

LEGAL DESCRIPTION

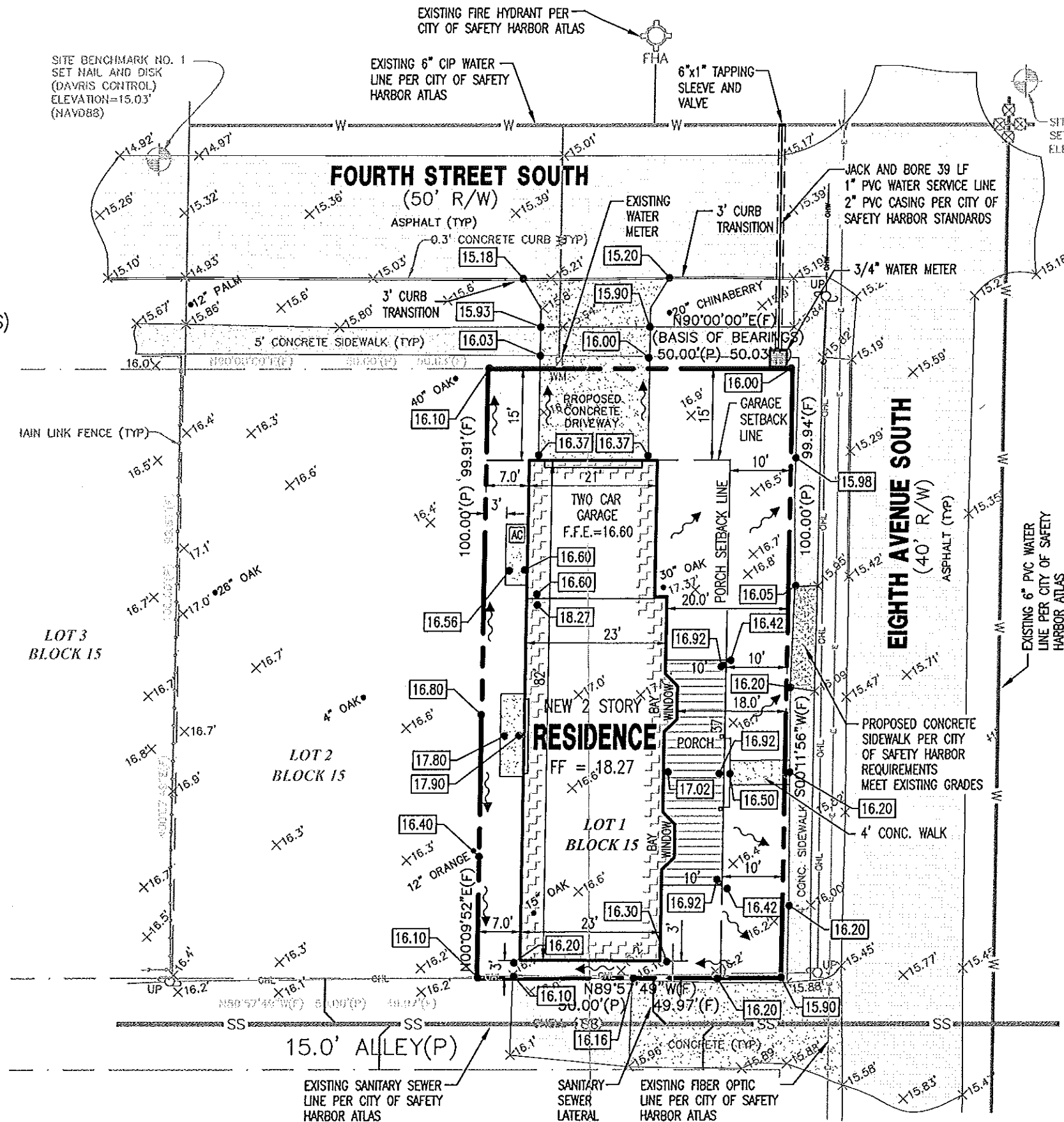
LOT 1, BLOCK 15, RE-PLAT OF SOUTH GREEN SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 79, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NOTES:

1. APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12103C0127G EFFECTIVE DATE: 9/3/03
 2. BASIS OF BEARINGS: ASSUMED BEARING N90°00'00"E, ALONG THE SOUTH BOUNDARY LINE OF FOURTH STREET SOUTH, AS SHOWN HEREON.
 3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE FOLLOWING VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
- A) NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "COURTNEY M" PUBLISHED ELEVATION = 4.45' (NAVD88)
4. SIDEWALKS TO MEET ADA REQUIREMENTS.

LEGEND

| | |
|--------|----------------------------------|
| (F) | FIELD MEASUREMENT |
| (P) | PLAT MEASUREMENT |
| A/C | AIR CONDITIONER |
| ELEV | ELEVATION |
| ID | IDENTIFICATION |
| LB | LICENSED BUSINESS NUMBER |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NO. | NUMBER |
| OHW | OVERHEAD WIRE |
| O.R. | OFFICIAL RECORDS |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R/W | RIGHT-OF-WAY |
| TYP | TYPICAL |
| UP | UTILITY POLE |
| WM | WATER METER |
| X00.0' | SPOT ELEVATION |



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Digitally signed by: Gary A. Bouche, P.E. 22885
DN: CN = Gary A. Bouche, P.E. 22885 email =
gboucher@ozonameil.com C = AD O = Ozona Engineering, Inc. OU
= Professional Engineer
Date: 2017.07.26 17:05:37 -05'00'

PROPOSED:

| | |
|-------------------------------|--------|
| LOWEST LIVING FLOOR ELEVATION | |
| LIVING AREA: | 18.27' |
| GARAGE AREA: | 16.60' |

ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
MEAN SEA LEVEL = 0.00'

I.S.R. CALCS

| | |
|-------------------|-----------|
| LOT AREA: | 4996 S.F. |
| LIVING AREA: | 1334 S.F. |
| ENTRY AREA: | 350 S.F. |
| GARAGE AREA: | 537 S.F. |
| COVERED LANAI: | N.A. |
| PATIO AREA: | 52 S.F. |
| POOL AREA: | N.A. |
| A.C. CONC. PAD: | 36 S.F. |
| SIDEWALK AREA: | 36 S.F. |
| DRIVEWAY AREA: | 270 S.F. |
| LOT OCCUPIED: | 52.3% |
| AREA TO IRRIGATE: | 47.7% |

- ONE STORY
 TWO STORY
MEAN ROOF HEIGHT: 25'-0"

SETBACKS R-2

ZONING: R-2
FRONT SETBACK TO BLDG HT. BELOW 18': 20' *
* SEE PROVISION FOR FRONT SETBACK REDUCTION FOR BAY WINDOWS.
FRONT SETBACK TO BLDG HT. ABOVE 18': 25'
SIDE 1: 8' *
SIDE 2: 8' *
* SEE ALLEYWAY PROVISION FOR SIDE SETBACK REDUCTION ALLOWED.

| | |
|-------|-------------------------------------|
| TND-1 | <input type="checkbox"/> |
| TND-2 | <input type="checkbox"/> |
| N/A | <input checked="" type="checkbox"/> |



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. Bouche, P.E. 22885

STATE CERT. OF AUTH. #0000422

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

PROJECT:
LOT 1 8TH AVENUE
401 8TH AVENUE
SAFETY HARBOR, FLORIDA

DATE: -
DRAWN BY: AVF

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