

Plot Plan

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

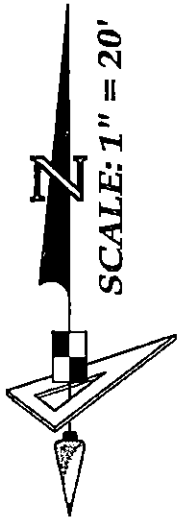
GENERAL NOTES:
Residence Footprint = 2,950± Square Feet
As per the plans furnished by the builder.
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
15ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
(5.0ft. from side of unit to all boundaries for single family lots)
Max Building Height = 35'

AREA (For Quantity Takeoff): : Lot 14 Block 3

Brick Pavers (Driveway & Walk) = 1025 SF±
Concrete Sidewalk (In Right Of Way) = 240 SF±
Sod (Includes 10' Private Utility Easement) = 1025 SF±

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

Bearings are based on the Westerly boundary of Lot 14, Block 3, said line bears S.21°53'07"W., per plat.



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

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

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

These plans are not reviewed for zoning conditions.

contractor shall be responsible for all conditions noted.

inside 140WB case 12-7-16

CURVE DATA TABLE

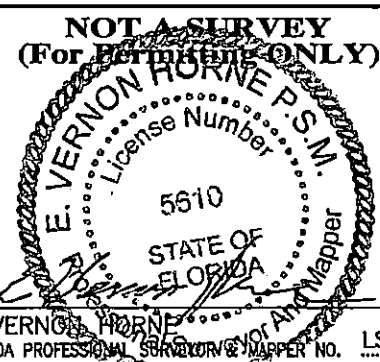
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
26	425.00	09°06'22"	67.55	67.47	S.70°33'56"E.
142	400.00	07°00'14"	48.90	48.87	S.71°37'00"E.

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.

LEGEND:	
Pg.-Page	LB.-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	FD-Fire Hydrant
SF-Square Feet	RCM-Reclaimed Water Meter
Conc.-Concrete	RCV-Reclaimed Water Valve
BP-Brick Paver	TE-Telephone Box
SW-Sidewalk	EB-Electric Box
CI-Curb Inlet	CT-Cable Television Box
GI-Grate Top Inlet	LP-Light Pole
MES-Mitered End Section	SS-Storm Sewer Manhole
RCP-Reinforced Conc. Pipe	SM-Sanitary Sewer Manhole
PVC-Polyvinyl Chloride	EH-Electric Handhole
P.K.-Parker Kalon Nail	CO-Clean Out
SIR-Set 5/8" Iron Rod LB7768	ICVP-Irrigation Control Valve
SPKD-Set P.K. & Disk LB7768	Sign
FIR-Found 5/8" Iron Rod	AC-Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E.-Public Utility Easement
FIP-Found 1/2" Iron Pipe	P.D.E.-Private Drainage Easement
LB148 (Unless Noted Otherwise)	D.E.-Drainage Easement
FPK-Found P.K. Nail	L.M.E.-Lake Maintenance Easement
FPKD-Found P.K. Nail & Disk	YD-Yard Drain
FCM-Found Concrete Monument	A.E.-Access Easement
REF-Reference	L.B.E.-Landscape Buffer Easement
PRM-Permanent REF. Monument	R.W.E.-Raw Water Well Easement
PCP-Permanent Control Point	WWS-Water Service
P.D.U.E.-Private Drainage Utility Easement	D.F.D.-Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	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.



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 Zones "X" and "A" (Base Flood Elevation 70.66(NGVD29) / 69.74(NAVD88)).

DESCRIPTION:

Lot 14, Block 3, 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.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 11/08/16	Dwg: 14_Block 3_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	