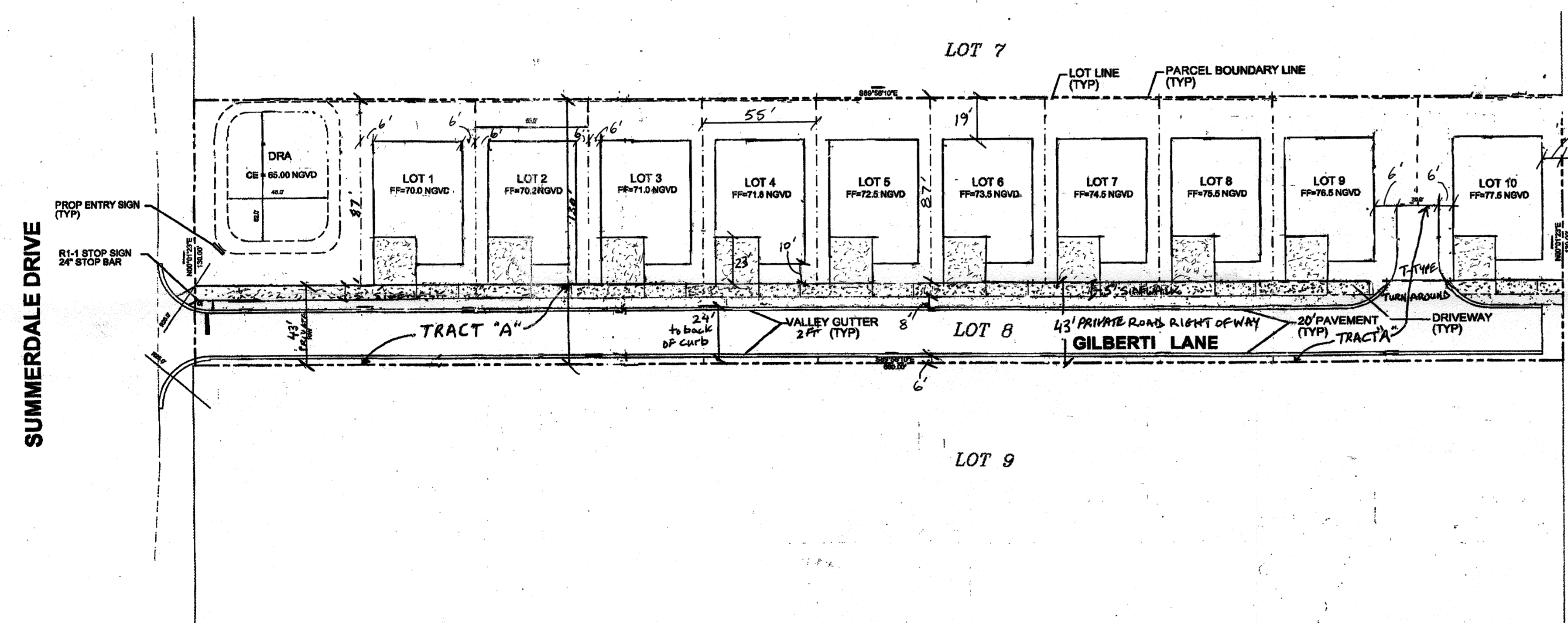
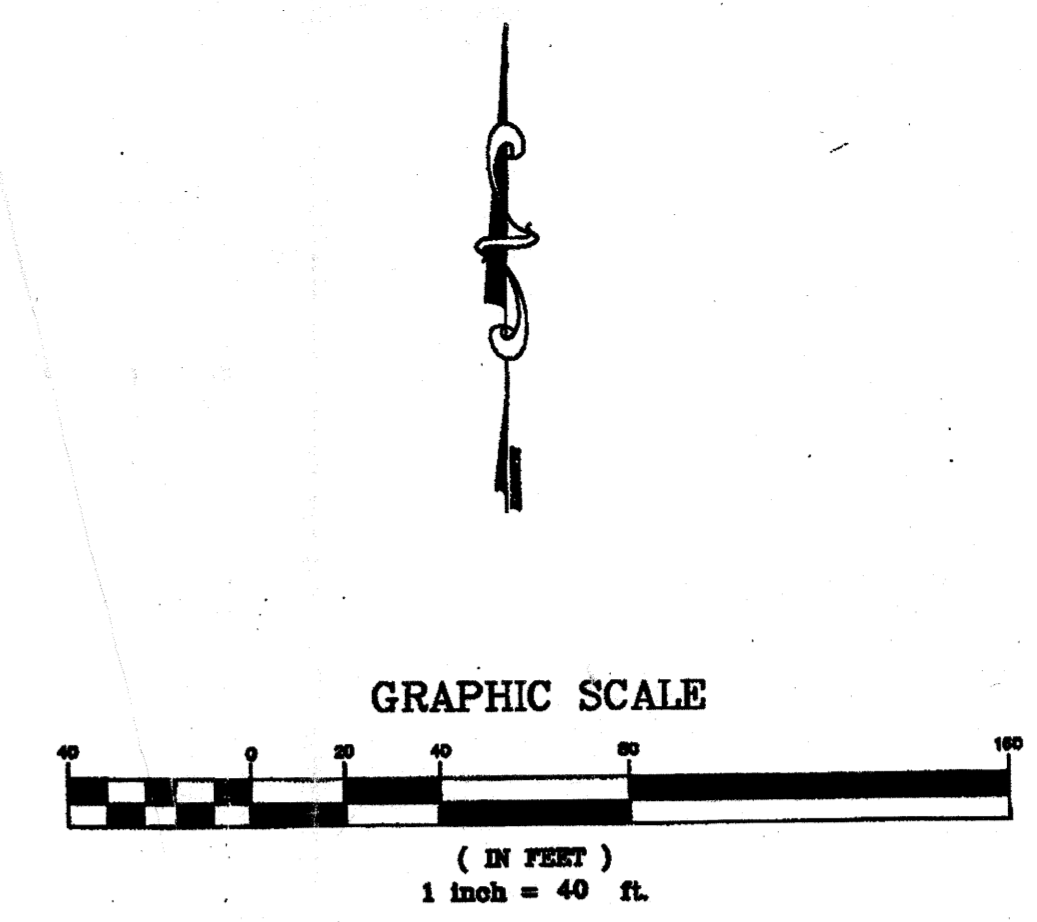


