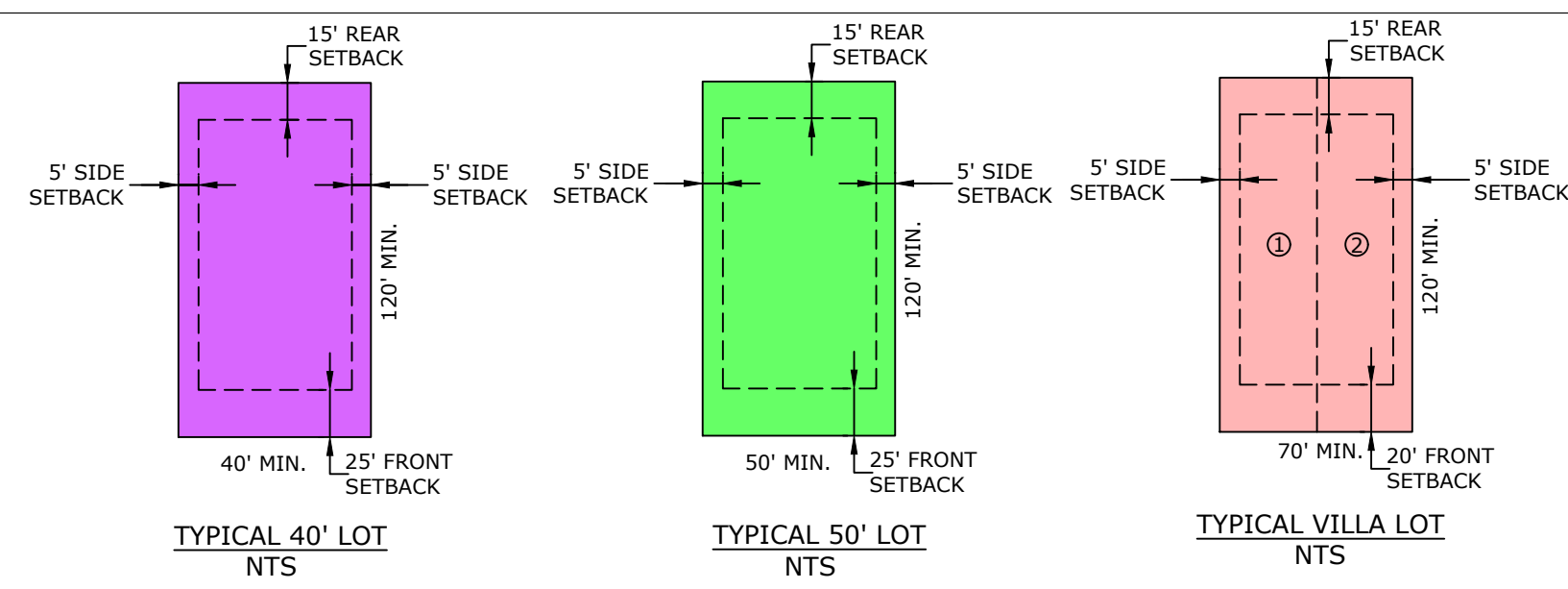


CURVE TABLE			
#	RADIUS	#	RADIUS
C1	350	C8	600
C2	450	C9	300
C3	300	C10	300
C4	2000	C11	125
C5	205		
C6	300		
C7	500		

**LEGEND**

- 40' WIDE LOT TRACT
- 50' WIDE LOT TRACT
- VILLA LOT TRACT
- RECREATION / PARK
- DRAINAGE AREA
- BUFFER
- NATIVE VEGETATION
- PROPOSED R/W
- FLOOD ZONE
- PROJECT BOUNDARY/PHASE LINE



**SITE DATA**  
**OWNER/APPLICANT:**  
 NVR, INC.  
 1492 TECH BLVD, SUITE 202  
 TAMPA, FL 33619

**PARCEL KEY:** 940389, 1128782 & 940398  
**AREA:** +/- 81.2 ACRES  
**SECTION/TOWNSHIP/RANGE:** 36/21S/17E & 31/21S/18E  
**ZONING:** PDP(SF) & PDP(GC) W/ DEVIATIONS  
**PROPOSED NO. OF UNITS:** 222

- MINIMUM PERIMETER BUILDING SETBACKS (NOT INCLUSIVE OF VEGETATIVE BUFFERS):**  
 WEST (U.S. HWY 19): 75'  
 NORTH (CENTRALIA ROAD): 40'  
 SOUTH: 25'  
 EAST: 15'
- SINGLE FAMILY INTERNAL LOT BUILDING SETBACKS:**  
 FRONT: 25'  
 SIDE: 5'  
 REAR: 15'
- VILLA INTERNAL LOT BUILDING SETBACKS:**  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 15'
- MINIMUM LOT WIDTH:** 40'  
**MINIMUM LOT SIZE:** 4,400 SF  
**MINIMUM PROJECT BUFFERS:**  
 SIDE: 20'  
 EAST: 50'

**UNIT BREAKDOWN**

<b>COMMERCIAL TRACT - 1</b>
<b>PHASE 1A :</b> 167 UNITS
40' UNITS - 60
50' UNITS - 39
VILLA UNITS - 68
<b>PHASE 1B:</b> 54 UNITS
40' UNITS - 54
<b>PHASE 1 TOTAL - 221</b>
SINGLE-FAMILY UNITS & 1 COMMERCIAL TRACT

**BUFFER NOTE:** ALL REQUIRED BUFFERS SHALL BE SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, WITH NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING.

**FLOODPLAIN:** THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0156, EFFECTIVE DATE OF JANUARY 15, 2021. ACCORDING TO THE FIRM PANEL, THERE ARE SIX AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION BETWEEN 17.0 FT AND 22.5 FT. THERE ARE ALSO A SMALL AREA OF ZONE A AND ONE AREA OF ZONE X SHADED WITHIN THE DEVELOPMENT. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

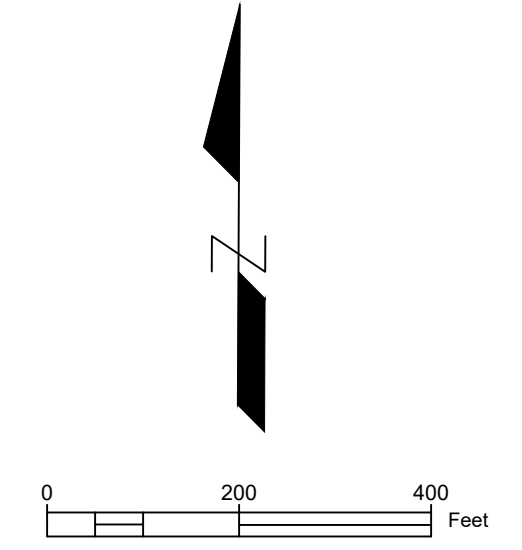
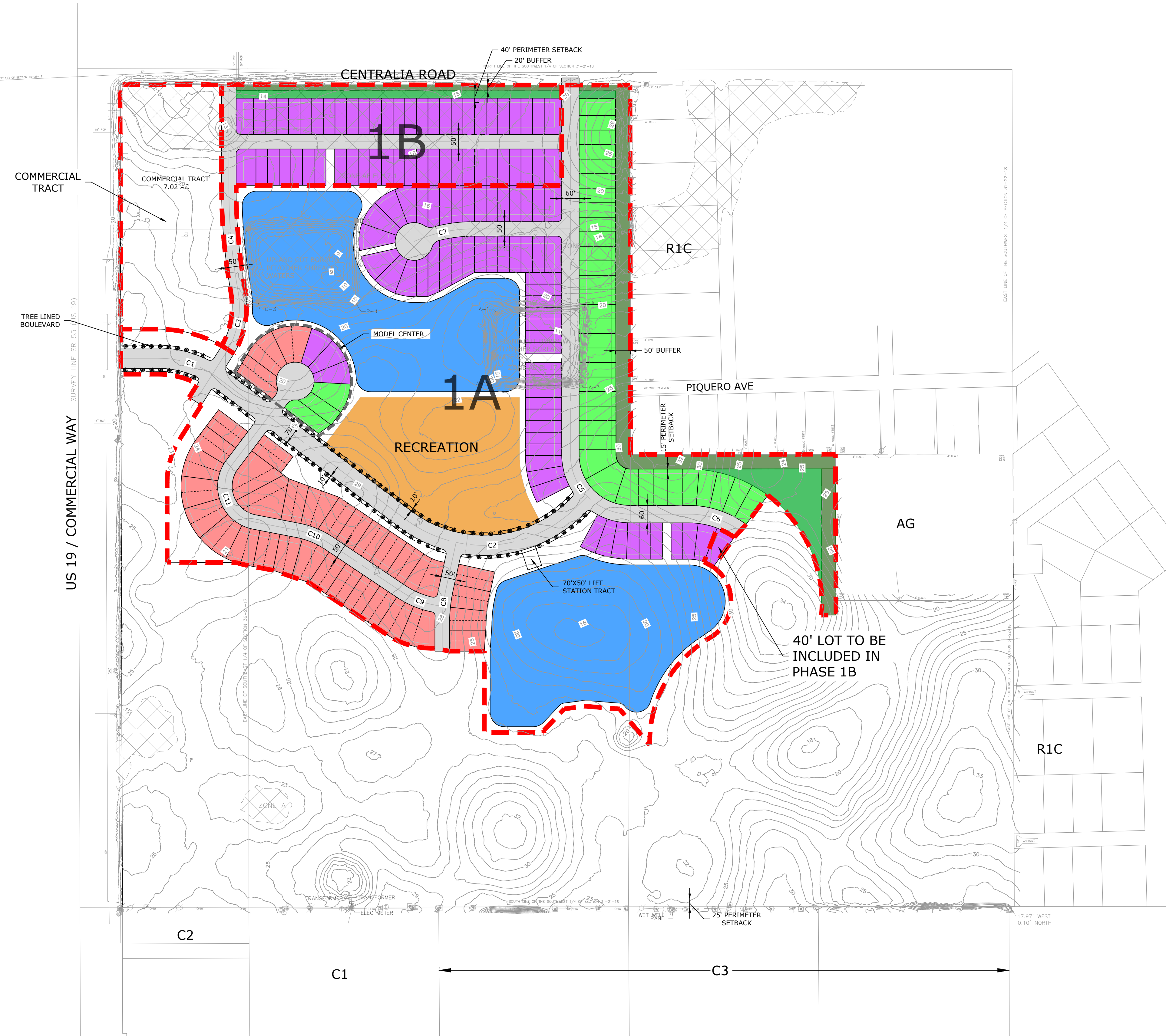
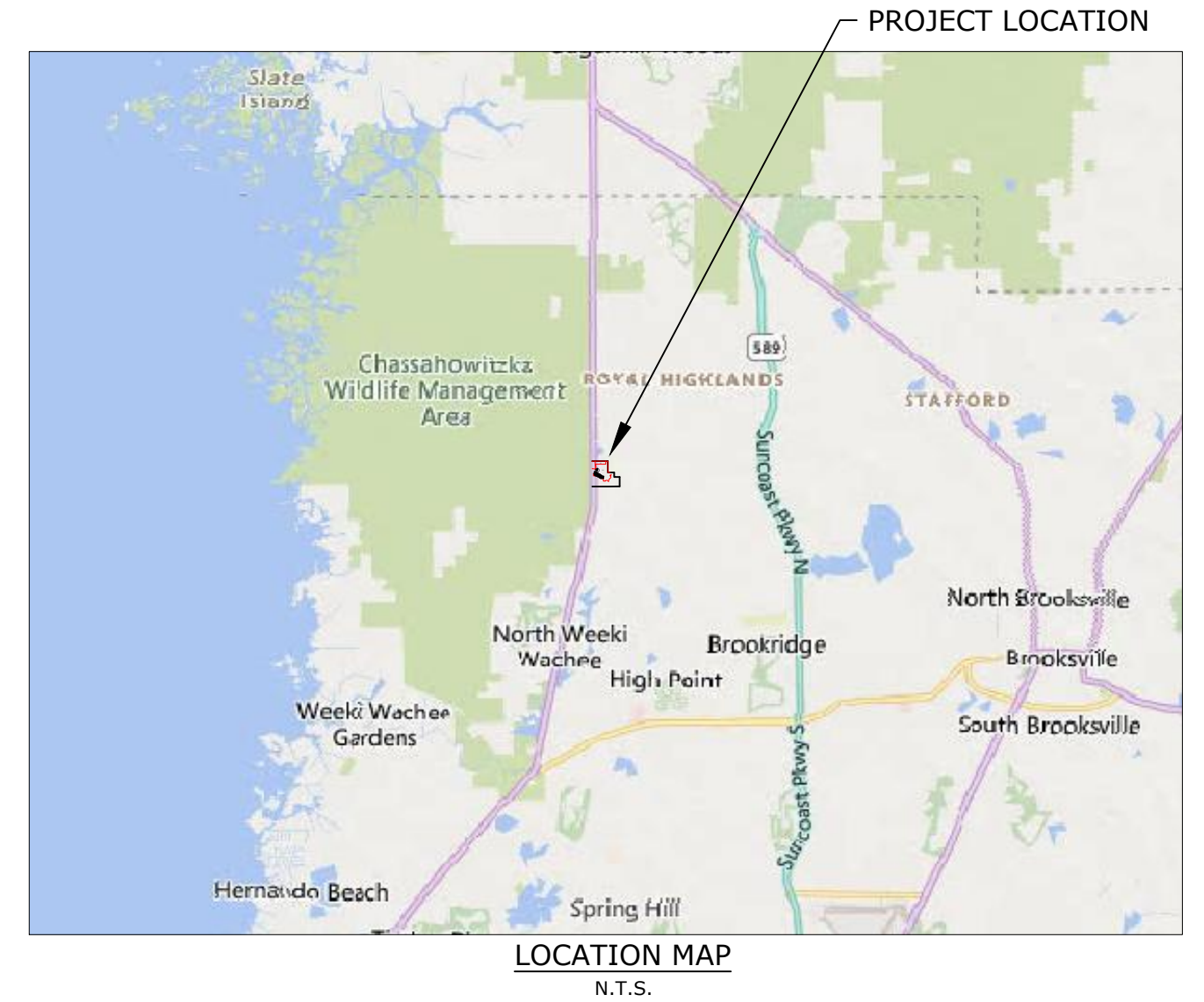
**NO WETLANDS ARE PRESENT. TWO AREAS CLASSIFIED AS UPLAND CUT BORROW PITS/OTHER SURFACE WATERS EXIST WITHIN THE PROJECT AREA.**

