

# Plot Plan

## GENERAL NOTES:

Residence Footprint = 2,820± 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'

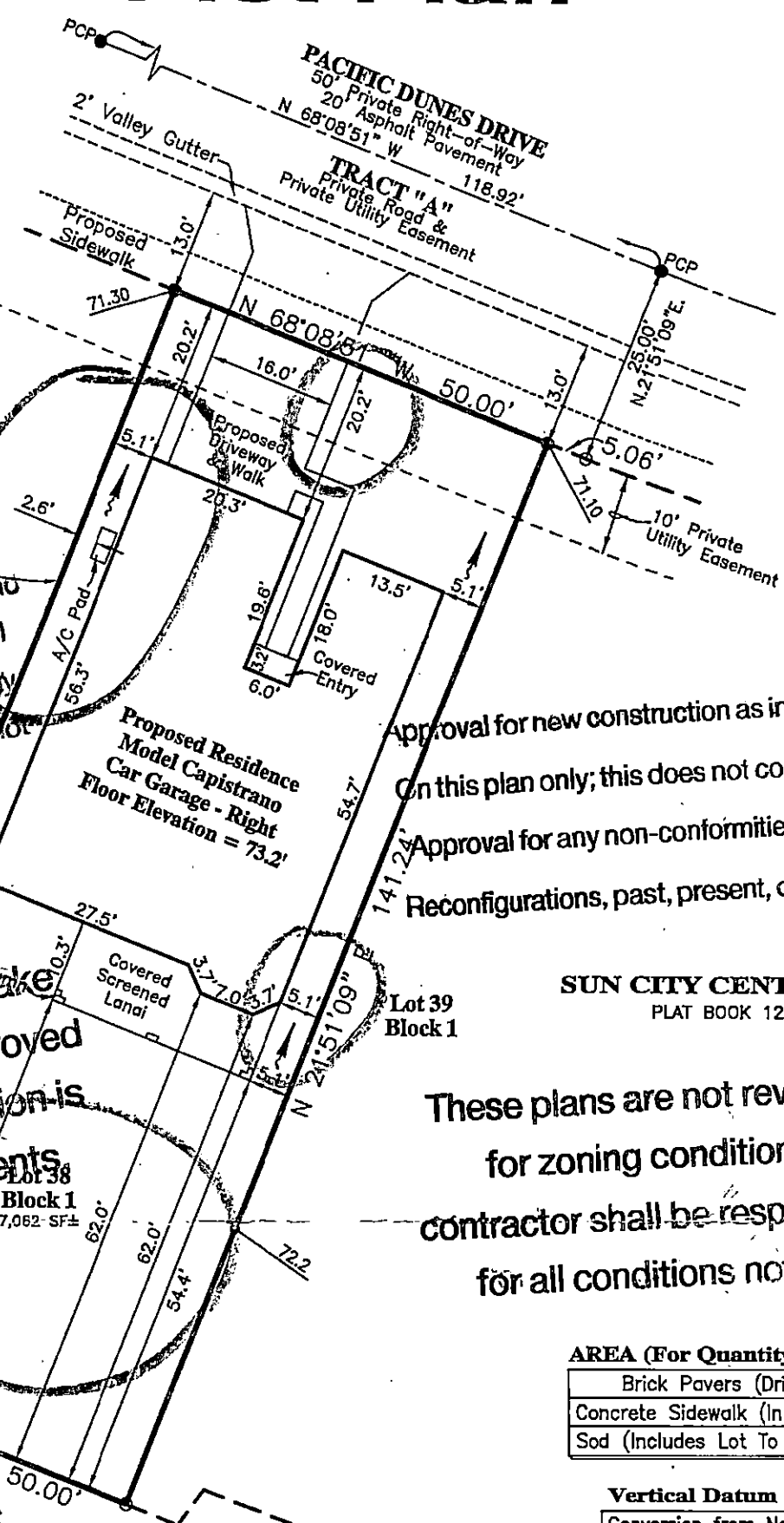
Bearings are based on the westerly boundary of Lot 38, Block 1, said line bears N 21°51'09" E, per plat.



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 grading plan.

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

Mechanical Equipment may project 3 feet or no more than 50% required side yard setback.



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.

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

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

### AREA (For Quantity Takeoff): : Lot 39 Block 1

Brick Pavers (Driveway & Walk)	= 624 SF±
Concrete Sidewalk (In Right Of Way)	= 250 SF±
Sod (Includes Lot To Back of Curb)	= 4,485 SF±

### 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)

### 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.

UNPLATTED  
 Inside 1402B Gate 10-9-17

PCP-Permanent Control Point  
 No monument found on site at time of survey and that the PCP location shown hereon is for informational purposes only unless otherwise noted.

LEGEND:	
Pg.--Page	SB--Licensed Business
R/W--Right Of Way	SI--Stoop
O.R.--Official Records Book	WM--Water Meter
P.B.--Plat Book	WV--Water Valve
Elev.--Elevation	FH--Fire Hydrant
SF--Square Feet	RCM--Reclaimed Water Meter
Conc.--Concrete	RCWV--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
RCP--Reinforced Conc. Pipe	SSM--Sanitary Sewer Manhole
PVC--Polyvinyl Chloride	EHO--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 LB148 (Unless Noted Otherwise)	AC--Air Conditioner
FIP--Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	P.U.E.--Public Utility Easement
FPK--Found P.K. Nail	P.D.E.--Private Drainage Easement
FPKD--Found P.K. Nail & Disk	D.E.--Drainage Easement
FCM--Found Concrete Monument	L.M.E.--Lake Maintenance Easement
REF--Reference	YD--Yard Drain
FRM--Permanent REF. Monument	AE--Access Easement
PCP--Permanent Control Point	L.B.E.--Landscape Buffer Easement
P.D.U.E.--Private Drainage Utility Easement	R.W.E.--Raw Water Well Easement
(Note: Some items in above legend may not be applicable)	W.S.--Water Service
	OWS--Water Service
	DFD--Drainage Flow Direction
	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 and 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.

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 38, 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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 Tampa, Florida 33605  
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 Licensed Business No. LB7768



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

NOT A SURVEY  
 (For Permitting ONLY)

EDWARD W. SWACKERMAN  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. PLS3696

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 9/02/17	Dwg: 38_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			