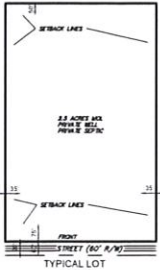
BASED ON THE RECORD OF THIS PROJECT AND RECORD PLANS AND SURVEYS CONDUCTED BY THE COUNTY ENGINEER.

CENTRALIA ROAD  
SUNCOAST PARKWAY

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

**LEGEND**

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



NOTE: THE LENGTH OF THIS STREET IS APPROXIMATELY 2653' FROM CENTRALIA R/W TO THE CENTER OF THE C&E-BE-S&C. 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 FOR 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 51.8 AC.
2. THE PROPOSED NUMBER OF LOTS IS 14.
3. THE PROPOSED DENSITY IS 18 / 51.8 = 0.35 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, ADOT 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 HCFD03.
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 18 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.

DATE	DESCRIPTION	BY
10/31/22	ISSUED FOR PERMITTING	W.P. BROWN
10/31/22	ISSUED FOR PERMITTING	W.P. BROWN
10/31/22	ISSUED FOR PERMITTING	W.P. BROWN
10/31/22	ISSUED FOR PERMITTING	W.P. BROWN
10/31/22	ISSUED FOR PERMITTING	W.P. BROWN
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10/31/22	ISSUED FOR PERMITTING	W.P. BROWN

CENTRALIA PLACE  
PATHER DEVELOPMENT  
MASTER PLAN 2

**PROCIVIL 360**  
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES  
12 SOUTH HANCOCK STREET, BROOKSVILLE, FL 34601 PHONE: (352) 594-4255 WWW.PROCIVIL360.COM

PROJECT NO.	1
SHEET NO.	1
DATE	10/31/22
SCALE	AS SHOWN
DESIGNER	W.P. BROWN
CHECKER	W.P. BROWN
DATE	10/31/22

SUBMITTED 10/31/22 P&Z H2256