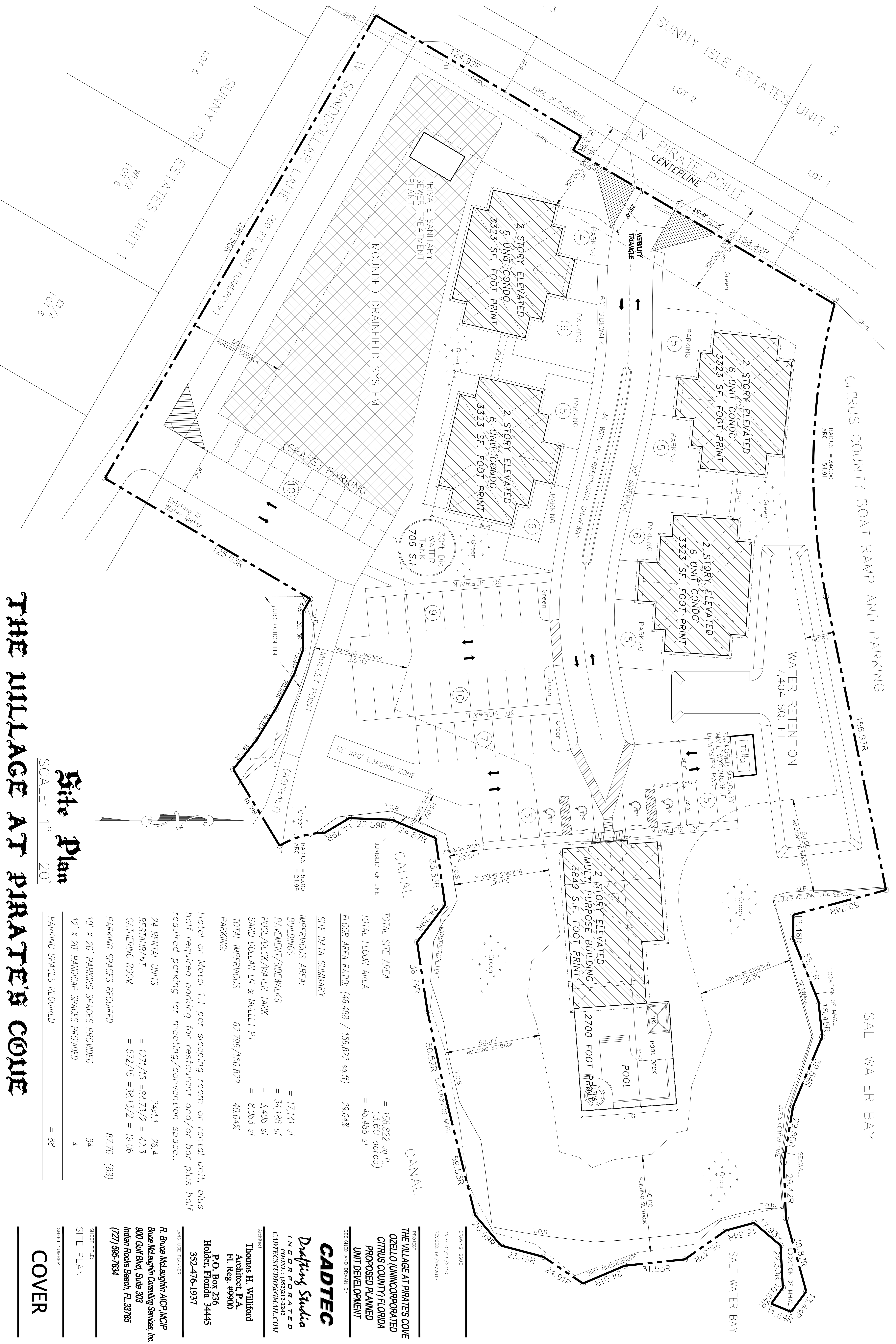


THE VILLAGE AT PIRATES COVE

Site Plan

SCALE: 1" = 20'



TOTAL SITE AREA = 156,822 sq. ft. (3.60 acres)
 TOTAL FLOOR AREA = 46,488 sf
 FLOOR AREA RATIO: (46,488 / 156,822 sq.ft) = 29.64%

SITE DATA SUMMARY

IMPERVIOUS AREA:
 BUILDINGS = 17,141 sf
 PAVEMENT/SIDEWALKS = 34,186 sf
 POOL/DECK/WATER TANK = 3,406 sf
 SAND DOLLAR LN & MULLET PT. = 8,063 sf
 TOTAL IMPERVIOUS = 62,796 / 156,822 = 40.04%
PARKING:

Hotel or Motel 1.1 per sleeping room or rental unit, plus half required parking for restaurant and/or bar plus half required parking for meeting/convention space.

24 RENTAL UNITS = 24x1.1 = 26.4
 RESTAURANT = 1271/15 = 84.73/2 = 42.3
 GATHERING ROOM = 572/15 = 38.13/2 = 19.06
PARKING SPACES REQUIRED = 87.76 (88)

10' X 20' PARKING SPACES PROVIDED = 84
 12' X 20' HANDICAP SPACES PROVIDED = 4
PARKING SPACES REQUIRED = 88

DRAWING ISSUE
 DATE: 04/29/2016
 REVISED: 05/16/2017

PROJECT
THE VILLAGE AT PIRATES COVE
 OZELLO (UNINCORPORATED)
 CITRUS COUNTY, FLORIDA
 PROPOSED PLANNED
 UNIT DEVELOPMENT

DESIGNED AND DRAWN BY:
CADTEC

Drafting Studio
 INCORPORATED
 PHONE: (852) 212-2242
 CADTECSTUDIO@GMAIL.COM

Architect:
 Thomas H. Williford
 Architect, P.A.
 FL. Reg. #99000

P.O. Box 236
 Holder, Florida 34445
 352-476-1937

LAND USE PLANNER
R. Bruce McLaughlin AICP, MCIP
 Bruce McLaughlin Consulting Services, Inc.
 900 Gull Blvd, Suite 303
 Indian Rocks Beach, FL 33785
 (727) 595-7634

SHEET TITLE:
 SITE PLAN
 SHEET NUMBER
COVER