

**DESCRIPTION:** LOT 35, BLOCK 14, 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)

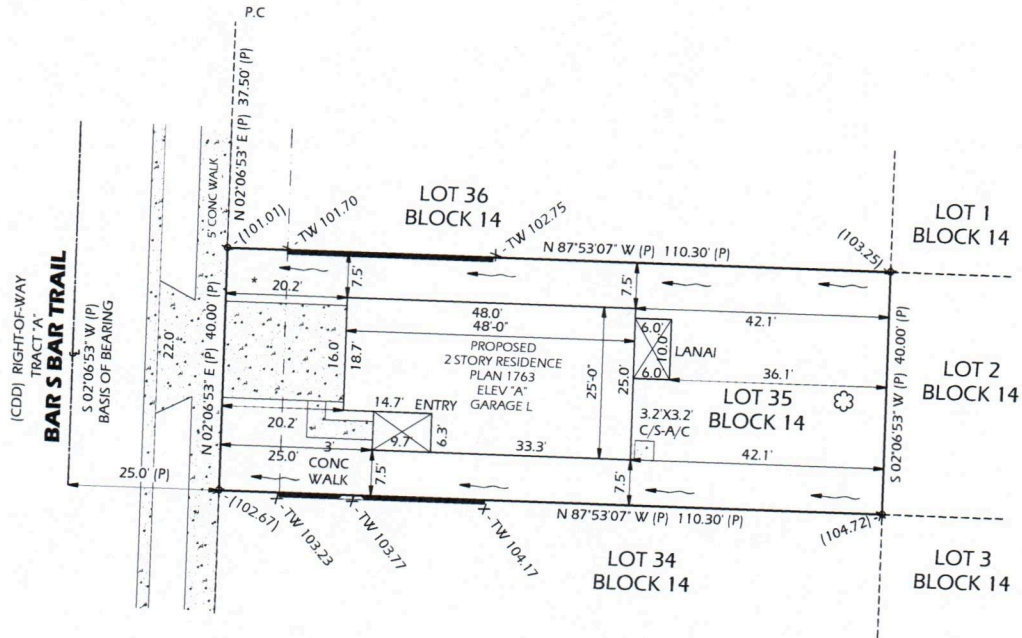
SEC. 4, TWP. 26 S, RNG 21 E.  
PASCO COUNTY, FLORIDA  
(ABBOTT SQUARE)

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 = 4412 SQ. FT.  
LIVING AREA = 728 SQ. FT.  
PORCH = 62 SQ. FT.  
GARAGE = 379 SQ. FT.  
COVERED LANAI = 60 SQ. FT.  
PATIO = N/A SQ. FT.  
POOL AREA = N/A SQ. FT.  
CONC. DRIVE = 323 SQ. FT.  
A/C & CONC PAD = 10 SQ. FT.  
SIDEWALK = 42 SQ. FT.  
LOT SOD = X SQ. FT.  
R/W SOD = X SQ. FT.  
LOT OCCUPIED = 36 %  
AREA TO IRRIGATE = 64 %

PROPOSED:  
MINIMUM FLOOR ELEVATIONS:  
LIVING AREA: 105.57'  
GARAGE AREA:  
ELEVATIONS REFERENCED TO  
NORTH AMERICAN VERTICAL  
DATUM OF 1988

NOTE: TW=TOP OF WALL

⊗ = 2" OAK

\* = 10.00' PUBLIC UTILITY EASEMENT

**LEGEND:**

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

**NOTES:**

LOT GRADING TYPE = A  
PROPOSED PAD ELEVATION = 104.90'  
FRONT SET BACK = 20'  
SIDE SET BACK = 7.5'  
SIDE SET BACK (CORNER LOT) = 15'  
REAR SETBACK = 15'

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

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

(DJ) = 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  
FPP = 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  
P.L. = 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  
- ASPHALT  
- BRICK  
- COVERED  
- VINYL FENCE  
- WOOD FENCE  
- CHAIN LINK FENCE  
- ALUMINUM FENCE

JOB #5114

Date of Site Plan: 3-3-22

DWG: AS-L35-B14-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 certificate is a sketch of the property described herein, and is not a final survey. It is intended for use as a reference only and is not to be used for any other purpose. The survey was conducted on 3/14/22, and the results are shown on the attached site plan. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 472, Florida Statutes, and the rules and regulations of the Florida Board of Surveying and Mapping. The survey was conducted by Initial Point Land Surveying, LLC, a professional surveying firm, and the results are shown on the attached site plan. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 472, Florida Statutes, and the rules and regulations of the Florida Board of Surveying and Mapping. The survey was conducted by Initial Point Land Surveying, LLC, a professional surveying firm, and the results are shown on the attached site plan.

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