

Plot Plan

BUILDING LAYOUT NOTE:

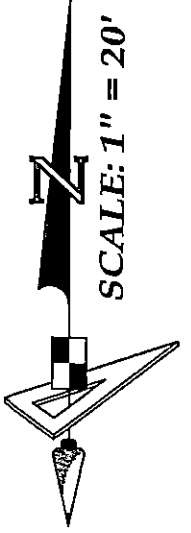
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

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.

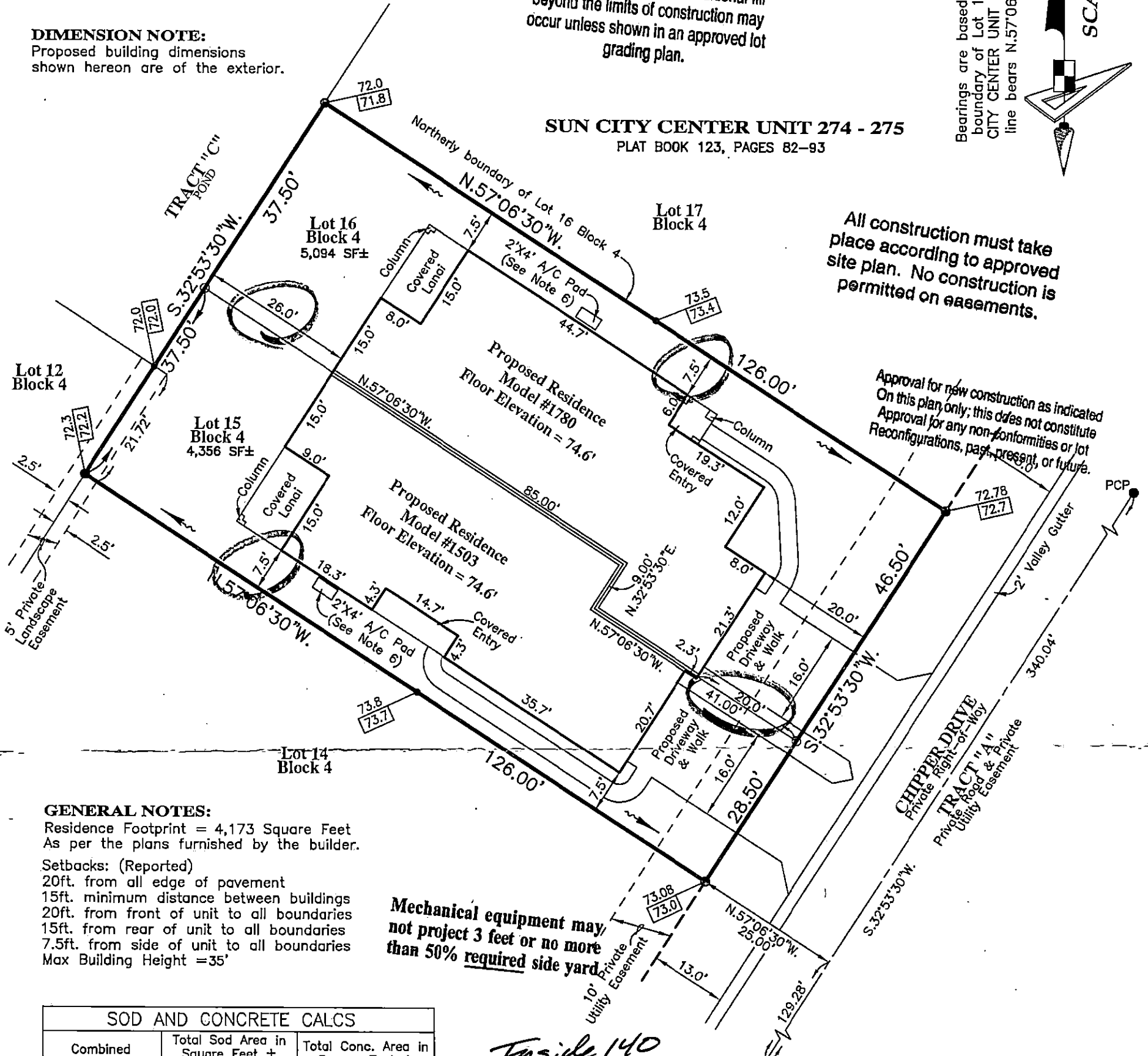
Bearings are based on the Northernly boundary of Lot 16, Block 4, SUN CITY CENTER UNIT 274 - 275, said line bears N.57°06'30"W., per plat.



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.

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.



GENERAL NOTES:

Residence Footprint = 4,173 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'

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

*Inside 140
RWA
4-15-2015*

SOD AND CONCRETE CALCS

Combined Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between front property lines and back of curb)	Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)
9,450	4,879	1,373

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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

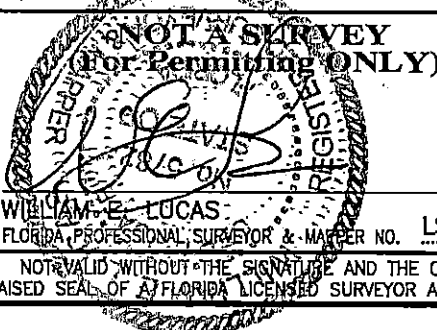
LEGEND:	
Pg.—Page	L.B.—Licensed Business
R/W—Right Of Way	ST—Stoop
O.R.—Official Records Book	W—Water Meter
P.B.—Plat Book	WV—Water Valve
Elev.—Elevation	FH—Fire Hydrant
SF—Square Feet	RCM—Reclaimed Water Meter
Conc.—Concrete	RCV—Reclaimed Water Valve
BP—Brick Paver	TEB—Telephone Box
SW—Sidewalk	EB—Electric 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	SSM—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	EHC—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	A/C—Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E.—Public Utility Easement
FIP—Found 1/2" Iron Pipe	C.U.E.—County Utility Easement
LB148 (Unless Noted Otherwise)	D.E.—Drainage Easement
FPK—Found P.K. Nail	L.M.E.—Lake Maintenance Easement
FPKD—Found P.K. Nail & Disk	C.E.—Conservation Easement
FCM—Found Concrete Monument	A.E.—Access Easement
REF—Reference	L.B.E.—Landscape Buffer Easement
PRM—Permanent REF. Monument	R.W.E.—Raw Water Well Easement
PCP—Permanent Control Point	OWS—Water Service
P.D.U.E.—Private Drainage Utility Easement	DFD—Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	10.0—Proposed Design Grade
	10.2—As-Built/Existing Grade

REVISIONS

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

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 Plat 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 15 and 16, 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.

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Tampa, Florida 33605
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Licensed Business No. LB7768



GeoPoint
Surveying, Inc.

Drawn: DJW	Checked: WEL	P.C.: ~	Data File: ~
Date: 03/04/15	Dwg: 15&16-Bk4-PP.dwg	Order No.: MIN-SC-090	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.		MIN-SC-091	