

DESCRIPTION: LOTS 1-6, BLOCK 1, ABBOTT SQUARE PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ___, PAGE ___, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SITE PLAN
(NOT A SURVEY)

SEC. 11, TWP. 25 S, RNG 21 E.
PASCO COUNTY, FLORIDA
(ABBOTT SQUARE)

This SITE PLAN Prepared for and Certified To:
Lennar Homes

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

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



Scale: 1" = 20'

TW= TOP OF WALL
BW= BASE OF WALL
☼ = 2" OAK
* = 10.00' PUBLIC UTILITY EASEMENT

NOTE: ENTRY WALKS ARE 3' CONC

LEGEND:

→ = PROPOSED DRAINAGE FLOW
(00.00) = PROPOSED GRADE
E-00.00 = EXISTING GRADE

NOTES:

LOT GRADING TYPE = A
PROPOSED PAD ELEVATION = 96.00'
FRONT SET BACK = 20'
SIDE SET BACK = 0'
SIDE SET BACK (CORNER LOT) =15'
REAR SETBACK = 5'

LOT = 20235 SQ. FT.
LIVING AREA = 8634 SQ. FT.
PORCH = 124 SQ. FT.
GARAGE = 1484 SQ. FT.
COVERED LANAI = 612 SQ. FT.
PATIO = N/A SQ. FT.
POOL AREA = N/A SQ. FT.
CONC. DRIVE = 1418 SQ. FT.
A/C & CONC PAD = 60 SQ. FT.
SIDEWALK = 582 SQ. FT.
LOT OCCUPIED = 64 %
AREA TO IRRIGATE = 36 %

PROPOSED:
MINIMUM FLOOR ELEVATIONS:
LIVING AREA: 96.67'
GARAGE AREA:
ELEVATIONS REFERENCED TO
NORTH AMERICAN VERTICAL
DATUM OF 1988

(TRACT "A-1"
(CDD) RIGHT-OF-WAY
RIPPLE POND LOOP

N 02°10'07" E (P)
BASIS OF BEARING

N 02°10'07" E (P) 180.67' (P)

N 02°10'07" E (P) 180.67' (P)

(CDD) ACCESS/DRAINAGE/LANDSCAPE/WALL MAINTENANCE
AND FENCE AREA: OPEN SPACE
TRACT "B-1"
N 02°10'07" E (P) 180.67' (P)

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 120235
(MAP NUMBER 12101C-0289-F) EFFECTIVE DATE: 09/26/2014

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
FN&D = FOUND NAIL & DISK
FOP = FOUND OPEN PIPE
FPP = FOUND PINCHED PIPE

INV = INVERT
LB =LICENSED BUISNESS
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
R = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCTMENT
POL = POINT ON LINE
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT

(R) = RECORD
RNG = RANGE
RRS = RAIL ROAD 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 #5041
Date of Site Plan: 2-23-22
DWG:AS-L1-6-B1-SITE

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 1A"
- 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.

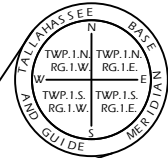
SURVEYOR'S CERTIFICATE

This certifies that sketch of the hereon described property was made under my supervision and meets the applicable Standards of Practice for surveys as set forth by the Florida Board of Land Surveyors in Chapter 55, F.S. 405, through 5J-17, 053, Florida Administrative Code pursuant to Section 472.027, Florida State Statutes.

STATE OF FLORIDA
Jeff M. Farley
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 123 LB#8183

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Initial Point Land Surveying, LLC.