**FIRE PROTECTION:** FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE PORTABLE WATER SYSTEM WILL BE DESIGNED WITH COUNTY STANDARDS. THE PORTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

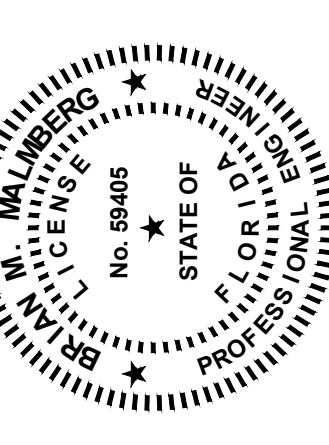
**GENERAL NOTES:**  
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.  
 2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LAND USE TABLE		
LAND USE	ACRES	UNITS
SINGLE FAMILY	28.20	222
RECREATION	5.70	(5.104 AC REQ.) <sup>3</sup>
BUFFERS & PRESERVED VEGETATION	5.23	(7% OR 5.19 AC PRESERVED VEGETATION REQ.) <sup>2</sup>
DRAINAGE & ROADS	27.70	
COMMERCIAL TRACT <sup>1</sup>	7.02	80,000 SF
OPEN SPACE	7.35	
<b>TOTAL:</b>	<b>+/- 81.2</b>	

- LAND USE NOTES:**
- PRIOR TO THE DEVELOPMENT OF THE COMMERCIAL TRACT, A MASTER PLAN REVISION MUST BE SUBMITTED TO PROVIDE CLARIFICATION ON THE USES, SETBACKS, BUFFERING, AND CONNECTIVITY PROVIDED FOR THIS SECTION OF DEVELOPMENT.
  - REQUIRED PRESERVED VEGETATION CALCULATIONS DO NOT INCLUDE THE COMMERCIAL TRACT. PRESERVED VEGETATION WILL BE HANDLED ON THE COMMERCIAL TRACT AT TIME OF DEVELOPMENT, PER HERNANDO COUNTY LDC COMMERCIAL LANDSCAPING REQUIREMENTS.
  - RECREATION AREA PROVIDED WILL BE USED TO SATISFY THE RECREATION REQUIREMENT FOR THE FULL BUILD OUT OF THE CENTRALIA SUBDIVISION. REQUIRED RECREATION IS BASED ON THE CURRENT ENTITLEMENTS OF 513 RESIDENTIAL UNITS, BUT MAY BE REVISED WITH THE LAYOUT OF FUTURE PHASES.



