

DESCRIPTION: LOT 3, BLOCK 13, 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)

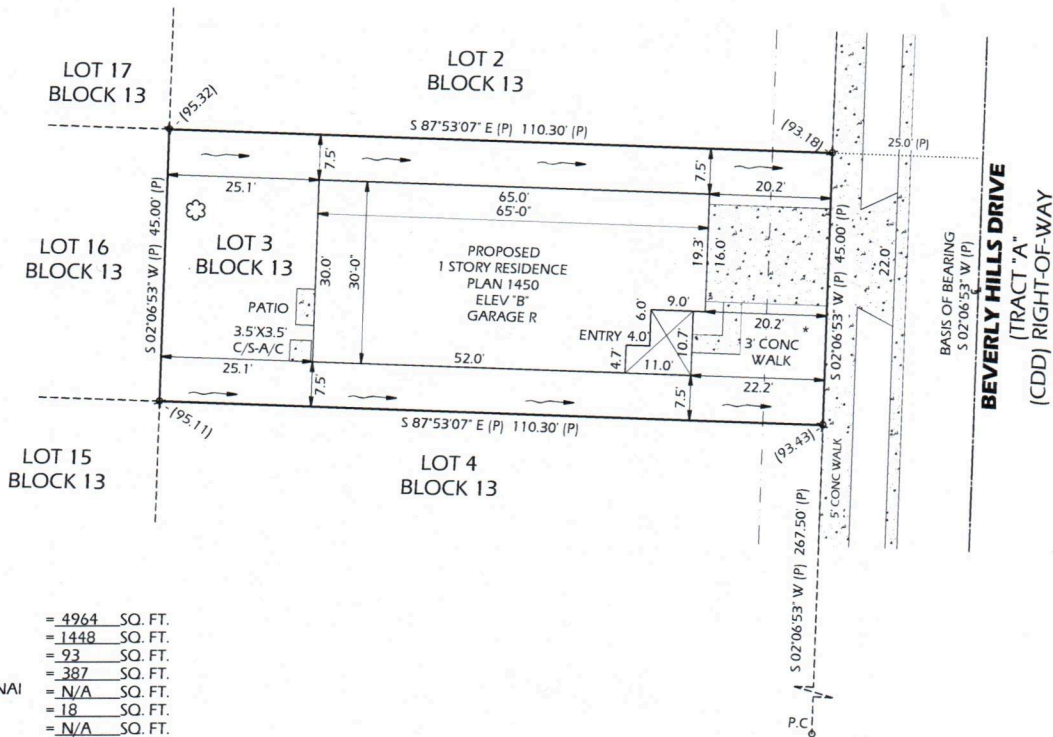
SEC. 4, TWP. 26 S, RNG 21 E
PASCO COUNTY, FLORIDA
(ABBOTT SQUARE)

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

This SITE PLAN Prepared for and Certified To:
Lennar Homes



Scale: 1" = 20'



LOT	= 4964	SQ. FT.
LIVING AREA	= 1448	SQ. FT.
PORCH	= 93	SQ. FT.
GARAGE	= 387	SQ. FT.
COVERED LANAI	= N/A	SQ. FT.
PATIO	= 18	SQ. FT.
POOL AREA	= N/A	SQ. FT.
CONC. DRIVE	= 323	SQ. FT.
A/C & CONC PAD	= 12	SQ. FT.
SIDEWALK	= 41	SQ. FT.
LOT SOD	= X	SQ. FT.
R/W SOD	= X	SQ. FT.
LOT OCCUPIED	= 47	%
AREA TO IRRIGATE	= 53	%

PROPOSED:
MINIMUM FLOOR ELEVATIONS:
LIVING AREA: '96.07'
GARAGE AREA:
ELEVATIONS REFERENCED TO
NORTH AMERICAN VERTICAL
DATUM OF 1988

NOTES:

LOT GRADING TYPE = A
PROPOSED PAD ELEVATION = 95.40'
FRONT SET BACK = 20'
SIDE SET BACK = 7.5'
SIDE SET BACK (CORNER LOT) = 15'
REAR SETBACK = 15'

☼ = 2" OAK

* = 10.00' PUBLIC UTILITY EASEMENT

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
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 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 = 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 = CONCRETE
ASPH = ASPHALT
BRICK = BRICK
COVERED = COVERED
VINYL FENCE
WOOD FENCE
CHAIN LINK FENCE
ALUMINUM FENCE

JOB #5116

Date of Site Plan: 3-3-22

DWG: AS-L3-B13-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 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 the above described property was surveyed in accordance with the standards and practices set forth by the Florida Board of Professional Surveyors in Chapter 188, Florida Statutes, and the rules and regulations of the Florida Board of Professional Surveyors, and that the survey was completed on 3/3/22. The survey was performed by Initial Point Land Surveying, LLC, a Florida Limited Liability Company, and the survey was performed by the undersigned, a Licensed Professional Surveyor and Member in Good Standing of the Florida Board of Professional Surveyors.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.

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