

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'

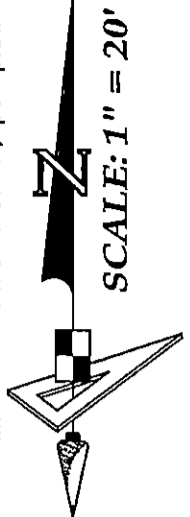
Plot Plan

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

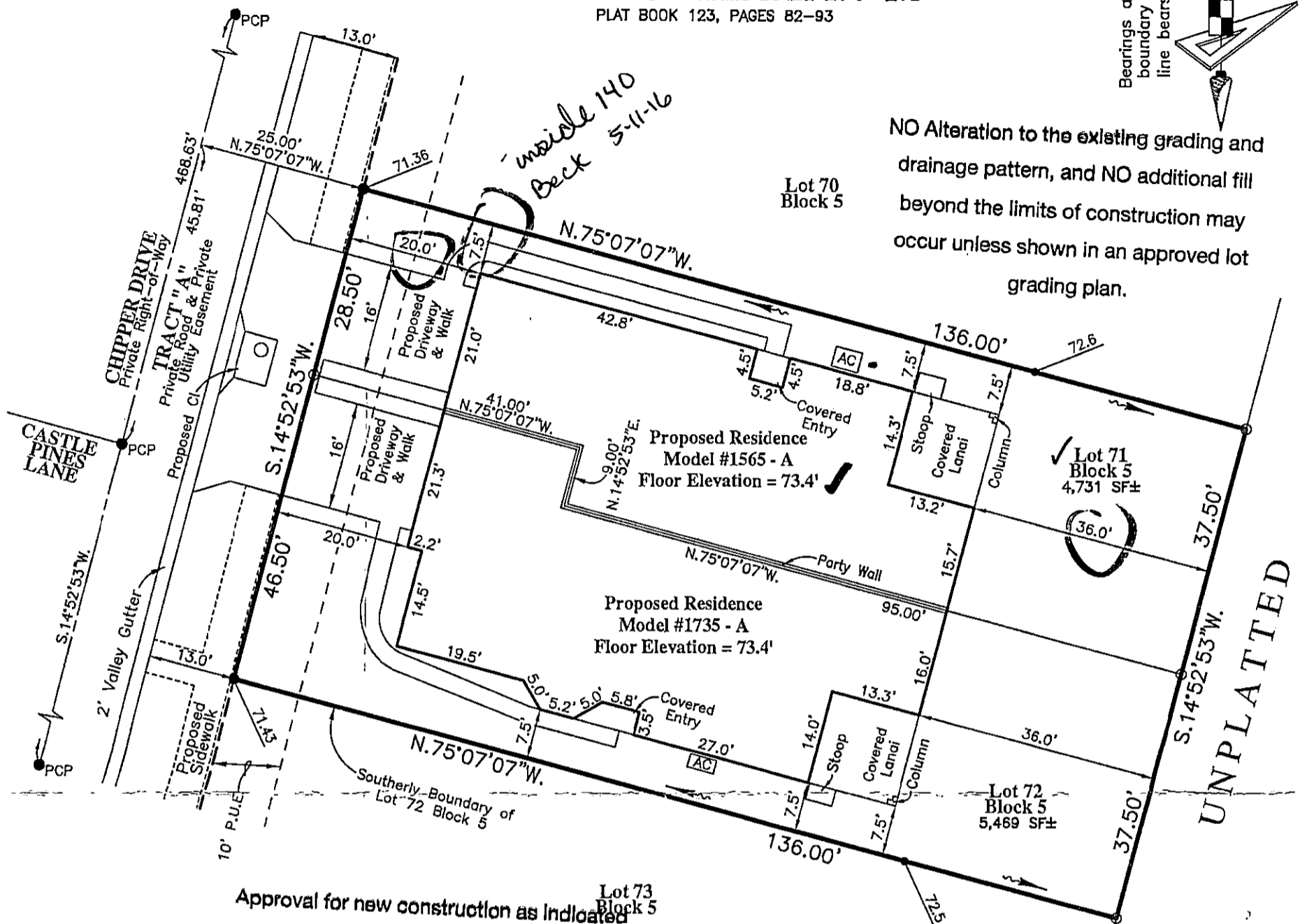
All construction must take place according to approved site plan. No construction is permitted on easements.

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

Bearings are based on the Southerly boundary of Lot 72, Block 5, said line bears N.75°07'07"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.



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.

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 no more than 50 percent of the required side yard(s), whichever is more restrictive.

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

SOD, PAVER 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 Right-of-Way Sidewalk ONLY)	Total Paver Area in Square Feet ± (Includes Entry, Lanai, Sidewalk and Driveway ONLY)
10,200	4,803	209	1,902

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.—Plot 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)

LEGEND:
 L.B.—Licensed Business
 ST—Stoop
 WM—Water Meter
 WV—Water Valve
 FH—Fire Hydrant
 RCWM—Reclaimed Water Meter
 RCWX—Reclaimed Water Valve
 TB—Telephone Box
 EB—Electric Box
 CTB—Cable Television Box
 LP—Light Pole
 SSM—Storm Sewer Manhole
 SSMH—Sanitary Sewer Manhole
 EHH—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.B.E.—Landscape Buffer Easement
 R.W.E.—Raw Water Well Easement
 W.S.—Water Service
 DF—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 71 & 72, 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. 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: 04/16/16	Dwg: 71&72_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		

NOT A SURVEY
 (For Permitting ONLY)

