

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

GENERAL NOTES:

Residence Footprint = 4,207± 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)
- Mox Building Height = 35'

Vertical Datum Conversion Note:

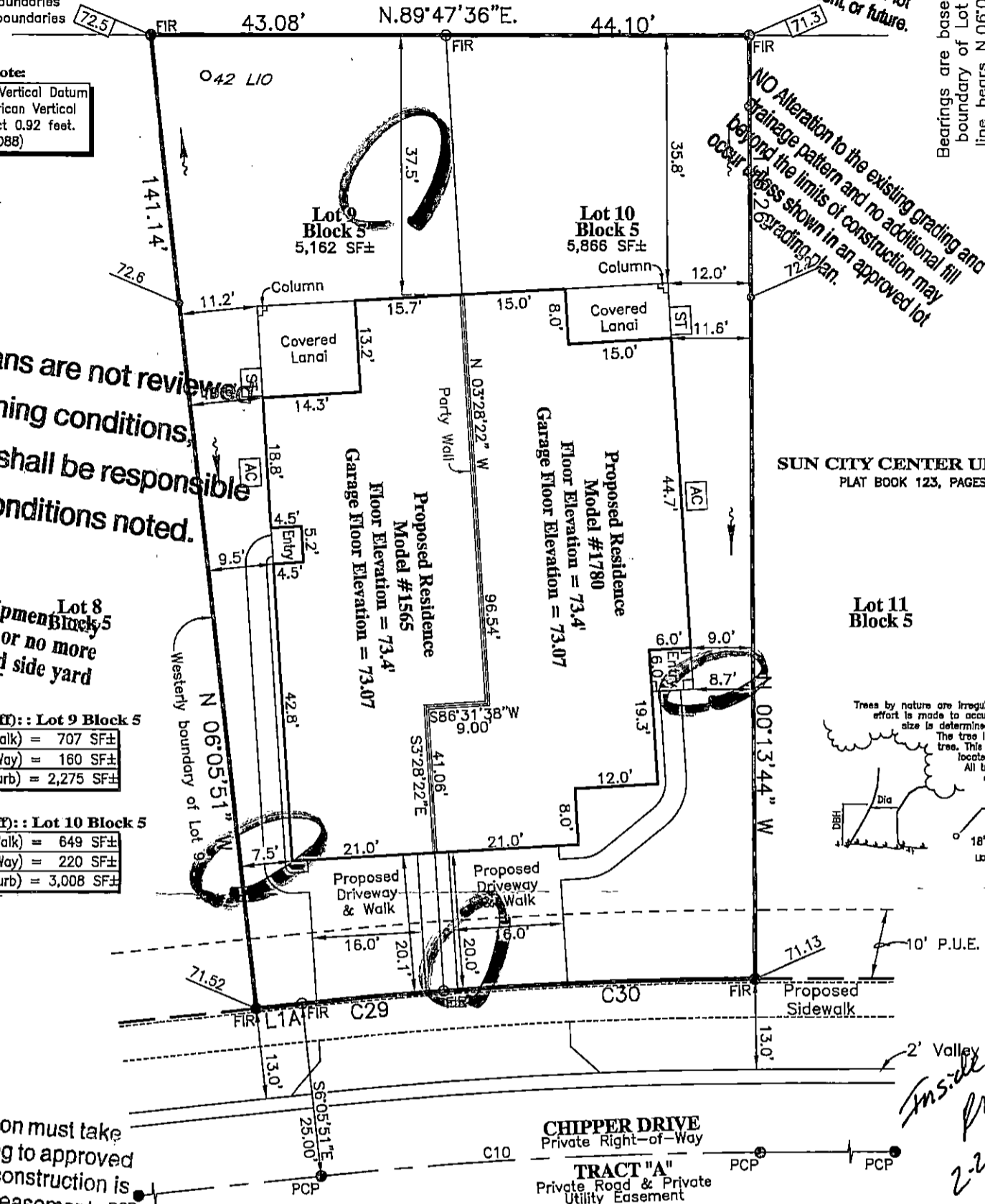
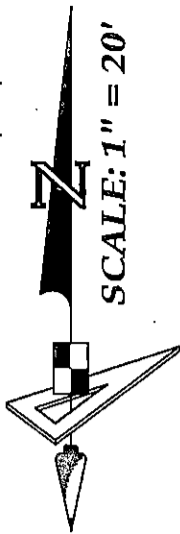
Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet.
(NGVD29 - 0.92' = NAVD88)

Plot Plan

UNPLATTED

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.

Bearings are based on the Southerly boundary of Lot 9, Block 5, said line bears N.06°05'51"W., per plat.



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

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

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

TREE NOTE:
Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

AREA (For Quantity Takeoff): Lot 9 Block 5

Brick Pavers (Driveway & Walk)	= 707 SF±
Concrete Sidewalk (In Right Of Way)	= 160 SF±
Sod (Includes Lot To Back of Curb)	= 2,275 SF±

AREA (For Quantity Takeoff): Lot 10 Block 5

Brick Pavers (Driveway & Walk)	= 649 SF±
Concrete Sidewalk (In Right Of Way)	= 220 SF±
Sod (Includes Lot To Back of Curb)	= 3,008 SF±

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

CHIPPER DRIVE
Private Right-of-Way

TRACT "A"
Private Road & Private Utility Easement

2' Valley Gutter
Inside
2-28-2017

LINE DATA TABLE

NO.	BEARING	LENGTH
L1A	N 83°54'09" E	6.79'

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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C29	650.00'	1°49'53"	20.78'	20.78'	S 84°49'05" W
C30	650.00'	3°59'48"	45.34'	45.33'	S 87°43'56" W
C10	625.00'	5°52'07"	64.02'	63.99'	S 86°50'12" W

LEGEND:

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 1/2" Iron Rod	LB7768 (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. Monument	PCP - Permanent Control Point	P.D.U.E. - Private Drainage Utility Easement	(Note: Some items in above legend may not be applicable)	
LB. - Licensed Business	ST - Stoop	WM - Water Meter	WV - Water Valve	FD - Fire Hydrant	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EHH - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	Sign	AC - Air Conditioner	P.U.E. - Public Utility Easement	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	YD - Yard Drain	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.	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. LS5610

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: Lots 9 & 10, Block 5, 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
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Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: JH	Checked: DJW	P.C.: ~	Data File: ~
Date: 01/23/17	Dwg: 9&10_Blk5_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			