

**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.

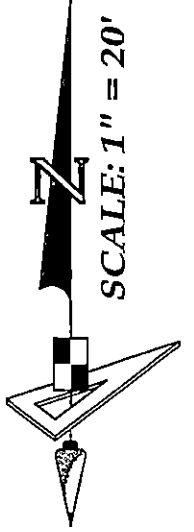
**DIMENSION NOTE:**

Proposed building footprint shown hereon are of the exterior. Any changes to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan

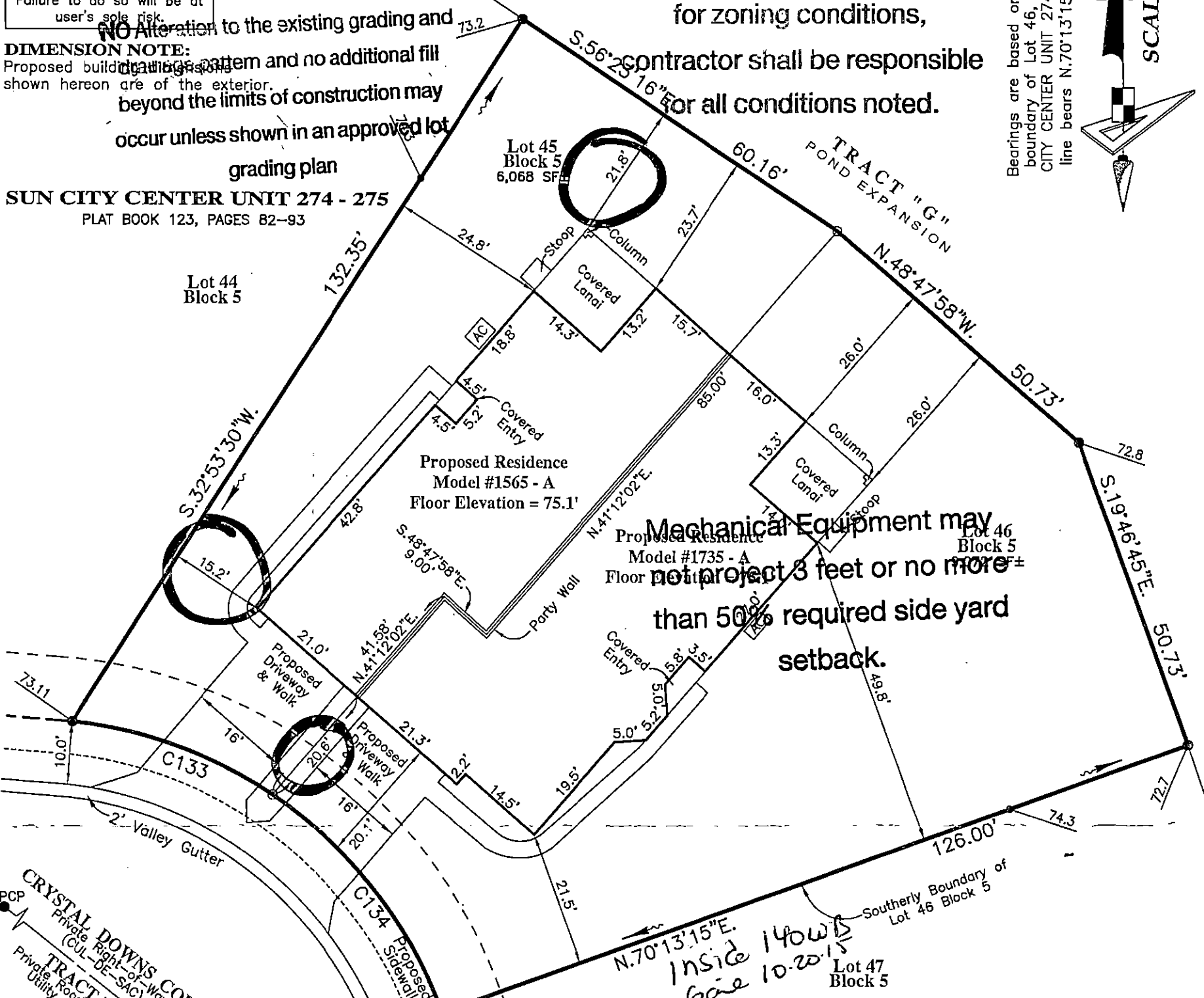
# Plot Plan

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

Bearings are based on the Southerly boundary of Lot 46, Block 5, SUN CITY CENTER UNIT 274 - 275, said line bears N.70°13'15"E., per plat.



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



**GENERAL NOTES:**

Residence Footprint = 4,261± Square Feet  
As per the plans furnished by the builder.  
Setbacks: (Required)  
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'

**AREA CALCS**

ITEM	CONCRETE	PAVERS	SOD
Driveway	394	~	~
Front Porch	1060	~	~
Walkway	~	49	~
Lanal	313	~	~
SOD	~	~	~
TOTAL	1,767	425	12948

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	SHORT	CHORD
133	70.00	27°58'05"	34.17	33.83	S.70°10'14"E.
134	70.00	36°24'27"	44.48	43.74	S.37°58'58"E.

**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 HEIDI DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.

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



**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:** Lots 45 & 46, Block 5, 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



**GeoPoint Surveying, Inc.**

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 10/03/15	Dwg: 45 & 46_Block 5_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 1B - TWN. 32 S. - RNG. 20 E.			

- LEGEND:**
- Pg. - Page
  - R/W - Right Of Way
  - O.R. - Official Records Book
  - P.B. - Plat Book
  - Elev. - Elevation
  - SF - Square Feet
  - Conc. - Concrete
  - ST - Stoop
  - SW - Sidewalk
  - CI - Curb Inlet
  - GTI - Grate Top Inlet
  - MES - Mitered End Section
  - RCP - Reinforced Conc. Pipe
  - PVC - Polyvinyl Chloride
  - P.K. - Parker Kalon 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
  - FPKD - Found P.K. Nail & Disk
  - FCM - Found Concrete Monument
  - REF - Reference
  - PRM - Permanent REF. Monument
  - PCP - Permanent Control Point
  - P.D.U.E. - Private Drainage Utility Easement (Note: Some items in above legend may not be applicable)
  - L.B. - Licensed Business
  - ST - Stoop
  - W - Water Meter
  - WV - Water Valve
  - FH - Fire Hydrant
  - RCM - Reclaimed Water Meter
  - RCV - Reclaimed Water Valve
  - TE - Telephone Box
  - EB - Electric Box
  - CTB - Cable Television Box
  - LP - Light Pole
  - SSM - Storm Sewer Manhole
  - SSMH - Sanitary Sewer Manhole
  - EH - Electric Handhole
  - CO - Clean Out
  - ICV - Irrigation Control Valve
  - S - Sign
  - AC - Air Conditioner
  - P.U.E. - Private 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
  - ST - Stoop
  - DFD - Drainage Flow Direction
  - 10.0 - Proposed Design Grade
  - 10.2 - As-Built/Existing Grade

**REVISIONS**

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