

GENERAL NOTES:

Residence Footprint = 4,307 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
- Max Building Height = 35'

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

Plot Plan

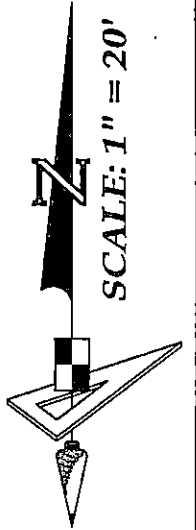
AREA (For Quantity Takeoff): Lot 33 Block 4

- Brick Pavers (Driveway & Walk) = 787 SF±
- Concrete Sidewalk (In Right Of Way) = 49 SF±
- Sod (Includes Lot To Back of Curb) = 1667 SF±

AREA (For Quantity Takeoff): Lot 34 Block 4

- Brick Pavers (Driveway & Walk) = 612 SF±
- Concrete Sidewalk (In Right Of Way) = 180 SF±
- Sod (Includes Lot To Back of Curb) = 3471 SF±

Bearings are based on the Easterly boundary of Lot 33, SUN CITY CENTER UNIT 274 - 275, said line bears S.00°13'44"E., per plat.



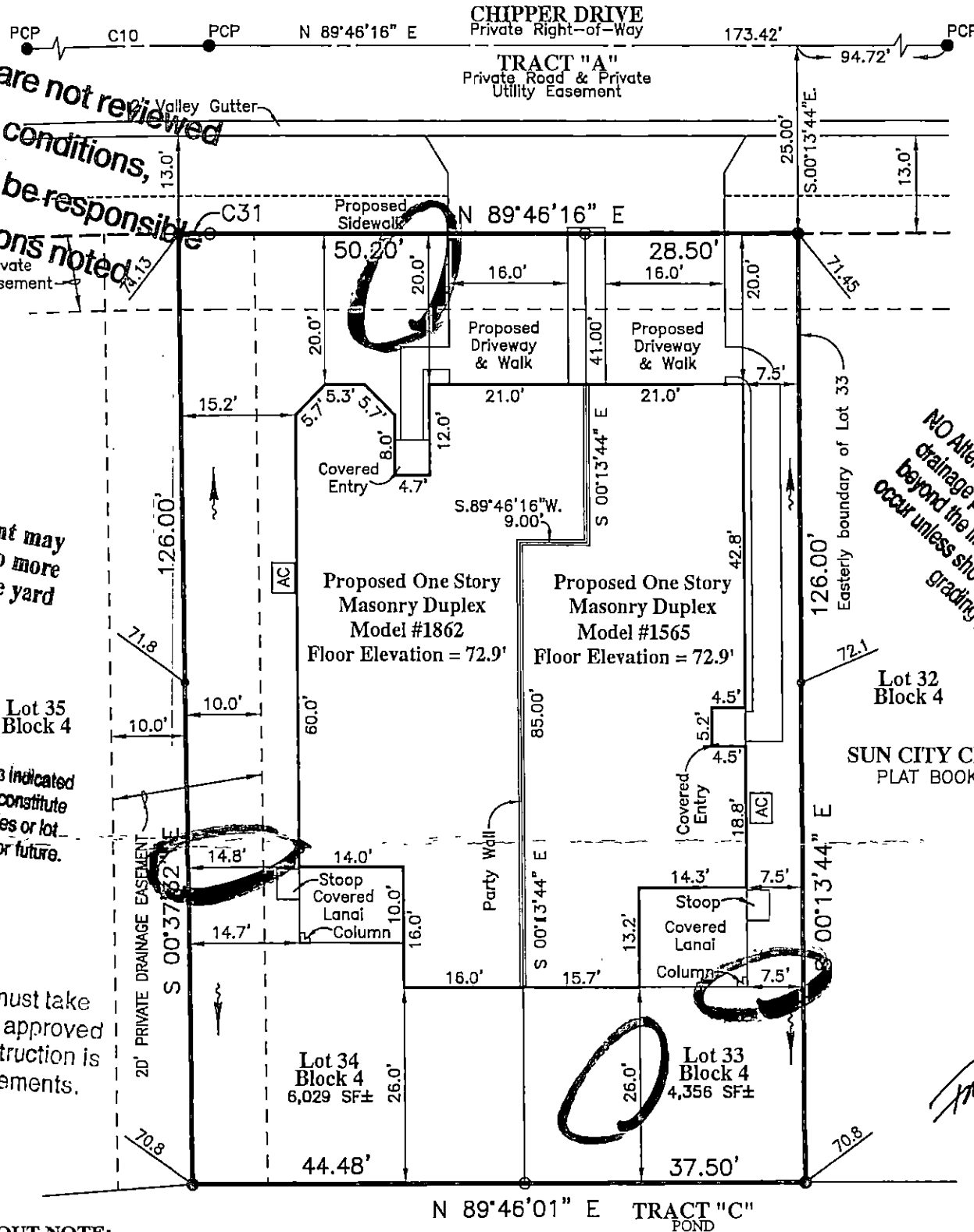
These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted

Mechanical equipment may not project 3 feet or no more than 50% required side yard

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.

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
RM
2-28-2017*

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.

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
10	625.00	05°52'07"	64.02	63.99	N.86°50'12"E.
31	600.00	00°23'48"	4.15	4.15	S.89°34'22"W.

LEGEND:

Pg. - Page	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 - Side Walk	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)	
LB. - Licensed Business	BFP - Backflow Preventer	W - Water Meter	WV - Water Valve	FH - Fire Hydrant	AC - Reclaimed Water Meter	RC - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve	Sign	A/C - Air Conditioner	P.U.E. - Public Utility Easement	C.U.E. - County Utility Easement	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	C.E. - Conservation Easement	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	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 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: Lots 33 and 34, Block 4, 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.

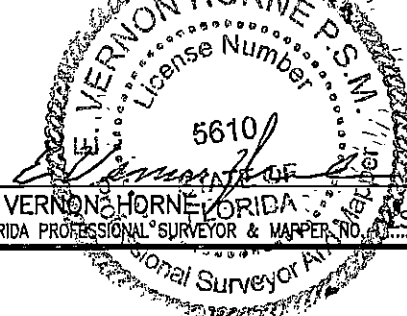
1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768



GeoPoint
Surveying, Inc.

Drawn: DJW	Checked: WEL	P.C.: ~	Data File: ~
Date: 11/14/14	Dwg: 33-34_PP.dwg	Order No.: MIN-SC-072	MIN-SC-073
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		

NOT A SURVEY (For Permitting ONLY)



E. VERNON HORNE, FLORIDA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5610

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book
New Start	01/23/17	DJW	EVH	~	~	~