

**GENERAL NOTES:**

Residence Footprint = 2,827± 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'

# Plot Plan

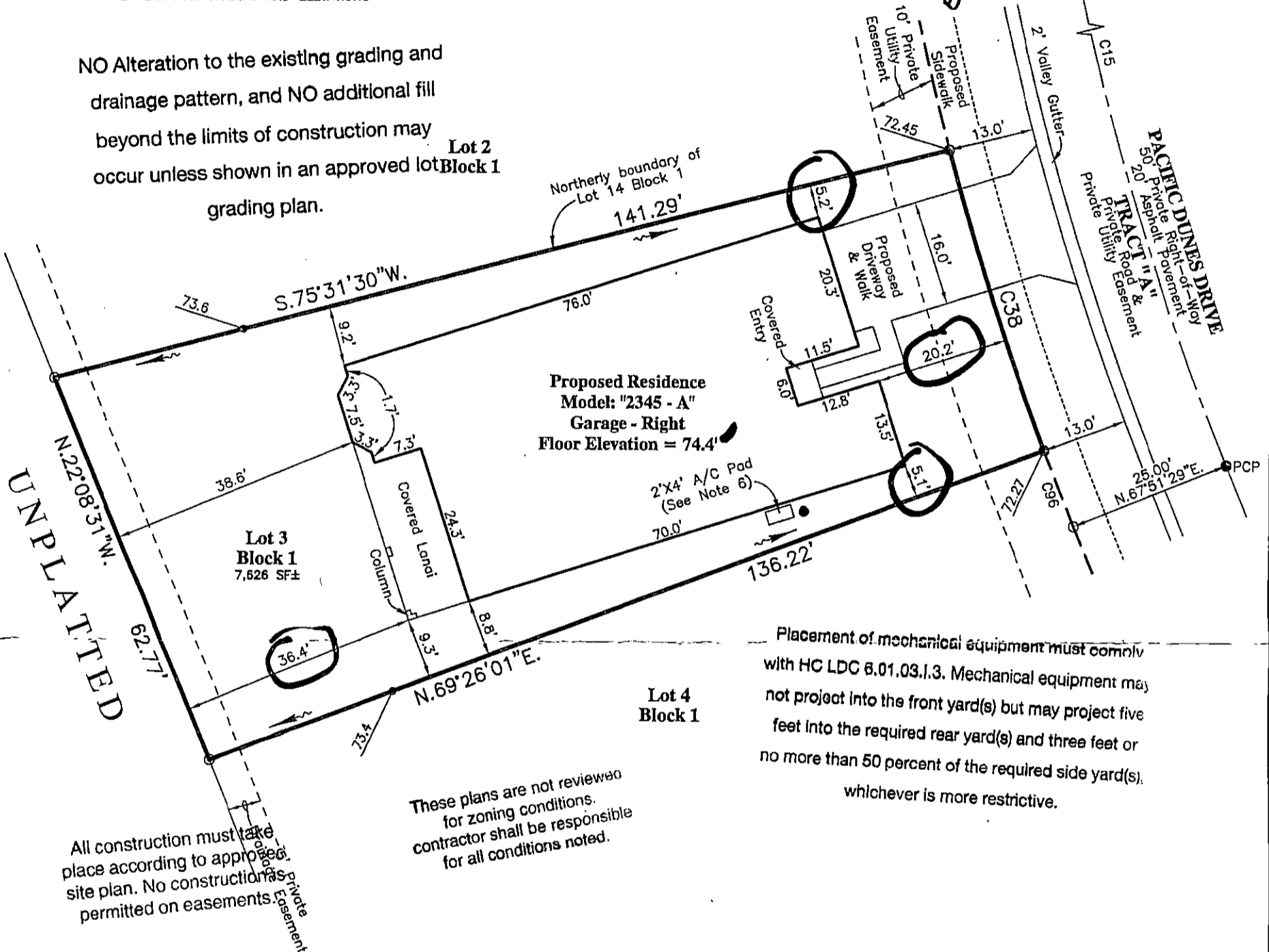
Approval for new construction as indicated  
 on this plan only; this does not constitute  
 approval for any non-conformities or lot  
 reconfigurations past, present, or future.

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

SOD AND CONCRETE CALCS		
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 Sidewalk and Driveway ONLY)
7,626	4,508	622

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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.



Placement of mechanical equipment must comply with HC LDC 8.01.03.1.3. Mechanical equipment may not project into the front yard(s) but may project five feet into the required rear yard(s) and three feet or no more than 50 percent of the required side yard(s), whichever is more restrictive.

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

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

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	425.00	22°08'31"	164.24	163.22	S.11°04'16"E.
38	450.00	06°05'29"	47.84	47.82	N.17°31'15"W.
96	450.00	01°34'33"	12.38	12.38	N.21°21'15"W.

**DIMENSION NOTE:**

Proposed building dimensions shown hereon are of the exterior.

**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.

**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	SPK—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	FPK—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)	L.B.—Licensed Business	ST—Stoop	WM—Water Meter	WV—Water Valve	FH—Fire Hydrant	RCM—Reclaimed Water Meter	RCD—Reclaimed Water Valve	TEB—Telephone Box	EB—Electric Box	CTB—Cable Television Box	LP—Light Pole	SSM—Storm Sewer Manhole	SSBM—Sanitary Sewer Manhole	EHH—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 Drain	A.E.—Access Easement	L.B.E.—Landscape Buffer Easement	R.W.E.—Raw Water Well Easement	WS—Water Service	DFD—Drainage Flow Direction	10.0—Proposed Design Grade	10.2—As-Built/Existing Grade
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**SURVEYOR'S NOTES:**

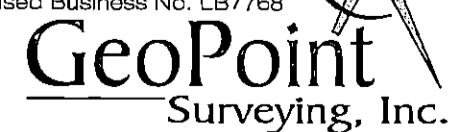
- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced 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:** Lot 3, Block 1, 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



**REVISIONS**

Description	Date	Dwn. Ck'd	P.C.	Order No.	Field Book

**VERNON HORNER**  
 STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 12/30/15	Dwg: 3_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			