HILLSBOROUGH COUNTY

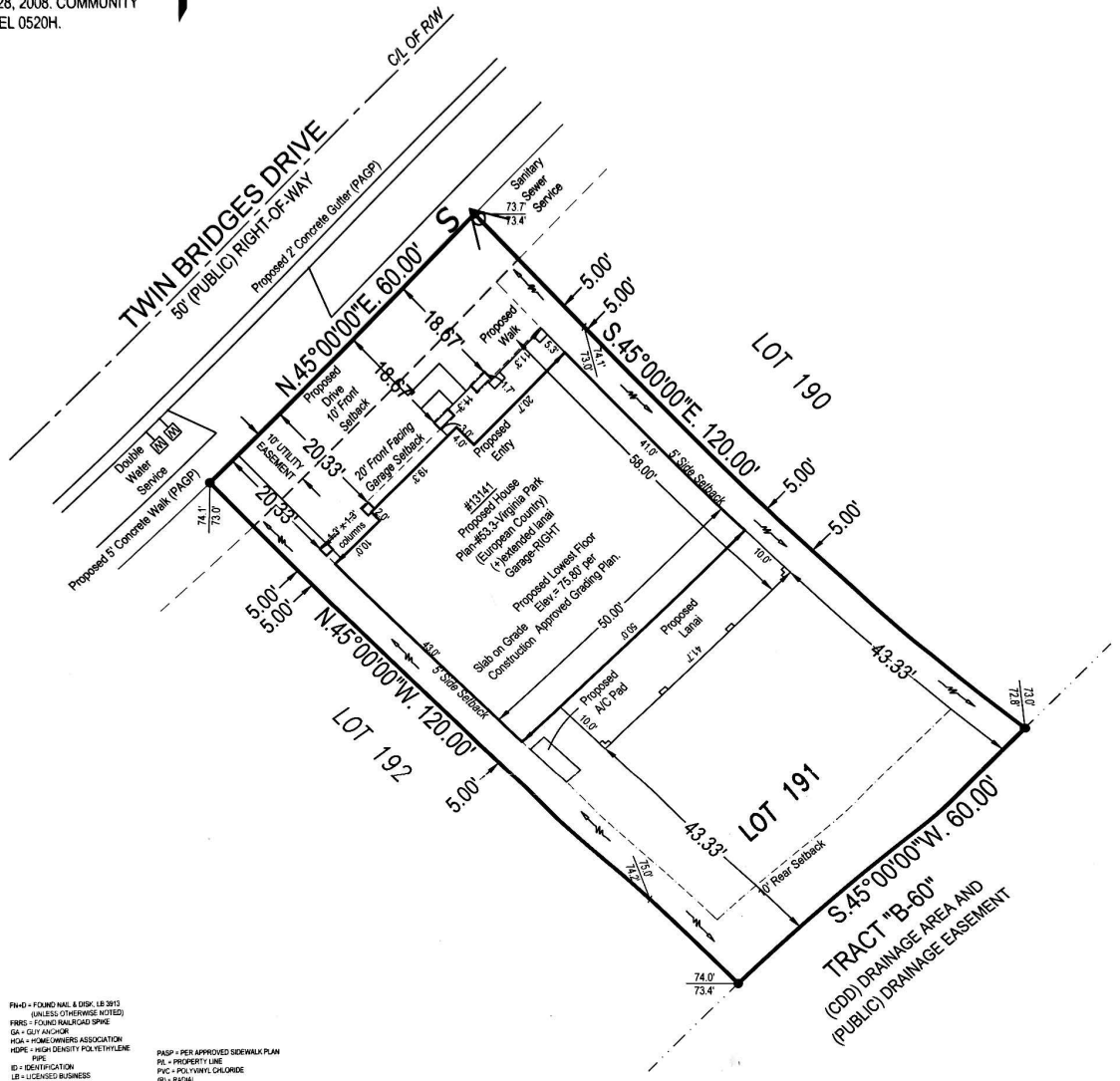
DESCRIPTION: LOT 191, TRIPLE CREEK VILLAGE N AND P AS RECORDED IN PLAT BOOK 141, PAGES 261 - 287, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12057C0520H, EFFECTIVE DATE AUGUST 28, 2008. COMMUNITY No. 120112 PANEL 0520H.

Scale: 1" = 20'

SITE PLAN (NOT A SURVEY)

BASIS OF BEARINGS:
C/L OF R/W OF TWIN BRIDGE DRIVE
BEARS N.45°00'00"E. PER PLAT.



