

Plot Plan

GENERAL NOTES:

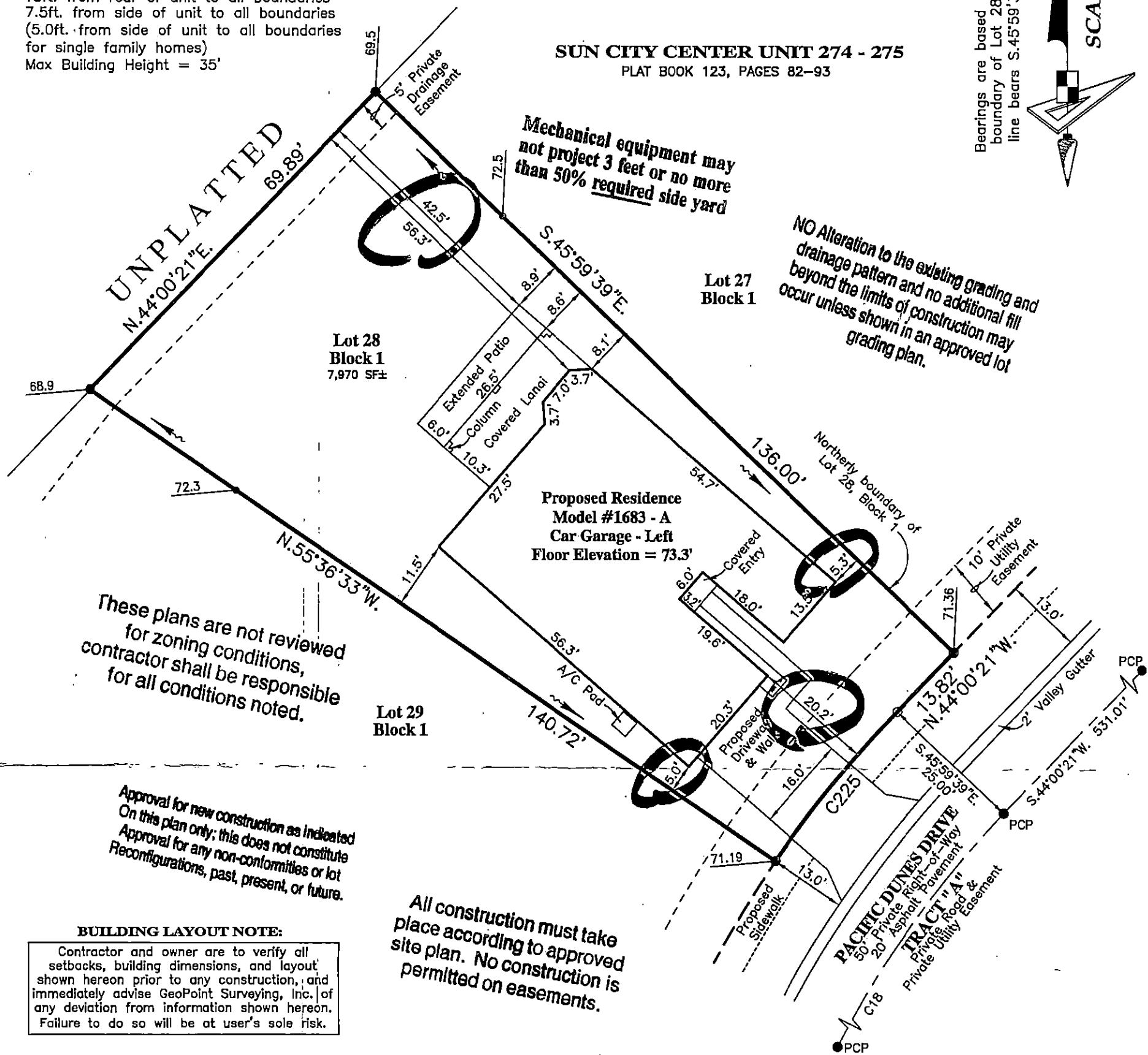
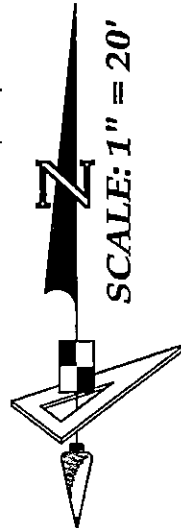
Residence Footprint = 2,130± Square Feet
As per the plans furnished by the builder.

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'

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

Bearings are based on the Northerly boundary of Lot 28, Block 1, said line bears S.45°59'39"E., per plat.



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

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.

BUILDING LAYOUT NOTE:

Contractor and owner are to verify all setbacks, building dimensions, and layout 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.

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

AREA (For Quantity Takeoff): Lot 28 Block 1

Brick Pavers (Driveway & Walk)	= 628 SF±
Concrete Sidewalk (In Right Of Way)	= 152 SF±
Sod (Includes Lot To Back of Curb)	= 5,224 SF±

*Inside 140 RM
6-21-2016*

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
18	80.00	201°01'07"	280.67	157.32	S.81°18'41"E.
225	105.00	19°39'54"	36.04	35.86	N.47°17'28"W.

LEGEND:	
Pg.--Page	L.B.--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	FH--Fire Hydrant
SF--Square Feet	RCWM--Reclaimed Water Meter
Conc.--Concrete	RCWV--Reclaimed Water Valve
BP--Brick Paver	TEB--Telephone Box
SW--Sidewalk	EB--Electric Box
CI--Curb Inlet	CCB--Cable Television Box
GTI--Grate Top Inlet	LP--Light Pole
MES--Mitered End Section	SSM--Storm Sewer Manhole
RCP--Reinforced Conc. Pipe	SSMh--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	AC--Air Conditioner
FIR--Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)	P.U.E.--Public Utility Easement
FIP--Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	P.D.E.--Private Drainage Easement
FPK--Found P.K. Nail	D.E.--Drainage Easement
FPKD--Found P.K. Nail & Disk	L.M.E.--Lake Maintenance Easement
FCM--Found Concrete Monument	YD--Yard Drain
REF--Reference	A.E.--Access Easement
PRM--Permanent REF. Monument	L.B.E.--Landscape Buffer Easement
PCP--Permanent Control Point	R.W.E.--Raw Water Well Easement
P.D.U.E.--Private Drainage Utility Easement	WS--Water Service
(Note: Some items in above legend may not be applicable)	DFD--Drainage Flow Direction
	10.0--Proposed Design Grade
	10.2--As-Built/Existing Grade

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

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.

NOT A SURVEY
(For Permitting ONLY)

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5610

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 28, 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.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 05/20/16	Dwg: 28_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			