

LEGAL DESCRIPTION

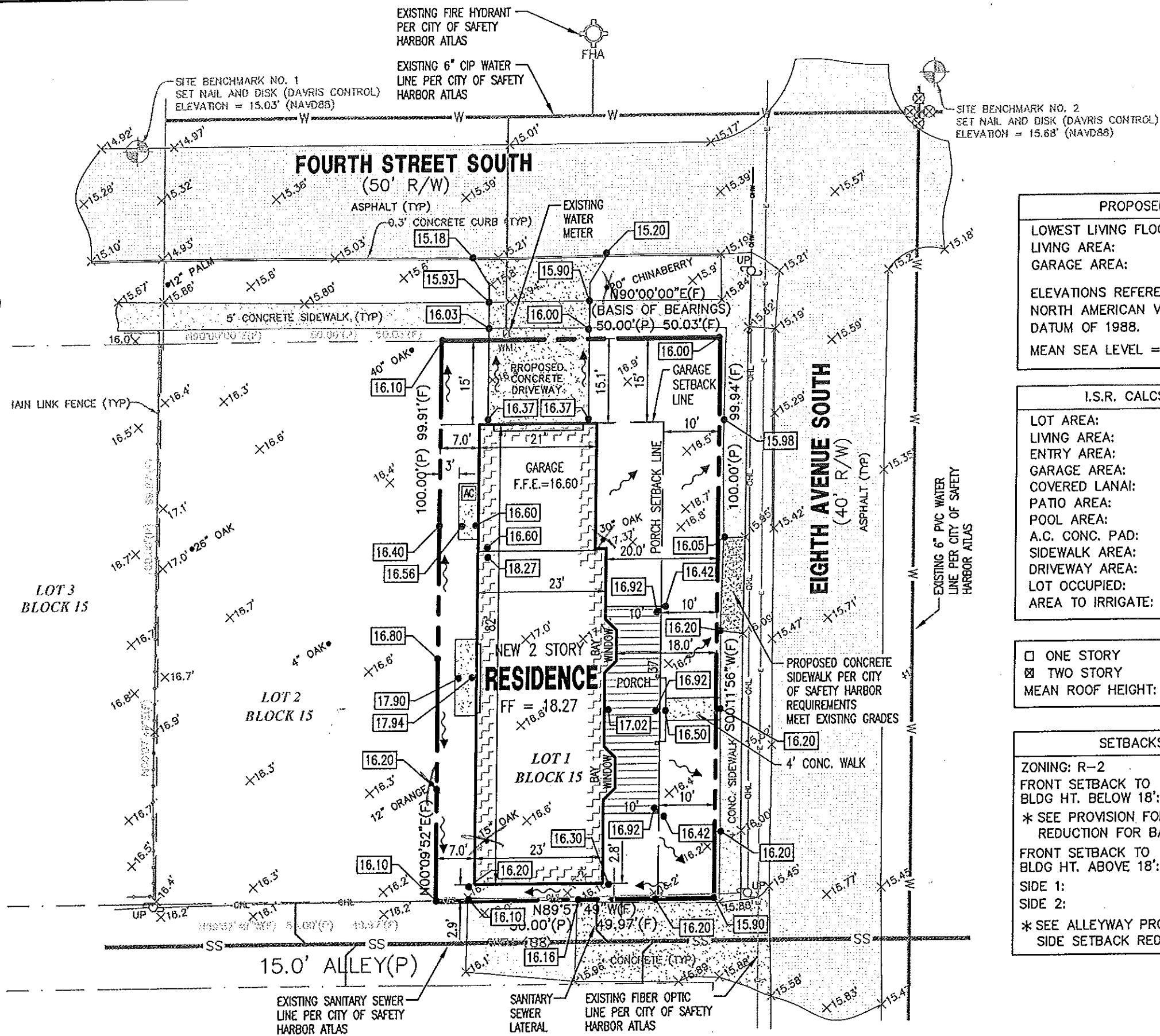
LOT 1, BLOCK 15, RE-PLAT OF SOUTH GREEN SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 79, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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
X100.0'	SPOT ELEVATION



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%

<input type="checkbox"/> ONE STORY
<input checked="" type="checkbox"/> 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.	

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

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
PALM HARBOR, FLORIDA

DATE: -
DRAWN BY: AVF

1

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@ozonae.com
Date: 2017.05.23 13:41:39 -0500

SITE PLAN
SCALE: 1"=20'