**CONDITIONAL PLAT**  
**CENTRALIA SUBDIVISION**  
**PH 1A & 1B**

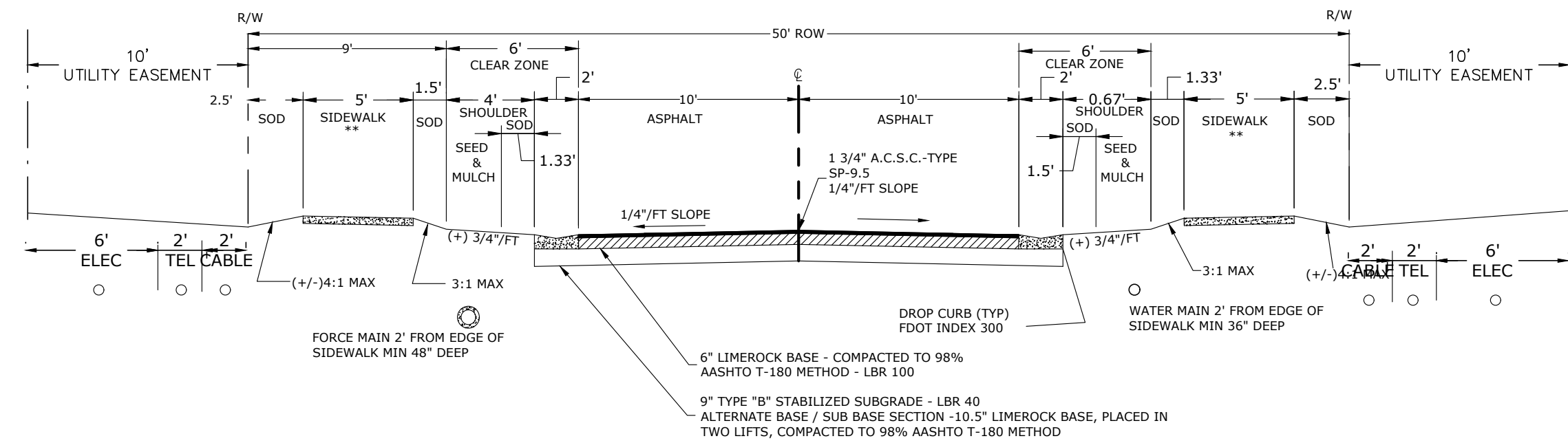


**Coastal**  
 Engineering  
 Surveying  
 Environmental  
 Transportation  
 Communication Management  
 engineering associates, inc. - Florida 34601  
 966 Candlelight Boulevard - Brooksville, FL 34601  
 (352) 796-9423 - Fax (352) 799-8359  
 EB-0000142

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		REVISED PER COUNTY COMMENTS

**SHEET**  
**1**  
 WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" x 34"  
 JOB No.: 21107



**GENERAL NOTES:**

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

\* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

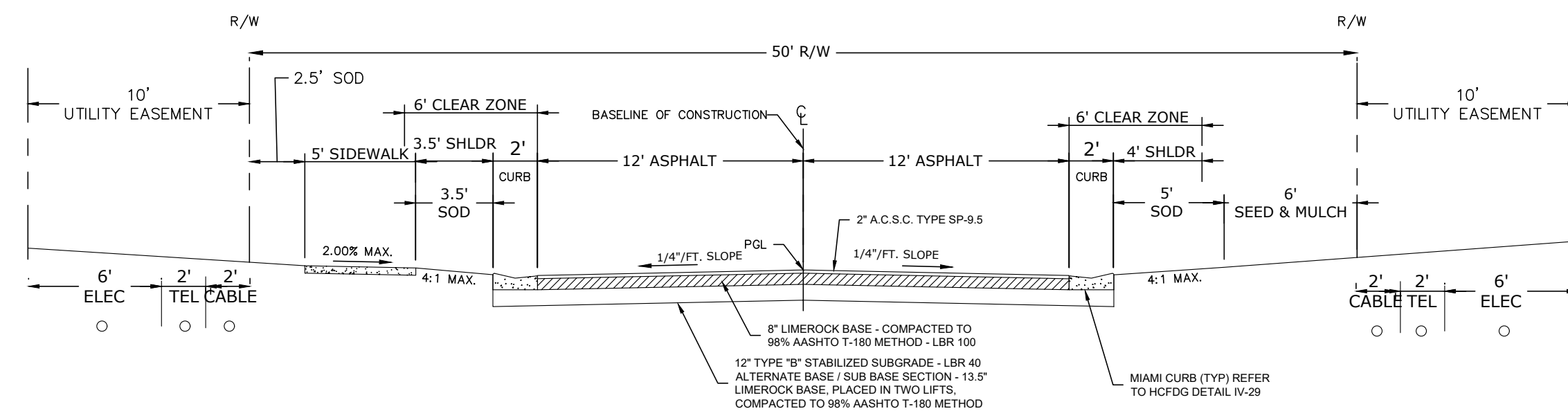
\*\* SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

**TYPICAL SECTIONS**  
NOT TO SCALE

**LOCAL ROAD**  
**CLOSED DRAINAGE**  
NOT TO SCALE

DESIGN SPEED = 30MPH \*  
HERNANDO COUNTY ROADWAY DETAIL (1V-05)



