

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'

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 approval lot grading plan.

Bearings are based on the West boundary of Lot 18, Block 2, said line bears S.35°27'37"E, per plat.



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

Lot 19
 Block 2

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

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

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 18 Block 2

Brick Pavers (Driveway & Walk)	= 430 SF±
Concrete Sidewalk (In Right Of Way)	= 470 SF±
Sod (Includes Lot To Back of Curb)	= 5,700 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)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C247	279.00'	18°12'24"	88.66'	88.28'	N 45°26'11" E
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E

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.

4-25-17
 RT

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.

LEGEND:

- R/W - Right Of Way
- O.R. - Official Records Book
- P.B. - Plat Book
- Elev. - Elevation
- SF - Square Feet
- Conc. - Concrete
- BP - Brick Paver
- SW - Sidewalk
- CI - Curb Inlet
- GI - Grate Top Inlet
- MES - Mitered End Section
- PCP - Reinforced Conc. Pipe
- PVC - Polyvinyl Chloride
- P.K. - Parker Kolon Nail
- SIR - Set 5/8" Iron Rod LB7768
- SPKD - Set P.K. & Disk LB7768
- 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
- PCP - Permanent REF. Monument
- P.D.U.E. - Private Drainage Utility Easement (Note: Some items in above legend may not be applicable)
- L.B. - Licensed Business
- SI - Stoop
- WM - Water Meter
- WV - Water Valve
- FH - Fire Hydrant
- RWM - Reclaimed Water Meter
- RWD - Reclaimed Water Valve
- TE - Telephone Box
- EB - Electric Box
- CB - Cable Television Box
- LP - Light Pole
- SS - Storm Sewer Manhole
- SSM - Sanitary Sewer Manhole
- EH - Electric Handhole
- CO - Clean Out
- ICV - Irrigation Control Valve
- P - Sign
- AC - Air Conditioner
- P.U.E. - Public Utility Easement
- P.D.E. - Private Drainage Easement
- D.E. - Drainage Easement
- L.M.E. - Lake Maintenance Easement
- YD - Yard Drain
- AE - Access Easement
- LB.E. - Landscape Buffer Easement
- R.W.E. - Raw Water Well Easement
- WS - 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 & 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 12057C0578H dated 08/28/08, and appears to lie in Zone "X".

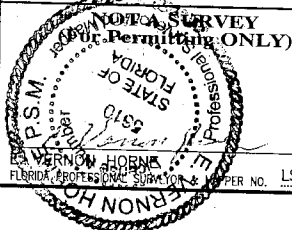
DESCRIPTION: Lot 18, Block 2, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

1403 E. 5th Avenue
 Tampa, Florida 33605
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 Licensed Business No. LB7768



GeoPoint
 Surveying, Inc.

Drawn: JH	Checked: DJW	P.C.:	Data File:
Date: 03/29/17	Dwg: 18_Block 2_PP.dwg	Order No.:	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk:		



FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LSS610