

PIRATE'S COVE



CITRUS COUNTY, FLORIDA

APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

DEVELOPER'S PROPOSED AGREEMENT
Exhibit C – Conceptual Site Plan

Bruce McLaughlin Consulting Services, Inc
Indian Rocks Beach, Florida
(727) 595-7634

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December 22, 2012

Revised

Printed December 22, 2012

R. Bruce McLaughlin
Member, American
Institute of
Certified Planners
Registration 3051

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED 11-06-1998, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "V14" (EL. 13) LOCATED ON COMMUNITY PANEL NO. 120063 0200B.
(BASE FLOOD ELEVATION = 13, NGVD 1929)

PARKING AREA

CITRUS COUNTY BOAT RAMP AND PARKING

PARKING AREA

SITE DATA SUMMARY

TOTAL SITE AREA = 156,822 sq.ft. (3.60 acres)

IMPERVIOUS AREAS:

- BUILDING = 22,128 sf
- PAVEMENT & SIDEWALKS = 25,736 sf
- POOL/CONCRETE DECK = 5,403 sf
- POND SURFACE AREA = 5,804 sf
- WATER TANK = 704 sf
- SEWAGE TREATMENT PLANT = 250 sf
- TOTAL = 61,498 sf

IMPERVIOUS SURFACE RATIO (ISR) = 39.22%

GREEN AREA:

DRAINFIELD, LANDSCAPE, GRASS = 95,324 sf = 60.78%

PARKING:

73 PARKING SPACES PROVIDED
Includes 4 Handicap Spaces
and 10 Motorcycle Spaces

NO PROPOSED WALLS OR FENCES, EXCEPT AT STORMWATER POND

FLOORS 2,3,4 + LOBBY, CABANA, ELEVATORS, STORAGE AND STAIRWELL = 69,346 sq.ft.

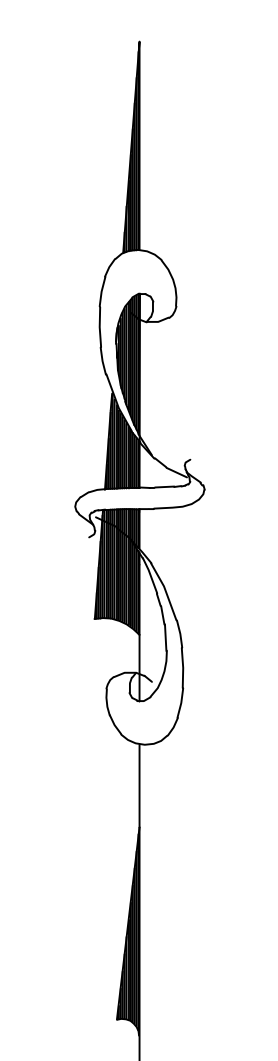
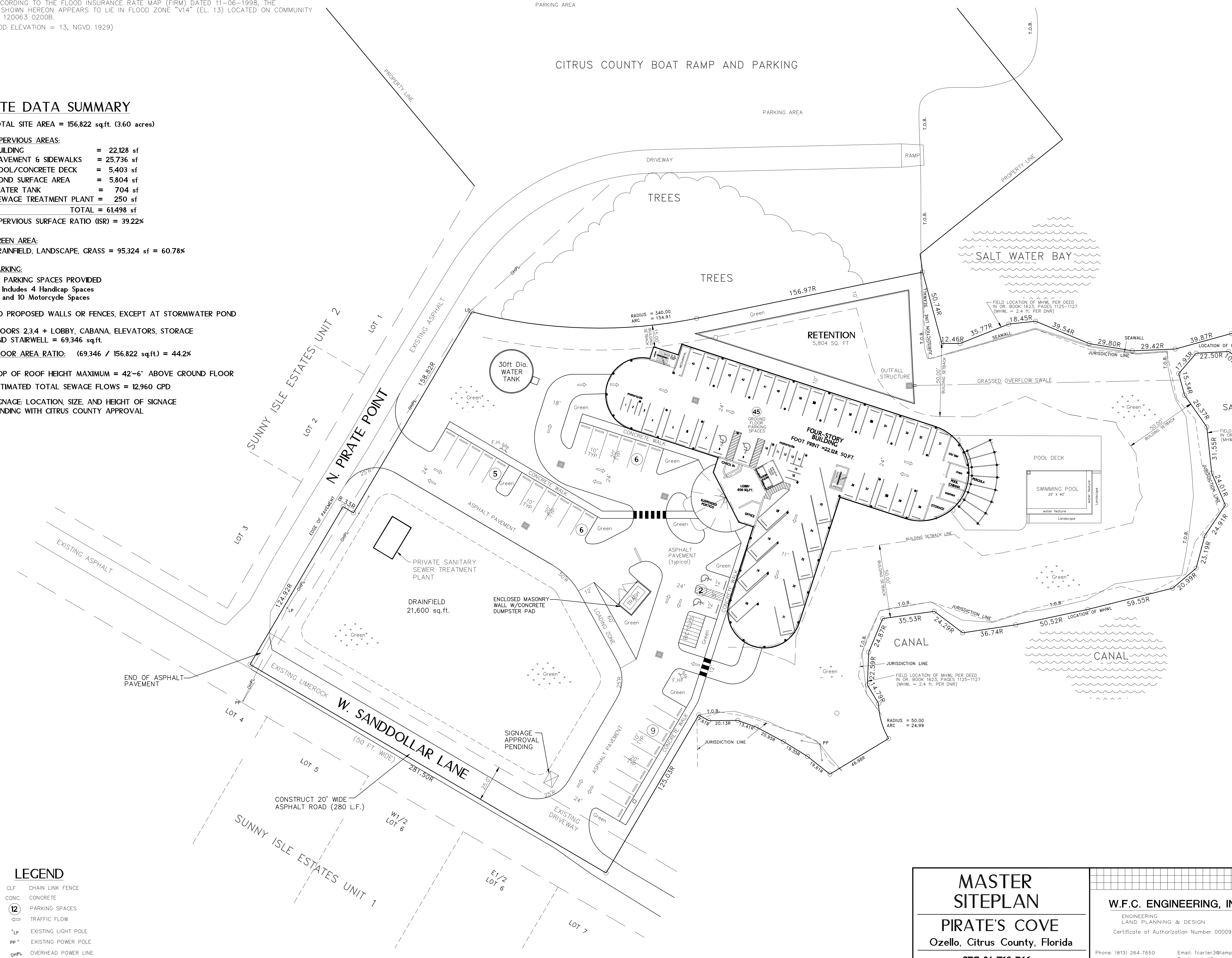
FLOOR AREA RATIO: (69,346 / 156,822 sq.ft.) = 44.2%

