

Plot Plan

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

GENERAL NOTES:

Residence Footprint = 4,215 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
Max Building Height = 35'

Bearings are based on the Westerly boundary of Lot 56, Block 5, said line bears S.57°06'30"E., per plat.

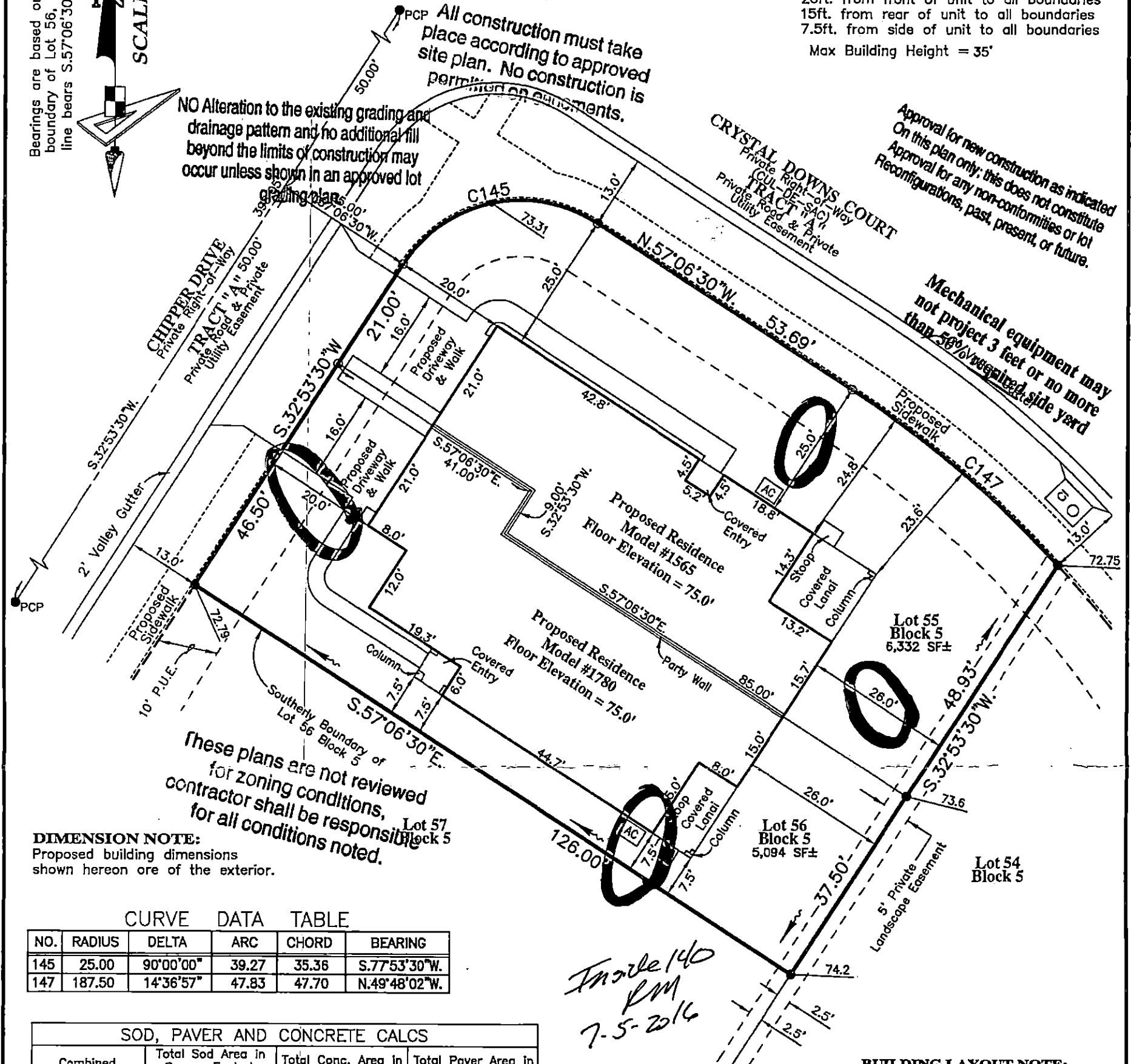


NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan.

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

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.

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



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

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
145	25.00	90°00'00"	39.27	35.36	S.77°53'30"W.
147	187.50	14°36'57"	47.83	47.70	N.49°48'02"W.

SOD, PAVER AND CONCRETE CALCS

Combined 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 Right-of-Way Sidewalk ONLY)	Total Paver Area in Square Feet ± (Includes Entry, Lanal, Sidewalk and Driveway ONLY)
11,426	7,361	1,060	1,849

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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.

Handwritten note:
In the 140 PM
7-5-2016

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 LB7788
- SPKD—Set P.K. & Disk LB7788
- 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. 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
- FH—Fire Hydrant
- RCM—Reclaimed Water Meter
- RCV—Reclaimed Water Valve
- TEB—Telephone Box
- EB—Electric Box
- CTB—Cable Television Box
- LP—Light Pole
- SSM—Storm Sewer Manhole
- SSWM—Sanitary Sewer Manhole
- EHC—Electric Handhole
- COO—Clean Out
- ICV—Irrigation Control Valve
- S—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 Drgn
- AE—Access Easement
- LB.E.—Landscape Buffer Easement
- R.W.E.—Raw Water Well Easement
- OWS—Water Service
- DFD—Drainage Flow Direction
- P.D.G.—Proposed Design Grade
- A.B.—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.
- Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

PREPARED FOR:

MINTO COMMUNITIES, LLC

FLOOD ZONE:

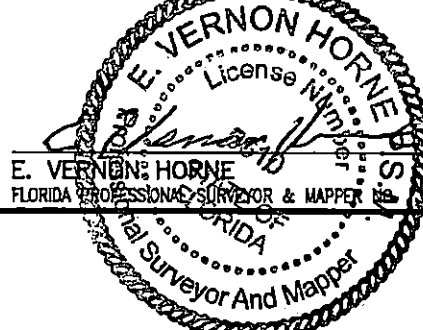
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 55 & 56, 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
Fax: (813) 248-2266
Licensed Business No. LB7768



NOT A SURVEY
(For Permitting ONLY)



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

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 04/14/16	Dwg: 55&56_BLK5_PP.dwg	Order No.: ~	Field Bk: ~