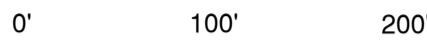


NORTH

SCALE: 1" = 100'



LEGEND:

PROPERTY BOUNDARY	---
AREA TO REMAIN UNDEVELOPED	■
PARCEL BOUNDARY LINE	---

CONCEPTUAL PLAN

LAND USE	QTY
COMMERCIAL (SF) ¹	138,431
ALF (BEDS) ²	250
MF (APTS) ³	261
HOTEL (ROOMS)	105
TOTAL PROJECT AREA = 50.28 AC	
1. COMMERCIAL BUILDINGS CAN BE USED FOR RETAIL AND/OR MEDICAL.	
2. ALF INCLUDES MEDICAL BEDS & LIVING UNITS.	
3. SEE MULTI-FAMILY PROJECT DATA	
4. NEIGHBORS ACCESS (TO REMAIN AS IS) = 1.80 AC	

(SEE DEVELOPMENT STANDARDS ON DWG. C-2.2)

PARKING SUMMARY

TRACT & LAND USE	REQUIRED		PROPOSED	
	STD	HC	STD	HC
RETAIL	55	2	55	6
RESTAURANT	187	7	187	8
MEDICAL BUILDINGS	529	11	562	15
HOTEL	115	5	115	6
ALF	93	4	104	4
MF (APTS)	471	9	532	14
TOTAL	1,448	38	1,555	53

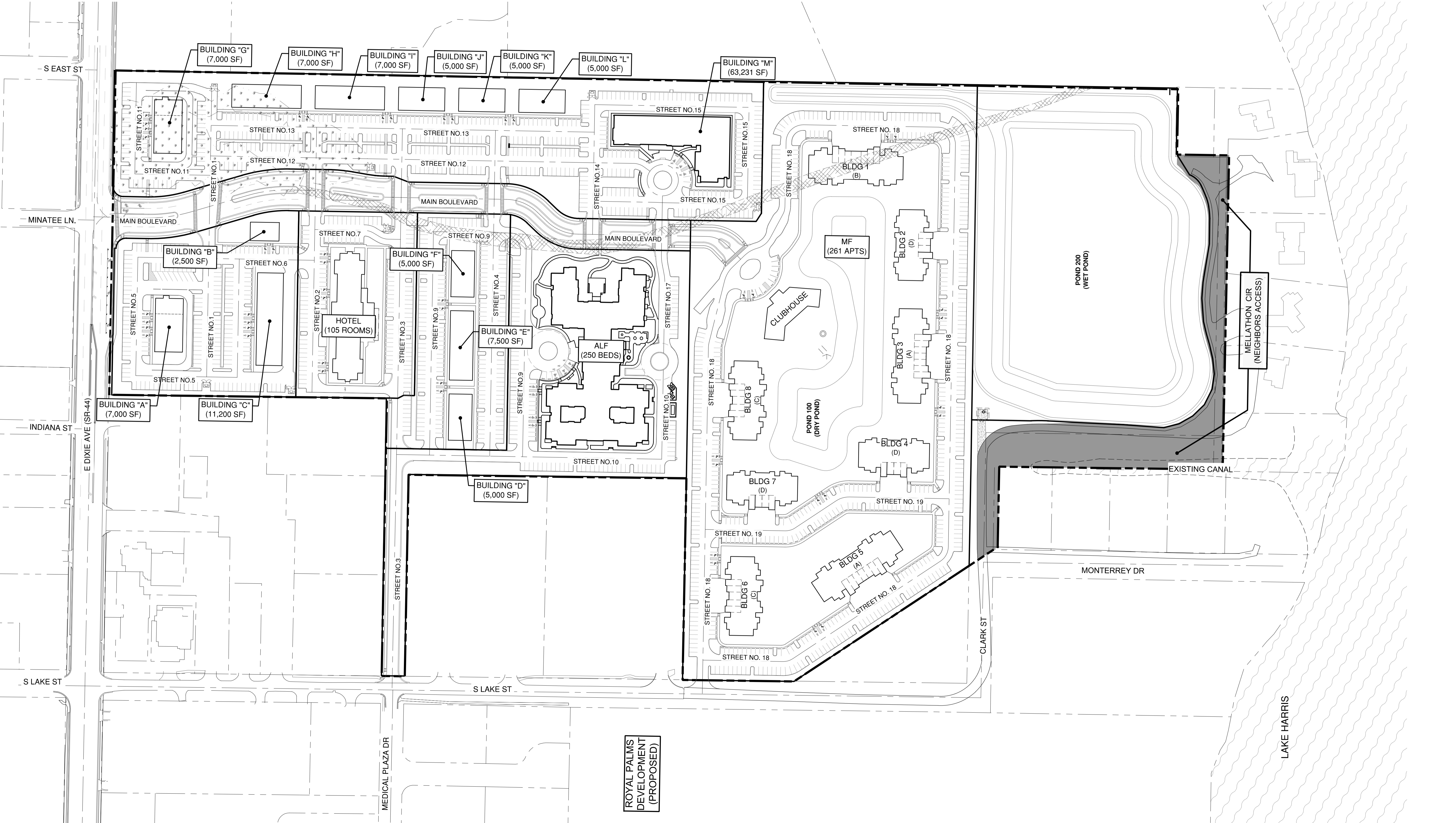
* PER CITY OF LEESBURG LDC SECTION 22-361(G)

IMPERVIOUS:

SURFACE	AREA (SF)
PAVEMENT	660,935
CONCRETE	73,861
BUILDINGS	221,945
TOTAL	956,741
ISR REQUIRED	70% MAX
ISR PROVIDED	44%

MULTI-FAMILY PROJECT DATA:

BUILDINGS	
"A" 4 - STORY, 2 BLDGS, 37 UNITS / BLDG	
"B" 4 - STORY, 1 BLDG, 37 UNITS / BLDG	
"C" 4 - STORY, 2 BLDGS, 30 UNITS / BLDG	
"D" 4 - STORY, 3 BLDGS, 30 UNITS / BLDG	
UNITS	
1 BED	- 103
2 BED	- 128
3 BED	- 30
TOTAL	= 261
* 252 UNITS PER APPROVED PUD, 9 FUTURE UNITS AS PER PUD TO BE AMENDED	



ROYAL PALMS DEVELOPMENT (PROPOSED)