

DESCRIPTION: LOT 34, 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)

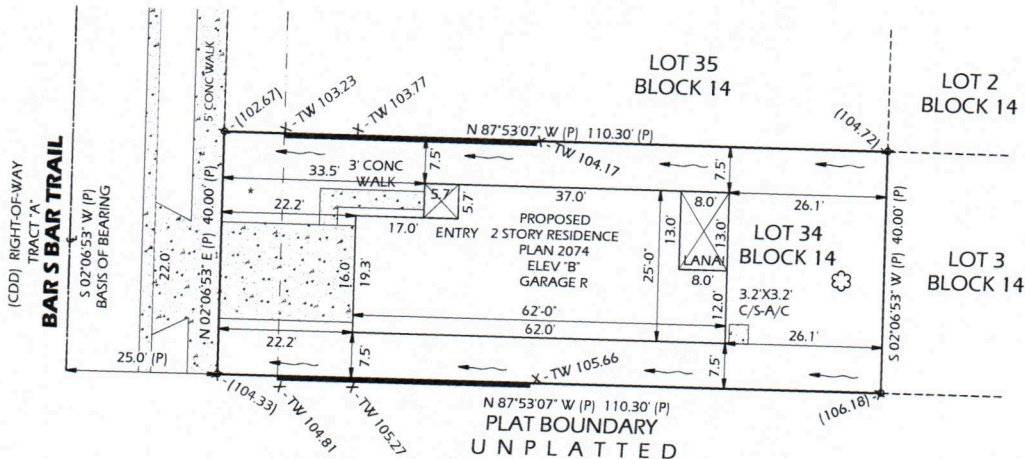
SEC. 4, TWP. 26 S, RNG 21 E.  
PASCO COUNTY, FLORIDA  
(ABBOTT SQUARE)

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	= 952	SQ. FT.
PORCH	= 32	SQ. FT.
GARAGE	= 396	SQ. FT.
COVERED LANAI	= 104	SQ. FT.
PATIO	= N/A	SQ. FT.
POOL AREA	= N/A	SQ. FT.
CONC. DRIVE	= 355	SQ. FT.
A/C & CONC PAD	= 10	SQ. FT.
SIDEWALK	= 61	SQ. FT.
LOT SOD	= x	SQ. FT.
R/W SOD	= x	SQ. FT.
LOT OCCUPIED	= 43	%
AREA TO IRRIGATE	= 57	%

PROPOSED:  
MINIMUM FLOOR ELEVATIONS:  
LIVING AREA: 106.97'  
GARAGE AREA:  
ELEVATIONS REFERENCED TO  
NORTH AMERICAN VERTICAL  
DATUM OF 1988

NOTE: TW=TOP OF WALL

⊗ = 2" OAK

\* = 10.00' PUBLIC UTILITY EASEMENT

## NOTES:

LOT GRADING TYPE = A  
PROPOSED PAD ELEVATION = 106.30'  
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

AI = ARC LENGTH	(D) = DEED
A/C = AIR CONDITIONER	D/E = DRAINAGE EASEMENT
BFE = BASE FLOOD ELEVATION	EL OR ELEV = ELEVATION
BM = BENCH MARK	EOP = EDGE OF PAVEMENT
C = CURVE	ESMT = EASEMENT
(C) = CALCULATED	F/C = FENCE CORNER
CL = CENTERLINE	FCM = FOUND CONCRETE
CLF = CHAIN LINK FENCE	MONUMENT
CMP = CORRUGATED METAL PIPE	FP = FOUND IRON PIPE
COL = COLUMN	FIR = FOUND IRON ROD
CONC = CONCRETE	FN&D = FOUND NAIL & DISK
C/S = CONCRETE SLAB	FOP = FOUND OPEN PIPE
CST = CLEAR SIGHT TRIANGLE	PPP = FOUND PINCHED PIPE

INV = INVERT	PC = POINT OF CURVE
LB = LICENSED BUSINESS	PCC = POINT OF COMPOUND CURVE
LE = LANDSCAPE EASEMENT	PCP = PERMANENT CONTROL POINT
LFE = LOWEST FLOOR ELEVATION	P/E = POOL EQUIPMENT
LS = LICENSED SURVEYOR	PG = PAGE
(M) = MEASURED	PI = POINT OF INTERSECTION
MES = MITERED END SECTION	PK = PARKER KALON
NCF = NO CORNER FOUND	PL = PROPERTY LINE
O/A = OVERALL	POB = POINT OF BEGINNING
OHW = OVERHEAD WIRE(S)	POC = POINT OF COMMENCEMENT
O.R. = OFFICIAL RECORDS	POL = POINT ON LINE
(P) = PLAT	PRC = POINT OF REVERSE CURVE
PB = PLAT BOOK	PRM = PERMANENT REFERENCE MONUMENT

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

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

JOB #5113

Date of Site Plan: 3-3-22

DWG: AS-L34-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 certifies that the herein described property was made under my supervision and meets the applicable standards of practice for surveyors as set forth by the Florida Board of Land Surveyors in Chapters 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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