Plot Plan

Placement of mechanical equipment must comply
with HC LDC 6.01.03.1.3. 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.

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82–93

SCALE: 1" = 30'

Bearings are based on the Northerly
boundary of Lot 31, Block 1, said
line bears N.82°10'29"W., per plat.

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.

NO ALTERATION to the existing grading and
drainage pattern and no additional fill
beyond the limits of construction may
occur unless shown in an approval lot
grading plan.

**Lot 30
Block 1**

Northerly boundary of
Lot 31, Block 1

N.82°10'29"W.

215.08'

**Lot 31
Block 1**
14,074 SF±

Covered Lanai

**Proposed Residence
Model #2070 - B
Garage - Left
Floor Elevation = 73.0'**

Covered Entry

Optional Stoop

A/C Pad

**Lot 32
Block 1**

S.84°32'33"W.

180.29'

10' Private
Utility Easement

Private Drainage Easement

13.0'

N.82°10'29"W.

25.00'

Chord= 105.57'

PCP

C18

C228

20.2'

Proposed Driveway & Walk

16.0'

2' Valley Gutter

PACIFIC DUNES DRIVE
50' Private Right-of-Way
20' Asphalt Pavement
TRACT "A"
Private Road &
Private Utility Easement

Proposed SW

PCP

NOTES:
...rint = 2,517± Square Feet
...s furnished by the builder.

...edge of pavement
...distance between buildings
...t of unit to all boundaries
... of unit to all boundaries
...e of unit to all boundaries
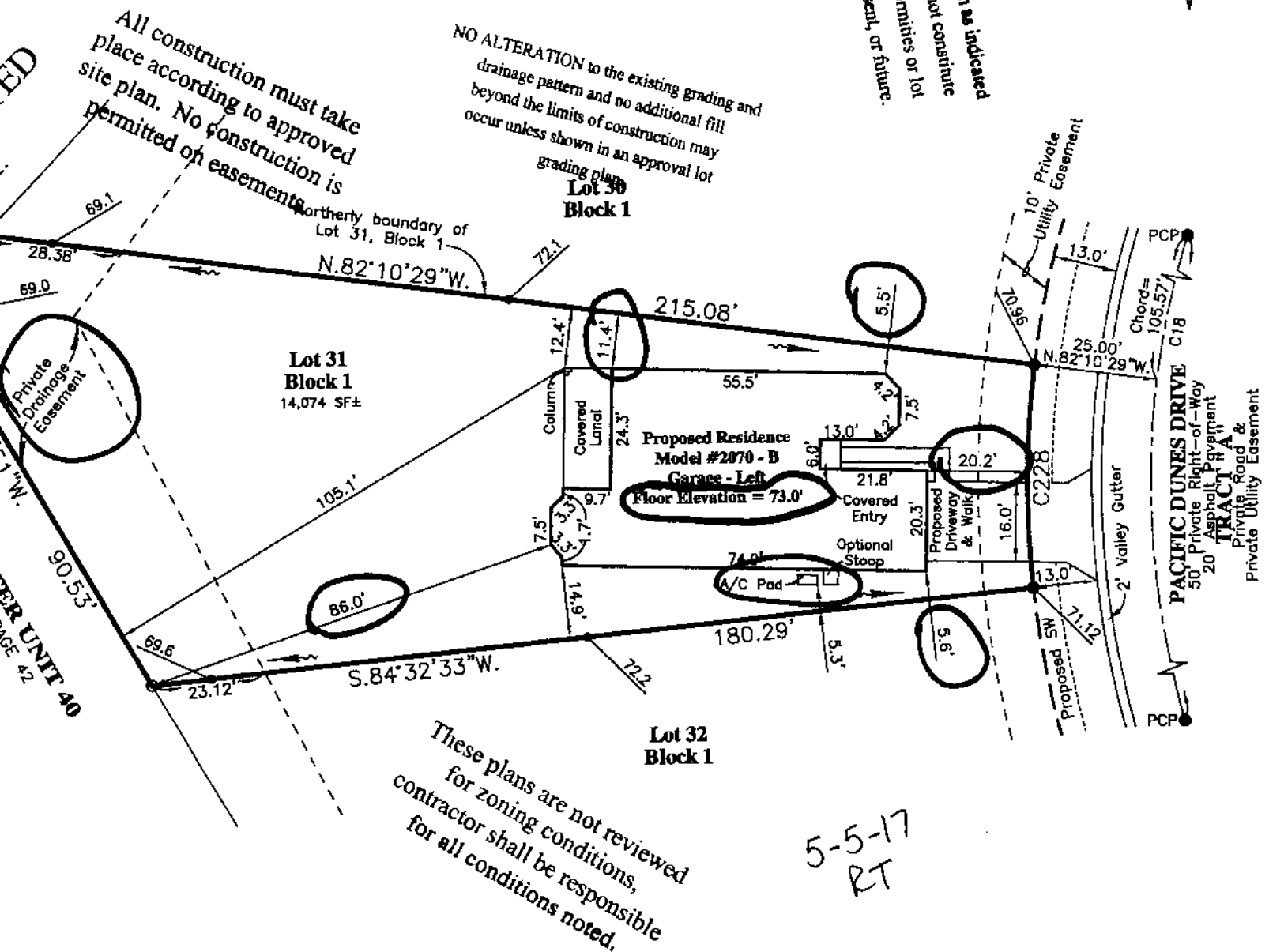...e of unit to all boundaries
...y homes)
...eight = 35'

NOTE:
...ng dimensions
...re of the exterior.

5-5-17
RT

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

AREA (For Quantity Takeoff): : Lot 31 Block 1

Brick Pavers (Driveway & Walk) =	637	SF±
Concrete Sidewalk (In Right Of Way) =	144	SF±
Sod (Includes Lot To Back of Curb) =	11833	SF±

BUILDING LAYOUT NOTE: