

GENERAL NOTES:

Residence Footprint = 4,261± 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'

Plot Plan

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

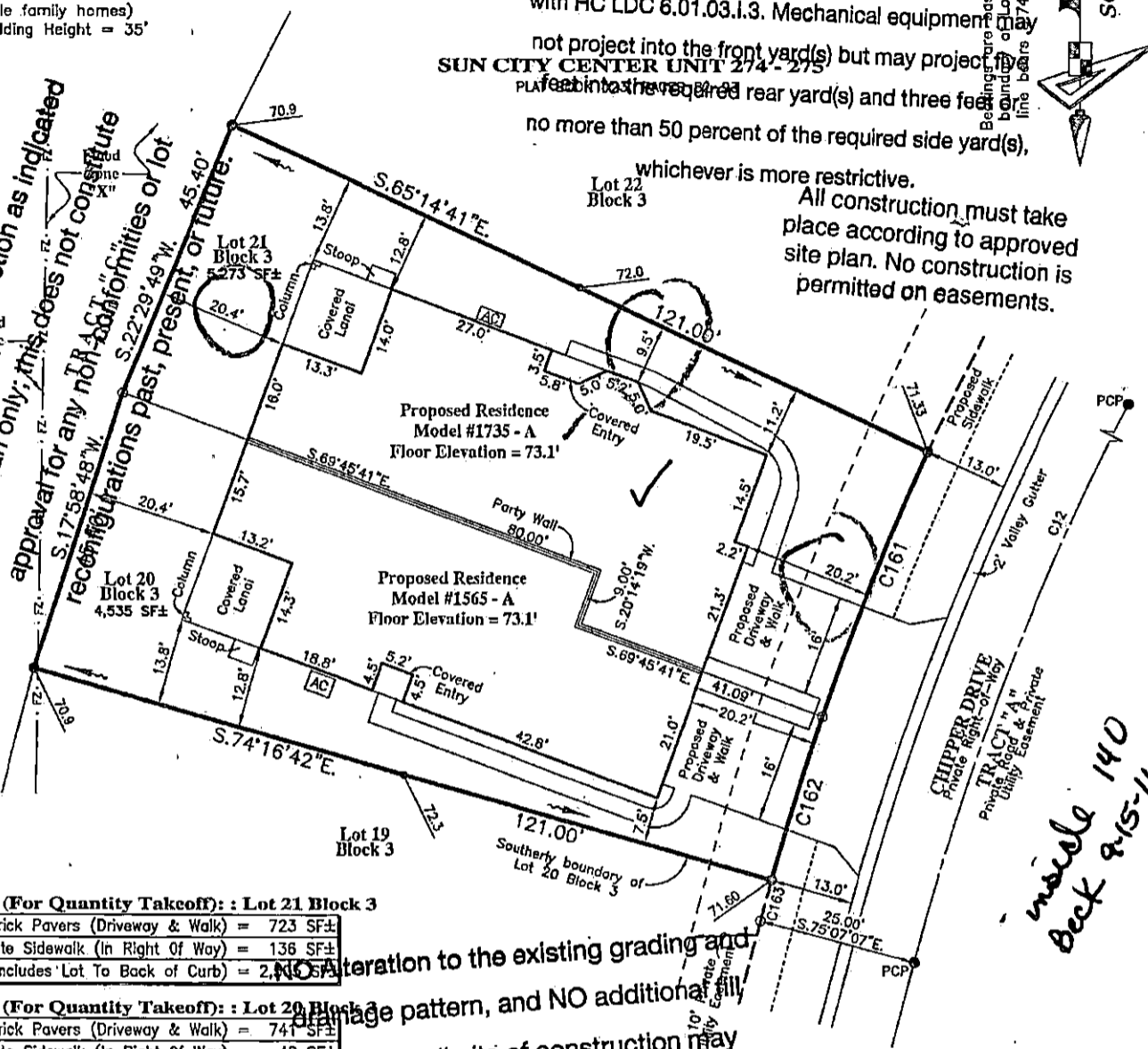
Placement of mechanical equipment must comply with HC LDC 6.01.03.i.3. Mechanical equipment may not project into the front yard(s) but may project into the rear yard(s) and three feet into the required rear yard(s) and three feet no more than 50 percent of the required side yard(s), whichever is more restrictive.

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

Beings are based on the Southerly boundary of Lot 20, Block 3, said boundary bears S 74° 16' 42" E., per plat.



Approval for new construction as indicated on this plan only; this does not constitute approval for any non-ACI configurations or lot reconfigurations past, present, or future.



AREA (For Quantity Takeoff): : Lot 21 Block 3

Brick Pavers (Driveway & Walk)	= 723 SF±
Concrete Sidewalk (in Right Of Way)	= 136 SF±
Sod (Includes Lot To Back of Curb)	= 2,100 SF±

AREA (For Quantity Takeoff): : Lot 20 Block 3

Brick Pavers (Driveway & Walk)	= 741 SF±
Concrete Sidewalk (in Right Of Way)	= 42 SF±
Sod (Includes Lot To Back of Curb)	= 1,870 SF±

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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	430.00	18°00'37"	135.17	134.61	S.23°53'11"W.
161	455.00	05°39'01"	44.87	44.85	N.21°55'49"E.
162	455.00	03°23'00"	26.87	26.86	N.17°24'48"E.
163	455.00	00°50'25"	6.67	6.67	N.15°18'05"E.

LEGEND:

- Pg. - Pages
- 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
- GI - Grade 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
- SI - Sloop
- EM - Meter
- WV - Water Valve
- FW - Fire Hydrant
- ACM - Reclaimed Water Meter
- ACR - Reclaimed Water Valve
- TE - Telephone Box
- EB - Electric Box
- CTB - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSMH - Sanitary Sewer Manhole
- EH - Electric Handhole
- CO - 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.S.E. - Landscape Buffer Easement
- R.W.E. - Raw Water Well Easement
- W.S. - Water Services
- D.F.D. - 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.
- An 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 12052C0628H dated 08/28/08, and appears to lie in Zone "A" and Flood Zone "A" (Base Flood Elevation 70.66')

DESCRIPTION: Lots 20 & 21, 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

GeoPoint
 Surveying, Inc.



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 08/25/16	Dwg: 20&21_BLK3_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

