

GENERAL SITE NOTES:

- OWNER: MEDHAT KODSI
9801 COMPASS POINT WAY
TAMPA, FL 33615
- CONSULTING FIRM/ENGINEER: ARL DESIGN GROUP, LLC
8229 STATE ROAD 52
HUDSON, FL 33627
P: (727) 488-1002
E: RICK@ARLDESIGN.NET
W: ARLDESIGN.NET
- ARCHITECT NAME: TBD
- SURVEYOR NAME: TBD
- PARCEL ID NO.: LOT #6 - R01 221 17 3200 0015 0060
LOT #7 - R01 221 17 3200 0003 0070
LOT #8 - R01 221 17 3200 0003 0080
- ZONING: EXISTING - R1C
PROPOSED - PDP (GENERAL HIGHWAY COMMERCIAL) FOR MIXED-USE EXISTING/PROPOSED - COMMERCIAL
- FUTURE LAND USE: MIXED-USE (PDP)
1ST FLOOR RETAIL = 15,228 SF
- EXISTING USE: (3) VACANT LOTS
PROPOSED USE: MIXED-USE (PDP)
1ST FLOOR RETAIL = 15,228 SF

LEGAL DESCRIPTION:
LOTS 6 & 8, ROYAL HIGHLANDS, UNIT 1-B, ASPER PLAT THEREOF,
RECORDED IN PLAT BOOK 11, PAGES 88 & 89, PUBLIC RECORDS OF
HERNANDO COUNTY, FLORIDA,
CONTAINING 87,097.94 SQUARE FEET OR 2.0 ACRES
MORE OR LESS.

- PROPOSED PERIMETER BLDG. SETBACKS:
FRONT (WEST): 54.81 FT.
SIDE (NORTH): 40.44 FT.
SIDE (SOUTH): 142.96 FT.
REAR (EAST): 47.05 FT.
- BUILDING HEIGHT: 2 STORIES @ 35' MAX. 35' MAX. OR 2-STORIES
21. PROPOSED LOT SIZE: 87,097.95 SF (2.00 ACRES)
- LANDSCAPE BUFFERING:
FRONT (WEST): 5.00 FT.
REAR (EAST): 5.00 FT.
SIDE (NORTH): 5.00 FT.
SIDE (SOUTH): 5.00 FT.

- 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 SHALL ALSO BE TWO (2) SPACES PER UNIT FOR MULTIFAMILY DWELLINGS WITH 1-2 BEDROOM UNITS.
3. A BICYCLE RACK WILL BE CONSTRUCTED ON SITE WITH 1 SPACES.
- FLOOR AREA RATIO (FAR):
1ST FLOOR RETAIL = 10.672 GFA
2ND LEVEL MULTIFAMILY = 10.672 GFA
TOTAL GFA = 21,344 SF (107,097.95) (SITE AREA)
= 25% FAR

15. SITE DATA TABLE:

DESCRIPTION	AREA	UNIT	PERCENT	AC
EXISTING OVERALL SITE DATA				
PERVIOUS AREAS	0.00 SF	0.00%	0.00%	0.00
ASPHALT	0.00 SF	0.00%	0.00%	0.00
CONCRETE UNDERGROUND STORMWATER VAULTS	0.00 SF	0.00%	0.00%	0.00
OTHER PAVEMENTS	0.00 SF	0.00%	0.00%	0.00
OTHER AREAS	0.00 SF	0.00%	0.00%	0.00
TOTAL	0.00 SF	0.00%	0.00%	0.00
PROPOSED OVERALL SITE DATA				
PERVIOUS AREAS	10,672 SF	12.25%	12.25%	0.24
ASPHALT	27,032 SF	31.02%	31.02%	0.64
CONCRETE UNDERGROUND STORMWATER VAULTS	5,000 SF	5.74%	5.74%	0.11
OTHER PAVEMENTS	1,000 SF	1.15%	1.15%	0.02
OTHER AREAS	1,000 SF	1.15%	1.15%	0.02
TOTAL	44,674 SF	51.25%	51.25%	1.03

16. DENSITY CALCULATION:

DESCRIPTION	AREA	UNIT	PERCENT	AC
EXISTING OVERALL SITE DATA				
PERVIOUS AREAS	0.00 SF	0.00%	0.00%	0.00
ASPHALT	0.00 SF	0.00%	0.00%	0.00
CONCRETE UNDERGROUND STORMWATER VAULTS	0.00 SF	0.00%	0.00%	0.00
OTHER PAVEMENTS	0.00 SF	0.00%	0.00%	0.00
OTHER AREAS	0.00 SF	0.00%	0.00%	0.00
TOTAL	0.00 SF	0.00%	0.00%	0.00

17. NATURAL VEGETATIVE BUFFER:

- 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: 47,097 SF X 5% = 2,354.89
PROVIDED: 5,012 SF (8.75%)
- FOOT PERMIT NOTE:
THE OWNER PERMIT AND OBTAIN A FOOT DRAINAGE AND GENERAL DRIVEWAY PERMIT DURING THE CONSTRUCTION REVIEW PHASE.
- 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.

