

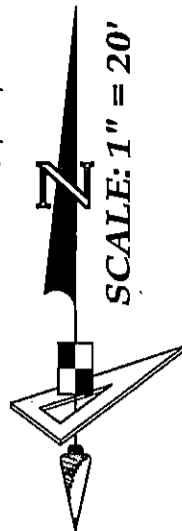
Plot Plan

GENERAL NOTES:

Residence Footprint = 3,203± 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'

These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted. Lot 9 Block 3

Bearings are based on the Northerly boundary of Lot 11, Block 3, said line bears S.42°57'02"W., per plat.



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

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

inside 140 Beck 5-4-16

Proposed Residence Model: "2557"
Garage - Right
Floor Elevation = 73.2'

Placement of mechanical equipment must comply with Block 3 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.

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.

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

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.

SOD, PAVER AND CONCRETE CALCS

Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between front property line and back of curb)	Total Conc. Area in Square Feet ± (Includes Right-of-Way Sidewalk ONLY)	Total Paver Area in Square Feet ± (Includes Entry, Lanai, Sidewalk and Driveway ONLY)
8,290	4,331	200	1,412

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

LEGEND:	
Pg. - Page	L.B. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	W - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FH - Fire Hydrant
SF - Square Feet	RCWM - Reclaimed Water Meter
Conc. - Concrete	RCWD - 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	SSMH - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EHH - 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
PRM - Permanent REF. Monument	A.E. - Access Easement
PCP - Permanent Control Point	L.B.E. - Landscape Buffer Easement
P.D.U.E. - Private Drainage Utility Easement (Note: Some items in above legend may not be applicable)	R.W.E. - Raw Water Well Easement
	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 & Drainage Plan, provided by HEJDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.

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".

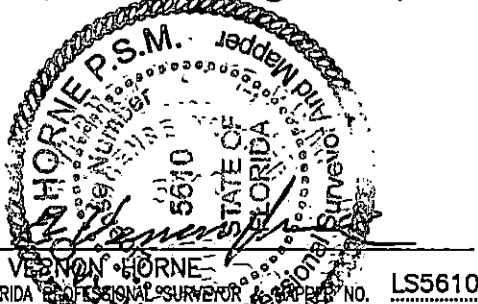
DESCRIPTION: Lot 11, Block 3, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

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Phone: (813) 248-8888
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Licensed Business No. LB7768

GeoPoint
Surveying, Inc.



NOT A SURVEY
(For Permitting ONLY)



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

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 04/09/16	Dwg: 11_Block 3_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		