

New House 3447 (flip) hand from so (10/12) Chgd in City (10/11)

LEGEND

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (R) RECORD MEASUREMENT
- A/C AIR CONDITIONER
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- ELEV ELEVATION
- ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
- HYD FIRE HYDRANT
- ID IDENTIFICATION
- JP JURISDICTIONAL POINT
- LB LICENSED BUSINESS NUMBER
- LP LIGHT POLE
- OHV 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
- *0.00' SPOT ELEVATION
- PINE TREE (SIZE NOTED)
- OAK TREE (SIZE NOTED)
- ▲ PALM TREE (SIZE NOTED)
- RAIN TREE (SIZE NOTED)
- ⊙ CHERRY TREE (SIZE NOTED)

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

PROPOSED 1" PVC DOUBLE WATER SERVICE LATERAL & 3/4" WATER METERS PER CITY STANDARDS

LOCATION OF EXISTING WATER METER PER SURVEY

APPROXIMATE LOCATION OF EXISTING WATER SERVICE LINE PER CITY ATLAS

5' WIDE CONCRETE SIDEWALK PER CITY OF SAFETY HARBOR SPECIFICATIONS

LEGAL DESCRIPTION
 LOT 21, 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 1" (NAVD88) 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.

PROPOSED:

LOWEST LIVING FLOOR ELEVATION

LIVING AREA: 14.40'

GARAGE AREA: 14.07'

ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

MEAN SEA LEVEL = 0.00'

I.S.R. CALCS

LOT AREA: 5521 S.F.

LIVING AREA: 1730 S.F.

ENTRY AREA: NA

GARAGE AREA: 395 S.F.

COVERED LANAI: 160 S.F.

PORCH AREA: 156 S.F.

POOL AREA: N.A.

A.C. CONC. PAD: 39 S.F.

SIDEWALK AREA: NA

DRIVEWAY AREA: 423 S.F.

LOT OCCUPIED: 52.6%

AREA TO IRRIGATE: 47.4%

ONE STORY

TWO STORY

MEAN ROOF HEIGHT: 23'-11"

SETBACKS

ZONING: R-2

FRONT: 20.0'

FRONT GARAGE: 25.0'

REAR: 20.0'

SIDE: 7.0' (1 SIDE)

SIDE: 16.0' (TOTAL)

TND-1

TND-2

N/A

NOTE: SEE PROPOSED LOT 20 LOT GRADING PLAN.

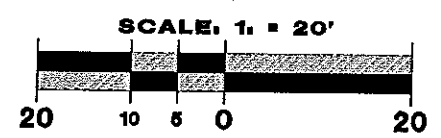
NOTE: SEE PROPOSED LOT 22 LOT GRADING PLAN.

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 21

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AND I SIGNED BY MY HAND AND SEAL

Gary A. Boucher, P.E. 22885

STATE CERT. OF AUTH. #0000422

Ozona Engineering, Inc.

P.O. Box 432
 Ozone, Florida 34660-432
 Phone: (727) 788-3939 Fax: (727) 788-3434
 www.ozonae.com

FOR:

RICHARD J. DEEB DEEB FAMILY HOMES, LTD.

PROJECT:

LOT 21, BLOCK D

385 HAMILTON AVENUE
 SAFETY HARBOR, FLORIDA

DATE: -

DRAWN BY: AVF

1