LEGAL DESCRIPTION

A SURVEY OF LOT 9, BELLE HAVEN UNIT A, AS RECORDED IN PLAT BOOK 25, PAGE 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



ZONING DATA

EXISTING LAND USE	RESIDENTIAL URBAN (RU)
PROPOSED LAND USE	RESIDENTIAL URBAN (RU)
EXISTING ZONING	RESIDENTIAL MEDIUM 7.5 (RPD-7.5)
PROPOSED HOUSING TYPE	SINGLE FAMILY SUBDIVISION
DENSITY	7.50 UNITS/ACRE
TOTAL SITE AREA	1.97 ACRES
TOTAL UNITS	10 SINGLE FAMILY UNITS
PARCEL ID	30-28-16-07239-000-0080
RIGHT-OF-WAY	PRIVATE STREET
NUMBER OF STORIES	2-STORY
MAXIMUM HEIGHT	35 FEET (RPD 7.5)
PROPOSED ZONING	45 FEET (R-5)
SETBACK CRITERIA	R-5

FRONT YARD	25 FEET	10 FEET	10 FT
SIDE YARD	7.5 FEET	5 FEET	0-5 FT
REAR YARD	10 FEET	5 FEET	5 FT
INTERIOR	5 FEET	6 FEET	

LAND USE DATA

BUILDING AREA	0.99 ACRES (25%)
PAVEMENT/SW AREA	0.70 ACRES (36%)
RETENTION AREA	0.10 ACRES (6%)
PERVIOUS AREA	0.68 ACRES (35%)
TOTAL LAND USE AREA	1.97 ACRES (100%)

TYPICAL LOT SIZE - 55' x 87' = 4785 SQ FT. PROPOSED
 TYPICAL LOT SIZE REQUIRED = 3000 SQ FT (R-5 ZONING)

PUBLIC SAFETY NOTES

- ALL SIGNING AND MARKING SHALL BE IN ACCORDANCE TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- ALL LANDSCAPING SHALL BE PLANNED AS TO ALLOW STREET LIGHTING TO PROVIDE AS REQUIRED PER PHOTOMETRIC PLAN.
- ALL SIDEWALKS AND PEDESTRIAN ZONES SHALL MEET REQUIREMENTS OF 4.33 OF THE FLORIDA ACCESSIBILITY CODE.
- ALL SIDEWALK RAMP SHALL NOT EXCEED 1:12 SLOPE.
- EACH ACCESSIBLE PARKING SPACE MUST BE POSTED WITH A PERMANENT ABOVE-GRADE SIGN. THE SIGN MUST BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, MEET THE REQUIREMENTS OF COLOR AND DESIGN APPROVED BY THE FDOT AND HAVE THE CAPTION 'PARKING BY DISABLED PERMIT ONLY' AND INDICATE THE PENALTY FOR ILLEGAL USE OF SUCH SPACE.
- ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME NUMBER AS REQUIRED FOR EXITS BY LOCAL BUILDING/LIFE SAFETY REGULATIONS. SITE MUST PROVIDE A CONTINUOUS AND UNOBSTRUCTED WAY OF EXIT TRAVEL TO PUBLIC WAY FROM EACH REQUIRED ACCESSIBLE EXIT.

GENERAL NOTES

- ALL SIDEWALK ALONG PAVEMENT SHALL BE 6-INCHES ABOVE PAVEMENT GRADE.
- ALL SIDEWALK TO BE 5 FEET IN WIDTH UNLESS OTHERWISE NOTED.
- HANDICAP PARKING CALCULATED FROM SECTION 4.1.2(5)(A) OF THE "FLORIDA ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION".
- THE MAXIMUM SLOPE FOR ANY SIDEWALK RAMP IS 12:1.
- DEP WATER AND WASTEWATER CONSTRUCTION PERMITS ARE REQUIRED.
- THE WETLANDS AND ASSOCIATED UPLAND VEGETATIVE BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A PRESERVE AND LABELED A PRESERVE ON ALL PLANS. ALL ACTIVITIES INVOLVING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES. EXCEPTION MAY BE GRANTED BY RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.
- NO WELLS EXIST ON THE SITE, IF A WELL IS FOUND THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY.
- ANY WELLS DISCOVERED DURING EXCAVATION, EARTHMOVING OR CONSTRUCTION MUST BE REPORTED TO PINELLAS COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH WITHIN 24 HOURS OF DISCOVERY.
- ANY WELLS ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
- THE PROPER BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.

48 HOURS BEFORE DIGGING
 CALL TOLL FREE
 1-800-432-4770
 NO-CUTS

DATE	REVISIONS

SUMMERDALE PALMS
 PINELLAS COUNTY, FLORIDA
ABBY BUILDING CORPORATION, INC.
 2701 GLENVIEW BLVD., SUITE 100
 CLEARWATER, FL 33761
 (727) 666-7311 OFFICE

SITE PLAN

LANDTECH DESIGN GROUP, INC.
 PLANNING, ENGINEERING & CONSULTING SERVICES
 385 DONORA BLVD
 FORT MYERS BEACH, FLORIDA 33931
 813-470-6000 DIRECT

CERTIFICATE OF AUTHORIZATION No. 27884

JOSEPH D. GILBERTI, P.E.
 SEAL

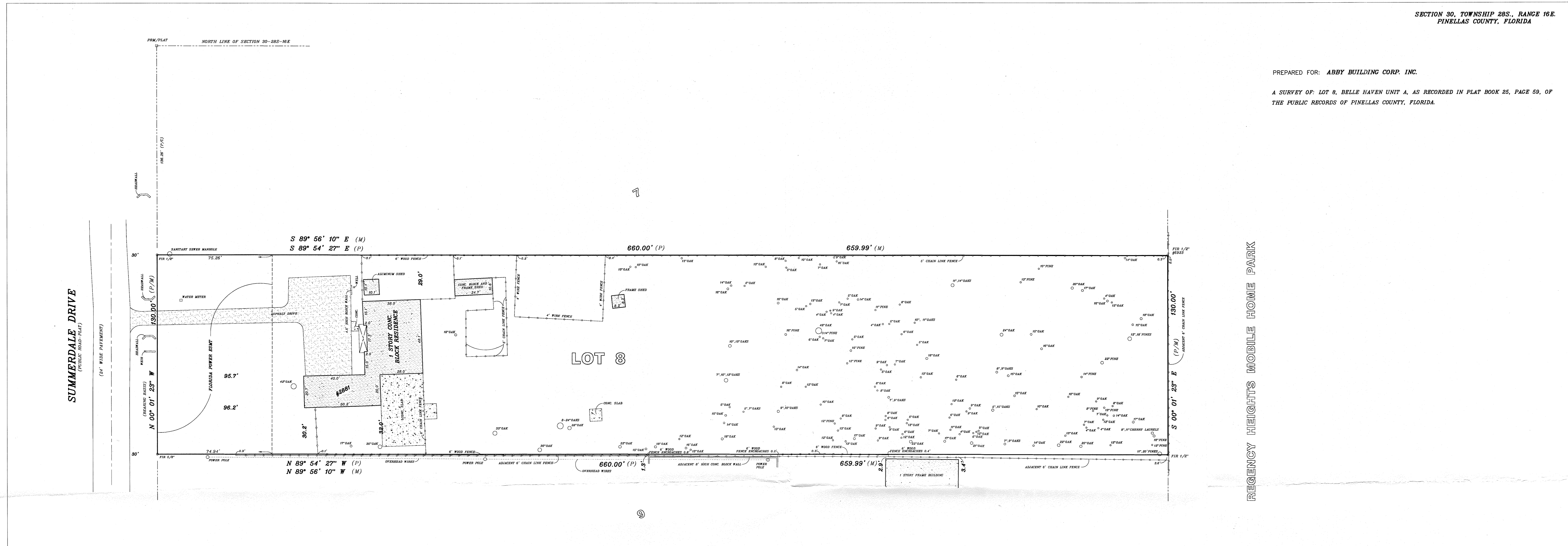
FLA PE NO. 56079
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 APPROVED BY: JDC
 DATE: 6/1/16
 SCALE: 1"=40'
 DRAWING NO.:

SHEET NUMBER
 C-2

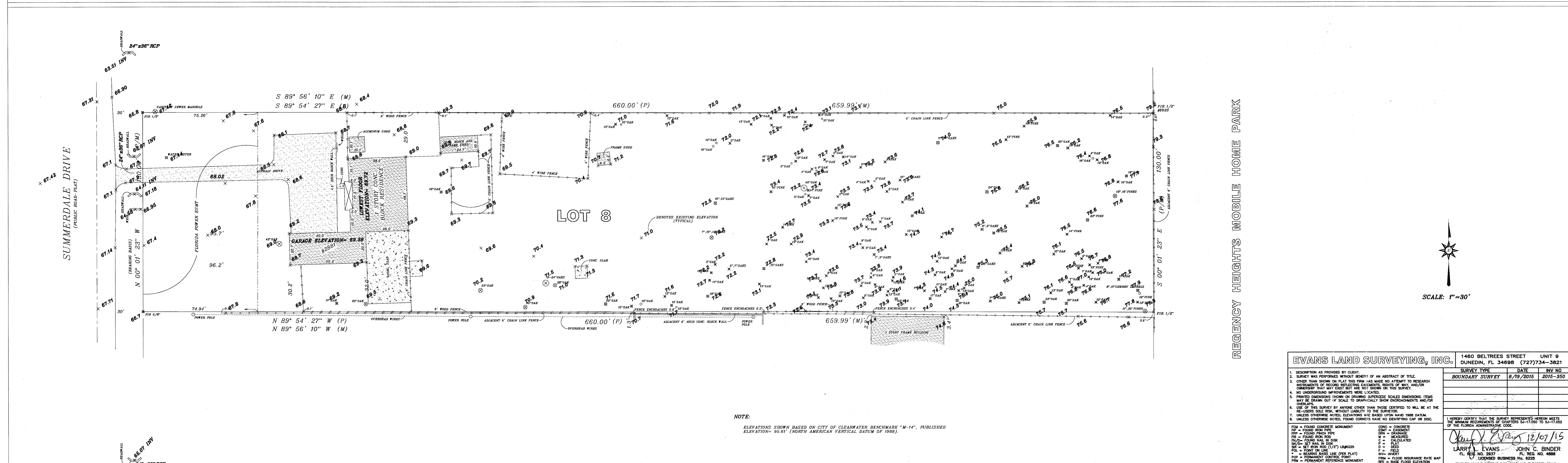
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PREPARED FOR: **ABBY BUILDING CORP. INC.**

