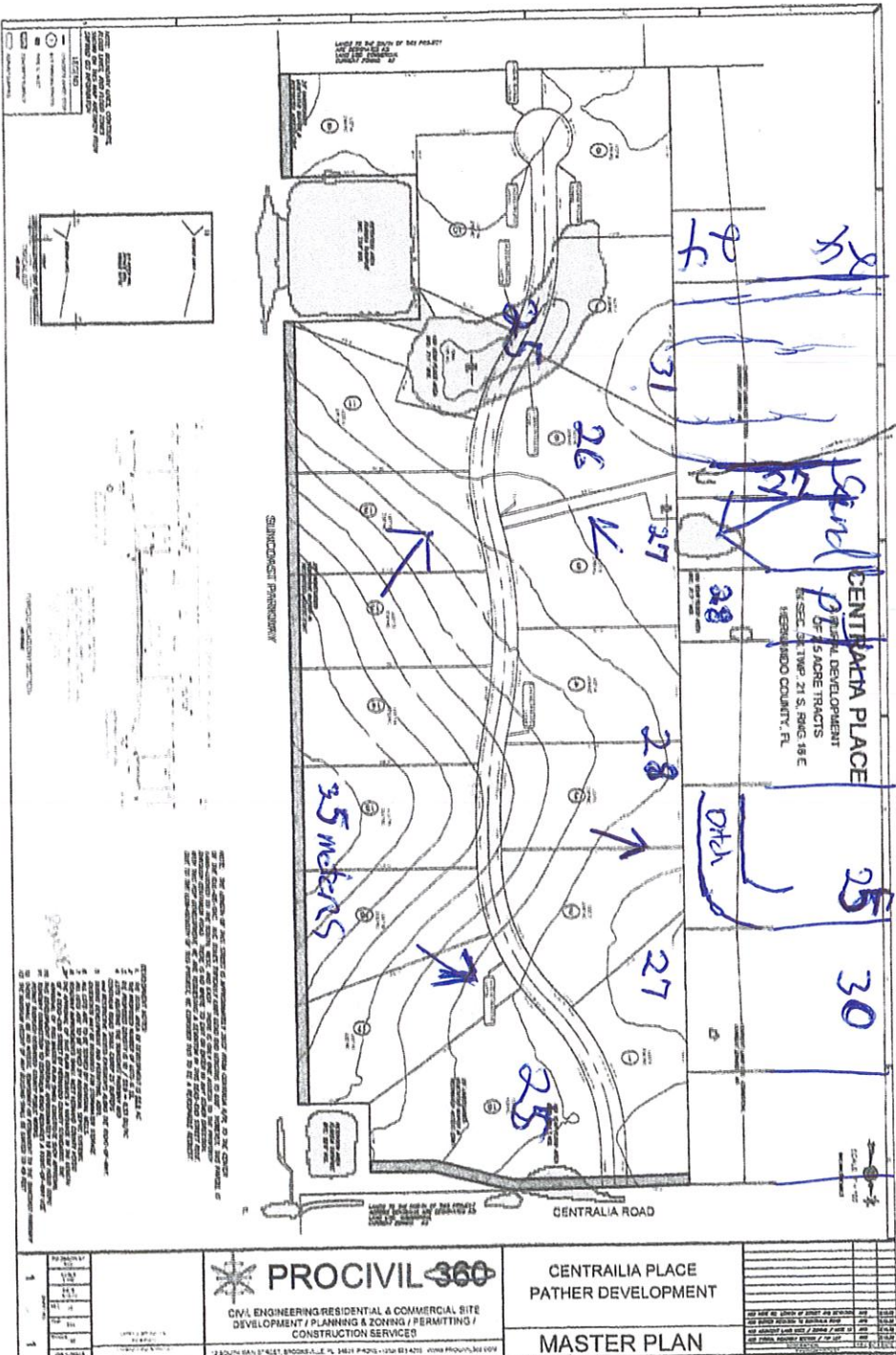


Small Retention Area



MMSC: fenna.gov
 11EN-ca.topographic-maps.com

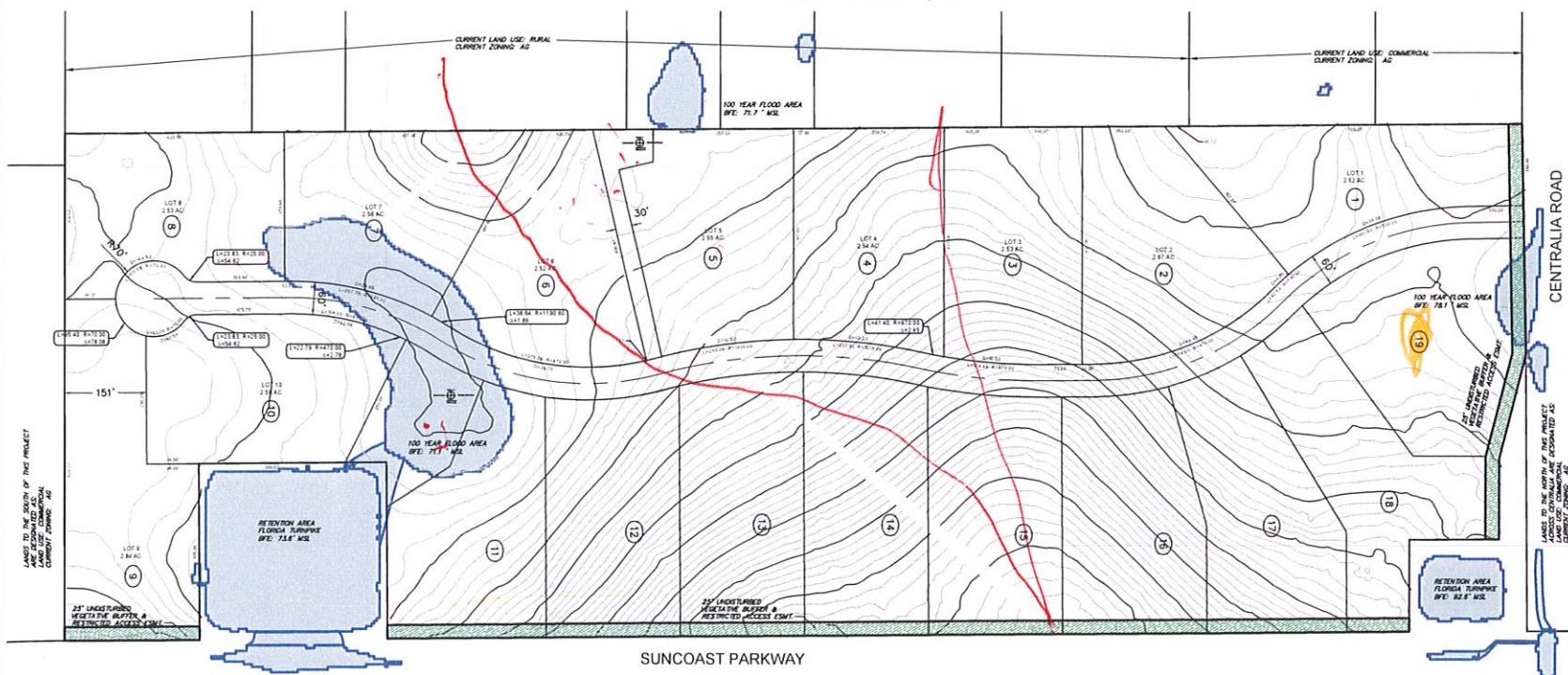
SUBMITTED 10/31/22 A2256

		CENTRALIA PLACE PATHER DEVELOPMENT	
CIVIL ENGINEERING RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES		MASTER PLAN	
<small>2 SOUTH BAY ST AUSTIN, BROOKS & DUNN ARCHITECTS, 2000 PROCVIL 360 DR</small>		<small>DATE PLOTTED: 8/17/2022 2:21 PM</small>	
<small>User Name: aliang Plot Date: Aug 17, 2022 - 2:21 pm Drawing Name: W:\PROCVIL\U027\Project\PRO22046 - Centralia Trails\2016 master plan3.dwg</small>		<small>DATE PLOTTED: 8/17/2022 2:21 PM</small>	

CENTRALIA PLACE

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

SCALE: 1" = 100'
N

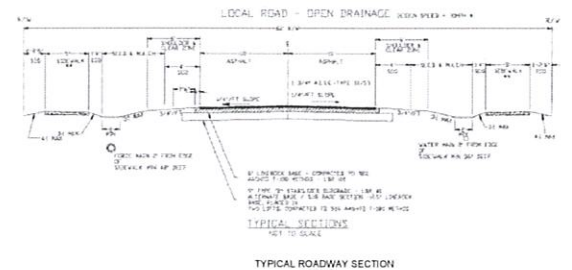
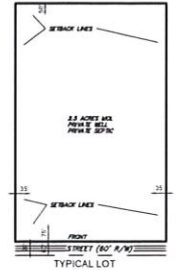


BASED ON THE RECORD OF THIS PROJECT AND RECORD DRAWINGS AND CONVEYANCE DOCUMENTS.

CENTRALIA ROAD
SUNCOAST PARKWAY
RETENTION AREA FLORIDA TURNPIKE AFD 7.6E
RETENTION AREA FLORIDA TURNPIKE AFD 8.2A
100 YEAR FLOOD AREA AFD: 7.6E
100 YEAR FLOOD AREA AFD: 8.2A
LOT 11 2.5 AC
LOT 12 2.5 AC
LOT 10 2.5 AC
LOT 9 2.5 AC
LOT 8 2.5 AC
LOT 7 2.5 AC
LOT 6 2.5 AC
LOT 5 2.5 AC
