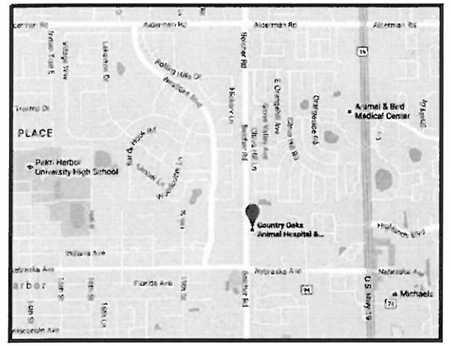
SITE DATA

ZONING:	A–E
EXISTING USE:	ANIMAL HOSPITAL
F.L.U.:	RL & TU
FLOOD ZONE:	ZONE "X" F.I.R.M. MAP: 12103C0078G 9/03/03
SITE AREA:	43,557 S.F. (1.0 AC.)
EXIST. BUILDING:	3,583 S.F (8.2%)
EXISTING PVMT./CONC.:	7,405 S.F. (17.0%)
PROPOSED ADDITION:	1,612 S.F. (3.7%)



LOCATION MAP
NTS

AERIAL PHOTOGRAPH
NTS

RECENT PHOTO OF SIGN NTS

RECENT PHOTO OF THE FRONT VIEW NTS

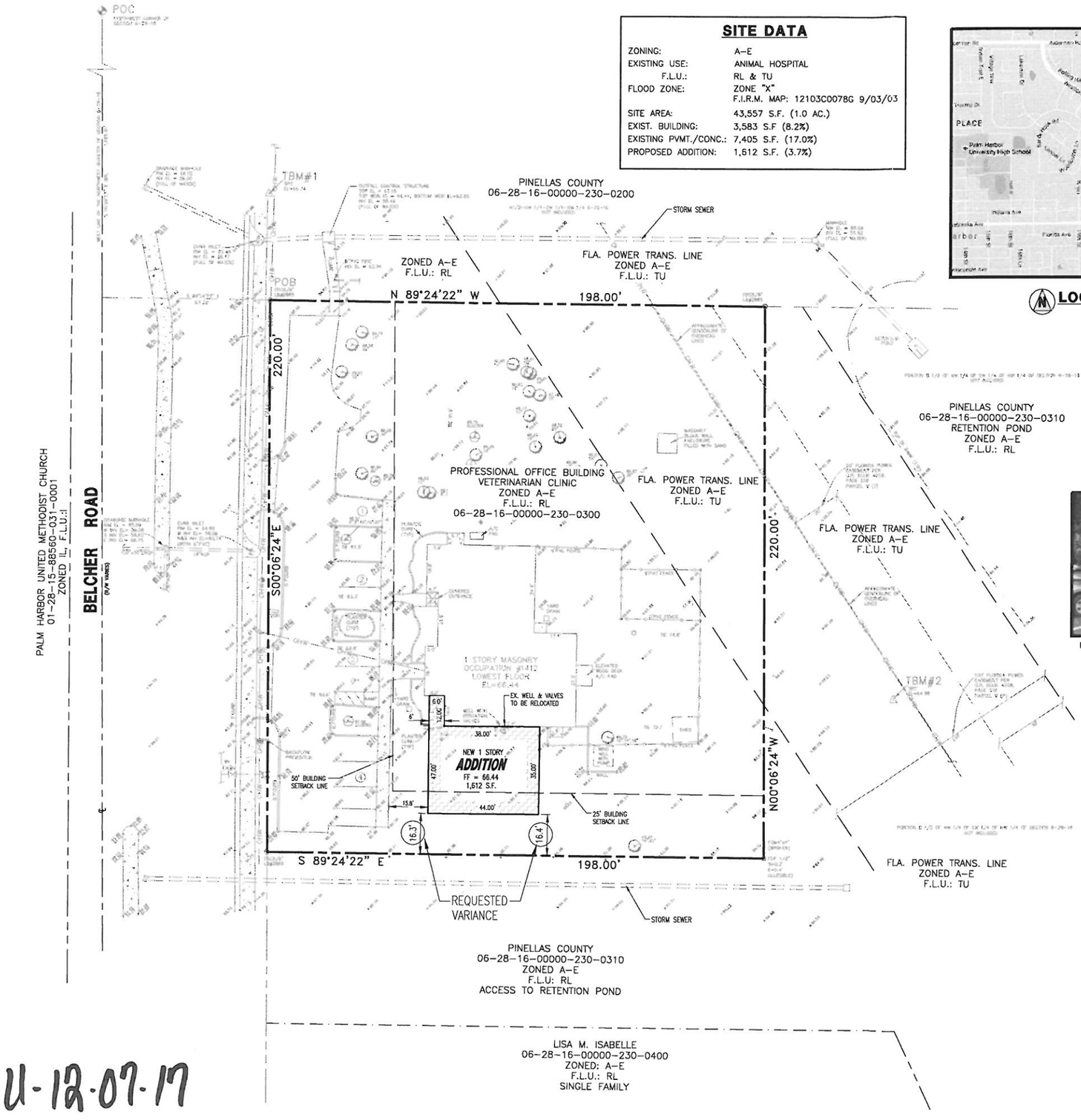
LEGAL DESCRIPTION

(PROVIDED BY CLIENT PER BOUNDARY DONE BY OTHERS)

