



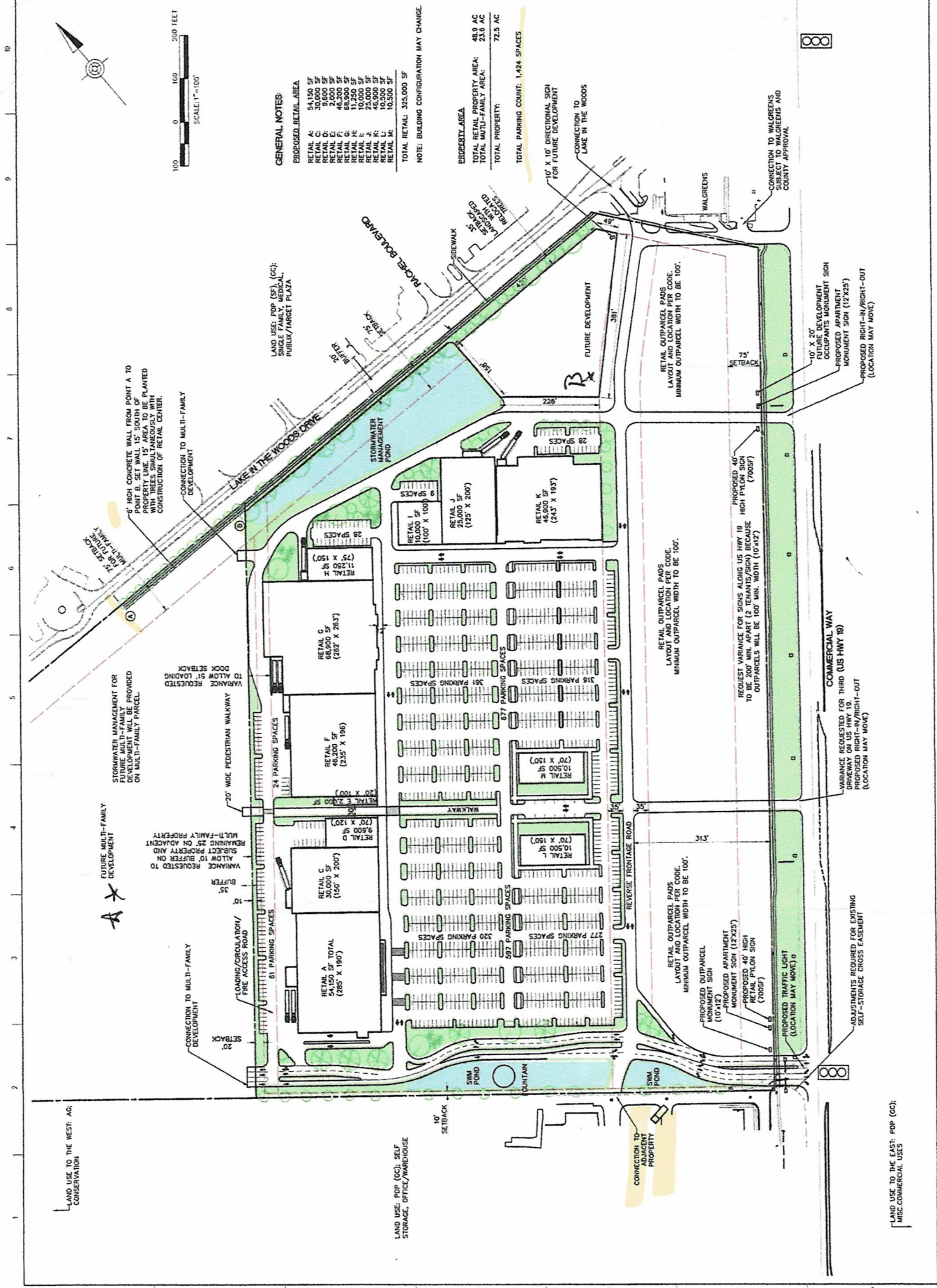
Larson Design Group
 1000 COMMERCIAL PARKWAY
 SUITE 100
 WILMINGTON, MASSACHUSETTS
 01897-1000

DATE	DESCRIPTION
12/15/21	PRELIMINARY PLAN FOR CONSTRUCTION
08/14/21	CONCEPT PLAN FOR CONSTRUCTION
07/14/21	CONCEPT PLAN FOR CONSTRUCTION