GENERAL NOTES:  
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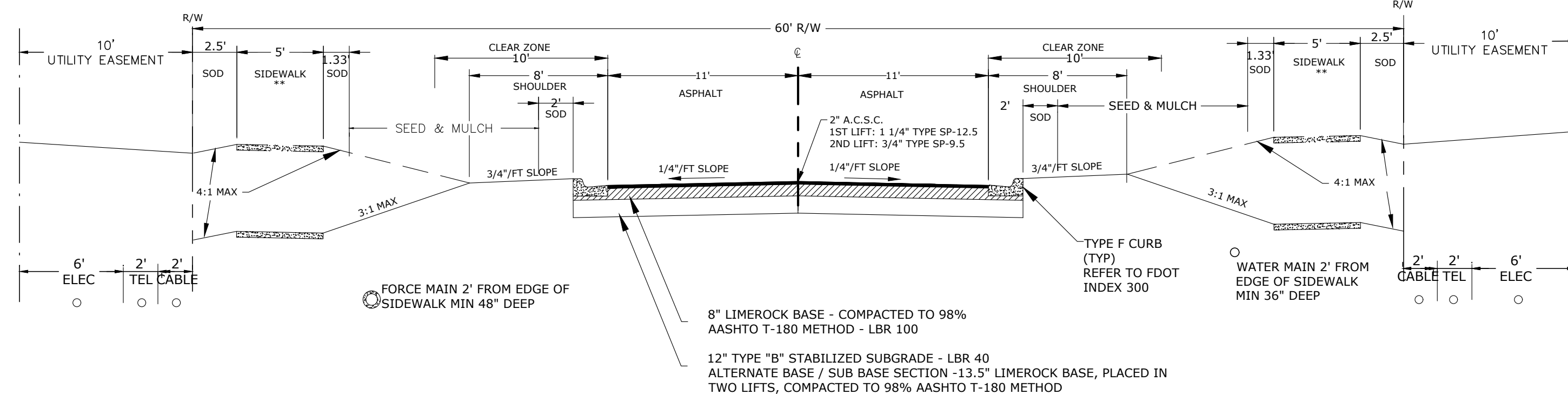
ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

MODIFICATIONS  
\* ADDITION OF MIAMI CURB

**TYPICAL SECTIONS**  
NOT TO SCALE

**FRONTAGE ROAD**  
**CLOSED DRAINAGE**  
NOT TO SCALE

DESIGN SPEED = 30MPH \*  
HERNANDO COUNTY ROADWAY DETAIL (1V-04)



**GENERAL NOTE:**

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**TYPICAL SECTIONS**  
NOT TO SCALE

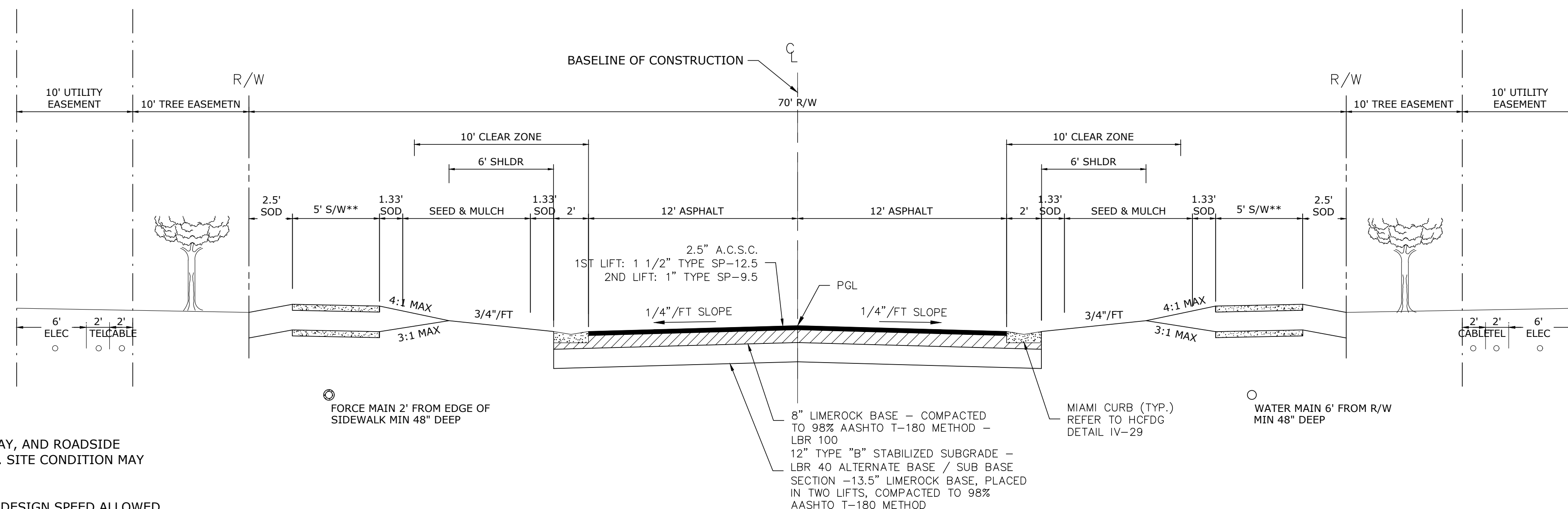
**MAJOR LOCAL/COMMERCIAL 2 LANE ROAD**  
**CLOSED DRAINAGE**  
NOT TO SCALE

DESIGN SPEED = 35 MPH \*

**COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE**

DESIGN SPEED = 40 MPH\*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



**GENERAL NOTES:**

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\*\* SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

**TYPICAL SECTION**  
NOT TO SCALE

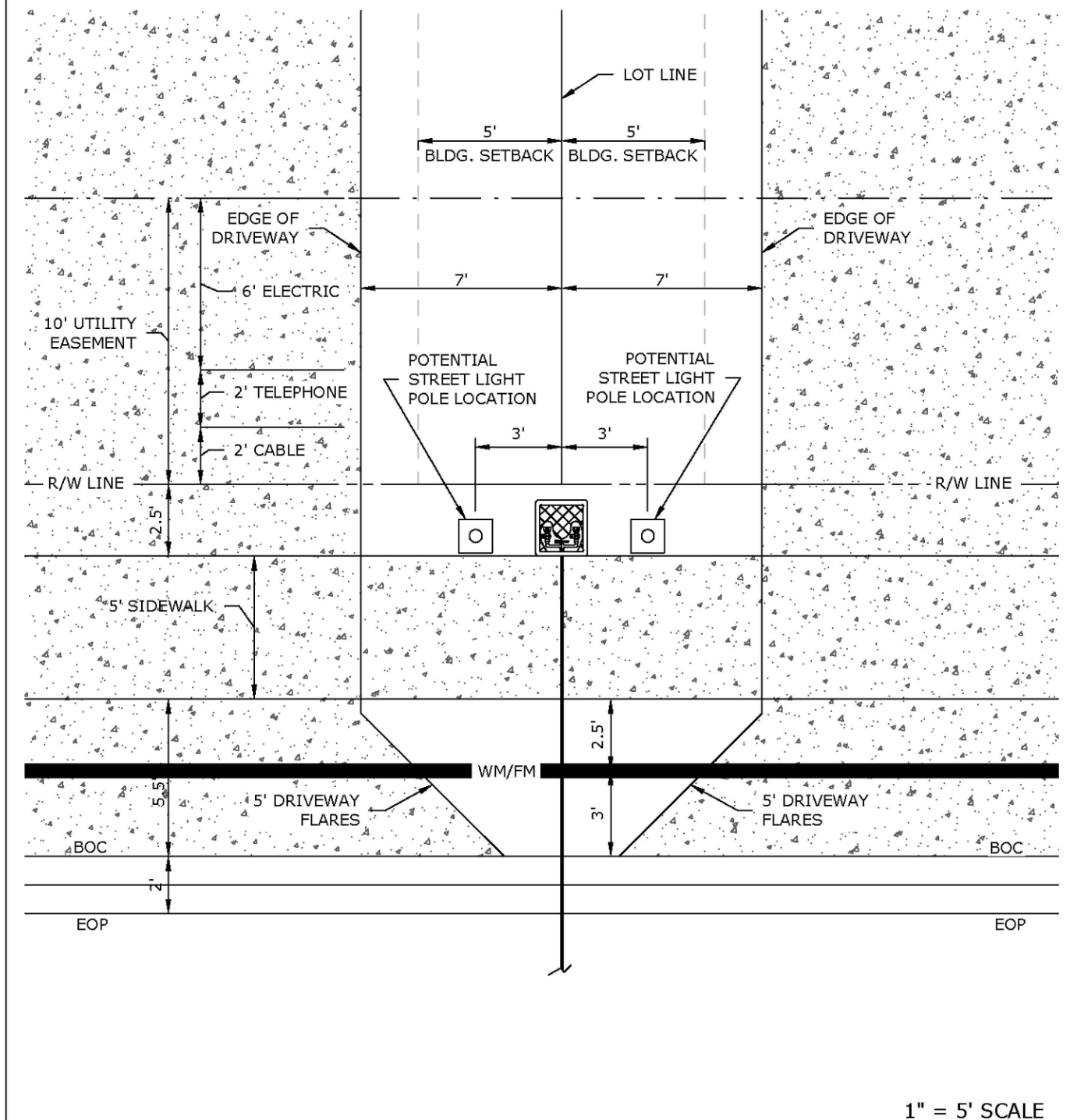
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TYPICAL SECTIONS  
CENTRALIA SUBDIVISION  
PH 1A & 1B

**Coastal**  
Engineering  
Surveying  
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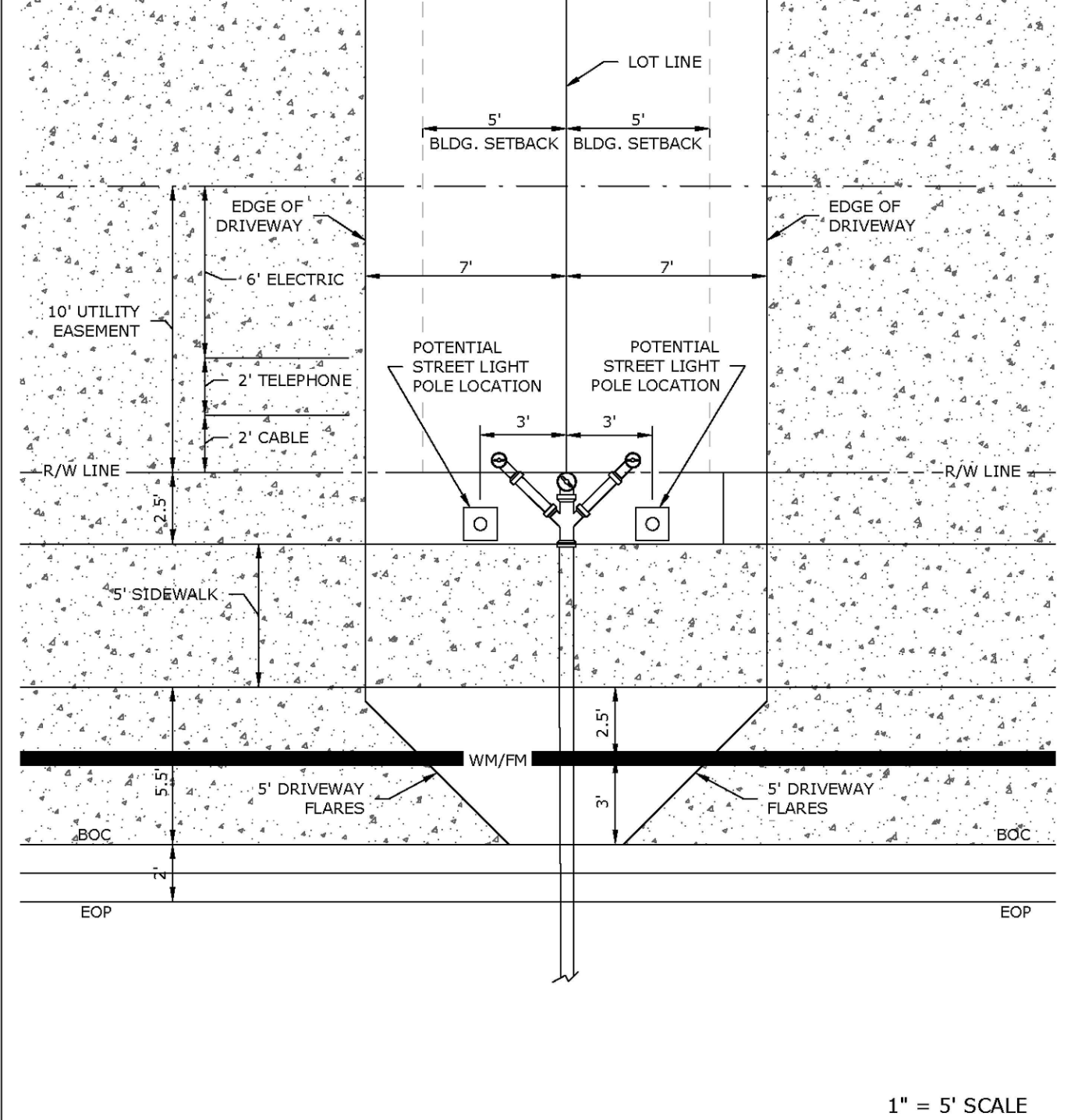
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1" = 5' SCALE

<p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p>	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	WATER SERVICE	1

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1" = 5' SCALE

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	SANITARY SEWER SERVICE	2

PRINTED: 04/25/2022 - 3:24pm PRINTED BY: JB PATH: S:\\_CAD\Bkcke\STD Utl Loc Details.dwg

Utility Detail

CENTRALIA SUBDIVISION  
PH 1A & 1B

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7/5/2023	JY 1	REVISED PER COUNTY COMMENTS