

LEGAL DESCRIPTION

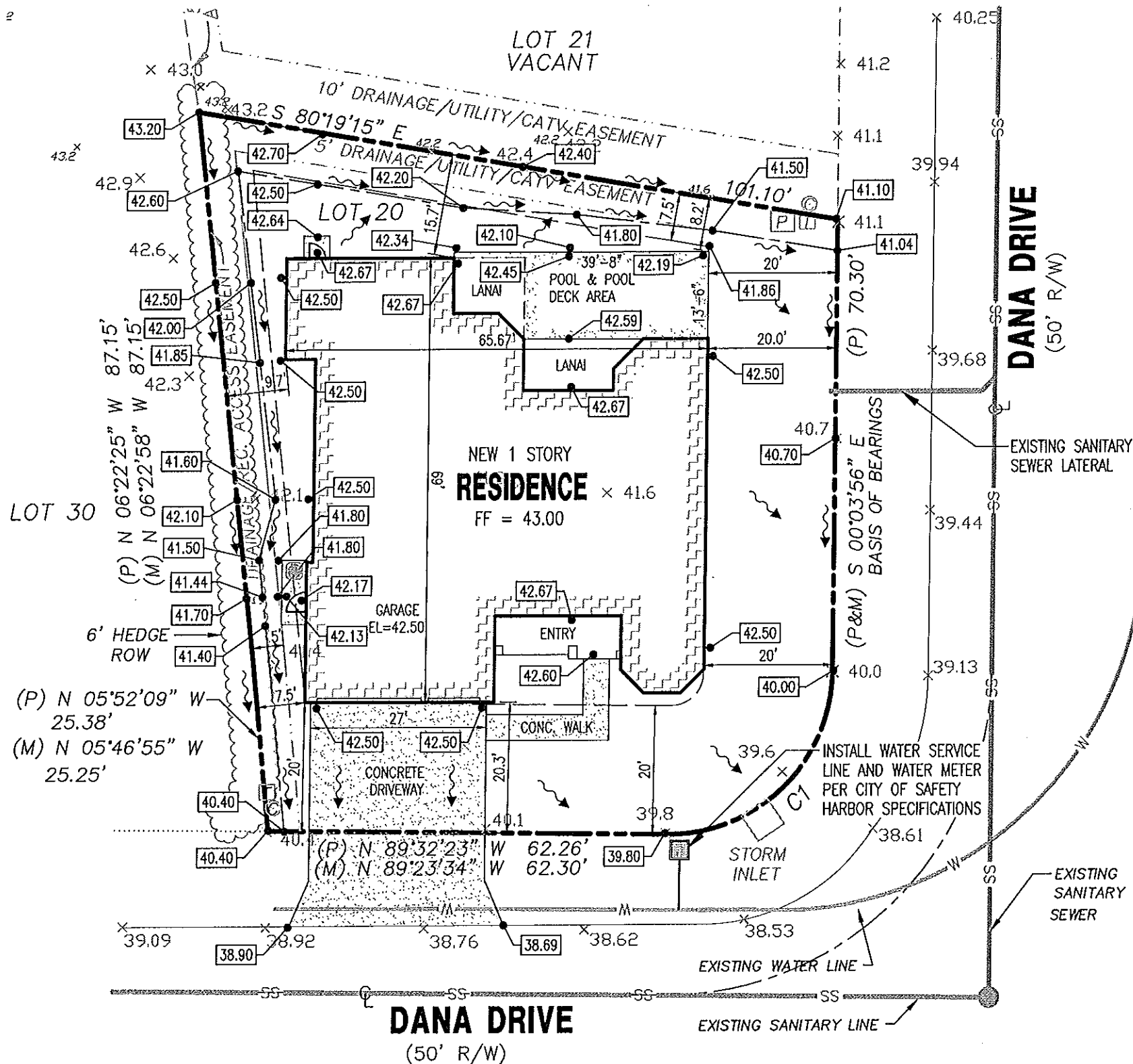
LOT 20, LOS ARCOS SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 100, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

NOTES:

1. APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12103C0089G EFFECTIVE DATE: 9/3/03
2. BASIS OF BEARINGS: ASSUMED BEARING S00°03'56"E, ALONG THE WEST BOUNDARY LINE OF DANA DRIVE, AS SHOWN HEREON.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. SIDEWALKS TO MEET ADA REQUIREMENTS.

