

DESCRIPTION: UNDETERMINED  
 BOUNDARY, TOPOGRAPHY, AND TREE SURVEY PROVIDED BY  
 CITRUS ENGINEERING AND SURVEYING, INC., DATED 11-09-2011.

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.

NOTE:  
 TELEPHONE AND CABLE SERVICE PROVIDED BY VERIZON NETWORKS.

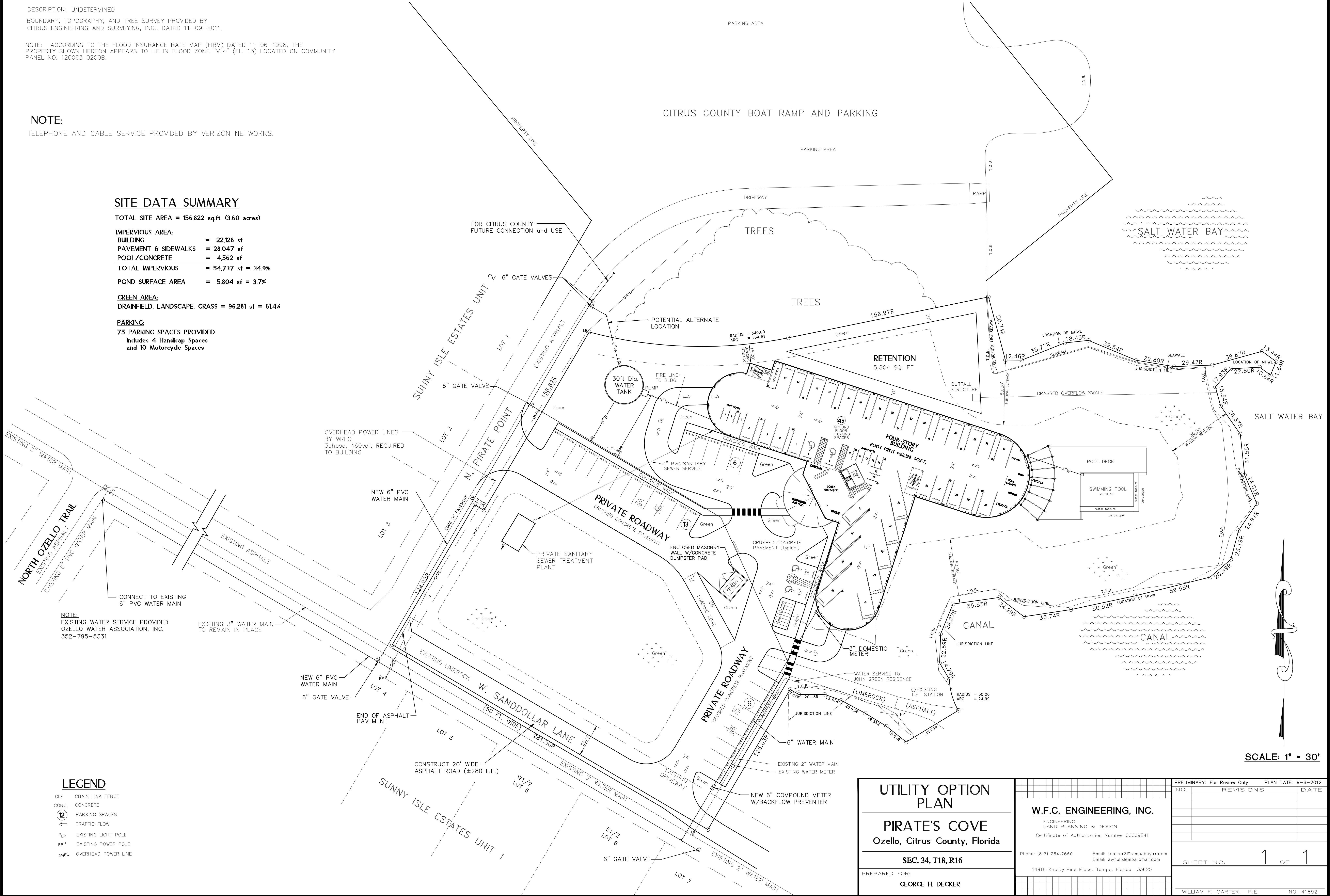
**SITE DATA SUMMARY**

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

**IMPERVIOUS AREA:**  
 BUILDING = 22,128 sf  
 PAVEMENT & SIDEWALKS = 28,047 sf  
 POOL/CONCRETE = 4,562 sf  
 TOTAL IMPERVIOUS = 54,737 sf = 34.9%  
 POND SURFACE AREA = 5,804 sf = 3.7%

**GREEN AREA:**  
 DRAINFIELD, LANDSCAPE, GRASS = 96,281 sf = 61.4%

**PARKING:**  
 75 PARKING SPACES PROVIDED  
 Includes 4 Handicap Spaces  
 and 10 Motorcycle Spaces



NOTE:  
 EXISTING WATER SERVICE PROVIDED  
 OZELLO WATER ASSOCIATION, INC.  
 352-795-5331

**LEGEND**

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

SCALE: 1" = 30'

**UTILITY OPTION PLAN**  
**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  
 Phone: (813) 264-7650 Email: fcarter3@ampabay.fl.com  
 Email: awhull@ambarqmail.com  
 14918 Knotty Pine Place, Tampa, Florida 33625

PRELIMINARY: For Review Only		PLAN DATE: 9-6-2012
NO.	REVISIONS	DATE
SHEET NO. 1		OF 1
WILLIAM F. CARTER, P.E.		NO. 41852