LEGEND:

A = ARC
ACOE = ARMY CORPS OF ENGINEERS
BWF = BARBED WIRE FENCE
C = CURVE
(C) = CALCULATED
CATV = CABLE TELEVISION RISER
CB = CHORD BEARING
CCR = CERTIFIED CORNER RECORDS
CDD = TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
CH = CHORD
CI = CURB INLET
CLF = CHAIN LINK FENCE
CLP = CONC. LIGHT POLE
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COT = CITY OF TAMPA
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
D&AE = DRAINAGE AND ACCESS EASEMENT
D&IE = DRAINAGE AND INGRESS/EGRESS EASEMENT
D&U = DRAINAGE AND UTILITY
ELEV. = ELEVATION
EPCHC = ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
ESMT = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FIR = 5/8" FOUND IRON ROD, LB 3913 (UNLESS OTHERWISE NOTED)
FNG = FOUND
FPK = FOUND PARKER-KALON NAIL
F.G.F.W.F.C.E. = FLORIDA GAME AND FRESH WATER FISH COMMISSION CONSERVATION EASEMENT
FN+D = FOUND NAIL & DISK, LB 3913 (UNLESS OTHERWISE NOTED)
FRRS = FOUND RAILROAD SPIKE
GA = GUY ANCHOR
HOA = HOMEOWNERS ASSOCIATION
HDPE = HIGH DENSITY POLYETHYLENE PIPE
ID = IDENTIFICATION
LB = LICENSED BUSINESS
LS = LANDSCAPE
LS = LICENSED SURVEYOR
MEG = MATCH EXISTING GRADE
MH = MANHOLE
(NR) = NON-RADIAL
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGVD = NATIONAL GEODETIC VERTICAL DATUM 1929
NTS = NOT TO SCALE
O.R. = OFFICIAL RECORDS
OUL = OVERHEAD UTILITY LINES
(P) = PLAT
PAGP = PER APPROVED GRADING PLAN
PAGADP = PER APPROVED GRADING AND DRAINAGE PLAN
PB = PLAT BOOK
PI = POINT OF INTERSECTION
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER
PASP = PER APPROVED SIDEWALK PLAN
P/L = PROPERTY LINE
PVC = POLYVINYL CHLORIDE
(R) = RADIAL
RAD = RADIUS
RCP = REINFORCED CONCRETE PIPE
REG = REGISTERED
R/W = RIGHT-OF-WAY
(S) = SURVEY
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
SIR = 5/8" SET IRON ROD LB 3913
SN+D = SET NAIL & DISK LB 3913
SPK = SET PARKER-KALON NAIL
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TBM = TEMPORARY BENCHMARK
TYP. = TYPICAL
UD&E = UTILITY AND DRAINAGE INGRESS/EGRESS EASEMENT
U.E. = UTILITY EASEMENT
WC = WITNESS CORNER
WCEL = WETLAND CONSERVATION EASEMENT LINE
WCASL = WETLAND CONSERVATION AREA SETBACK LINE
WF = WOOD FENCE
WL&E = WALL LANDSCAPE AND BUFFER EASEMENT

= WATER METER
= WATER VALVE
= FIRE HYDRANT
= HUB & TACK SET
= LATH SET
= UTILITY POLE
= ELEV. (PAGP)
PROPOSED / EXISTING

NOTE:
Sewer and Water services shown per approved Construction Plans. Sewer and Water lines connecting from the service stub-out to the building will be routed to avoid any potential tree root conflicts.

NO EXISTING TREES per approved LOT GRADING PLAN.

VERTICAL DATUM NOTE:
THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988.

Drainage Flow Arrow

SOD AND CONCRETE CALCS			
Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between property line and back of Curb)	Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)	Lot Grading type per Approved Grading Plan
7200	4140	1144	A

3495

22410947

This Sketch Prepared For : Homes by West Bay, LLC; Regions Bank;
First American Title Insurance Company; Sunset Park Title, LLC

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

Drawn: C. Zang | April 07, 2024 | Client No: 3495
Checked: CEE
Original No.: 22410947 | Current No.: 22410947

SCOTT R. FOWLER CERTIFICATE NUMBER 5185 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Digitally signed by: Scott R Fowler
Date: 2024.04.09 15:41:33 -04'00'

SCOTT R. FOWLER — DATE OF SIGNATURE
FLORIDA REGISTERED LAND SURVEYOR NO. 5185
Survey Date: N/A

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. # 3913

Sec.: 1 Twp.: 31 S Rge.: 20 E

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