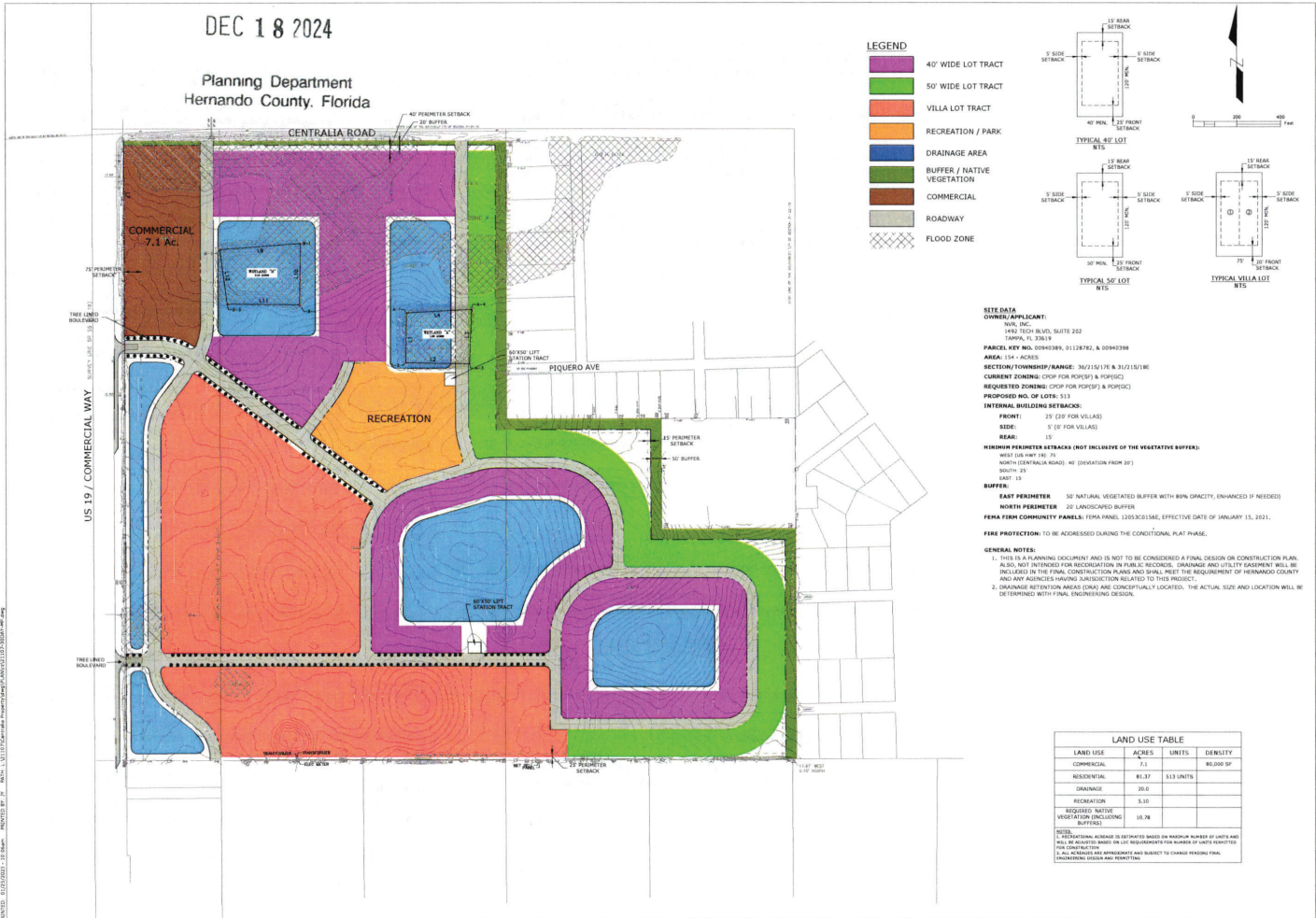


Received

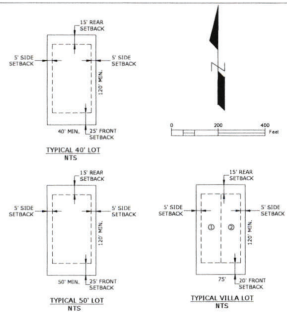
DEC 18 2024

Planning Department
Hernando County, Florida



LEGEND

- 40' WIDE LOT TRACT
- 50' WIDE LOT TRACT
- VILLA LOT TRACT
- RECREATION / PARK
- DRAINAGE AREA
- BUFFER / NATIVE VEGETATION
- COMMERCIAL
- ROADWAY
- FLOOD ZONE



SITE DATA

OWNER/APPLICANT:
4941 100th BLVD, SUITE 202
TAMPA, FL 33619

AREA: 154 ACRES

SECTION/TOWNSHIP/RANGE: 36/21/15/18 & 31/21/15/18

CURRENT ZONING: CDP (FOR PUDS) & PUP (C)

REQUIRED ZONING: CDP (FOR PUDS) & PUP (C)

PROPOSED NO. OF LOTS: 113

INTERNAL BUILDING SETBACKS:
FRONT: 15' (20' FOR VILLAS)
SIDE: 5' (0' FOR VILLAS)
REAR: 15'

MINIMUM PERIMETER SETBACKS (NOT INCLUSIVE OF THE VEGETATIVE BUFFER):
WEST (US HWY 19): 75'
NORTH (CENTRALIA ROAD): 40' (LOCATION FROM 20')
SOUTH: 25'
EAST: 15'

BUFFER:
EAST PERIMETER: 50' NATURAL VEGETATED BUFFER WITH 80% OPACITY, ENHANCED IF NEEDED
NORTH PERIMETER: 20' LANDSCAPED BUFFER

FERA FISH COMMUNITY PANELS: FEMA PANEL 12033C8158E, EFFECTIVE DATE OF JANUARY 15, 2021.

FERA PROTECTION: TO BE ADDRESSED DURING THE CONDITIONAL PLAN PHASE.

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. IT IS NOT INTENDED FOR RECREATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY GRADING WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREAS (CRAs) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL	7.1		80,000 SF
RESIDENTIAL	81.37	513 UNITS	
DRAINAGE	20.0		
RECREATION	5.10		
REQUIRED NATIVE VEGETATIVE BUFFER (INCLUDING BUFFER)	10.78		

NOTES:
1. RECREATION AREAS ARE SEPARATED BASED ON PROPOSED PLACES OF INTEREST AND SHALL BE ADJUSTED BASED ON THE REQUIREMENTS FOR NUMBER OF UNITS PERMITTED PER ACRE.
2. ALL OTHERS ARE APPROVED AND SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN AND PERMITTING.

30-DAY MASTER PLAN
H-22-08

CENTRALIA SUBDIVISION

Coastal Environmental Services
10000 US HWY 19 N, SUITE 202
TAMPA, FL 33619
TEL: 813-973-1111
WWW.COASTALENVS.COM

DATE	REV	DESCRIPTION

SHEET
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