

Plot Plan

GENERAL NOTES:

- Residence Footprint = 2,950± Square Feet
- As per the plans furnished by the builder.
- Setbacks (Reported)
- 20ft. from all edge of pavement
- 15ft. minimum distance between buildings
- 15ft. from rear of unit to all boundaries
- 7.5ft. from side of unit to all boundaries
- 5.0ft. from side of unit to all boundaries
- for single family homes)
- Reconfigurations, past, present, or future = 35'

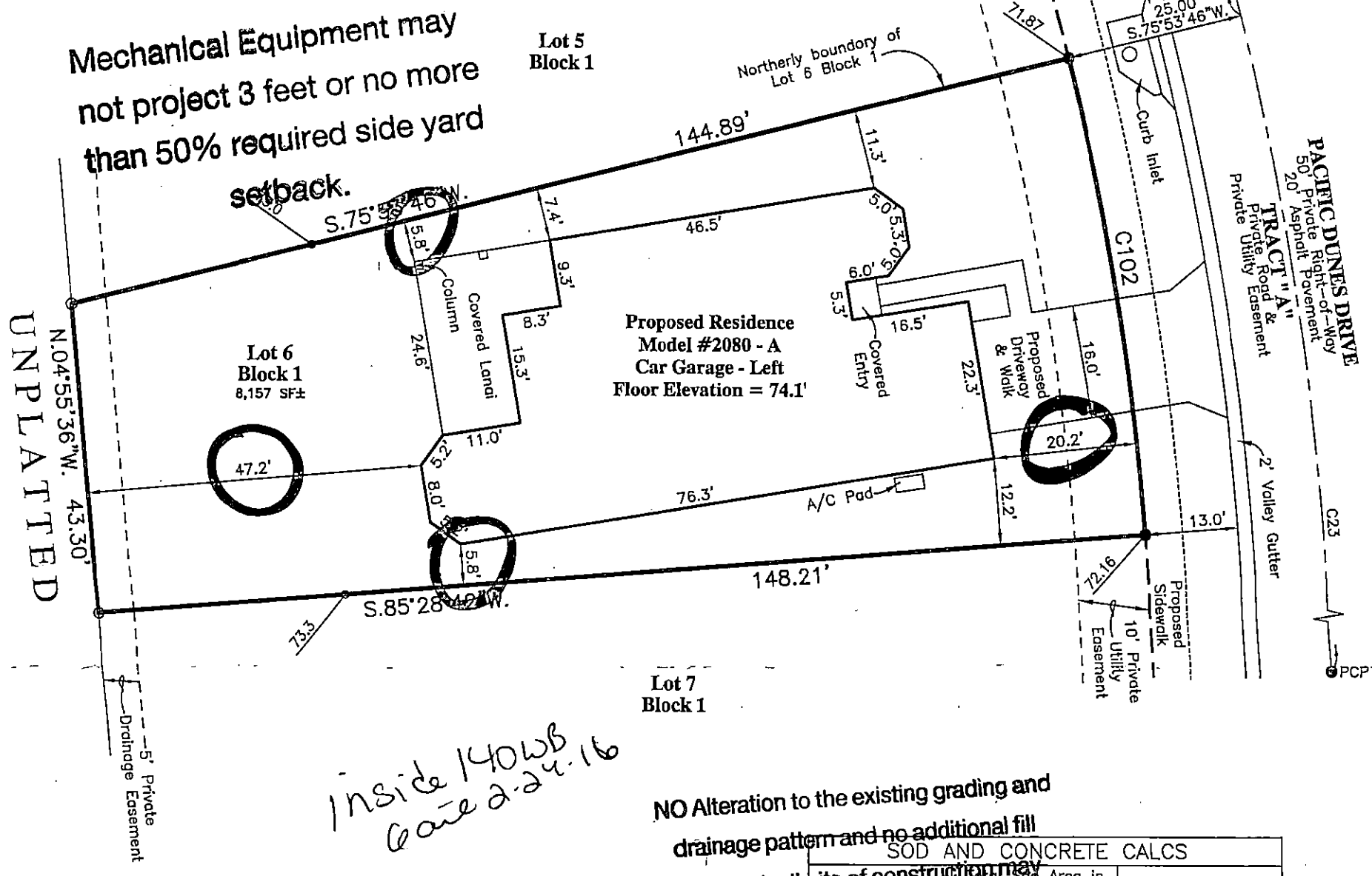
Bearings are based on the Northernly boundary of Lot 6, Block 1, said line bears S.75°53'46"W., per plat.



All construction must take place according to approved site plan. No construction is permitted on easements.

Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities or lot reconfigurations, past, present, or future.

SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93



Mechanical Equipment may not project 3 feet or no more than 50% required side yard setback.

Proposed Residence Model #2080 - A
Car Garage - Left
Floor Elevation = 74.1'

*Inside 140WB
Case 2-2-16*

NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved grading plan.

SOD AND CONCRETE CALCS		
Total Lot Area in Square Feet ±	5,449	
Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)		621

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
23	430.00	29°57'54"	224.89	222.33	N.07°09'34"W.
102	405.00	09°34'56"	67.73	67.65	N.09°18'46"W.

These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.

BUILDING LAYOUT NOTE:

Contractor and owner are responsible for zoning conditions, setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from the conditions shown hereon. Failure to do so will be at user's sole risk.

LEGEND:	
Pg. - Page	L.B. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	W - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	F - Fire Hydrant
SF - Square Feet	RCW - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	T - Telephone Box
SW - Sidewalk	E - Electric Box
CI - Curb Inlet	CT - Cable Television Box
GTI - Grate Top Inlet	L - Light Pole
MES - Mitered End Section	S - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SS - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EHH - Electric Handhole
P.K. - Parker Kalon Nail	COO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	S - Sign
FIR - Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)	AC - Air Conditioner
FIP - Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FPK - Found P.K. Nail	P.D.E. - Private Drainage Easement
FPKD - Found P.K. Nail & Disk	D.E. - Drainage Easement
FCM - Found Concrete Monument	L.M.E. - Lake Maintenance Easement
REF - Reference	YD - Yard Drain
PRM - Permanent REF. Monument	A.E. - Access Easement
PCP - Permanent Control Point	L.B.E. - Landscape Buffer Easement
P.D.U.E. - Private Drainage Utility Easement	R.W.E. - Raw Water Well Easement
	OWS - Water Service
	DF - Drainage Flow Direction
	10.0 - Proposed Design Grade
	10.2 - As-Built/Existing Grade

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
- Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

PREPARED FOR:
MINTO COMMUNITIES, LLC

FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lot 6, Block 1, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

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GeoPoint
Surveying, Inc.

NOT A SURVEY (For Permitting ONLY)

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR
No. 555610

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Field Book

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/05/16	Dwg: 6_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			