A TRACT OF LAND LYING WITHIN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S 00°29'53" E, ALONG THE WEST LINE OF NORTHWEST 1/4 OF SAID SECTION 6 FOR 1,666.91 FEET; THENCE LEAVING SAID LINE, S 89°24'22" E, FOR 67.32 FEET TO THE POINT OF BEGINNING; THENCE
S 00°06'24" E, ALONG THE PROPOSED EAST RIGHT–OF–WAY LINE OF BELCHER ROAD, FOR 220.00 FEET; THENCE LEAVING SAID LINE, S 89°24'22" E, 198.00 FEET; THENCE N 00°06'24" W FOR 220.00 FEET; THENCE N 89°24'22" W, FOR 198.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FLORIDA POWER CORPORATION EASEMENT PER O.R. BOOK 4138, PAGE 1557.



TREE LEGEND	
	OAK TREE
	CAMPHER TREE
	BAY TREE
	PINE TREE
	UNKNOWN TREE
	PALM TREE
	CEDAR TREE

LEGEND		
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED	
POL POINT ON LINE	FOP FOUND OPEN PIPE SIZE AS NOTED	
(R) RADIAL	FPP FOUND PINCHED PIPE SIZE AS NOTED	
(C) COMPUTED MEASUREMENT	F "X" CUT FOUND "X" CUT IN CONCRETE	
(D) DEED	FRC FOUND REBAR AND CAP	
(M) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED	
(P) PLAT	SIR SET IRON ROD	
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #6186	
PCP PERMANENT CONTROL POINT	SNAD SET NAIL AND DISK LB #6186	
POC POINT OF COMMENCEMENT	MATT NAIL AND TIN TAB	
PC POINT OF CURVATURE	GAS VALVE	
PI POINT OF INTERSECTION	WATER VALVE	
PRM PERMANENT REFERENCE MONUMENT	FIRE HYDRANT	
TBM TEMPORARY BENCHMARK	DRAINAGE MANHOLE	
C/T CURB TIE	SANITARY MANHOLE	
F/T FENCE TIE	TOS TOE OF SLOPE	
CLEANOUT	TOB TOP OF BANK	
CENTERLINE	LIGHT POLE	
WF WOOD FENCE	POWER POLE	
C/F CHAIN LINK FENCE	TELEPHONE PEDESTAL	ASPHALT
O.R. OFFICIAL RECORDS	MAILBOX	
NTS NOT TO SCALE	ELECTRIC BOX	CONCRETE
E/P EDGE OF PAVEMENT	CABLE BOX	
OHW OVERHEAD WIRE	SPRINKLER CONTROL BOX	RIP/RAP/DIRT
N&D NAIL AND DISK	WATER METER	

SURVEYORS REPORT

1. THIS IS A TOPOGRAPHIC SURVEY. IT'S PRIMARY PURPOSE IS TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SITE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS OF WHICH IS DONE IN CONJUNCTION WITH BOUNDARY SURVEY DONE BY GEODATA SYSTEMS, INC, DATED 4/10/03, JOB NUMBER 3042.
2.) THIS SKETCH COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J–17 FLORIDA ADMINISTRATIVE CODE) FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET A NATIONAL STANDARD.
3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
5.) THE BEARING BASIS IS PER LEGAL. THE BEARING REFERENCE LINE IS CENTERLINE OF BELCHER ROAD BEING S00°29'53"E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
6.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X", IN ACCORDANCE WITH F.I.R.M. MAP #12103C0078G, PINELLAS COUNTY, FLORIDA. EFFECTIVE DATE 9/3/03.
8.) ELEVATIONS BASED PINELLAS COUNTY BENCHMARK (PARTCHERT A AZ MK 1 RESET, EL=72.5. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
9.) CERTIFICATION IS NOT TRANSFERABLE.
10.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
11.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.
12.) FLORIDA POWER EASEMENTS SHOWN PER O.R. BOOK 4025, PAGE 518, BEING SUBJECT TO O.R. BOOK 4013, PAGE 746 & O.R. BOOK 4138, PAGE 1557.

NORTH
SCALE: 1" = 20'
20 10 0 20

SITE PLAN
SCALE: 1"=20'

CU-12-07-17

DRAWING FILE NAME & DATE INFO: 9/22/2010 11:41 AM SITE-WWE-188-00-11.dwg

REVISIONS
BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA, PE# 22885
BY: Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00001422
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www.ozonaengineering.com

PROJECT:
COUNTRY OAKS ANIMAL HOSPITAL
1412 BELCHER ROAD
PALM HARBOR, FLORIDA

PROJECT #:–
ORIG. DATE: 04.26.17
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
1 of 1