

Plot Plan

DIMENSION NOTE:
Proposed building dimensions shown hereon are of the exterior.

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.

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 lot grading plan.

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

Lot 14 Block 1

Lot 15 Block 1
8,905 SF±

Proposed Residence
Model #2448 - A
Garage - Left
Floor Elevation = 74.0'

Lot 16 Block 1

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

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

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
20ft. from front of unit to all boundaries
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)
Max Building Height = 35'

SOD AND CONCRETE CALCS		
Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (includes right-of-way area between front property line and back of curb)	Total Conc. Area in Square Feet ± (includes sidewalk and driveway only)
8,905	5,498	1,036

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	BEARING
17	426.00	12°29'10"	92.84	S.37°45'46"W
118	401.00	08°32'07"	59.74	N.35°47'14"E

*Facial 190 RM
8-4-2015*

Mechanical equipment may not project 3 feet or no more than 50% required side yard

BUILDING LAYOUT
Contractor and owner are to verify setbacks, building dimensions, and other information shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

LEGEND:

Pg. - Page	LB - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	WM - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FD - Fire Hydrant
SF - Square Feet	RM - Racialized Water Meter
Conc. - Concrete	RCV - Racialized Water Valve
BP - Brick Paver	LI - Light Pole
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CT - Cable Television Box
GTI - Grate Top Inlet	SM - Storm Sewer Manhole
MES - Mitered End Section	SMH - Sanitary Sewer Manhole
RPC - Reinforced Conc. Pipe	EM - Electric Manhole
PVC - Polyvinyl Chloride	CO - Clean Out
P.K. - Parker-Kalon Nail	ICV - Irrigation Control Valve
SB - Set 3/8" Iron Rod LB7758	S - Sign
SPK - Set P.K. & Disk LB7758	AC - Air Conditioner
FIR - Found 1/2" Iron Rod	P.U.E. - Public Utility Easement
LB748 (Unless Noted Otherwise)	P.D.E. - Private Drainage Easement
FIP - Found 1/2" Iron Pipe	D.E. - Drainage Easement
LB748 (Unless Noted Otherwise)	L.M.E. - Lake Maintenance Easement
FNK - Found P.K. Nail	AE - Access Easement
PKO - Found P.K. Nail & Disk	LS.E. - Landscape Buffer Easement
FCM - Found Concrete Manument	R.W.E. - Row Water Wall Easement
REF - Reference	W.S. - Water Service
PMU - Permanent R.F.C. Monument	D.F.D. - Drainage Flow Direction
PCP - Permanent Control Point	D.G. - Proposed Design Grade
P.D.U.E. - Private Drainage Utility Easement	T.V.G. - As-Built/Existing Grade

(Note: Some items in above legend may not be applicable)

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, walls, 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 1928 (NGVD28).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.

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 12057C0578H dated 08/25/08, and appears to be in Zone "X".

DESCRIPTION: Lot 15, 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

NOT A SURVEY (For Permitting ONLY)

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

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Tampa, Florida 33605
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Licensed Business No. LB7765

GeoPoint Surveying, Inc.

Drawn: DJW Checked: SF P.C.: Data File:
Date: 06/29/15 Dwg: 15_Block 1_PP.dwg Order No.:
SHEET 18 OF 21 S. - PNG, 23 E. Field No.:

REVISIONS

Description	Date	Drawn	Checked	P.C.	Order No.	Field Book
Sh/R Bldg.	07/27/15	DJW	EVH			