

DESCRIPTION: LOTS 5-10, BLOCK 24, ABBOTT SQUARE PHASE 1B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____ PAGE ____ OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SITE PLAN (NOT A SURVEY)

SEC. 4, TWP. 26 S, RNG 21 E.
PASCO COUNTY, FLORIDA
(ABBOTT SQUARE)

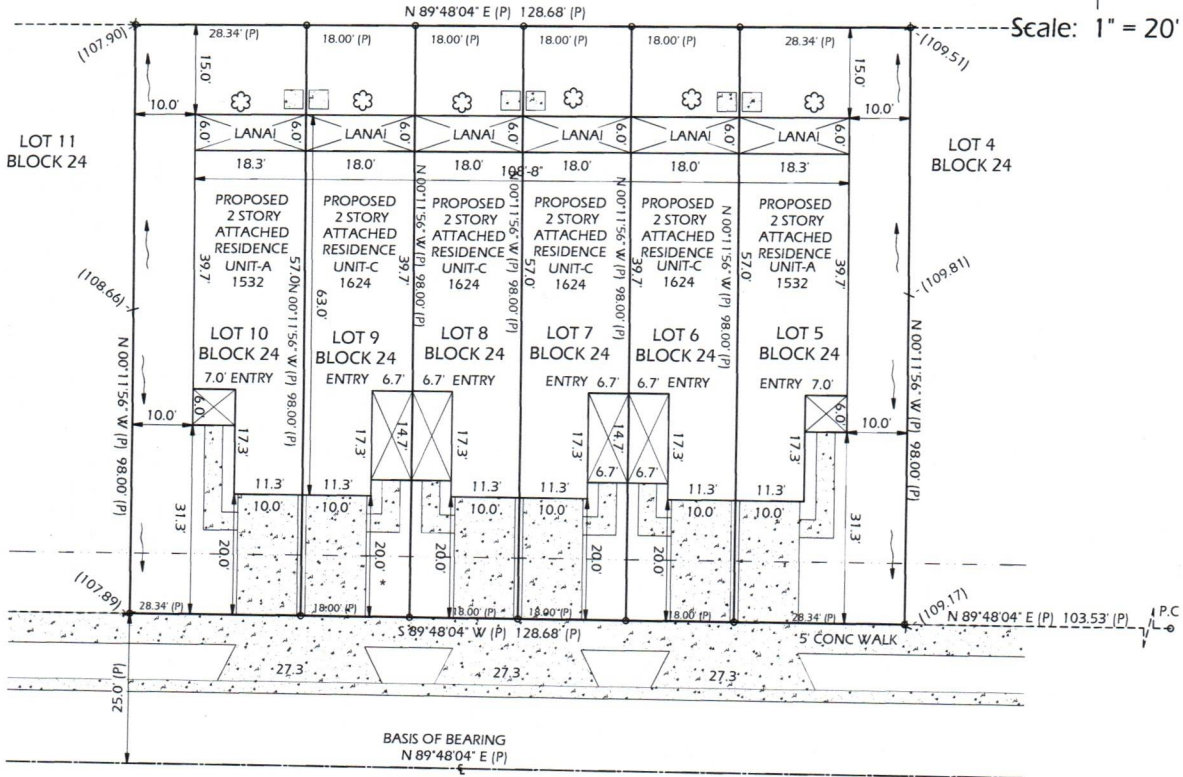
ALL ELEVATIONS REFERENCED
TO NORTH AMERICAN
VERTICAL DATUM OF 1988
(NAVD 88)

This SITE PLAN Prepared for and Certified To:
Lennar Homes

TRACT 'B-7'
(CDD) PARKING AREA
AND OPEN SPACE



Scale: 1" = 20'



LOT	= 12611 SQ. FT.
LIVING AREA	= 4010 SQ. FT.
ENTRY	= 476 SQ. FT.
GARAGE	= 1356 SQ. FT.
COVERED LANAI	= 652 SQ. FT.
PATIO	= NA SQ. FT.
POOL AREA	= NA SQ. FT.
CONC. DRIVE	= 1200 SQ. FT.
A/C & CONC PAD	= 54 SQ. FT.
SIDEWALK	= 272 SQ. FT.
SIDE YARD SWALE	= NA SQ. FT.
CONSERVATION AREA	= NA SQ. FT.
LOT OCCUPIED	= 64 %
AREA TO IRRIGATE	= 36 %

