GENERAL SITE NOTES:

1. OWNER: MEDHAT KODSI
9801 COMPASS POINT WAY
TAMPA, FL 33615

2. CONSULTING FIRM/ENGINEER: ARL DESIGN GROUP, LLC
RICHARD J. MARCEL
8229 STATE ROAD 52
HUDSON, FL 34667
P: (727) 488-1002
E: RICK@ARLDESIGN.NET
W: ARLDESIGN.NET

3. ARCHITECT NAME: TBD

4. SURVEYOR NAME: TBD

5. PARCEL ID NO.: LOT #6 - R01 221 17 3290 0063 0060
LOT #7 - R01 221 17 3290 0063 0070
LOT #8 - R01 221 17 3290 0063 0080

6. ZONING: EXISTING - R1C
PROPOSED - PDP (GENERAL HIGHWAY COMMERCIAL) FOR MIXED-USE

7. FUTURE LAND USE: EXISTING/PROPOSED - COMMERCIAL

8. EXISTING USE: (3) VACANT LOTS
PROPOSED USE: MIXED-USE (PD)
1ST FLOOR RETAIL = 15,528 SF

9. PROPOSED PERIMETER BLDG. SETBACKS:

	PROPOSED:	REQUIRED:
FRONT (WEST):	54.93 FT.	35 FT.
SIDE (NORTH):	40.44 FT.	20 FT.
SIDE (SOUTH):	142.95 FT.	20 FT.
REAR (EAST):	47.03 FT.	35 FT.

10. BUILDING HEIGHT: PROPOSED: 2 STORIES @ 35' MAX. REQUIRED: 35' MAX. OR 2-STORIES

11. PROPOSED LOT SIZE: 87,097.95 SF (2.00 ACRES)

12. LANDSCAPE BUFFERING:

	PROPOSED:	REQUIRED:
FRONT (WEST):	5.00 FT.	5 FT.
REAR (EAST):	5.00 FT.	5 FT.
SIDE (NORTH):	5.00 FT.	5 FT.
SIDE (SOUTH):	5.00 FT.	5 FT.

13. PARKING CALCULATIONS:

1. FIRST FLOOR (RETAIL/RESTAURANT): FOR SHOPPING CENTERS WITH THREE (3) OR MORE COMMERCIAL USES IN ONE (1) BUILDING OR ON ONE (1) SITE SHALL BE CLASSIFIED AS A SHOPPING CENTER SHALL AND HAVE 4 SPACES PER 1,000 GFA.
*2. THERE ALSO SHALL BE TWO (2) SPACES PER UNIT FOR MULTIFAMILY DWELLINGS WITH 1-2 BEDROOM UNITS.
3. A BICYCLE RACK WILL BE CONSTRUCTED ONSITE W/ 8 SPACES.

Bldg. Level	Residential Units	Zone	Area	Standard Parking Ratio	Parking Required	Units Reduction	# of Units Reduced	# of Spaces Required
1	11529			4	46			
2	1000			2	2			
				TOTAL	48	0%	0	48

Parking Reduction Justification (Less than 1 space per unit):
Urban/Infill
Proximity to Public Transit (Bus Stop within 1/4 mile)
Shared Parking/Mixed Use (Shopping Center Parking from Table 1/Table 2)
Off-Peak Hours of Operation (Residential Peak Overnight, Retail Peak Daytime)
Parking/Residential 0.5 1

** A VARIANCE REQUEST IS BEING MADE TO REDUCE THE NUMBER OF MULTIFAMILY STALLS FROM 2 STALLS/UNIT TO 1.5 STALLS/UNIT.

14. FLOOR AREA RATIO (FAR):
1ST FLOOR RETAIL = 11,529 GFA
2ND LEVEL MULTIFAMILY = 11,529 GFA
TOTAL GFA = 23,058 SF / 87,097.95 (SITE AREA)
= 36% FAR

