

GENERAL NOTES:

Residence Footprint = 2,432± 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

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

Bearings are based on the Southerly boundary of Lot 52, Block 1, said line bears N 72°46'03" W, per plat.

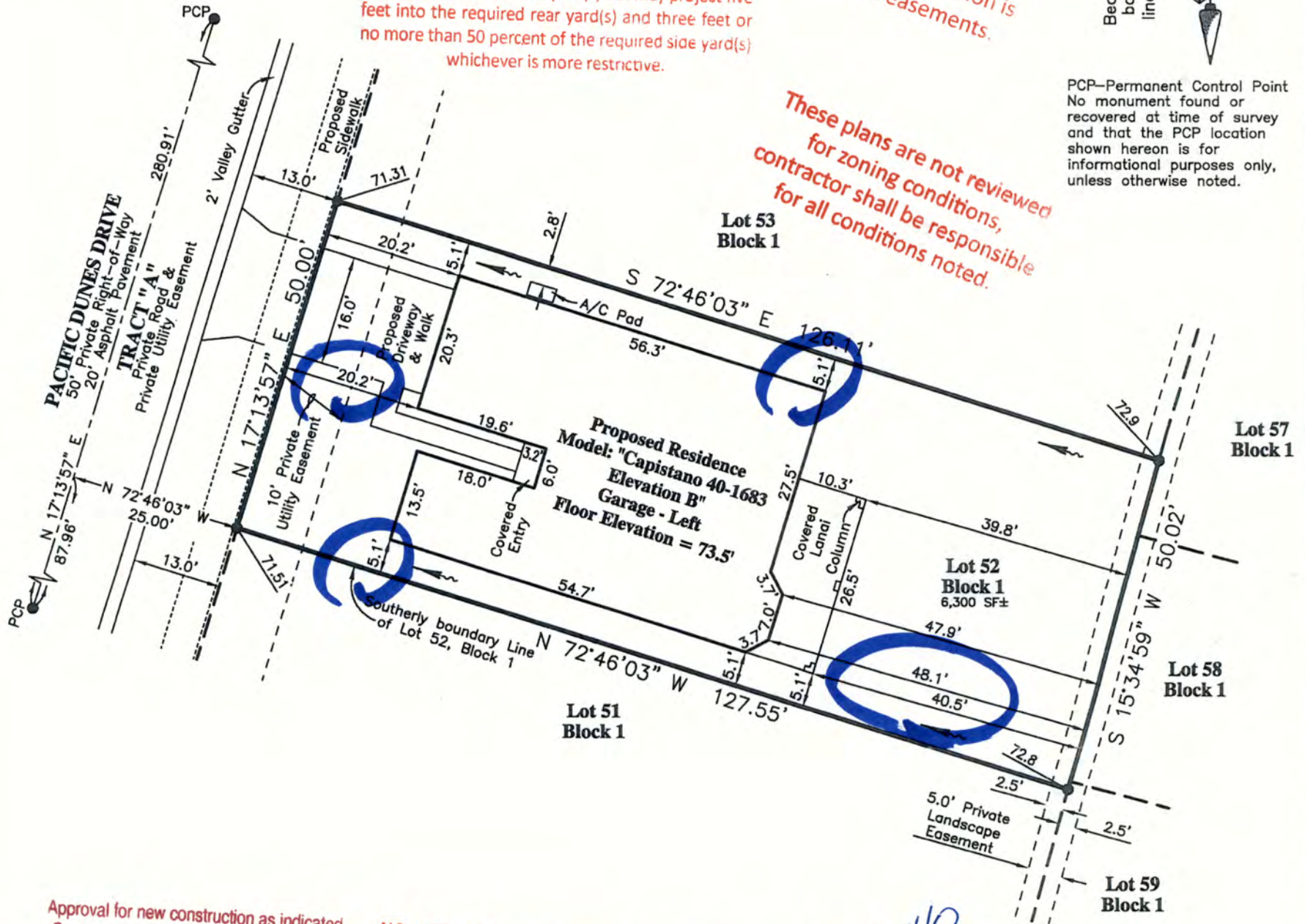


All construction must take place according to approved site plan. No construction is permitted on easements.

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.



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.

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.

*Inside 140 PM
7-12-2018*

AREA (For Quantity Takeoff): : Lot 52 Block 1

Brick Pavers (Driveway & Walk)	= 619 SF±
Concrete Sidewalk (In Right Of Way)	= 170 SF±
Sod (Includes Lot To Back of Curb)	= 3,769 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.

LEGEND:	
Pg. -Page	L.B. -Licensed Business
R/W -Right Of Way	ST -Stoop
O.R. -Official Records Book	WM -Water Meter
P.B. -Plat Book	WV -Water Valve
Elev. -Elevation	FD -Fire Hydrant
SF -Square Feet	RCWM -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
PCP -Permanent Control Point	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	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	L.B.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

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 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lot 52, 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.

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768

GeoPoint
Surveying, Inc.

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 5/14/18	Dwg: 52_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

NOT A SURVEY (For Permitting ONLY)

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