LEGEND

- P.C. = POINT OF CURVE
- C.L.F. = CHAIN LINK FENCE
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C.P. = PERMANENT CONTROL POINT
- F.C.M. = FOUND CONCRETE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CHD. = CHORD
- RNG. = RANGE
- FND. = FOUND
- PGS. = PAGES
- RAD. = RADIUS
- SEC. = SECTION
- TYP. = TYPICAL
- TWP. = TOWNSHIP
- BDY. = BOUNDARY
- CL = CENTERLINE
- CONC. = CONCRETE
- ELEV. = ELEVATION
- (D) = DEED DATA
- (P) = PLAT DATA
- (F) = FIELD DATA
- P.B. = PLAT BOOK
- (M) = MEASURED DATA
- R/W = RIGHT-OF-WAY
- F.I.R. = FOUND IRON ROD
- (C) = CALCULATED DATA
- = NOT SET
- ⊗ = UTILITY POLE
- ⊕ = WATER METER
- ⊖ = WATER VALVE
- ☐ = TELEPHONE BOX
- △ = CENTRAL ANGLE
- ⊞ = POWER TRANSFORMER
- ⊙ = IRRIGATION CONTROL BOX
- ⊚ = CABLE TELEVISION PEDESTAL
- ⊗ = SET 5/8" IRON ROD WITNESS LB-6734
- ⊘ = SET NAIL & TAB PRECISION LB-6734
- ⊙ = FOUND 5/8" IRON ROD WITNESS LB-6734
- ⊚ = FOUND NAIL & TAB PRECISION LB-6734
- ⊗ = SET 5/8" IRON ROD PRECISION LB-6734
- ⊘ = FOUND 5/8" IRON ROD PRECISION LB-6734
- ⊙ = SET 4"x 4" CONCRETE MONUMENT PRECISION LB-6734
- ⊚ = FOUND 4"x 4" CONCRETE MONUMENT PRECISION LB-6734



PROPOSED:

LOWEST LIVING FLOOR ELEVATION	
LIVING AREA:	43.00
GARAGE AREA:	42.50
ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.	
MEAN SEA LEVEL =	0.00'

I.S.R. CALCS

LOT AREA:	9513 S.F.
LIVING AREA:	2801 S.F.
ENTRY AREA:	123 S.F.
GARAGE AREA:	621 S.F.
COVERED LANAIS:	229 S.F.
PATIO AREA:	N.A.
POOL AREA:	396 S.F.
A.C. CONC. PAD:	38 S.F.
SIDEWALK AREA:	125 S.F.
DRIVEWAY AREA:	550 S.F.
LOT OCCUPIED:	51.3%
AREA TO IRRIGATE:	48.7%

- ONE STORY
- TWO STORY
- MEAN ROOF HEIGHT: 16'-6"

SETBACKS PDD

ZONING:	PDD
FRONT 1:	20'
FRONT 2:	20'
SIDE 1:	7.5'
SIDE 2:	7.5'

- TND-1
- TND-2
- N/A

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(P)	90°31'33"	25.00'	39.50'	35.52'	S 45°11'51" W	
C1(M)				35.53'	S 45°11'59" W	
C2(P)	15°09'12"	150.00'	39.67'	39.56'	S 07°30'35" W	
C2(M)				39.47'	S 07°34'09" W	

Gary A. Boucher, P.E. 22885

Digitally signed by: Gary A. Boucher, P.E. 22885
 DN: CN = Gary A. Boucher, P.E. 22885 email = gboucher@ozonamail.com C = AD O = Ozona Engineering, Inc. OU = Professional Engineer
 Date: 2017.06.20 12:22:24 -05'00'



SITE PLAN
 SCALE: 1"=20'

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL. Gary A. Boucher, P.E. 22885

STATE CERT. OF AUTH. #000042

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FOR:
 RICHARD J. DEEB
 DEEB FAMILY HOMES, LTD.
 9400 RIVER CROSSING BLVD.
 NEW PORT RICHEY, FL 34665

PROJECT:
 ECHEVARRIA RESIDENCE
 DANA DRIVE
 SAFETY HARBOR, FLORIDA

DATE: -
 DRAWN BY: BH

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