MIXED USE DEVELOPMENT
 HERNANDO COUNTY, FLORIDA
 MASTER PLAN
 PLANNING & ZONING

19-DEC-22
 Project No. 12791-00
 Sheet No. GEN-1

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GENERAL NOTES

EROSION CONTROL RETAIL AREA

RETAIL A	31,000 SF
RETAIL B	9,600 SF
RETAIL C	46,200 SF
RETAIL D	46,200 SF
RETAIL E	46,200 SF
RETAIL F	46,200 SF
RETAIL G	46,200 SF
RETAIL H	10,000 SF
RETAIL I	25,000 SF
RETAIL J	10,000 SF
RETAIL K	10,000 SF
TOTAL RETAIL	325,000 SF

NOTE: BUILDING CONFIGURATION MAY CHANGE.

PROPERTY AREA

TOTAL RETAIL PROPERTY AREA	48.9 AC
TOTAL MULTI-FAMILY AREA	23.6 AC
TOTAL PROPERTY	72.5 AC

TOTAL PARKING COUNT: 1,474 SPACES

6" HIGH CONCRETE WALL FROM POINT A TO POINT B. SET WALL 15' SOUTH OF PROPERTY LINE. 15' AREA TO BE PLANTED WITH TREES AND SHRUBS UPON CONSTRUCTION OF RETAIL CENTER.

CONNECTION TO MULTI-FAMILY DEVELOPMENT

LAND USE, POP (G), (CC): SINGLE FAMILY, MEDICAL, PUBLIC/MARKET PLAZA

CONNECTION TO WALKGREENS SUBJECT TO WALKGREENS AND COUNTY APPROVAL

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

10' X 20' SIGNAGE FOR FUTURE DEVELOPMENT MONUMENT SIGN (12'X25') PROPOSED APARTMENT SIGN (12'X25') PROPOSED RIGHT-IN/RIGHT-OUT (LOCATION MAY MOVE)

STORMWATER MANAGEMENT FOR FUTURE MULTI-FAMILY DEVELOPMENT. FUTURE MULTI-FAMILY DEVELOPMENT SHALL BE PROVIDED ON MULTI-FAMILY PARCEL.

20' WIDE PEDESTRIAN WALKWAY TO ALLOW 5:1 LOADING DOCK SETBACK

61 PARKING SPACES

24 PARKING SPACES

36 PARKING SPACES

316 PARKING SPACES

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

REQUEST VARIANCE FOR SIGNAGE ALONG US HWY 19 TO BE 200' MIN. APART (2 TEMPLATES/SIGN) BECAUSE HIGH Pylon SIGN OUTPARCELS WILL BE 100' MIN. WIDTH (10'X12') (70657)

FUTURE MULTI-FAMILY DEVELOPMENT

LOADING/CIRCULATION/FIRE ACCESS ROAD

61 PARKING SPACES

277 PARKING SPACES

320 PARKING SPACES

277 PARKING SPACES

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

ADJUSTMENTS REQUIRED FOR EXISTING SELF-STORAGE CROSS EASEMENT (LOCATION MAY MOVE)

CONNECTION TO MULTI-FAMILY DEVELOPMENT

35' BUFFER

61 PARKING SPACES

277 PARKING SPACES

320 PARKING SPACES

277 PARKING SPACES

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

REVERSE FRONTAGE ROAD

LAND USE TO THE WEST: AG CONSERVATION

CONNECTION TO ADJACENT PROPERTY

61 PARKING SPACES

277 PARKING SPACES

320 PARKING SPACES

277 PARKING SPACES

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

LAND USE TO THE EAST: POP (CC); MISC. COMMERCIAL USES

LAND USE, POP (G), (CC): SELF STORAGE, OFFICE/WAREHOUSE

CONNECTION TO MULTI-FAMILY DEVELOPMENT

61 PARKING SPACES

277 PARKING SPACES

320 PARKING SPACES

277 PARKING SPACES

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

COMMERCIAL WAY

LAND USE TO THE WEST: AG CONSERVATION

CONNECTION TO ADJACENT PROPERTY

61 PARKING SPACES

277 PARKING SPACES

320 PARKING SPACES

277 PARKING SPACES

RETAIL OUTPARCEL PADS LAYOUT AND LOCATION PER CODE. MINIMUM OUTPARCEL WIDTH TO BE 100'.

COMMERCIAL WAY

LAND USE TO THE WEST: AG CONSERVATION

LAND USE TO THE EAST: POP (CC); MISC. COMMERCIAL USES