GARDEN WALL WAY TRACT 'A' (CDD) RIGHT-OF-WAY

NOTE: ENTRY WALKS ARE 3' CONCRETE
C/S-A/C UNITS ARE 3.2'X3.2'

☼ = 2" OAK

* = 10.00' PUBLIC UTILITY EASEMENT

NOTES:

LOT GRADING TYPE = B

PROPOSED PAD ELEVATION = 110.10'

FRONT SET BACK = 20'

SIDE SET BACK = 7.5'

SIDE SET BACK (CORNER LOT) = 15'

REAR SETBACK = 15'

LEGEND:

→ PROPOSED DRAINAGE FLOW

(00.00) = PROPOSED GRADE

E-00.00 = EXISTING GRADE

PROPOSED ELEVATIONS AND GRADING
SHOWN HEREON ARE TAKEN FROM THE
ENGINEERING PLANS OF
'ABBOTT SQUARE RESIDENTIAL', PREPARED
BY 'WRA' PROVIDED BY CLIENT

SURVEY ABBREVIATIONS

A) = ARC LENGTH
A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
BFE = BASE FLOOD ELEVATION
BM = BENCH MARK
C = CURVE
(C) = CALCULATED
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
COL = COLUMN
CONC = CONCRETE
C/S = CONCRETE SLAB
CST = CLEAR SIGHT TRIANGLE

(D) = DEED
D/E = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
F/C = FENCE CORNER
FCM = FOUND CONCRETE
MONUMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND NAIL & DISK
FOP = FOUND OPEN PIPE
FPP = FOUND PINCHED PIPE

INV = INVERT
LB = LICENSED BUSINESS
LE = LANDSCAPE EASEMENT
LFE = LOWEST FLOOR ELEVATION
LS = LICENSED SURVEYOR
(M) = MEASURED
MES = MITERED END SECTION
NCF = NO CORNER FOUND
O/A = OVERALL
OHW = OVERHEAD WIRE(S)
O.R. = OFFICIAL RECORDS
P = PLAT
PB = PLAT BOOK

PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
P/E = POOL EQUIPMENT
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KALON
* = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT

(R) = RECORD
RNG = RANGE
RRS = RAILROAD SPIKE
R/W = RIGHT OF WAY
SEC = SECTION
SN&D = SET NAIL AND DISK
LB#8183
SIR = SET 1/2" IRON ROD LB# 8183
TBM = TEMPORARY BENCH MARK
TOB = TOP OF BANK
TWP = TOWNSHIP
U/E = UTILITY EASEMENT
VF = VINYL FENCE

LEGEND	
	CONC
	ASPHALT
	BRICK
	COVERED
	VINYL FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	ALUMINUM FENCE

JOB #5202

Date of Site Plan: 3-10-22
DWG-AS-LS-10-B24-SITE

File:

Drawn by: DJB

Checked by: JH

REVISIONS

SURVEYOR'S NOTES:

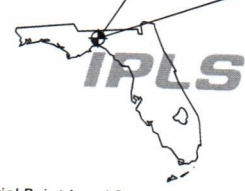
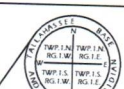
- 1.) Current title information on the subject property had not been furnished to Initial Point Land Surveying, LLC. at the time of this SITE PLAN
- 2.) This sketch was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
- 3.) Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- 4.) This SITE PLAN does not reflect nor determine ownership.
- 5.) This SITE PLAN is subject to matters shown on the Plat of 'ABBOTT SQUARE PHASE 1B'
- 6.) Dimensions shown hereon are in feet and decimal portions thereof.
- 7.) Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Initial Point Land Surveying, LLC. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

SURVEYOR'S CERTIFICATE

This certifies that the above described property was made and a subdivision and meeting of the applicable State Board of Surveyors in Chapter 5J-17.05 through 5J-17.05B, Florida Administrative Code, and the State of Florida, Section 472.027, Florida Statute.

NOTED & WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND

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LB# 8183



Initial Point Land Surveying, LLC.