

# GENERAL NOTES:

Residence Footprint = 2,950± 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'

# DIMENSION NOTE:

Proposed building dimensions  
shown hereon are of the exterior.

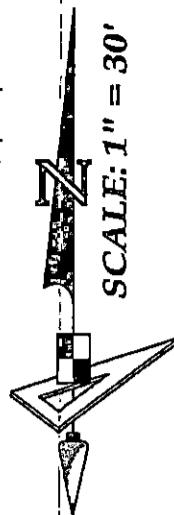
# Plot Plan

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.

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

Bearings are based on the Southerly  
boundary of Lot 32, Block 1, said  
line bears S.71°15'35"W., per plat.



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 of any non-conformities or lot  
reconfigurations past, present, or future.

SUN CITY CENTER UNIT 40  
PLAT BOOK 60, PAGE 42

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

Lot 31  
Block 1

Lot 32  
Block 1  
10,589 SF±

Proposed Residence  
Model #2080 - A  
Car Garage - Left  
Floor Elevation = 73.2

Lot 33  
Block 1

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.

# AREA (For Quantity Takeoff): : Lot 32 Block 1

Brick Pavers (Driveway & Walk) =	628 SF±
Concrete Sidewalk (In Right Of Way) =	149 SF±
Sod (Includes Lot To Back of Curb) =	7430 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.

# Vertical Datum Conversion Note:

Conversion from National Geodetic Vertical Datum  
of 1929 (NGVD29) to North American Vertical  
Datum of 1988 (NAVD88) Subtract 0.92 feet.  
(NGVD29 - 0.92' = NAVD88)

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.

# CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
18	80.00	201°01'07"	280.67	157.32	S.81°18'41"E.
229	195.00	13°16'58"	45.21	45.11	N.12°05'56"W.

# LEGEND:

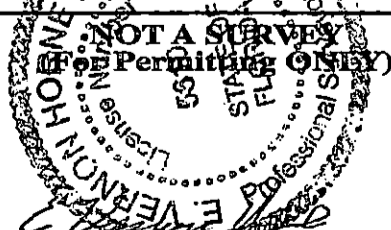
Pg. - Page	LB. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	W - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	Y - Fire Hydrant
SF - Square Feet	ACW - Reclaimed Water Meter
Conc. - Concrete	ACV - Reclaimed Water Valve
BP - Brick Paver	TE - Telephone 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
PCP - Permanent Control Point	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EH - 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	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 Drainage Easement
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement
FCM - Found Concrete Monument	YD - Yard Drain
REF - Reference	AE - Access Easement
PRM - Permanent REF. Monument	LB.E. - Landscape Buffer Easement
PCP - Permanent Control Point	R.W.E. - Raw Water Well Easement
P.D.U.E. - Private Drainage Utility Easement	OWS - Water Service
(Note: Some items in above legend may not be applicable)	DFD - 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:

- 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' x 4' offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.



E. VERNON HORNE  
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 Zones "X".

DESCRIPTION: Lot 32, 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

GeoPoint  
Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 05/10/17	Dwg: 32_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

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