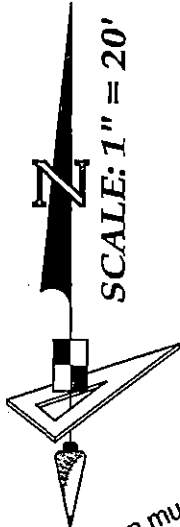


Plot Plan

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

Bearings are based on the southerly boundary of Lot 30, Block 3, said line bears N.57°06'30"W., per plat.



SCALE: 1" = 20'

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.

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) and three feet or feet into the required rear yard(s) and three feet or whichever is more restrictive.

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

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

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.

GENERAL NOTES:

Residence Footprint = 4,226 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'

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 line and back of curb)	Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)
12,071	9,333	1,356

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

LEGEND:

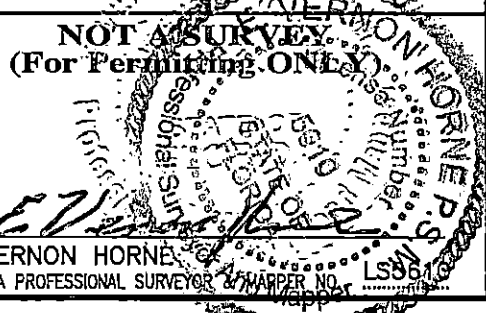
Pg. - Page	R/W - Right Of Way	O.R. - Official Records Book	P.B. - Plat Book	Elev. - Elevation	SF - Square Feet	Conc. - Concrete	BP - Brick Paver	SW - Sidewalk	CI - Curb Inlet	GTI - Grate Top Inlet	MES - Mitered End Section	RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	P.K. - Parker Kalon Nail	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	WM - Water Meter	WV - Water Valve	FD - Fire Hydrant	RCWM - Reclaimed Water Meter	RWD - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSMH - Sanitary Sewer Manhole	EHH - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	S - Sign	AC - Air Conditioner	P.U.E. - Public Utility Easement	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	YD - Yard Drain	AE - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Row Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade
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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 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 30 & 31, 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.

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



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/18/16	Dwg: 30&31_Blk3_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

Inside 140 Beck 3-2-14