LOT 4 2.5 AC
LOT 3 2.5 AC
LOT 2 2.5 AC
LOT 1 2.5 AC

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

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



NOTE: THE LENGTH OF THIS STREET IS APPROXIMATELY 2650' FROM CENTRALIA R/W TO THE CENTER OF THE CUL-DE-SAC. A.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 30.0 AC.
 2. THE PROPOSED NUMBER OF LOTS IS 12.
 3. THE PROPOSED DENSITY IS 18 / 3.0 AC = 0.33 D.U./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, AOD.
 6. EASEMENTS MAY BE REQUIRED FOR STORMWATER STORAGE.
 7. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.
 8. ROADWAY IMPROVEMENTS SHALL MEET HERNANDO COUNTY HCSD.
 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	CHECKED
10/31/22	ISSUED FOR PERMITTING	AW	AW
10/31/22	ISSUED FOR PERMITTING	AW	AW
10/31/22	ISSUED FOR PERMITTING	AW	AW
10/31/22	ISSUED FOR PERMITTING	AW	AW
10/31/22	ISSUED FOR PERMITTING	AW	AW

CENTRALIA PLACE
PATHER DEVELOPMENT
MASTER PLAN 2

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34001 PHONE: (352) 594-4255 WWW.PROCIVIL360.COM
LAWRENCE B. BOGGS, P.E.
EXAMINED AND APPROVED

PROJECT NO.	SCALE	SHEET NO.	TOTAL SHEETS
1	1" = 100'	1	1

SUBMITTED 10/31/22 P&Z 42256