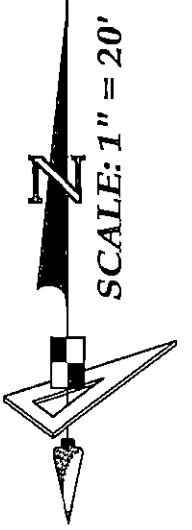


# Plot Plan

**GENERAL NOTES:**

Residence Footprint = 2,130± 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

Bearings are based on the Northerly boundary of Lot 19, Block 1, said line bears S.49°59'39"W., per plat.



**These plans are not reviewed for zoning conditions,**

**contractor shall be responsible for all conditions noted.**

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.**

UNPLATTED

Mechanical Equipment may not project more than 50% of required side yard setback.

**Vertical Datum Conversion Note:**  
 Conversion of National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) subtract 0.92 feet (NGVD29 - 0.92 = NAVD88)

**AREA (For Quantity Takeoff): : Lot 19 Block 1**

Brick Pavers (Driveway & Walk)	= 620 SF±
Concrete Sidewalk (In Right Of Way)	= 177 SF±
Sod (Includes Lot To Back of Curb)	= 4257 SF±

**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 140WB Gate 4.5-17*

**NO Alteration to the existing grading and drainage pattern and no additional fill occur unless shown in an approved lot grading plan**

PCP - Permanent Control Point  
 No monument found or recovered at time of survey and that the PCP location shown hereon is for informational purposes only.

LEGEND:		REVISIONS	
Pg. - Page	LB. - Licensed Business	Description	Date
R/W - Right Of Way	ST - Stoop	Dwn.	Ck'd
O.R. - Official Records Book	WM - Water Meter	P.C.	P.C.
P.B. - Plot Book	WV - Water Valve	Order No.	Order No.
Elev. - Elevation	FD - Fire Hydrant	Field Book	Field Book
SF - Square Feet	RCM - Reclaimed Water Meter		
Conc. - Concrete	RCV - Reclaimed Water Valve		
BP - Brick Paver	TE - Telephone Box		
SW - Sidewalk	EB - Electric Box		
CI - Curb Inlet	CTB - Cable Television Box		
GTI - Grate Top Inlet	LP - Light Pole		
MES - Mitered End Section	SSM - Storm Sewer Manhole		
RPC - Reinforced Conc. Pipe	SSMH - Sanitary Sewer Manhole		
PVC - Polyvinyl Chloride	EHH - Electric Handhole		
P.K. - Parker Kalon Nail	CO - Clean Out		
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve		
SPKD - Set P.K. & Disk LB7768	S - Sign		
FIR - Found 5/8" Iron Rod	AC - Air Conditioner		
LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement		
FIP - Found 1/2" Iron Pipe	P.D.E. - Private Utility Easement		
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement		
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement		
FKM - Found Concrete Monument	YD - Yard Drain		
FCM - Found Concrete Monument	A.E. - Access Easement		
REF - Reference	L.B.E. - Landscape Buffer Easement		
PRM - Permanent Ref. Monument	R.W.E. - Raw Water Well Easement		
PCP - Permanent Control Point	OWS - Water Service		
P.D.U.E. - Private Drainage Utility Easement	DFD - Drainage Flow Direction		
(Note: Some items in above legend may not be applicable)	10.0 - Proposed Design Grade		
	10.2 - As-Built/Existing Grade		

**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.

**APPROVAL FOR:**  
 WINTO COMMUNITIES, LLC  
**FLOOD ZONE:**  
 The property shown hereon is in the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 120570040H dated 08/28/08, and appears to be in Zone "X".  
**DESCRIPTION:** Lot 19, 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

Drawn: DJW    Checked: EVH    P.C.: ~    Data File: ~  
 Date: 03/21/17    Dwg: 19\_Block 1\_PP.dwg    Order No.: ~  
 SEC. 18 - TWN. 32 S. - RNG. 20 E.    Field Bk: ~

