







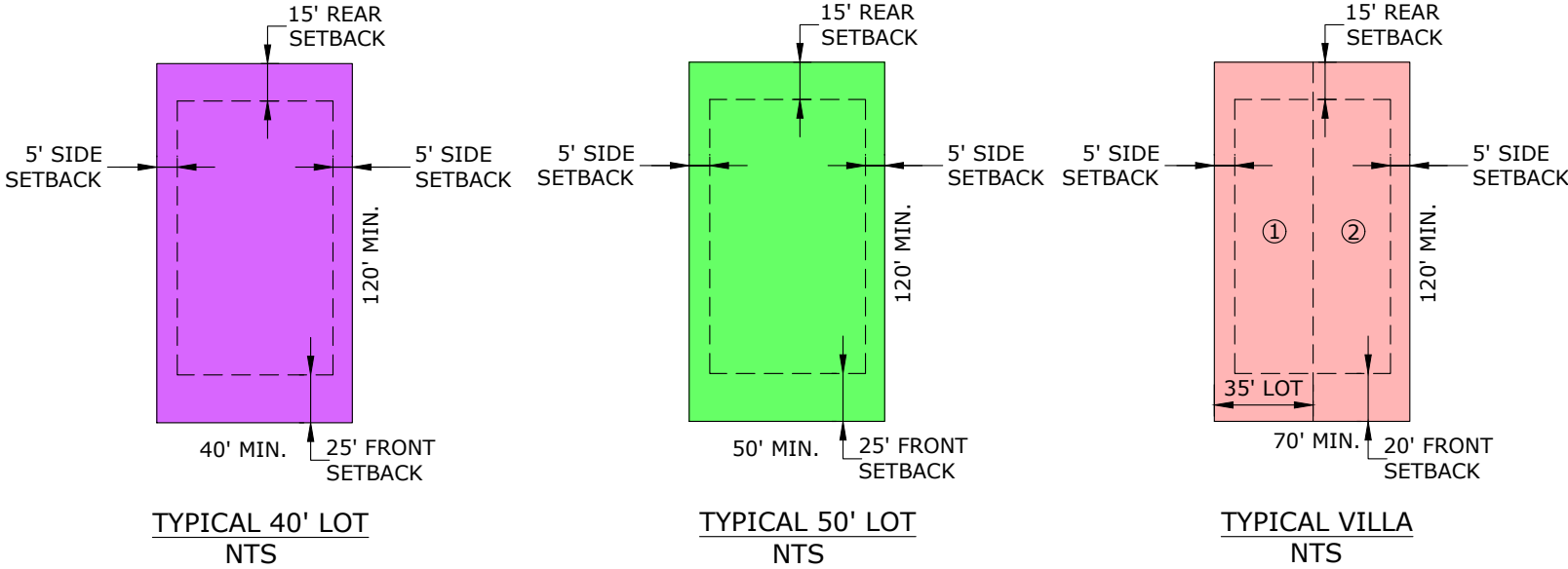


CURVE TABLE		CURVE TABLE	
CURVE NO.	RADIUS	CURVE NO.	RADIUS
C1	400.00	C9	300.00
C2	300.00	C10	50.00
C3	100.00	C11	50.00
C4	300.00	C12	300.00
C5	1005.00	C13	715.00
C6	300.00	C14	375.00
C7	250.00	C15	665.00
C8	300.00	C16	425.00

LEGEND

	40' WIDE LOT TRACT		BUFFER
	50' WIDE LOT TRACT		NATIVE VEGETATION
	VILLA LOT TRACT		PROPOSED R/W
	DRAINAGE AREA		FLOOD ZONE
	PROJECT BOUNDARY/PHASE LINE		
	PARALLEL STREET PARKING AREA		



SITE DATA
OWNER/APPLICANT:
NORTHWEST LAND, LLC
18125 WAYNE ROAD
ODESSA, FL 33556

PARCEL KEY: 940389, 1128782 & 940398

AREA: +/- 73.03 ACRES

SECTION/TOWNSHIP/RANGE: 36/21S/17E & 31/21S/18E

ZONING: PDP(SF) & PDP(GC) W/ DEVIATIONS

PROPOSED NO. OF DWELLING UNITS: 352

MINIMUM PERIMETER BUILDING SETBACKS (INCLUSIVE OF VEGETATIVE BUFFERS):

WEST (U.S. HWY 19): 75'
NORTH (CENTRALIA ROAD): 35'
SOUTH: 50'
EAST: 65'

SINGLE FAMILY INTERNAL LOT BUILDING SETBACKS:

FRONT: 25'
SIDE: 5'
REAR: 15'

VILLA INTERNAL LOT BUILDING SETBACKS:

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

MINIMUM PROJECT BUFFERS:

EAST PERIMETER: 50'
SOUTH PERIMETER: 35'

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 12053C0156E, EFFECTIVE DATE OF JANUARY 15, 2021. ACCORDING TO THE FIRM PANEL, THERE ARE TWO AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION OF 19.5' AND 22.6'. THERE IS ALSO A SMALL AREA OF ZONE A WITHIN THE DEVELOPMENT. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

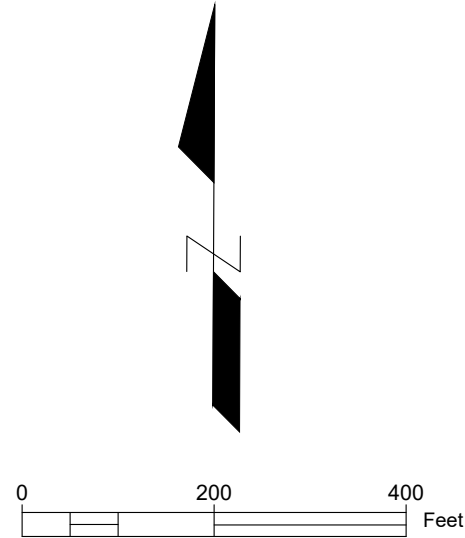
NO WETLANDS ARE PRESENT.

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 POTABLE WATER SYSTEM WILL BE DESIGNED WITH COUNTY STANDARDS. THE POTABLE 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:

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT TINTENDED 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.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN



UNIT BREAKDOWN

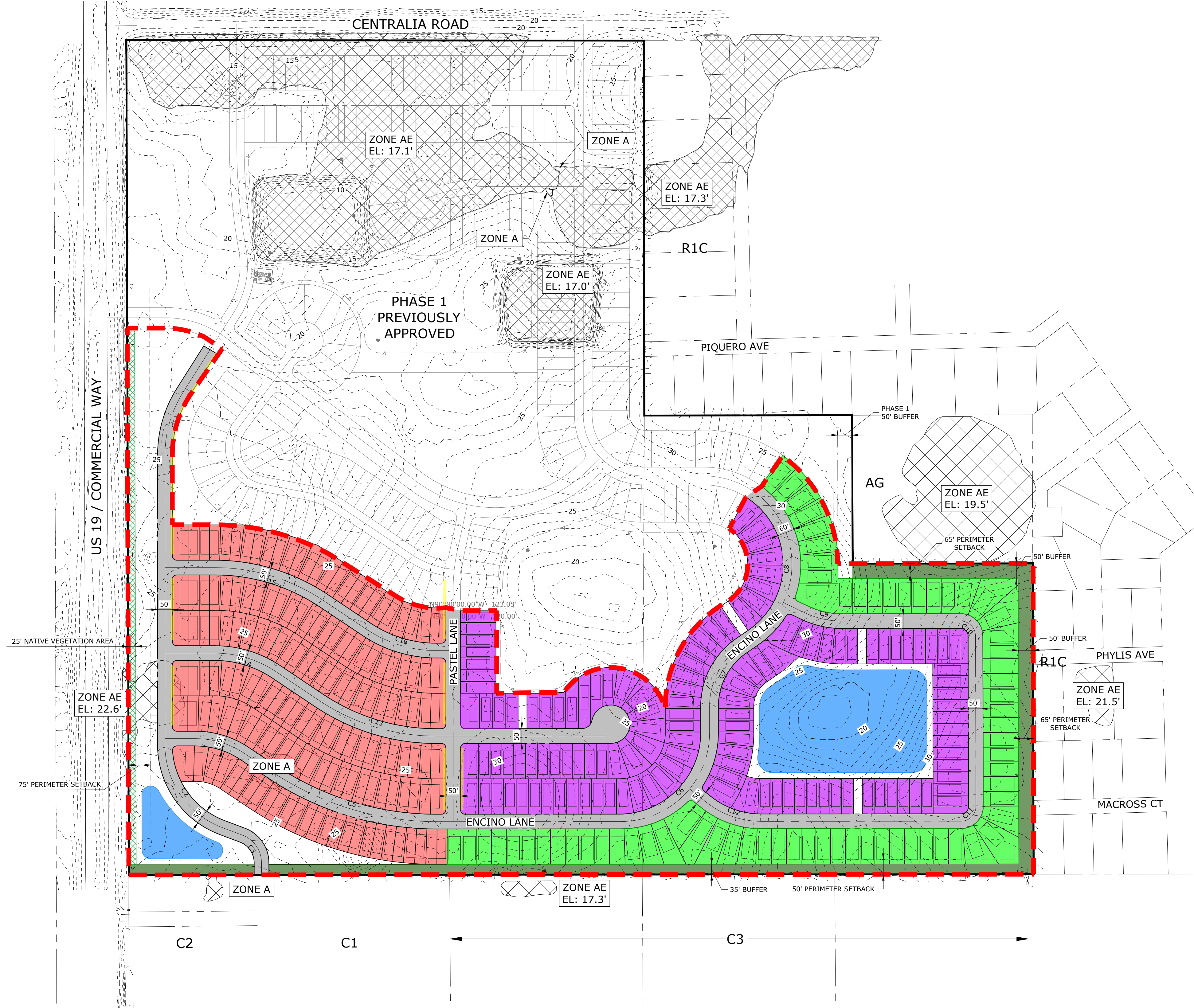
EXISTING PHASE 1: 216 UNITS

40' UNITS: 120
50' UNITS: 42
VILLA UNITS: 54

PROPOSED PHASE 2: 352 UNITS

40' UNITS: 127
50' UNITS: 69
VILLA UNITS: 156

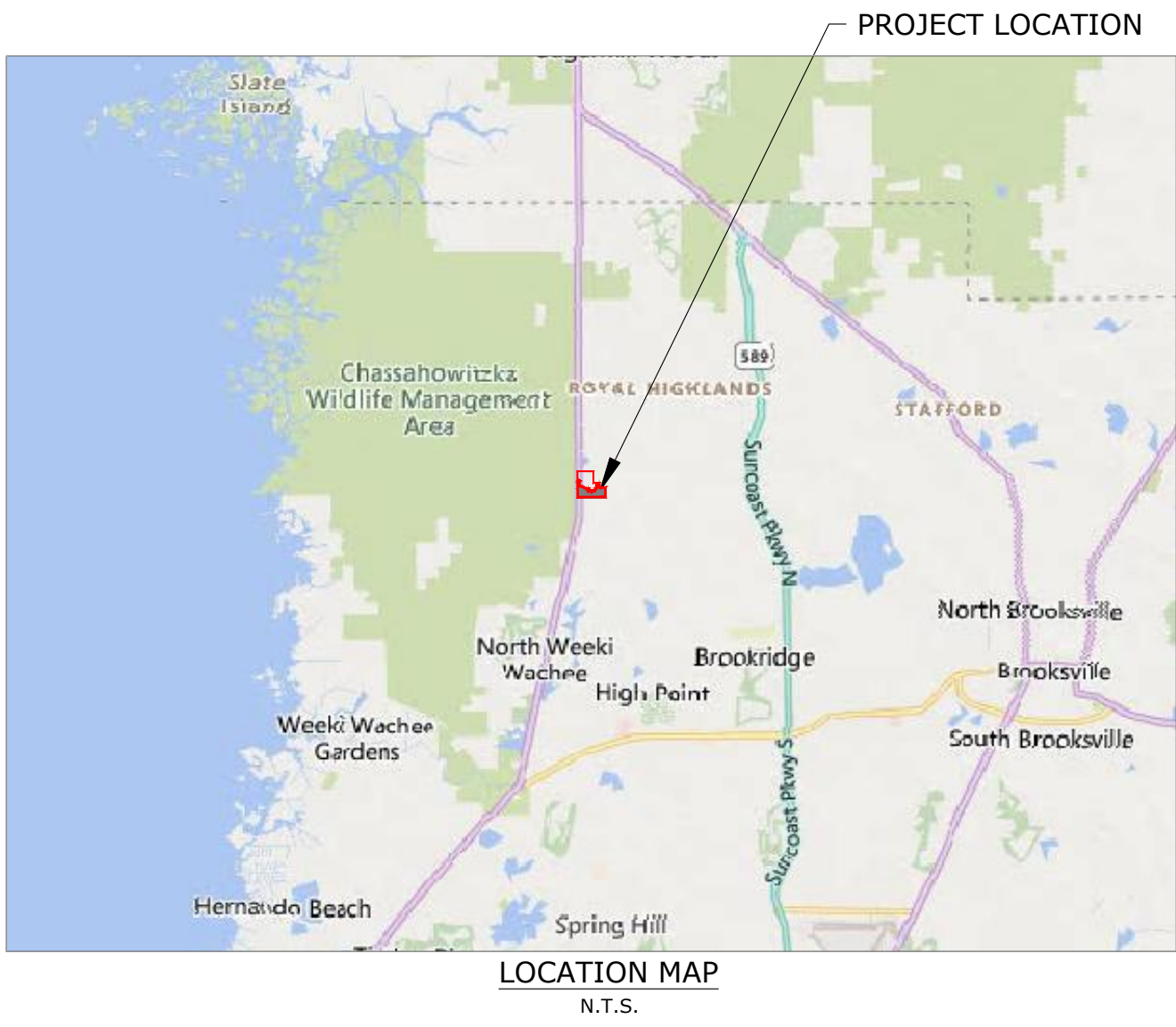
TOTAL: 568 UNITS



PHASE 2 LAND USE TABLE		
LAND USE	ACRES	UNITS
SINGLE FAMILY	43.77	352
RECREATION ¹	6.29	(5.54 AC REQ.) ²
BUFFERS & PRESERVED VEGETATION	5.27	(7% OR 5.10 AC PRESERVED VEGETATION REQ.)
DRAINAGE & ROADS	17.94	
OPEN SPACE	6.05	
TOTAL:	+/- 73.03	APPROX. 4.45 UNITS/ AC.

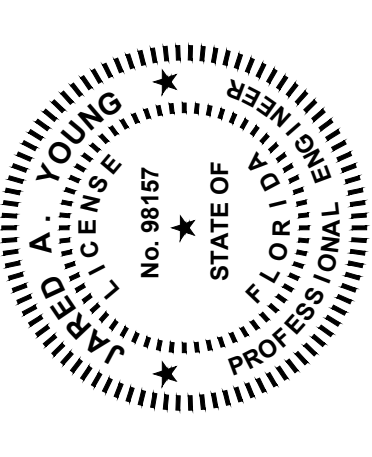
LAND USE NOTES:

- RECREATION ACREAGE NOT INCLUDED IN TOTAL ACREAGE IN LAND USE TABLE. THE RECREATION AREA WAS INCLUDED IN THE CONDITIONAL PLAT FOR PHASE 1.
- 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 LAYOUT TOTALING 568 RESIDENTIAL UNITS, BUT MAY BE REVISED WITH THE LAYOUT OF FUTURE PHASES.



CONDITIONAL PLAT

CENTRALIA SUBDIVISION
PHASE 2



REUSE OF DOCUMENT
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DATE	REV.	BY	REV.	NO.	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#

SHEET

1 of 2

JOB No.: 23043