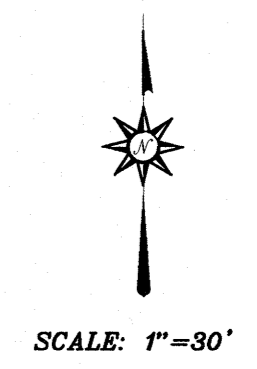
A SURVEY OF: **LOT 8, BELLE HAVEN UNIT A, AS RECORDED IN FLAT BOOK 25, PAGE 59, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**



REGENCY HEIGHTS MOBILE HOME PARK



REGENCY HEIGHTS MOBILE HOME PARK



NOTE:

ELEVATIONS SHOWN BASED ON CITY OF CLEARWATER BENCHMARK "M-14", PUBLISHED ELEVATION= 96.61 (NORTH AMERICAN VERTICAL DATUM OF 1988).

EVANS LAND SURVEYING, INC.			1460 BELTRES STREET UNIT 9 DUNEDIN, FL 34698 (727)734-3821		
DESCRIPTION AS PROVIDED BY CLIENT	SURVEY TYPE	DATE	REV	NO.	REV
1. DESCRIPTION AS PROVIDED BY CLIENT.	BOUNDARY SURVEY	6/19/2015	2015-350		
2. SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE.					
3. OTHER THAN SHOWN ON PLAT THIS FIRM HAS MADE NO ATTEMPT TO RESEARCH INSTRUMENTS OF RECORD REFLECTING EASMENTS, RIGHTS OF WAY, AND/OR ENCROACHMENTS THAT MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.					
4. NO UNDERGROUND IMPROVEMENTS WERE LOCATED.					
5. PRINTED DIMENSIONS SHOWN ON DRAWING SUPERSEDE SCALED DIMENSIONS ITEMS NOT SHOWN OUT OF SCALE TO GRAPHICALLY SHOW DIMENSIONS AND/OR OVERLAPS.					
6. SIZE OF THIS SURVEY BY ANY OTHER OTHER THAN THOSE CERTIFIED TO WILL BE AT THE SURVEYOR'S SOLE RISK, WITHOUT LIABILITY TO THE SURVEYOR.					
7. UNLESS OTHERWISE NOTED, ELEVATIONS ARE BASED UPON NAD 83 DATUM.					
8. UNLESS OTHERWISE NOTED, FOUND CORNERS HAVE NO IDENTIFYING CAP OR DISC.					

PC = FOUND CONCRETE MONUMENT	CO = CONCRETE	WM = WOOD MONUMENT	BI = BENCH MARK
FP = FOUND IRON PIPE	DR = DISK	ST = SET IRON ROD (1/2")	UB = UNBURNED
FF = FOUND IRON ROD	ME = MEASURED	BS = BENCH MARK (1/2")	INT = INTERIOR
BR = BENCH MARK (1/2")	CL = CALCULATED		
PI = IRON PIPE (1/2")	D = DEED		
ST = SET IRON ROD (1/2")	INS = INSURANCE		
SB = SET IRON ROD (3/8")	IN = INCH		
SP = SET IRON ROD (1/4")	IB = IRON BOLT		
SR = SET IRON ROD (3/8")	IR = IRON ROD		
SI = SET IRON ROD (1/2")	RF = RAIL FENCE		
SL = SET IRON ROD (1/4")	RF = RAIL FENCE		
SM = SET IRON MONUMENT	RH = REINFORCED CONCRETE PIPE		
SN = SET IRON NAIL			
SO = SET IRON OIL			
SP = SET IRON PIPE			
SR = SET IRON ROD			
SS = SET IRON ROD			
ST = SET IRON ROD			
SV = SET IRON ROD			
SW = SET IRON ROD			
SX = SET IRON ROD			
SY = SET IRON ROD			
SZ = SET IRON ROD			

LARRY J. EVANS JOHN C. BINDER
12/07/15
FL REG. NO. 2837 FL REG. NO. 4888
L.V. LICENSED SURVEYOR AND ENGINEER (SURVEY INVAID WITHOUT SIGNATURE AND EMBOSSED SEAL)

Z-21.9.16