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

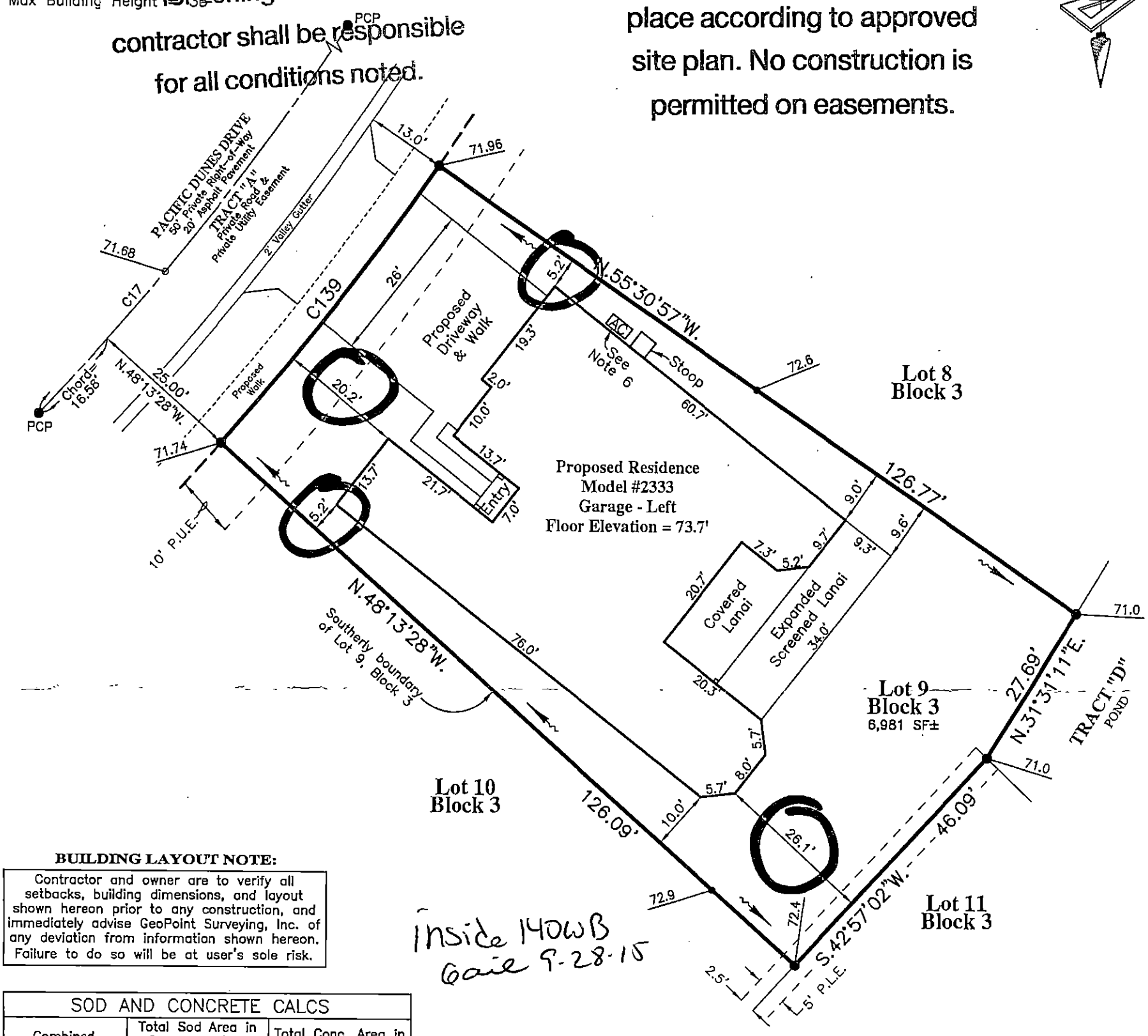
GENERAL NOTES:
Residence Footprint = 2,949± Square Feet
As per the plans furnished by the builder.
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
15ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
(5.0ft. from side of unit to all boundaries for single family homes)
Max Building Height = 35'

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

Plot Plan

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

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



Inside 140WB
Gail 9-28-15

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.

SOD AND CONCRETE CALCS		
Combined 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 Sidewalks and Driveway ONLY)
6,981	3,578	390

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.

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C17	426.00'	12°29'10"	92.84'	92.65'	S 37°45'46" W
C139	426.00'	7°17'29"	57.39'	57.36'	S 38°07'47" W

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)

L.B. –Licensed Business
ST –Stoop
WM –Water Meter
WV –Water Valve
FH –Fire Hydrant
RCWM –Reclaimed Water Meter
RCWV –Reclaimed Water Valve
TB –Telephone Box
EB –Electric Box
TV –Cable Television Box
LP –Light Pole
SMH –Storm Sewer Manhole
SSMH –Sanitary Sewer Manhole
ESMH –Electric Sewer Manhole
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
A.E. –Access Easement
L.B.E. –Landscape Buffer Easement
R.W.E. –Raw Water Well Easement
OWS –Water Service
–Drainage Flow Direction
10.0 –Proposed Design Grade
10.2 –As-Built/Existing Grade

REVISIONS

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

SURVEYOR'S NOTES:

1. Current title information regarding the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 – 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
5. This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 – 275.
6. Air Conditioning Unit is (2'x4') Offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

NOT A SURVEY
For Permitting ONLY

VERNON HORNE III
Licensed Number 5610
STATE OF FLORIDA
Professional Surveyor And Mapper

E. VERNON HORNE III
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 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 lie in Zone "X".

DESCRIPTION: Lot 9, Block 3, 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
GeoPoint Surveying, Inc.

Drawn: SF	Checked: DJW	P.C.:	Data File:
Date: 09/08/15	Dwg: 9_Block 3_PP.dwg		Order No.:
SEC. 18 – TWN. 32 S.– RNG. 20 E.			Field Bk: