

DESCRIPTION: LOT 6, BLOCK 2, 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)



Scale: 1" = 20'

CURVE DATA (P)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C59	925.00'	53.83'	53.82'	S 66°14'45" W	3°20'03"
C0	925.00	306.81	305.40	S 77°24'53" W	19°00'14"

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

This SITE PLAN Prepared for and Certified To:
Lennar Homes

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

- LOT

= 6282

SQ. FT.
- LIVING AREA

= 1936

SQ. FT.
- PORCH

= 20

SQ. FT.
- GARAGE

= 416

SQ. FT.
- COVERED LANAI

= N/A

SQ. FT.
- PATIO

= 23

SQ. FT.
- POOL AREA

= N/A

SQ. FT.
- CONC. DRIVE

= 503

SQ. FT.
- A/C & CONC PAD

= 7

SQ. FT.
- SIDEWALK

= 30

SQ. FT.
- LOT SOD

= N/A

SQ. FT.
- R/W SOD

= N/A

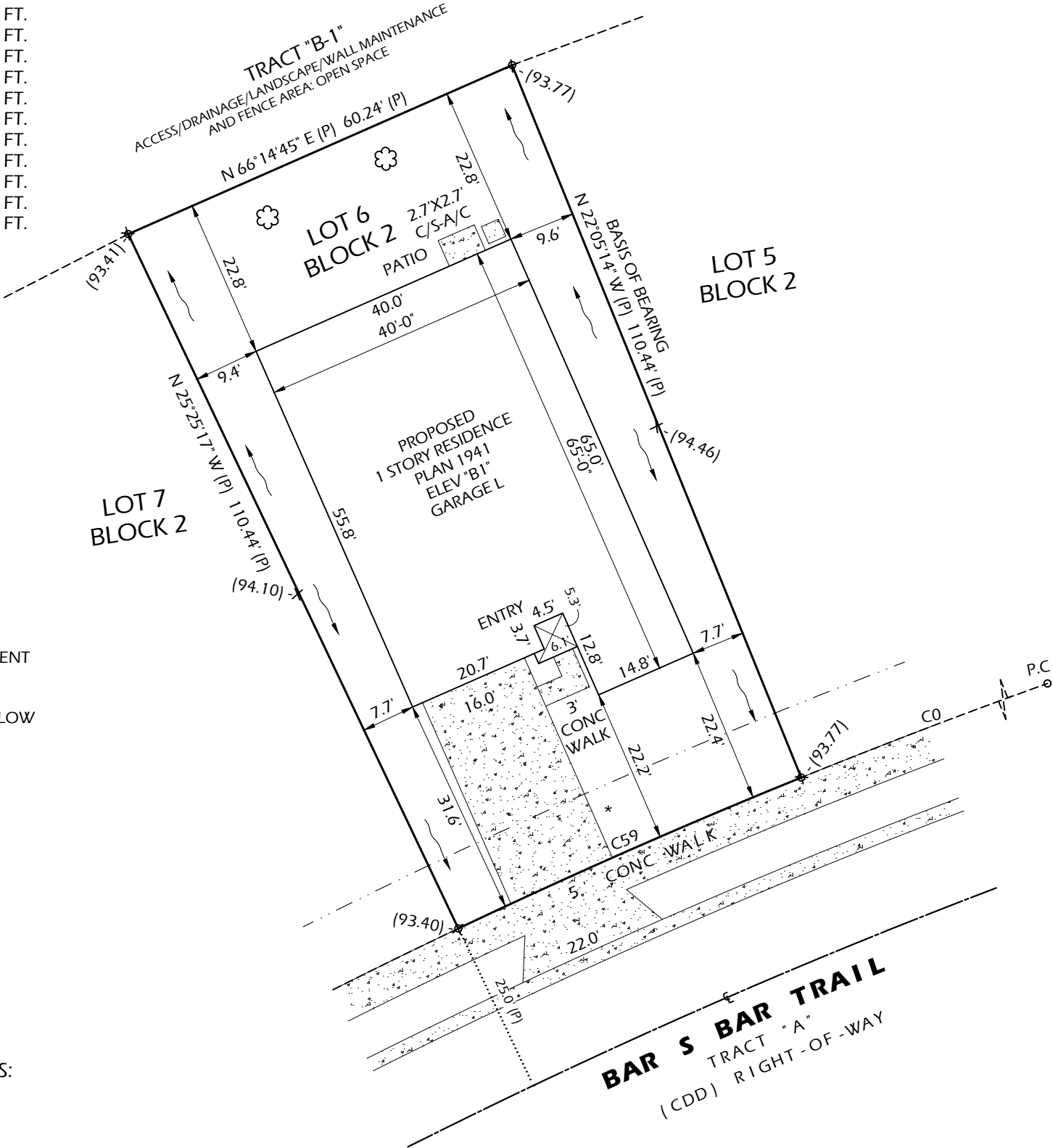
SQ. FT.
- LOT OCCUPIED

= 47

%
- AREA TO IRRIGATE

= 53

%



- = 2" OAK
- = 10.00' PUBLIC UTILITY EASEMENT
- = PROPOSED DRAINAGE FLOW
- (00.00) = PROPOSED GRADE
- E-00.00 = EXISTING GRADE

- NOTES:**
- LOT GRADING TYPE = B
- PROPOSED PAD ELEVATION = 94.70'
- FRONT SET BACK = 20'
- SIDE SET BACK = 7.5'
- SIDE SET BACK (CORNER LOT) =15'
- REAR SETBACK = 15'

- PROPOSED:**
- MINIMUM FLOOR ELEVATIONS:
- LIVING AREA: 95.37'
- GARAGE AREA:
- ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988

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
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LEGEND

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

JOB #5085
Date of Site Plan: 3-2-22
DWG:AS-L6-B2-SITE
File:
Drawn by: DJB
Checked by:JH

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 in the Florida Board of Land Surveyors in Chapter 5J-17.05, through 5J-17.053, Florida Administrative Code pursuant to Section 472.027, Florida State Statutes

STATE OF FLORIDA

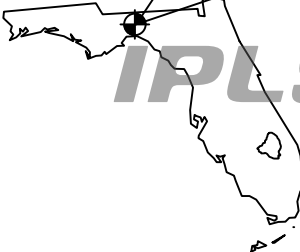
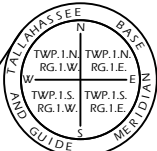
Professional Surveyor and Mapper

Jeff M. Harrell

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LS#173-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.