GENERAL STE 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 22117 3290 0063 0060
LOT #7 - R01 22117 3290 0063 0070
LOT #8 - R01 22117 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 FLOCR 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):	142.96 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	Retail GFA or Unit#	Bldg. per 1000 sf	GFA/#	* Baths 1000 GFA or Per Unit	Parking Required	- 8% Reduction	# of Spaces Reduced	# of Baths Required
1	10672	4.00	10.67	3	32			
2	12			1	12			
				Total=	44	8%	2	42

Variance Request:
1A Reduction to Shopping Center Parking from 4 per 1000 gfa to 3 per 1000 gfa is Requested.
2A Reduction to MF Parking from 2 spaces/unit for 1-0 spaces/unit for 2 bedroom units is Requested.

Parking Provided =	46	

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

14. FLOOR AREA RATIO (FAR):
1ST FLOOR RETAIL = 10,672 GFA
2ND LEVEL MULTIFAMILY = 10,672 GFA
TOTAL GFA = 21,344 SF / 87,097.95 (SITE AREA)
= 25% FAR

15. SITE DATA TABLE:

EXISTING OVERALL SITE DATA TABLE				
DESCRIPTION	AREA	UNIT	SITE %	A/C
PARCEL SIZE	87,097.95	SF		2.00
IMPERVIOUS AREA (S)				
BUILDINGS/SHEDS	0.00	SF	0.0%	0.000
ASPHALT	0.00	SF	0.0%	0.000
SIDEWALKS/DUMPSTER ENCLOSURE	0.00	SF	0.0%	0.000
OTHER IMPERVIOUS	0.00	SF	0.0%	0.000
SUB TOTAL	0.00	SF	0%	0.00
PERVIOUS AREA (S)				
SOD	87,097.95	SF	100.0%	1.999
PERVIOUS PAVEMENT	0.00	SF	0.0%	0.000
OTHER PERVIOUS	0.00	SF	0.0%	0.000
SUB TOTAL	87,097.95	SF	100%	1.999

PROPOSED OVERALL SITE DATA TABLE				
DESCRIPTION	AREA	UNIT	SITE %	A/C
PARCEL SIZE	87,097.95	SF		2.00
IMPERVIOUS AREA (S)				
BUILDINGS/SHEDS	10,672.00	SF	12.3%	0.245
ASPHALT	27,633.00	SF	31.7%	0.634
SIDEWALKS/DUMPSTER ENCLOSURE	3,240.00	SF	4.0%	0.120
OTHER IMPERVIOUS	0.00		0.0%	0.000
SUB TOTAL	43,545.00	SF	50.0%	1.000
PERVIOUS AREA (S)				
SOD	38,876.95	SF	44.6%	0.893
PERVIOUS PAVEMENT	4,576.00	SF	5.3%	0.105
OTHER PERVIOUS	0.00	SF	0%	0.000
SUB TOTAL	43,552.95	SF	50%	1.000

16. DENSITY CALCULATION:

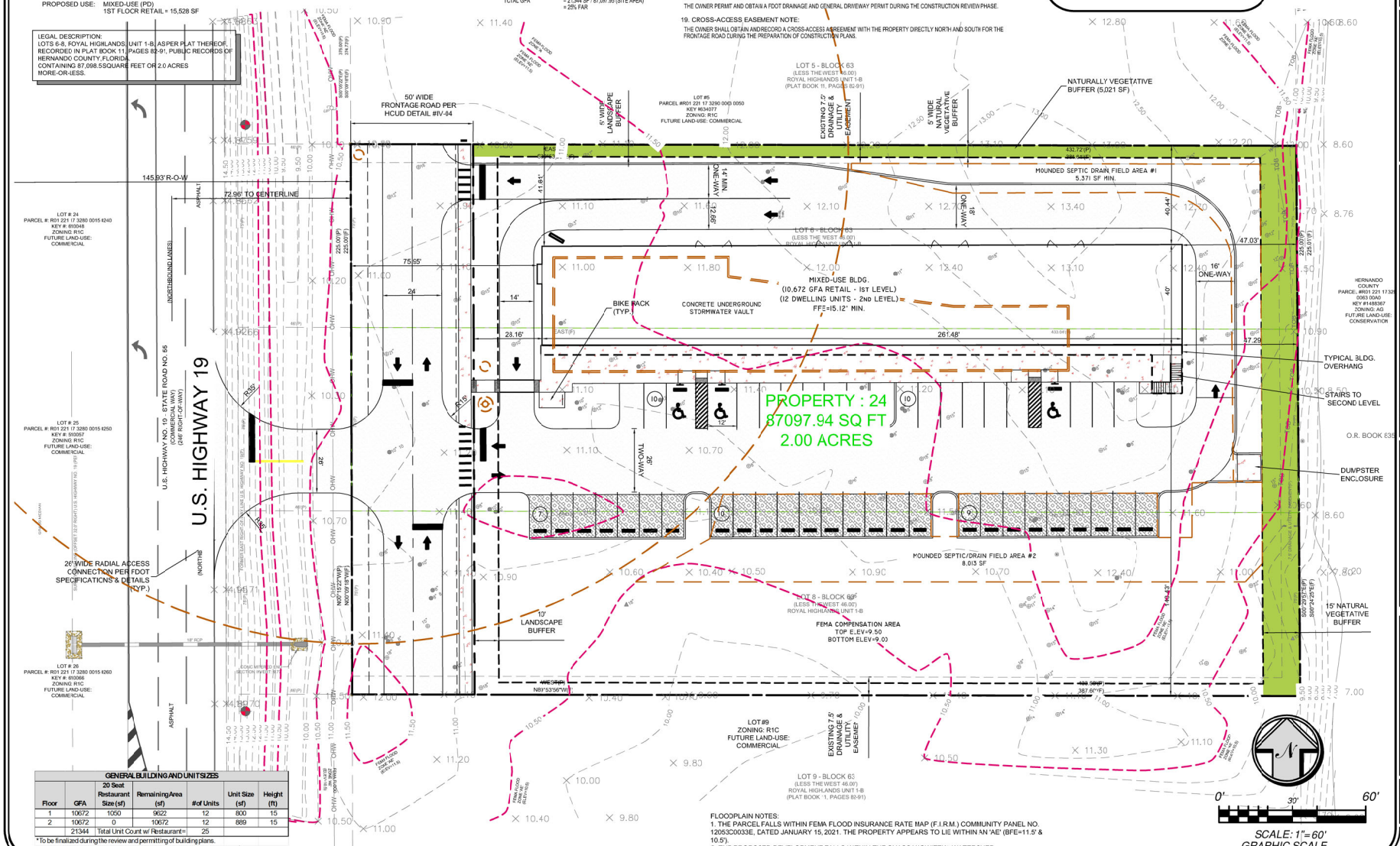
DENSITY CALCULATIONS					
2nd FL Area	10672	GFA	Property Size:	87097.95	sf
Unit Size	1000	SF		2.00	ac
Proposed NF Units	12	units			
Proposed Density	6.0	units/acre			

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%)

18. FDOT PERMIT NOTE:
THE OWNER PERMIT AND OBTAIN A FDOT DRAINAGE AND GENERAL DRIVEWAY PERMIT DURING THE CONSTRUCTION REVIEW PHASE.

19. CROSS-ACCESS EASEMENT NOTE:
THE OWNER SHALL OBTAIN AND RECORD A CROSS-ACCESS AGREEMENT WITH THE PROPERTY DIRECTLY NORTH AND SOUTH FOR THE FRONTAGE ROAD DURING THE PREPARATION OF CONSTRUCTION PLANS.

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



GENERAL BUILDING AND UNIT SIZES						
Floor	GFA	20 Seat Restaurant Size (sf)	Remaining Area (sf)	# of Units	Unit Size (sf)	Height (ft)
1	10672	1050	9622	12	800	15
2	10672	0	10672	12	889	15
	21344	Total Unit Count w/ Restaurant=		25		

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

FLOODPLAIN NOTES:
1. THE PARCEL FALLS WITHIN FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12053C0033E, DATED JANUARY 15, 2021. THE PROPERTY APPEARS TO LIE WITHIN AN 'AE' (BFE=11.5' & 10.5')
2. THE PROPOSED DEVELOPMENT FALLS WITHIN THE CHASSAHOWITZKA WATERSHED.

LEGEND
- PROPERTY LINE
- BLDG. OVERHANG (2ND STORY)
- LOT SETBACK
- UNDERGROUND STORMWATER CHAMBERS
- FEMA FLOOD LINES
- FEMA COMPENSATION AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREA
- PROPOSED PERVIOUS PAVEMENT SYSTEM
- PROPOSED NATURAL VEGETATIVE BUFFER

PREPARED BY:
ARL DESIGN GROUP, LLC
PLANNING, PERMITTING, CIVIL DESIGN, LANDSCAPE, AND CONSTRUCTION MANAGEMENT
8229 STATE HIGHWAY 52 HUDSON, FL 34667
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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 #:	3800
ORIGINAL DATE:	11.11.24
CHECKED BY:	RJM
DESIGNED BY:	RJM

SHEET NO. 1 of 1