

GENERAL NOTES:
 Residence Footprint = 2,908 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'

Plot Plan

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

Bearings are based on the West boundary of Lot 14, Block 2, said line bears N 21°51'09" E, per plat.



DIMENSION NOTE:
 Proposed building dimensions shown hereon are of the exterior.

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

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

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.

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

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.

LEGEND:		LEGEND:	
Pg. - Page	LB - Licensed Business	AC - Air Conditioner	P.U.E. - Public Utility Easement
R/W - Right Of Way	ST - Stoop	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement
O.R. - Official Records Book	W - Water Meter	L.M.E. - Lake Maintenance Easement	A.E. - Access Easement
P.B. - Plat Book	WV - Water Valve	R.W.E. - Raw Water Well Easement	L.B.E. - Landscape Buffer Easement
Elev. - Elevation	FD - Fire Hydrant	OWS - Water Service	10.0 - Proposed Design Grade
SF - Square Feet	RCW - Reclaimed Water Meter	YD - Yard Drain	10.2 - As-Built/Existing Grade
Conc. - Concrete	RCV - Reclaimed Water Valve	AD - Access Easement	
BP - Brick Paver	T - Telephone Box		
SW - Sidewalk	EB - Electric Box		
CI - Curb Inlet	CTB - Cable Television Box		
GI - 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 Kalan Nail	COO - Clean Out		
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve		
SPKO - Set P.K. & Disk LB7768	S - Sign		
FIR - Found 5/8" Iron Rod			
LB148 (Unless Noted Otherwise)			
FIP - Found 1/2" Iron Pipe			
LB148 (Unless Noted Otherwise)			
FPK - Found P.K. Nail			
FCM - Found Concrete Monument			
REF - Reference			
PRM - Permanent REF. Monument			
PCP - Permanent Control Point			
P.D.U.E. - Private Drainage Utility Easement			

REVISIONS				
Description	Date	Dwn.	Ch'd	P.C.
Revised Floor Elevation	1/17/18	LWJ	EWW	~

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.

NOT A SURVEY
 (For Permitting ONLY)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.80'	N 64°32'33" E
C243	279.00'	7°39'16"	37.27'	37.25'	N 71°56'29" W

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 14, Block 2, 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: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 12/12/17	Dwg: 14_Block 2_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		

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)

AREA (For Quantity Takeoff): Lot 14 Block 2
 Brick Pavers (Driveway & Walk) = 621 SF±
 Concrete Sidewalk (in Right Of Way) = 323 SF±
 Sod (Includes Lot To Back of Curb) = 3,980 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.

Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities of lot reconfigurations, past, present, or future.

01-18-18
 RT