LEGEND

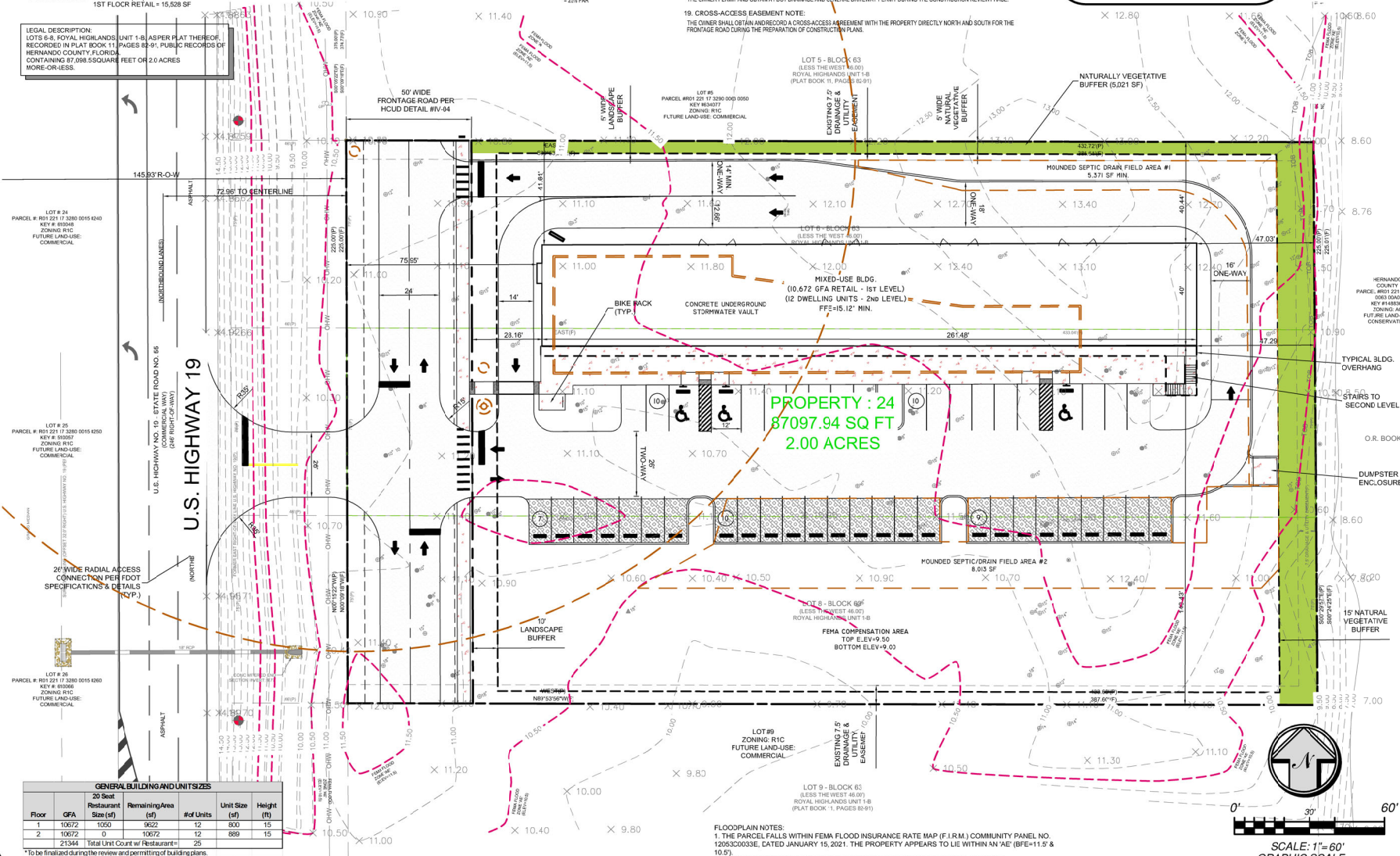
- PROPERTY LINE
- BLDG. OVERHANG (2ND STORY)
- LOT SETBACK
- UNDERGROUND STORMWATER CHAMBERS
- FEMA FLOOD LINES
- FEMA COMPENSATION AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREA
- PROPOSED PERVIOUS PAVEMENT SYSTEM
- PROPOSED NATURAL VEGETATIVE BUFFER

PREPARED BY:
ARL DESIGN GROUP, LLC
LANDSCAPE AND CONSTRUCTION MANAGEMENT
8229 STATE ROAD 52, HUDSON, FL 33627
WWW.ARLDESIGN.NET

MEDHAT KODSI
9801 COMPASS POINT
TAMPA, FL 33615

KODSI MIXED-USE
PDP(GH) PROJECT
ROYAL HIGHLANDS LOTS 6, 7, & 8
U.S. HIGHWAY 19, BROOKSVILLE, FL

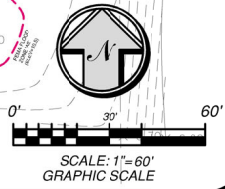
MASTER SITE PLAN
(8x11-60" SCALE)



GENERAL BUILDING AND UNITS SIZES					
Floor	GFA	20 Set Restaurant Size (sf)	Remaining Area (sf)	# of Units	Unit Size (sf)
1	10,672	0	9,602	12	800
2	10,672	0	10,672	12	889
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 (FIRM) COMMUNITY PANEL NO. 12005C0005E, DATED JANUARY 15, 2021. THE PROPERTY APPEARS TO BE WITHIN AN 'AE' (BFE=11.5' & 10.5').
2. THE PROPOSED DEVELOPMENT FALLS WITHIN THE CHASSAHOVITZKA WATERSHED.



NO.	DATE	DESCRIPTION
1	11/15/24	1