

Plot Plan

BUILDING LAYOUT NOTE:

Contractor and owner are to show hereon prior to any construction, and immediately beyond the limits of construction may occur unless shown in an approved lot grading plan.

DIMENSION NOTE:

Dimensions shown hereon are in feet and inches.

Bearings are based on the Northern boundary of Lot 37, Block 5, SUN CITY CENTER UNIT 274 - 275, said line bears S.57°06'30"E., per plat.



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

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 not 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.

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

GENERAL NOTES:

Residence Footprint = 4,253± 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'

AREA CALCS

ITEM	CONCRETE	PAVERS	SOIL
City Walk	350		
Driveway	826		
Front Porch		85	
Walkway	269		
Land		310	
Patio			3,297
SGD			
TOTAL	1,505	295	3,297

LEGEND:

Pg. - Page	R/W - Right Of Way	G.R. - Official Records Book	P.B. - Plat Book	Elev. - Elevation	SF - Square Feet	Conc. - Concrete	ST - Stoop	SW - Sidewalk	CI - Curb Inlet	OTI - Grate Top Inlet	MES - Meter End Section	RCP - Reinforced Concrete Pipe	PVC - Polyvinyl Chloride	P.K. - Parker Knot Nail	SIR - Set 5/8" Iron Rod L87768	SPND - Set P.K. & Disk L87768	FR - Found 5/8" Iron Rod	LB146 (Unless Noted Otherwise)	FBP - Found 1/2" Iron Pipe	FBP - Found P.K. Nail	FPK - Found P.K. Nail & Disk	PCM - Found Concrete Monument	REF - Reference	PRW - Permanent R.F. Monument	PCP - Permanent Control Point	P.D.U.E. - Private Drainage Utility Easement (Note: Some items in above legend may not be applicable)	S.B. - Licensed Business	SI - Stoop	WM - Water Meter	WW - Water Valve	FW - Fire Hydrant	R.W. - Reclaimed Water Meter	R.W.V. - Reclaimed Water Valve	TE - Telephone Box	EL - Electric Box	CT - Cable Television Box	LP - Light Pole	SS - Storm Sewer Manhole	SM - Saniitary Sewer Manhole	ELH - Electric Handhole	LD - Lip On	AVC - Irrigation Control Valve	SP - Sign	AC - Air Conditioner	P.U.E. - Private Utility Easement	P.D.E. - Private Drainage Easement	D.E. - Driveway Easement	L.M.E. - Lease Maintenance Easement	YD - Yard Drain	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Row Water Well Easement	ST - Optional Stoop	D.F. - Drainage Flow Direction	10.0 - Proposed Design Grade	10.0 - 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, walls, 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 HEDT 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 12537C0528H dated 08/28/08, and appears to lie in Zone X.

DESCRIPTION: Lots 37 & 38, 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. 9th Avenue
Tampa, Florida 33605
Phone: (813) 248-9888
Fax: (813) 248-2266
Licensed Business No. LB7769



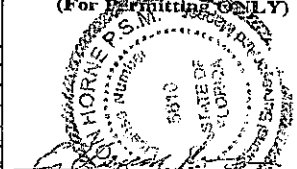
GeoPoint
Surveying, Inc.

Drawn: DJW | Checked: EVH | P.C.: ~ | Data File: ~

Date: 10/03/15 | Day: 37 & 38, Block 5, Plat No. | Order No.: ~

SEC. 15 - T1N. 32 S. - R1G. 20 E. | Field Bk: ~

NOT A SURVEY
(For Permitting Only)



E. VERNON JORDAN
FLORIDA PROFESSIONAL SURVEYOR LICENSE NO. LS5610

inside 140
Beck 10-27-15

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.