

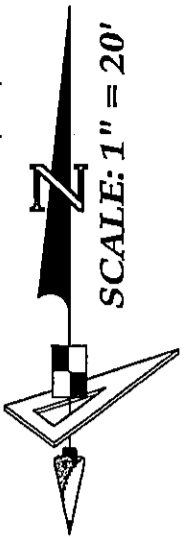
GENERAL NOTES:

Residence Footprint = 4,307± 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'

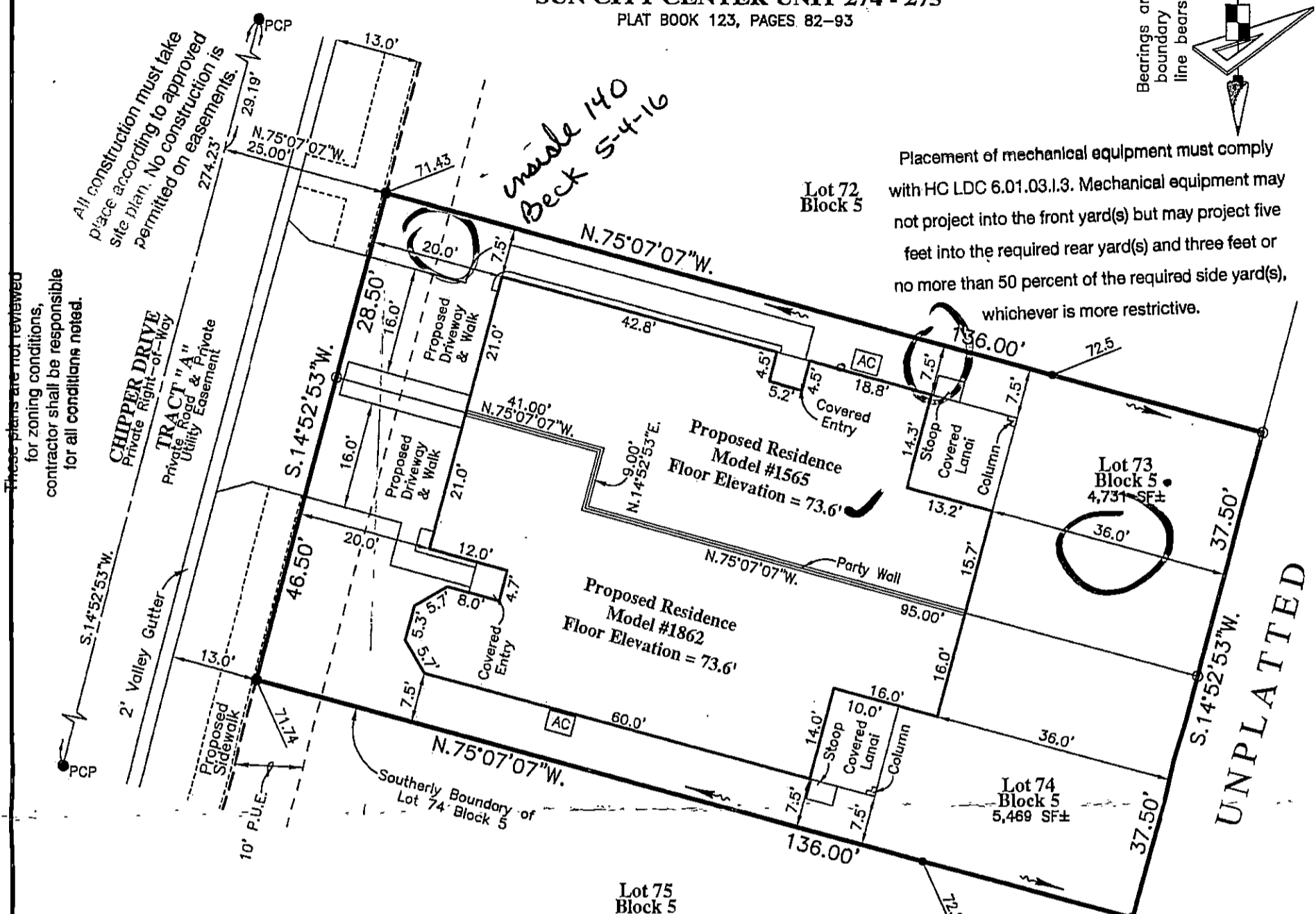
Plot Plan

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

Bearings are based on the Southerly boundary of Lot 74, Block 5, said line bears N.75°07'07"W., per plat.



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.



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.

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.

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, Land, Sidewalk and Driveway ONLY)
10,200	4,881	209	1,778

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	LB. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	WM - 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	TE - 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	EHH - 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	S - Sign
FIR - Found 5/8" Iron Rod	AC - Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FIP - Found 1/2" Iron Pipe	P.D.E. - Private Drainage 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	YD - Yard Drain
FCM - Found Concrete Monument	AE - Access Easement
REF - Reference	LB.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.	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.

NOT A SURVEY
 (For Permitting ONLY)

E. VERNON HORNE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 55610

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 73 & 74, 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

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 04/14/16	Dwg: 73&74_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		