

SCALE: 1" = 100'
0 100' 200'

LEGEND:

PROPERTY BOUNDARY
PARCEL BOUNDARY LINE

CONCEPTUAL PLAN			
LAND USE	QTY	FOOT PHASING	
COMMERCIAL (SFI) ¹	138,431	PHASE 2	
ALF (BEDS) ²	250	PHASE 2	
MF (APTS) ³	284	PHASE 2	
HOTEL (ROOMS)	112	PHASE 1	
TOTAL PROJECT AREA = 48.49 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 BE DEDICATED) = 0.80 AC			

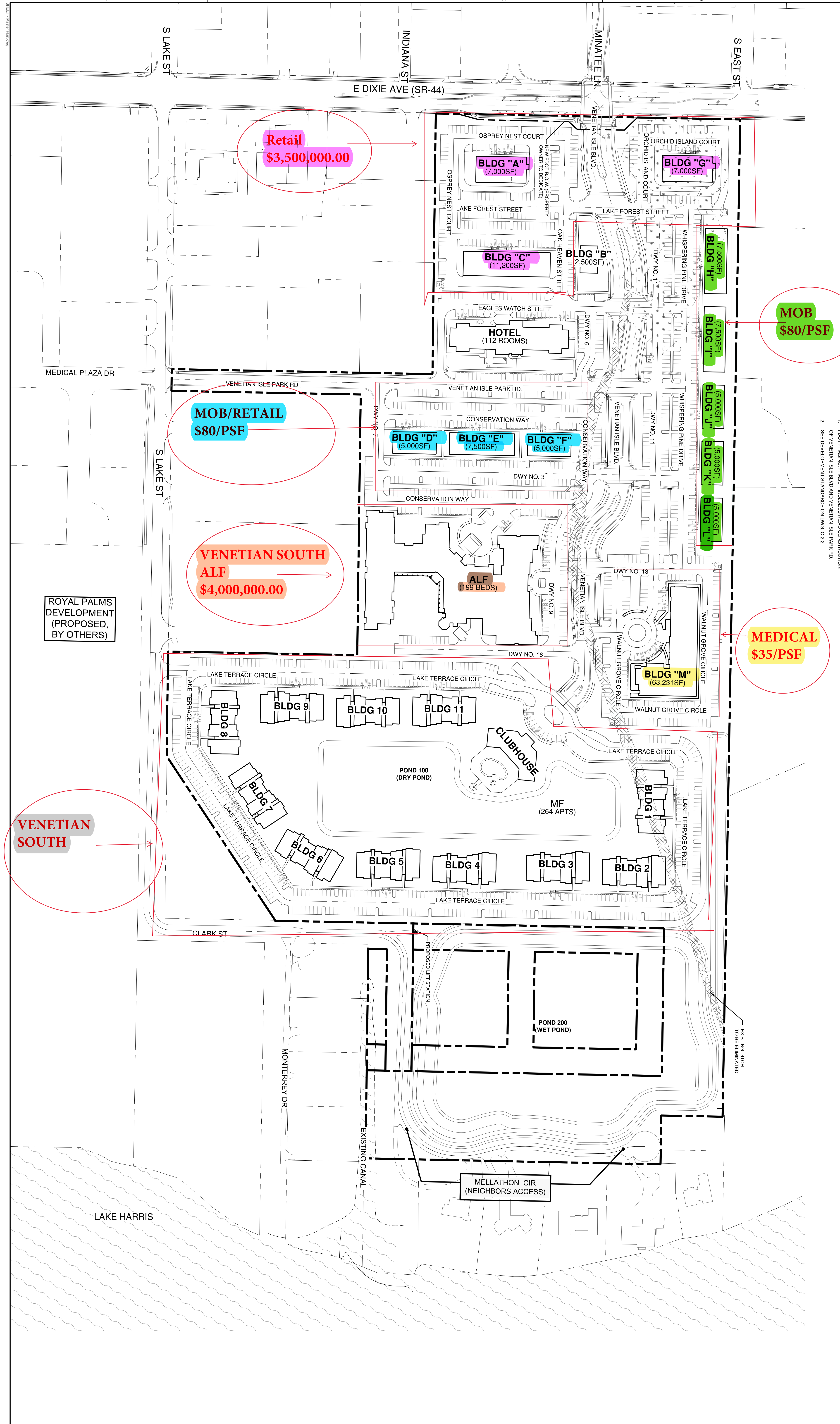
PARKING SUMMARY				
TRACT & LAND USE	REQUIRED		PROPOSED	
	STD	HC	STD	HC
RETAIL	55	3	55	6
RESTAURANT	187	6	187	8
MEDICAL BUILDINGS	529	11	542	24
HOTEL	122	5	122	6
ALF	90	2	127	6
MF (APTS)	470	9	473	22
TOTAL	1,412	36	1,516	72

IMPERVIOUS:		
SURFACE	AREA (SQ)	
PAVEMENT	74,446	
CONCRETE	66,563	
BUILDINGS	281,263	
TOTAL	1,062,292	
ISR REQUIRED	796,144	
ISR PROVIDED	51%	

MULTI-FAMILY PROJECT DATA:	
BUILDINGS	UNITS
3-STORY, 11 BLDGS, 24 UNITS/BLDG	
1BED - 66	
2BED - 165	
3BED - 33	
TOTAL = 264	
* 282 UNITS PER APPROVED PUD. 12 FUTURE UNITS AS PER PUD TO BE AMENDED	

NOTES:
1. FOOT PHASING, PHASE 1 INCLUDES ROAD CONSTRUCTION
1. OF VENETIAN ISLE BLVD AND VENETIAN ISLE PARK RD.
2. SEE DEVELOPMENT STANDARDS ON DWG C-2.2

* PER CITY OF LEESBURG LDC SECTION 22.36(1)(G)



ROYAL PALMS DEVELOPMENT (PROPOSED, BY OTHERS)

VENETIAN SOUTH

EXISTING MOTCH TO BE ELIMINATED

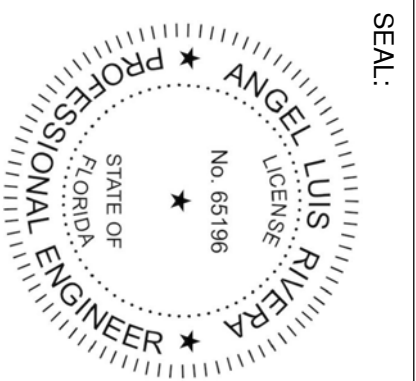
MELLATHON CIR (NEIGHBORS ACCESS)



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ELECTRONIC SIGNATURE:

This item has been digitally signed and sealed by Angel L. Rivera, State of Florida Professional Engineer, License No. 65196, on the date apparent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DATE: _____
ANGEL L. RIVERA, P.E.
LIC. NO. 65196

PROJECT:

Venetian Isle
EAST DIXIE AVENUE, LEESBURG, FL

REVISIONS
NO. ISSUED DATE

SCALE: 1" = 100'
DATE: APR 2020
SHEET TITLE:

MASTER PLAN

DWG NO.: C-1.0

SHEET: 4 OF 59