

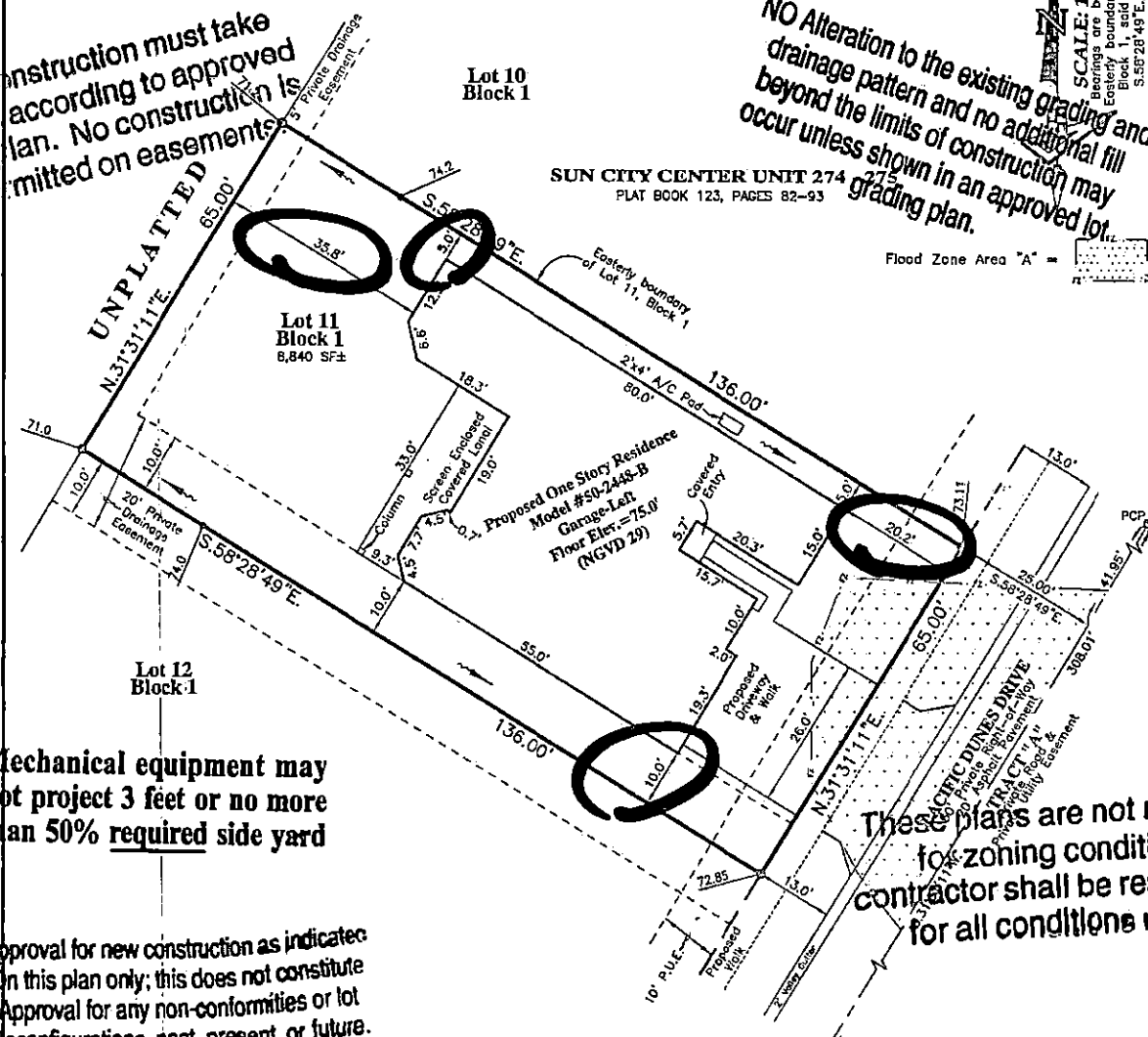
Plot Plan

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

SCALE: 1" = 20'
Bearings are based on the Eastern boundary of Lot 11, Block 1, said line bears S.56°28'49"E, per plat.

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

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

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.

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.

*Inside 140
RM
11-29-2016*

GENERAL NOTES:
Residence Footprint = 3,392± 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'

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

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, walls, 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 HEDDT DESIGN.
- This Plot Plan is subject to matters shown on the Plot of SUN CITY CENTER UNIT 274 - 275.
- Air Conditioning Unit is 2'x4', offset from building D.5' and meets the Hillsborough County Easement Encroachment Requirement.

NOT A SURVEY (For Permitting ONLY)

ERIKSON HORNE P.S.M.
Professional Surveyor
License Number: LS5610

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 be in Zones "X" and "A" (Base Flood Elevation 70.66(NGVD29) / 69.74(NAVD88)).

DESCRIPTION: Lot 11, 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. 1,87768

GeoPoint Surveying, Inc.

Drawn: JH Checked: DJW P.C.: Date File:
Date: 11/1/16 Dwg: 11_Block 1_PP.dwg Order No.:
SEC. 18 - TWN. 32 S. - RNC. 20 E. Field Bk: