

# Plot Plan

## GENERAL NOTES:

Residence Footprint = 2,821± 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:

Approval for new construction as indicated by dimensions shown hereon are of the exterior.

On this plan only, this does not constitute approval for any home communities or lot reconstructions, past, present, or future.

Conversion from National Geodetic Vertical Datum of 1928 (NGVD28) to North American Datum of 1983 (NAVD83) Subtract 0.92 feet. (NGVD28 - 0.92' = NAVD83)

### AREA (For Quantity Takeoff): : Lot 35 Block 1

Brick Pavers (Driveway & Walk)	= 626 SF±
Concrete Sidewalk (In Right Of Way)	= 146 SF±
Sod (Includes Lot To Back of Curb)	= 6494 SF±

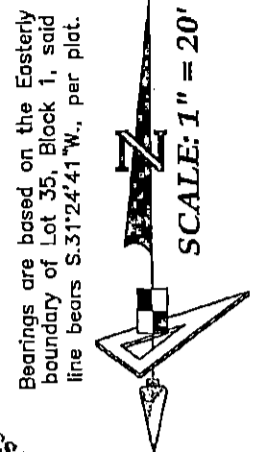
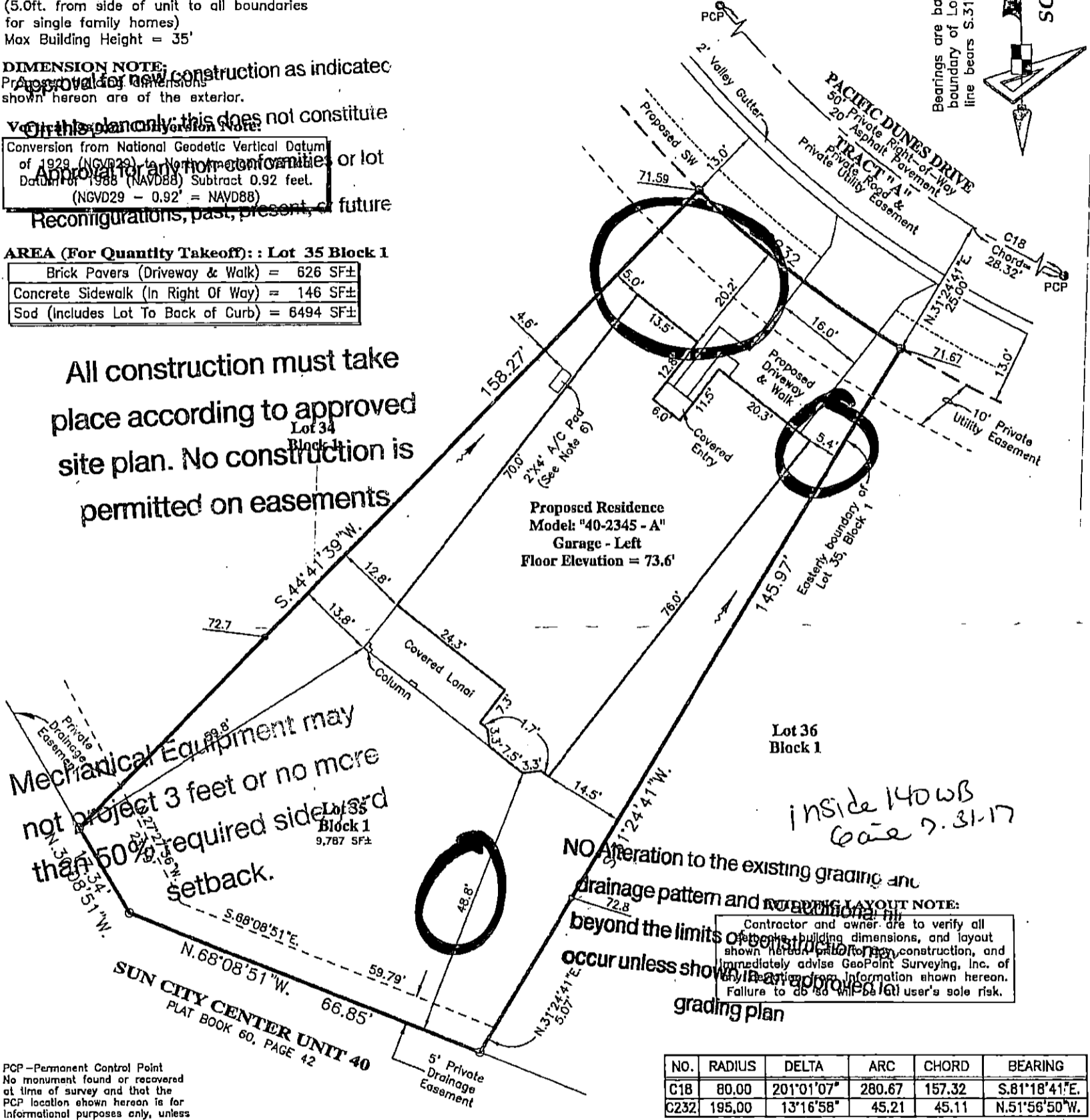
All construction must take place according to approved site plan. No construction is permitted on easements.

Mechanical Equipment may not project 3 feet or no more than 50% required sidewalk setback.

Proposed Residence Model "40-2345 - A"  
Garage - Left  
Floor Elevation = 73.6'

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, unless otherwise noted.

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PLAT BOOK 123, PAGES 82-93



NO alteration to the existing grading and drainage pattern and no additional grading plan occur unless shown in an approved grading plan.

CONTRACTOR LAYOUT NOTE:  
Contractor and owner are to verify all building dimensions, and layout shown hereon prior to construction, and immediately advise GeoPoint Surveying, Inc. of any discrepancy from information shown hereon. Failure to do so will be at user's sole risk.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C18	80.00	201°01'07"	280.67	157.32	S.81°18'41"E.
C232	195.00	13°16'58"	45.21	45.11	N.51°56'50"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	FH - Fire Hydrant
SF - Square Foot	ACM - Reclaimed Water Meter
Conc. - Concrete	ACV - Reclaimed Water Valve
BP - Brick Paver	TEB - 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
RCP - Reinforced Conc. Pipe	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	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 Drainage Easement
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement
FPKD - Found P.K. Nail & Disk	YD - Yard Drain
FCM - Found Concrete Monument	AE - Access Easement
REF - Reference	L.B.S. - Landscape Buffer Easement
PRM - Permanent REF. Monument	R.W.E. - Raw Water Wall Easement
PCP - Permanent Control Point	OWS - Water Service
P.D.U.E. - Private Drainage Utility Easement	D.F.D. - Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	D.G. - Proposed Design Grade
	A.B. - 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 has 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 1928 (NGVD28).
- 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.
- Any encroachment is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirements.

**NOT A SURVEY (For Permitting ONLY)**

DAVID A. WILLIAMS  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. PLS6423

### 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".

**DESCRIPTION:** Lot 35, 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.

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Licensed Business No. LB7768

**GeoPoint Surveying, Inc.**

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 7/11/17	Dwg: 32_Block 1_PP.dwg	Order No.: ~	Field Bk: ~

SEC. 18 - TWN. 32 S. - RNG. 20 E.