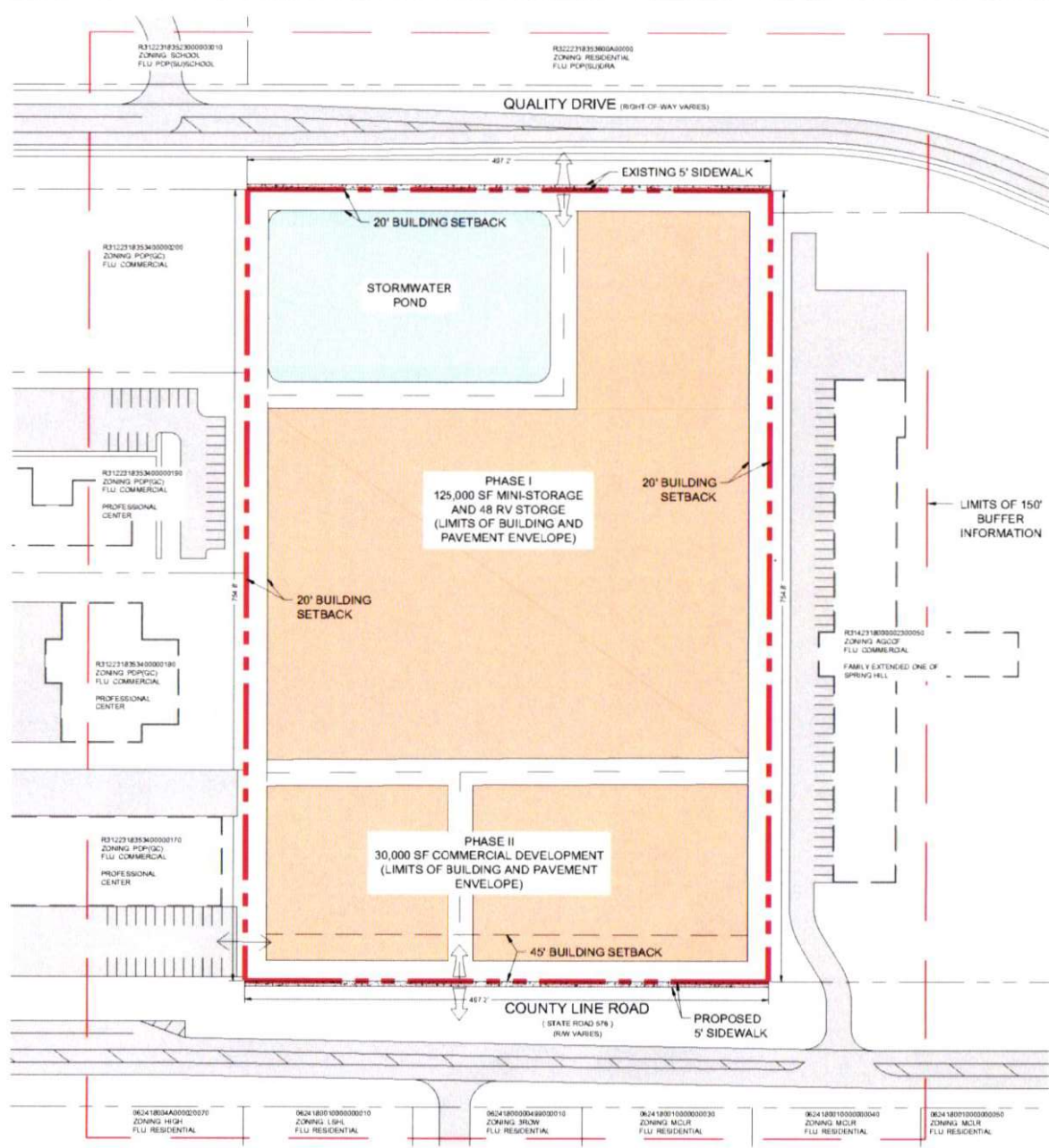
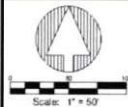


THE SHOWN DRIVE AND IMPROVEMENTS SHALL BE AS A MINIMUM OF PROFESSIONAL SERVICE AND PROPERTY OF SYCAMORE ENGINEERING, INC. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



MASTER DEVELOPMENT PLAN RETAIL CENTER AT COUNTY LINE ROAD

PROPERTY CURRENTLY ZONED AG
DESIGNATED FOR COMMERCIAL USE
ON THE COMPREHENSIVE PLAN



CONTRACTOR SHALL CONTACT
SUNSHINE STATE ONE-CALL OF
FLORIDA FOR LOCATION OF
ALL UTILITIES. TWO COMPLETE
BUSINESS DAYS PRIOR TO
BEGINNING CONSTRUCTION.
811
Sunshine State One Call: 888-368-3688

SITE CRITERIA CHECKLIST	
PROJECT DATA	
Total Site Area	1 ± 9.30 AC (± 406,108 AC.)
LAND INFORMATION	
Parcel Number	8124211800000230049
Key Number	91317645
ZONING INFORMATION	
Existing Zoning	AG
Proposed Zoning	PUD / CG with Specific C-2 Use for Mini-Warehouse
Proposed Building Height	35 Feet (Max. Height)

DEVELOPMENT MATRIX OF USES			
PROPOSED USE	PHASE I SF	PHASE II SF	TOTAL SF
MINI-STORAGE	110,000 SF	-	125,000 SF
RV STORAGE	48 SPACES	-	48 SPACES
COMMERCIAL DEVELOPMENT	-	30,000 SF	30,000 SF
			155,000 SF

PROPOSED LEGEND

- PUD BOUNDARY
- ADJACENT PROPERTY LINE
- PHASING LINE
- PROPOSED DRIVEWAY CONNECTION (APPROXIMATE LOCATION)
- CROSS ACCESS DRIVEWAY (APPROXIMATE LOCATION)
- PROPOSED LIMIT OF DEVELOPMENT ENVELOPE
- PROPOSED LIMIT OF STORMWATER POND ENVELOPE (APPROXIMATE LOCATION)

REVISIONS	
No.	Date

SYCAMORE ENGINEERING, INC.
 8000 W. Alachua Ave., Suite 200
 Gainesville, FL 32608
 Phone: 352.336.1111
 Fax: 352.336.1112
 www.sycamore-engineering.com
 P.E. GUY W. BROWN, P.E., F.C.S.

Project No: **RETAIL CENTER AT COUNTY LINE ROAD**
COUNTY LINE ROAD AND QUALITY DRIVE
HERNANDO COUNTY, FLORIDA
 Drawn by: **MASTER DEVELOPMENT PLAN**

J.B. ALABRADO P.E.
 P.L.P. #1001

Job No: L0401
 Drawn by: FHG
 Approved by: JD
 Date: 01/23/2024

Sheet No.
MDP

Received

MAR 1 2024

Planning Department
 Hernando County, Florida