

Plot Plan

GENERAL NOTES:

Residence Footprint = 4,173± 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'

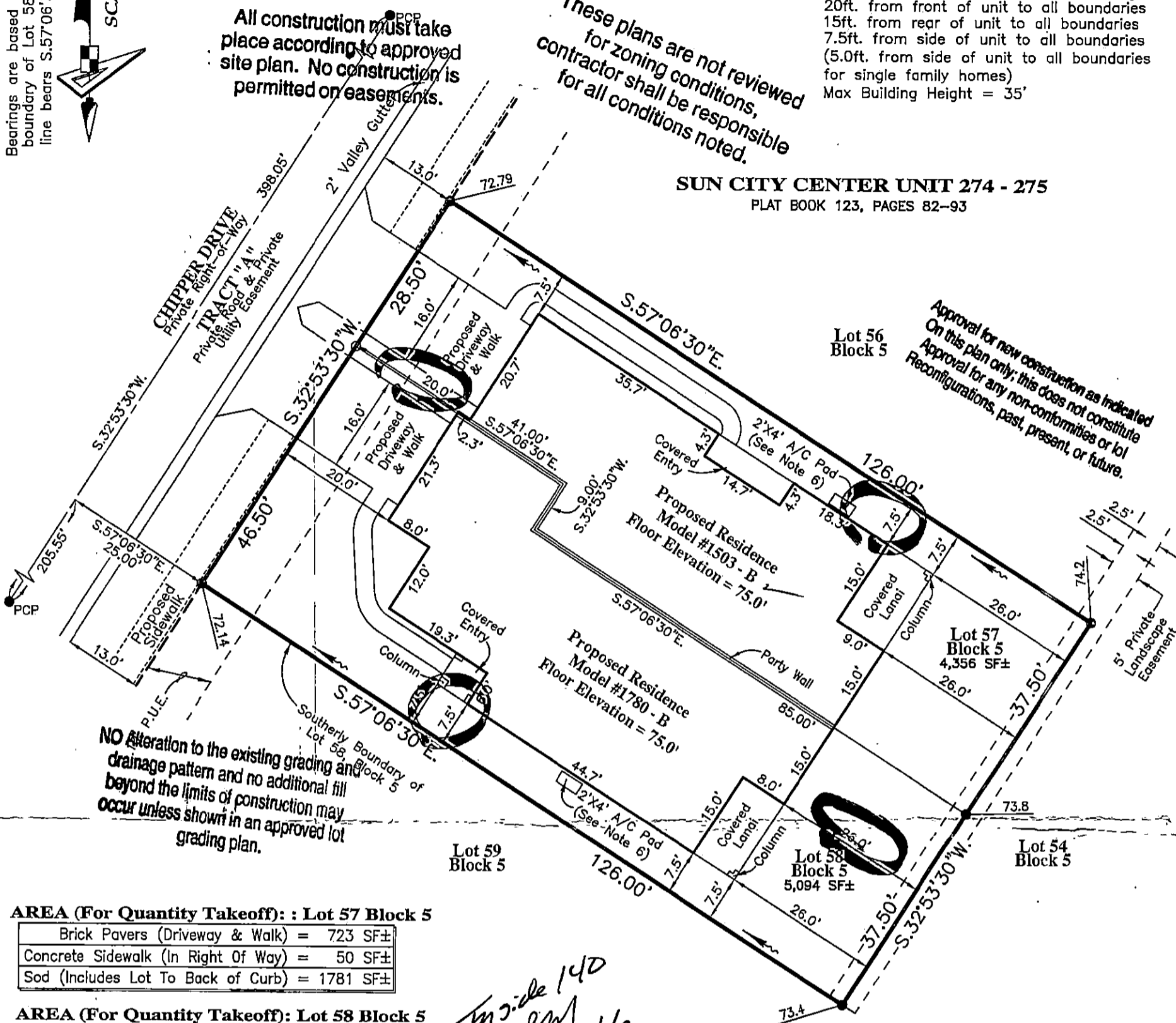
Bearings are based on the southerly boundary of Lot 58, Block 5, said line bears S.57°06'30"E., per plat.



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

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

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



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.

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.

AREA (For Quantity Takeoff): Lot 57 Block 5

Brick Pavers (Driveway & Walk)	= 723 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 1781 SF±

AREA (For Quantity Takeoff): Lot 58 Block 5

Brick Pavers (Driveway & Walk)	= 651 SF±
Concrete Sidewalk (In Right Of Way)	= 143 SF±
Sod (Includes Lot To Back of Curb)	= 2541 SF±

*Inside 140
RW
6-20-2016*

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

BUILDING LAYOUT NOTE:

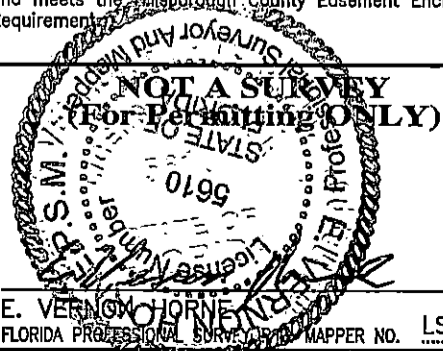
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

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

LEGEND:	
Pg.-Page	L.B.-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	FH-Fire Hydrant
SF-Square Feet	RCW-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
GTI-Grate Top Inlet	LP-Light Pole
MES-Mitered End Section	SSM-Storm Sewer Manhole
RCP-Reinforced Conc. Pipe	SSM-Sanitary Sewer Manhole
PVC-Polyvinyl Chloride	EH-Electric Handhole
P.K.-Parker Kalon Nail	CO-Clean Out
SIR-Set 5/8" Iron Rod LB7768	ICV-Irrigation Control Valve
SPKD-Set P.K. & Disk LB7768	S-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
FKM-Found P.K. Nail & Disk	YD-Yard Drain
FCM-Found Concrete Monument	AE-Access Easement
REF-Reference	LWB-Landscape Buffer Easement
PRM-Permanent REF. Monument	R.W.E.-Raw Water Well Easement
PCP-Permanent Control Point	OWS-Water Service
P.D.U.E.-Private Drainage Utility Easement	DFD-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.
- 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 57 & 58, 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.

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Drawn: DJW	Checked: EVH	P.C.:	Data File:
Date: 05/26/16	Dwg: 57&58_Blk5_PP.dwg	Order No.:	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk:		

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. LS5610