

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

Plot Plan

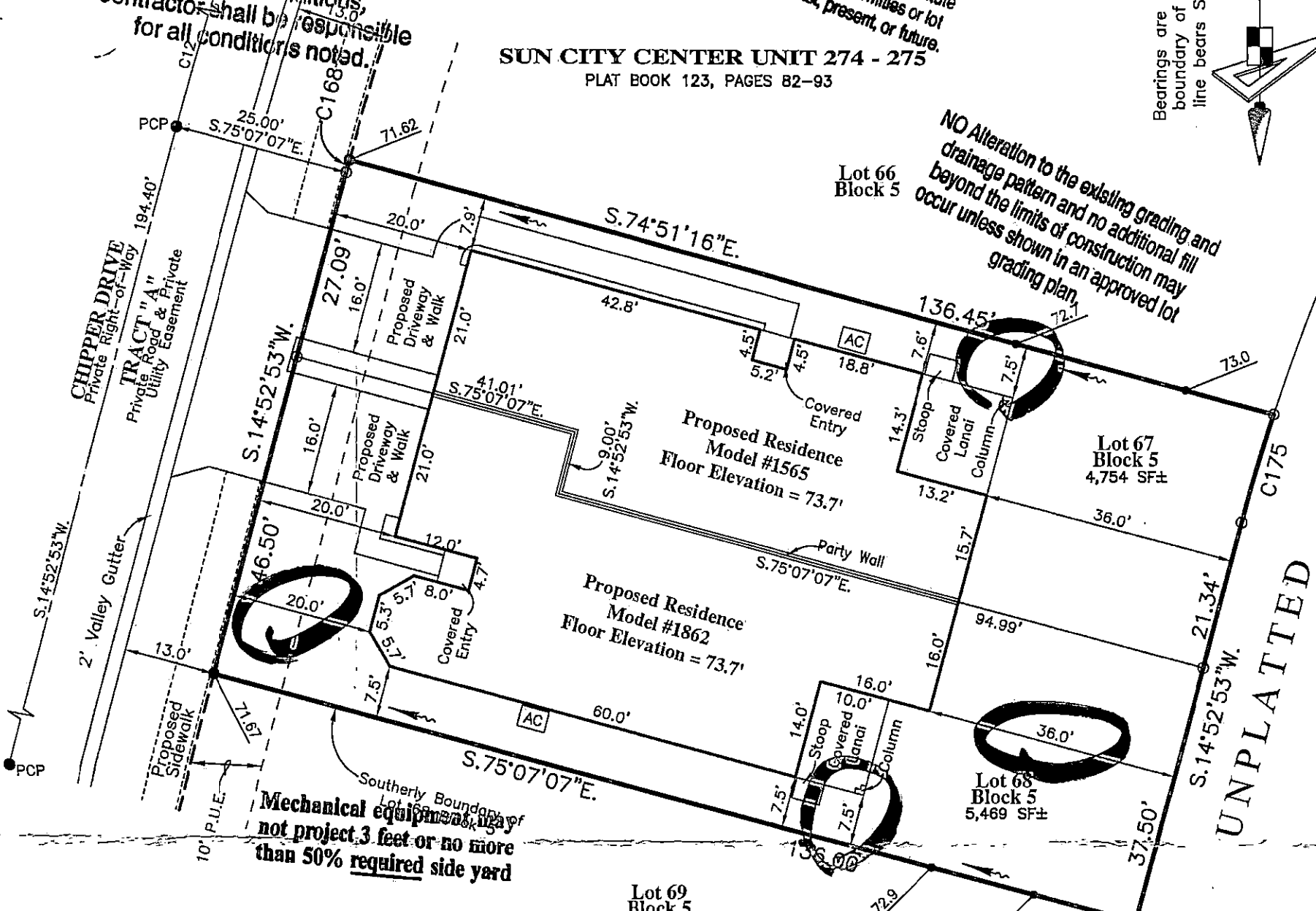
Bearings are based on the Southerly boundary of Lot 68, Block 5, said line bears S.75°07'07"E., per plat.



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

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.

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



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

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

Inside 140 PM 6-14-2016

AREA (For Quantity Takeoff): : Lot 67 Block 5

Brick Pavers (Driveway & Walk)	= 784 SF±
Concrete Sidewalk (In Right Of Way)	= 52 SF±
Sod (Includes Lot To Back of Curb)	= 2,071 SF±

AREA (For Quantity Takeoff): : Lot 68 Block 5

Brick Pavers (Driveway & Walk)	= 611 SF±
Concrete Sidewalk (In Right Of Way)	= 141 SF±
Sod (Includes Lot To Back of Curb)	= 2,855 SF±

GENERAL NOTES:
Residence Footprint = 4,307± 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'

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
12	430.00	18°00'37"	135.17	134.61	S.23°53'11"W.
168	405.00	00°15'51"	1.87	1.87	S.15°00'48"W.
175	285.00	03°13'01"	16.00	16.00	N.16°29'23"E.

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 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	FD - Fire Hydrant	RCM - Reclaimed Water Meter	RCDV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CTE - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSMH - Sanitary Sewer Manhole	EH - Electric Handhole	CO - 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 Drain	AE - 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
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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 67 & 68, 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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Tampa, Florida 33805
Phone: (813) 248-8888
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Licensed Business No. LB7768

GeoPoint
Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 05/16/16	Dwg: 67&68_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

