

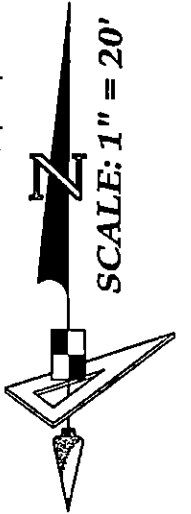
Plot Plan

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'

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

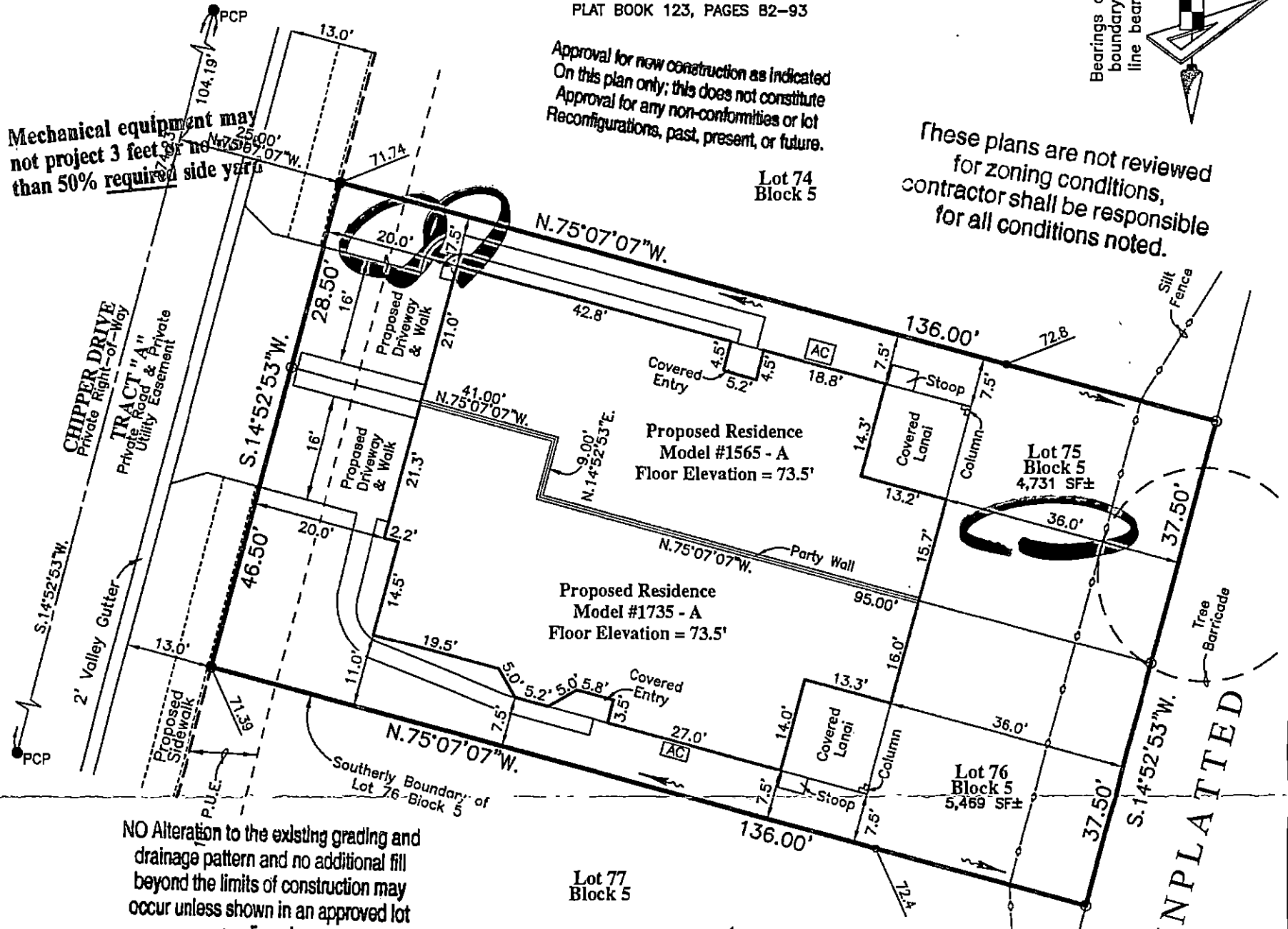
Bearings are based on the Southerly boundary of Lot 76, Block 5, said line bears N.75°07'07"W., per plat.



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.

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

Mechanical equipment may
 not project 3 feet or more
 than 50% required side yard



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.

AREA (For Quantity Takeoff): : Lot 75 Block 5

Brick Pavers (Driveway & Walk)	= 730 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 2,099 SF±

AREA (For Quantity Takeoff): : Lot 76 Block 5

Brick Pavers (Driveway & Walk)	= 724 SF±
Concrete Sidewalk (In Right Of Way)	= 140 SF±
Sod (Includes Lot To Back of Curb)	= 2,725 SF±

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

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

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.

*Inside 146
 RM
 7-22-2016*

UNPLATTED

LEGEND:		LEGEND:	
Pg.—Page	R/W—Right Of Way	L.B.—Licensed Business	ST—Stoop
O.R.—Official Records Book	P.B.—Plat Book	W—Water Meter	WV—Water Valve
Elev.—Elevation	SF—Square Feet	FC—Fire Hydrant	RCM—Reclaimed Water Meter
Conc.—Concrete	BP—Brick Paver	SW—Sidewalk	RCV—Reclaimed Water Valve
CI—Curb Inlet	GI—Grate Top Inlet	MES—Mitered End Section	TE—Telephone Box
PCP—Reinforced Conc. Pipe	PVC—Polyvinyl Chloride	P.K.—Parker Kalon Nail	EB—Electric Box
SIR—Set 5/8" Iron Rod LB7768	SPKD—Set P.K. & Disk LB7768	FIP—Found 1/2" Iron Pipe	CTB—Cable Television Box
LB148 (Unless Noted Otherwise)	LB148 (Unless Noted Otherwise)	FPK—Found P.K. Nail	LP—Light Pole
FCM—Found Concrete Monument	REF—Reference	PRM—Permanent REF. Monument	SSM—Storm Sewer Manhole
PCP—Permanent Control Point	P.D.U.E.—Private Drainage Utility Easement	(Note: Some items in above legend may not be applicable)	SHH—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
			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 75 & 76, 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.

REVISIONS					
Description	Date	Dwn.	CK'd	P.C.	Field Book

NOT A SURVEY (For Permitting ONLY)

E. VERNON HORNE
 License Number: 5812
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5812

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 06/15/16	Dwg: 75&76_Blk5_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			