

Plot Plan

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.

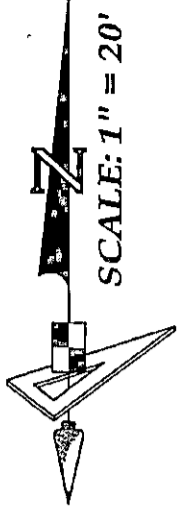
DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

GENERAL NOTES:

Residence Footprint = 3,061± 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'

Bearings are based on the Westerly boundary of Lot 13, Block 3, said line bears S.33°43'00"W., per plat.



SCALE: 1" = 20'

AREA (For Quantity Takeoff): : Lot 13 Block 3

Brick Pavers (Driveway & Walk)	= 1025 SF±
Concrete Sidewalk (In Right Of Way)	= 240 SF±
Sod. (Includes Sod, Sod, Sod, Sod, Sod, Sod)	= 5589 SF±

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

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

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

*Inside 140WB
Case 12-19-16*

Vertical Datum Conversion Note:

Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet.
(NGVD29 - 0.92' = NAVD88)

CURVE DATA

NO.	RADIUS	DELTA	CHORD	BEARING
22	425.00	29°07'28"	216.04	S.60°33'23"E
141	400.00	11°49'53"	82.45	S.62°03'58"E
142	400.00	00°14'48"	48.87	S.71°37'00"E

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

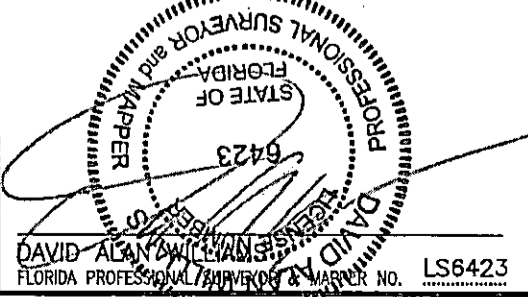
- Pg. - Page
- R/W - Right Of Way
- O.R. - Official Records Book
- P.B. - Plat Book
- Elev. - Elevation
- SF - Square Feet
- Conc. - Concrete
- BP - Brick Paver
- SW - Sidewalk
- CI - Curb Inlet
- GTI - Grate Top Inlet
- MES - Mitered End Section
- RCP - Reinforced Conc. Pipe
- PVC - Polyvinyl Chloride
- P.K. - Parker Kalon Nail
- SIR - Set 5/8" Iron Rod LB7768
- SPKD - Set P.K. & Disk LB7768
- FIR - Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)
- FIP - Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)
- FPK - Found P.K. Nail
- FPKD - Found P.K. Nail & Disk
- FCM - Found Concrete Monument
- REF - Reference
- PRM - Permanent REF. Manument
- PCP - Permanent Control Point
- P.D.U.E. - Private Drainage Utility Easement

Approval for any non-utility construction as indicated on this plan only. This does not constitute approval for lot reconfiguration, past, present, or future.

SURVEYOR'S NOTES:

- Current title information on the subject property has 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.

NOT A SURVEY (For Permitting ONLY)



REVISIONS

Description	Date	Dwn.	Cl'd	P.C.	Order No.	Field Book
Vert Datum Note	12/14/16	DJW	DAW	~	~	~

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 13, 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.

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Licensed Business No. LB7768

GeoPoint
Surveying, Inc.

Dwn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 11/16/16	Dwg: 13_Block_3_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	