TOP OF ROOF HEIGHT MAXIMUM = 42'-6" ABOVE GROUND FLOOR

ESTIMATED TOTAL SEWAGE FLOWS = 12,960 CPD

SIGNAGE: LOCATION, SIZE, AND HEIGHT OF SIGNAGE PENDING WITH CITRUS COUNTY APPROVAL

LEGAL DESCRIPTION
PROVIDED BY: CITRUS ENGINEERING AND SURVEYING, INC.
COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE NORTH A DISTANCE OF 1786.00 FEET; THENCE NORTH 65°11'W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF 150.00 FEET; THENCE S59°38'30"W A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTELY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE S59°38'33"E A DISTANCE OF 8.33 FEET; THENCE N30°21'30"E A DISTANCE OF 158.82 FEET TO THE PC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 26°06'18" AND A RADIUS OF 340.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 154.91 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S88°35'20"E 153.75 FEET) THENCE N78°32'56"E A DISTANCE OF 156.97 FEET TO THE MEAN HIGH WATER LINE OF SALT WATER BAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1623, PAGE 1125-1127 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: S15°47'08"E 50.74 FEET; N89°56'00"E 12.46 FEET; N67°34'09"E 35.77 FEET; N84°07'29"E 18.45 FEET; S87°16'15"E 39.54 FEET; S80°29'10"E 29.80 FEET; N87°50'07"E 29.42 FEET; N74°19'48"E 39.87 FEET; S5°41'11"E 13.44 FEET; S22°01'26"W 11.64 FEET; S52°33'43"E 50.74 FEET; S86°39'32"W 22.50 FEET; S39°52'48"W 17.93 FEET; S15°11'27"E 15.34 FEET; S35°05'13"E 26.37 FEET; S06°05'31"E 31.55 FEET; S22°53'04"E 24.01 FEET; S33°36'50"W 24.91 FEET; S19°00'43"W 23.19 FEET; S49°35'33"W 20.99 FEET; S75°59'40"W 50.55 FEET; S77°51'33"W 60.52 FEET; S81°24'19"W 36.74 FEET; N52°48'44"W 24.29 FEET; S81°56'05"W 35.53 FEET; S22°45'05"W 24.87 FEET; S02°08'17"W 22.59 FEET; S30°46'55"E 14.79 FEET; TO A POINT ON THE EASTERLY BOUNDARY LINE OF LANDS IN OFFICIAL RECORD BOOK 109, PAGE 632 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 28°38'05" AND A RADIUS OF 50.00 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDARY LINE A DISTANCE OF 24.99 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S16°29'13"E 24.73 FEET); THENCE S88°45'17"W ALONG SAID BOUNDARY LINE A DISTANCE OF 46.89 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: N51°19'09"W 19.61 FEET; N58°31'30"W 13.35 FEET; N61°48'45"W 20.95 FEET; N70°22'29"W 13.41 FEET; S89°32'03"W 20.13 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE AND ALONG THE SOUTHEASTELY BOUNDARY OF AFOREMENTIONED LANDS IN OFFICIAL RECORD BOOK 1623, PAGES 1125-1127; N59°38'30"W A DISTANCE OF 7.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S30°23'25"W 125.03 FEET; THENCE N59°37'06"W 281.50 FEET; TO THE AFOREMENTIONED SOUTHEASTELY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE N30°21'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 124.92 FEET TO THE POINT OF BEGINNING CONTAINING 3.60 ACRES MORE OR LESS, SUBJECT TO PRESCRIPTIVE RIGHT-OF-WAY OF WEST SANDDOLLAR LANE AND NORTH MULLET POINT.



SCALE: 1" = 30'

LEGEND

- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- (12) PARKING SPACES
- TRAFFIC FLOW
- *LP EXISTING LIGHT POLE
- PP* EXISTING POWER POLE
- OHPL OVERHEAD POWER LINE
- FH FIRE HYDRANT

MASTER SITEPLAN
PIRATE'S COVE
Ozello, Citrus County, Florida
SEC. 34, T18, R16

PREPARED FOR:
GEORGE H. DECKER

W.F.C. ENGINEERING, INC.
ENGINEERING
LAND PLANNING & DESIGN
Certificate of Authorization Number 00009541

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1918 Knotty Pine Place, Tampa, Florida 33625

PRELIMINARY: For Review Only		PLAN DATE: 12-6-2012
NO.	REVISIONS	DATE

SHEET NO. **1** OF **3**

WILLIAM F. CARTER, P.E. NO. 41852