

# Plot Plan

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

Bearings are based on the Northernly boundary of Lot 27, Block 3, said line bears N.57°06'30"W., per plat.



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.

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.

Placement of mechanical equipment must comply with HC LDC 6.01.03.I.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.

**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'

*Inside 140 Beck 3-2-16*

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)
9,076	4,056	1,356

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

**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.

**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
- FH—Fire Hydrant
- RCM—Reclaimed Water Meter
- RCW—Reclaimed Water Valve
- TEB—Telephone Box
- EB—Electric Box
- CTB—Cable Television Box
- LP—Light Pole
- SSM—Storm Sewer Manhole
- SSWM—Sanitary Sewer Manhole
- EHH—Electric Handhole
- CO—Clean Out
- ICV—Irrigation Control Valve
- 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
- A.E.—Access Easement
- L.B.E.—Landscape Buffer Easement
- R.W.E.—Raw Water Well Easement
- W.S.—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 26 & 27, 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.

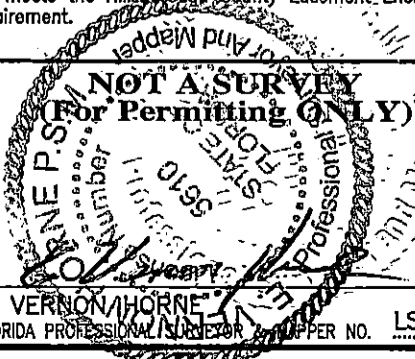
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**GeoPoint**  
Surveying, Inc.

**REVISIONS**

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



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/15/18	Dwg: 26&27_Blk3_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	