

**LEGEND**

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (O) RECORD MEASUREMENT
- A/C AIR CONDITIONER
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- ELEV ELEVATION
- ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
- HYD FIRE HYDRANT
- JP JURISDICTION
- LB LICENSED BUSINESS NUMBER
- LP LIGHT POLE
- OHW OVERHEAD WIRE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SHW SEASONAL HIGH WATER
- SSMH SANITARY-SEWER MANHOLE
- TYP TYPICAL
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE

- SPOT ELEVATION
- PINE TREE (SIZE NOTED)
- OAK TREE (SIZE NOTED)
- PALM TREE (SIZE NOTED)
- RAIN TREE (SIZE NOTED)
- CHERRY TREE (SIZE NOTED)

5' WIDE CONCRETE SIDEWALK PER CITY OF SAFETY HARBOR SPECIFICATIONS

APPROXIMATE LOCATION OF EXISTING 1 1/2" WATER LINE PER CITY ATLAS

TE BENCHMARK NO. 1 SET NAIL & DISK (DAVRIS CONTROL) ELEVATION = 12.07'

STORM SEWER GRATE INLET TOP=11.97  
 30" RCP INV.=4.35(E)  
 30" RCP INV.=4.46(W)  
 18" RCP INV.=7.43(S)

SAN. SEWER MANHOLE TOP=12.57 INV.=5.02(E)  
 STORM SEWER GRATE INLET TOP=11.85 INV.=7.81(N)

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LINE PER CITY ATLAS

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE PER CITY ATLAS

STORM SEWER MANHOLE TOP=11.97 INV.=3.83(W)  
 30" RCP INV.=3.78(SE)

SAN. SEWER MANHOLE TOP=11.40 INV.=6.65(N)  
 INV.=4.53(SE)

SITE BENCHMARK NO. 2 SET NAIL & DISK (DAVRIS CONTROL) ELEVATION = 11.33'

**LEGAL DESCRIPTION**  
 LOT 22, BLOCK D, WASHINGTON-BRENNAN SUBDIVISION BLOCK D, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

- GENERAL NOTES:**
1. BASIS OF BEARINGS: PLAT BEARING OF S 52°09'00"E ALONG THE NORTH LINE OF LOT 20, BLOCK D.
  2. ELEVATIONS ARE BASED ON BENCHMARK "SAFETY T" (NAV88) NORTH AMERICAN VERTICAL DATUM OF 1988.
  3. PROPERTY APPEARS TO BE LOCATED IN ZONE X AND "AE" PER F.I.R.M. PANEL NO. 12103C0131G DATED SEPTEMBER 3, 2003.
  4. SIDEWALKS TO MEET A.D.A. REQUIREMENTS.

NOTE: SEE PROPOSED LOT 21 LOT GRADING PLAN.

**PROPOSED:**

LOWEST LIVING FLOOR ELEVATION

LIVING AREA: 14.03'

GARAGE AREA: 13.70'

ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

MEAN SEA LEVEL = 0.00'

**I.S.R. CALCS**

LOT AREA: 6148 S.F.

LIVING AREA: 1500 S.F.

ENTRY AREA: NA

GARAGE AREA: 419 S.F.

COVERED LANAI: 407 S.F.

PATIO AREAS: 268 S.F.

POOL AREA: N.A.

A.C. CONC. PAD: 12 S.F.

SIDEWALK AREA: NA

DRIVEWAY AREA: 245 S.F.

LOT OCCUPIED: 46.4%

AREA TO IRRIGATE: 53.6%

☐ ONE STORY  
 ☒ TWO STORY  
 MEAN ROOF HEIGHT: 24'-7"

**SETBACKS**

ZONING: R-2

FRONT MAIN HOUSE: 20.0'

FRONT GARAGE SECONDARY: 15.0' (JESSE AVENUE)

SIDE: 7.0' (1 SIDE) 16.0' (TOTAL)

TND-1 ☐  
 TND-2 ☐  
 N/A ☒



**LINE TABLE**

LINE	LENGTH	BEARING
L1(P)	16.15'	S89°18'00"W
L1(F)	16.09'	S89°43'29"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1(P)	71.96'	130.00'	N74°42'28"W	71.04'
C1(F)	71.95'	130.00'	N74°51'00"W	71.04'
C2(P)	44.87'	20.00'	N26°25'00"W	36.03'
C2(F)	45.04'	20.00'	N26°13'43"W	36.11'

**SITE PLAN LOT 22**  
 SCALE: 1"=20'

STATE CERT. OF AUTH. #00000222

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND 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

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FOR: RICHARD J. DEEB DEEB FAMILY HOMES, LTD.

PROJECT: LOT 22, BLOCK D  
 365 HAMILTON AVENUE  
 SAFETY HARBOR, FLORIDA

DATE: -  
 DRAWN BY: AVF

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