15. SITE DATA TABLE:

BUILT-IN OVERALL SITE DATA TABLE				
DESCRIPTION PARCEL 1029	AREA 87,097.95 SF	UNIT	SITE %	AC 2.00
ADMINISTRATIVE/HEAD				
BUILDING COVERAGE	0.00 SF		0.0%	0.00
PAVING	0.00 SF		0.0%	0.00
LANDSCAPE/OPEN SPACE/PERVIOUS COVER	0.00 SF		0.0%	0.00
OTHER IMPERVIOUS	0.00 SF		0.0%	0.00
SUBTOTAL	0.00 SF		0%	0.00
PERVIOUS/UNUSABLE				
SOD	87,097.95 SF		100.0%	2.00
PERVIOUS PAVEMENT	0.00 SF		0.0%	0.00
OTHER PERVIOUS	0.00 SF		0.0%	0.00
SUBTOTAL	87,097.95 SF		100%	2.00

PROPOSED OVERALL SITE DATA TABLE				
DESCRIPTION PARCEL 1029	AREA 87,097.95	UNIT SF	SITE %	AC 2.00
ADMINISTRATIVE/HEAD				
BUILDING COVERAGE	23,058.00	SF	26.5%	0.53
PAVING	22,046.00	SF	25.3%	0.51
LANDSCAPE/OPEN SPACE/PERVIOUS COVER	5,012.00	SF	5.8%	0.12
OTHER IMPERVIOUS	0.00	SF	0.0%	0.00
SUBTOTAL	50,116.00	SF	57.5%	1.15
PERVIOUS/UNUSABLE				
SOD	37,000.00	SF	42.5%	0.85
PERVIOUS PAVEMENT	0.00	SF	0.0%	0.00
OTHER PERVIOUS	0.00	SF	0.0%	0.00
SUBTOTAL	37,000.00	SF	42.5%	0.85

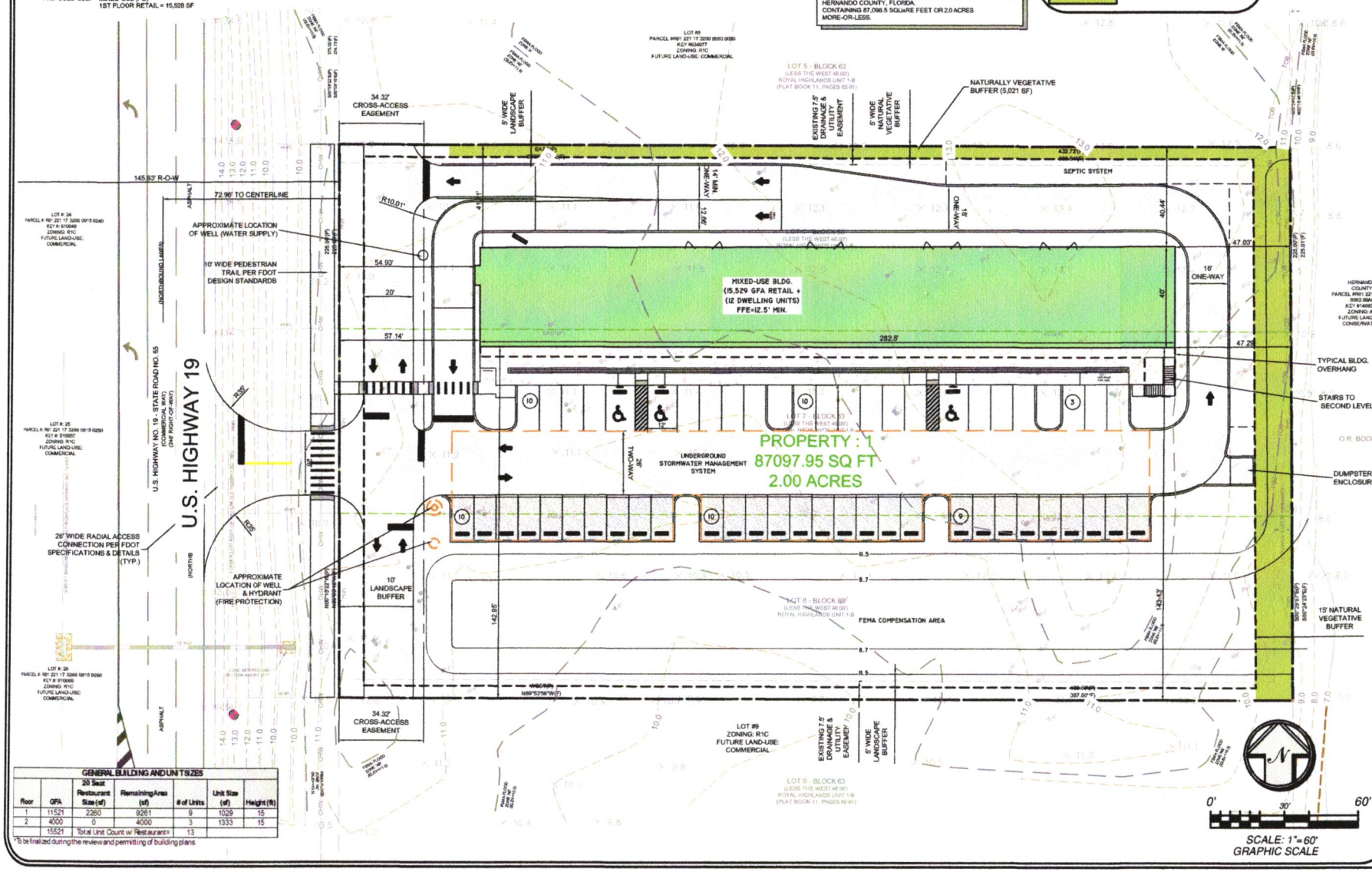
16. DENSITY CALCULATION:

DENSITY CALCULATIONS					
2nd FLAreo	11529	GFA	Property Size	87097.95	sf
Unit Size	1000	SF		2.00	ac
Proposed NF Units	12	units			
Proposed Density	5.8	units/acre			

17. NATURAL VEGETATIVE BUFFER:
COMMERCIAL PROJECTS BETWEEN 2 AND 20 ACRES SHALL BE REQUIRED TO RETAIN 5% OF AN AREA DEVOTED TOWARDS A NATURALLY VEGETATIVE AREA.
REQUIRED: 87,097 SF X 5% = 4,354.89
PROVIDED: 5,012 SF (5.75%)

LEGAL DESCRIPTION:
LOTS 6-8, ROYAL HIGHLANDS, UNIT 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 82-91, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
CONTAINING 87,098.5 SQUARE FEET OR 2.0 ACRES MORE-OR-LESS.

LEGEND
- PROPERTY LINE
- BLDG. OVERHANG
- LOT SETBACK
- UNDERGROUND INFRASTRUCTURE
- FEMA FLOOD LINES
- STORMWATER POND
- PROPOSED BUILDING COVERAGE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREA
- PROPOSED PERVIOUS PAVEMENT SYSTEM
- PROPOSED NATURAL VEGETATIVE BUFFER



GENERAL BUILDING AND UNIT SIZES

Floor	GFA	20 Seat Restaurant Size (sf)	Remaining Area (sf)	# of Units	Unit Size (sf)	Height (ft)
1	11521	2260	9261	9	1029	15
2	4000	0	4000	3	1333	15
	15521	Total Unit Count w/ Restaurant=		13		

*To be finalized during the review and permitting of building plans.

PREPARED BY:
ARL DESIGN GROUP, LLC
PLANNING, PERMITTING, CIVIL DESIGN, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT
8229 STATE ROAD 52, HUDSON, FL 34667
PHONE: (727) 488-1002
WWW.ARLDESIGN.NET

THE DESIGN AND SEAL HOWEVER, AS A MEMBER OF PROFESSIONAL SERVICES, I AM NOT RESPONSIBLE FOR THE ACCURACY OF THE DESIGN OF OTHER PROFESSIONALS. THE ENGINEER OF RECORD FOR EACH OF THE PROFESSIONAL DISCIPLINES WILL BE RESPONSIBLE FOR THE DESIGN OF HIS OWN DISCIPLINE AND SEAL THE PLANS. ARL DESIGN GROUP, LLC CERTIFICATE OF AUTHORIZATION #30127

MEDHAT KODSI
9801 COMPASS POINT
TAMPA, FL 33615

PROJECT NAME: KODSI MIXED-USE PDP(GHC) PROJECT

PROJECT LOCATION: ROYAL HIGHLANDS LOTS 6, 7, & 8
U.S. HIGHWAY 19, BROOKSVILLE, FL

SHEET NAME: MASTER SITE PLAN (8x11-60' SCALE)

NO.	DATE	DESCRIPTION	BY
REVISIONS			

PROJECT #	3620
ORIGINAL DATE:	11.11.24
CHECKED BY:	RJM
DESIGNED BY:	RJM

SHEET NO. 1 of 1