

# SITE SUMMARY

- OWNER / DEVELOPER:  
AKEL & AKEL PARTNERSHIP, LLP  
MR. CHARLES AKEL  
12459 SWALLOWHAWK COURT EAST  
JACKSONVILLE, FL 32225  
PHONE: (904) 838-7251
- ENGINEER:  
HILL, BORING, DUNN & ASSOCIATES, INC.  
7950 BELFORT PARKWAY, SUITE 1600  
JACKSONVILLE, FLORIDA 32256  
PHONE: (904) 281-1121  
EMAIL:
- SURVEYOR:  
ROBERT S. CORSAT, LAND SURVEYOR  
6028 CHESTER AVE, SUITE 206A  
JACKSONVILLE, FL 32217  
PHONE: (904) 732-5555  
FL PLS #LS 4341
- LANDSCAPE ARCHITECT:  
A&K LAND PLANNING & DESIGN, INC.  
1008 DUNN PARK DRIVE  
JACKSONVILLE, FL 32259  
PHONE: (904) 476-9692
- EXISTING VEGETATION:  
HARDWOODS AND PINE TREES
- EXISTING/PROPOSED ZONING:  
EXISTING: IBP-2  
PROPOSED: PUD
- REAL ESTATE NO.:  
# 16356-0000
- TOTAL OF ANTICIPATED PHASES/UNITS: 2

## SITE SUMMARY CONT'D

- TOTAL SITE AREA SUMMARY:  
TOTAL SITE AREA 2.32 ACRES 100%  
TOTAL IMPERVIOUS AREA 0.98 ACRES 42%  
TOTAL POND AREA 0.25 ACRES 11%  
TOTAL LANDSCAPE SPACE 0.33 ACRES 14%  
TOTAL WETLAND AREA 0.91 ACRES 39%  
COMMERCIAL BUILDING 9,000 SF  
RESTAURANT 7,500 SF  
TOTAL=16,500 SF  
PERCENT OF BUILDING COVERAGE 0.35 15%  
NOTE: BUILDING AREAS ARE INCLUDED AS IMPERVIOUS AREA.
- WATER SUPPLY: J.E.A.
- SEWER SERVICE: J.E.A.
- ELECTRICAL SERVICE: J.E.A.
- STORM WATER SYSTEM: ON SITE DETENTION POND
- FIRE PROTECTION: VIA FIRE HYDRANTS AS REQUIRED
- PARKING PROVIDED: 80 REGULAR SPACES  
10 COMPACT SPACES, 4 HANDICAP SPACES
- PARKING REQUIRED:  
COMMERCIAL: ONE SPACE/300 SF NON-STORAGE = 30  
RESTAURANT: ONE SPACE/4 SEATS + ONE SPACE/EACH  
2 EMPLOYEES = 60 \*ASSUMED 13 EMPLOYEES
- BUILDING HEIGHT: LESS THAN 35' HIGH

## FLOOD ZONE

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD HAZARD ZONE "X" AS WELL AS CAN BE DETERMINED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120077 E DATED AUGUST 15, 1989 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## LEGEND:



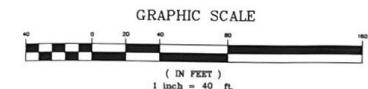
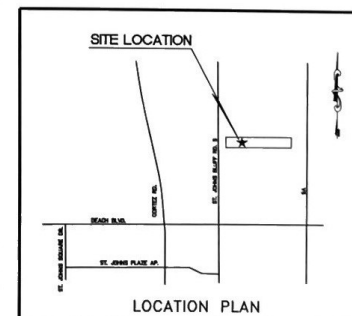
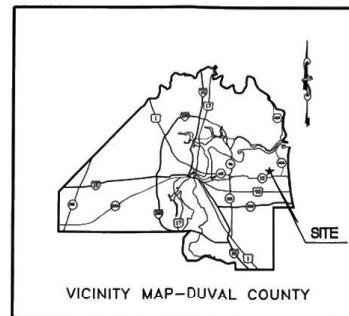
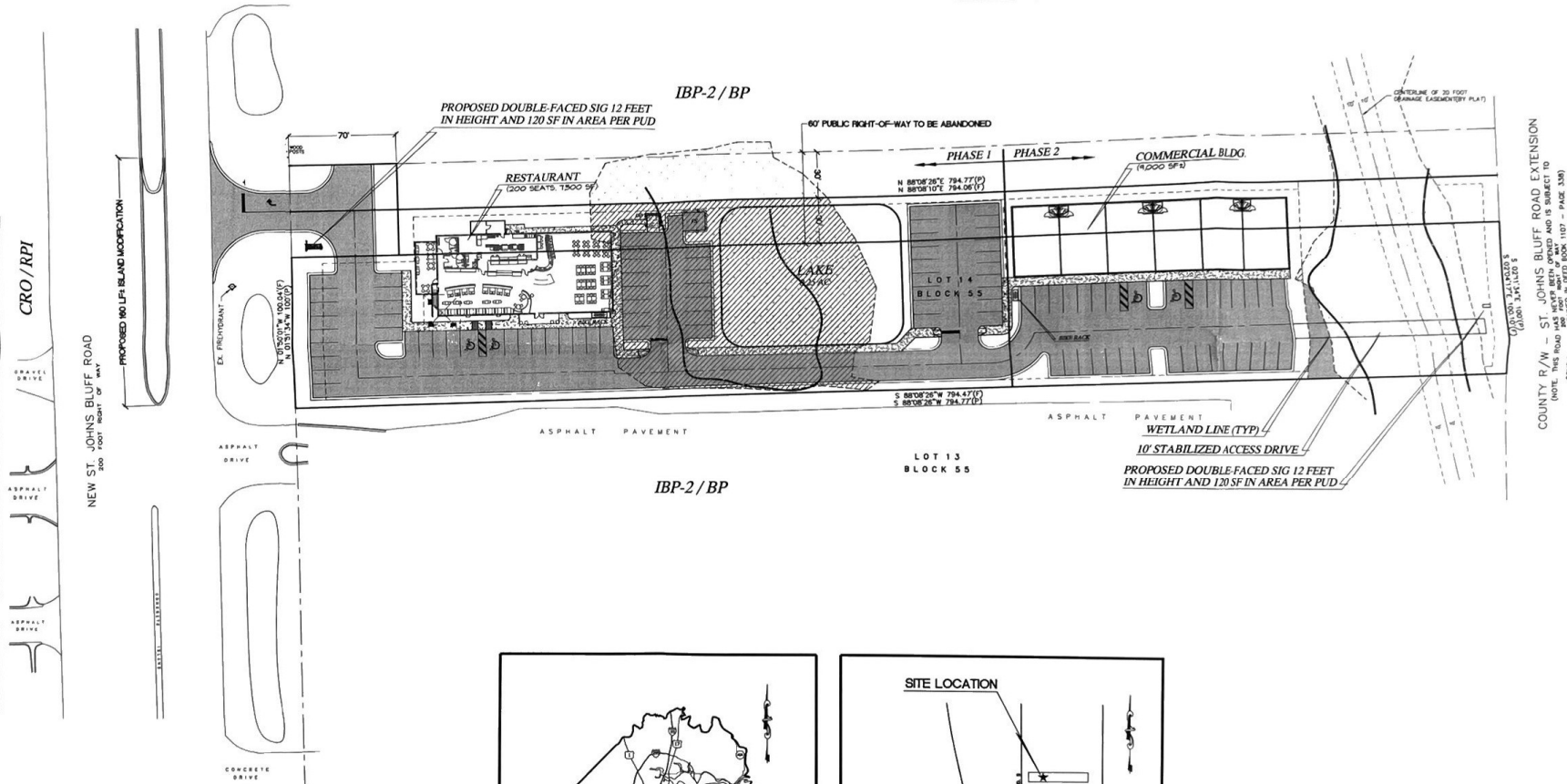
WETLAND

WETLAND IMPACT

IBP-2 / BP EXIST. ZONING / LAND USE

# PIRATE'S ISLAND PRELIMINARY SKETCH PLAN

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:  
LOT 14, BLOCK 55, ROBINWOOD ACRES UNIT No. 1, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 21, PAGES 6, 6A, & 6B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



PUD ORDINANCE: \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY:

CERTIFICATE OF AUTHORIZATION  
NO. 442

DESIGNED BY: HBA  
DRAWN BY: HBA  
CHECKED BY: S. RUDD  
SCALE: 1" = 40'  
DATE: JUNE 2006  
PROJ. NO.: 0802-554

**IB** Hill, Boring, & Associates, Inc.  
CIVIL ENGINEERS / LAND PLANNERS  
7950 BELFORT PARKWAY, SUITE 1600 JACKSONVILLE, FLORIDA 32256  
PHONE: (904) 281-1121 FAX: (904) 281-4971  
E-MAIL: hboring@ib-hill.com

PIRATE'S ISLAND  
RESTAURANT/COMMERCIAL  
FOR:  
DUVAL COUNTY, FLORIDA  
PRELIMINARY SKETCH PLAN

FILE  
PSP-I  
DWG. NO.  
SHEET 1 OF 1