

LEGEND AND ABBREVIATIONS:

- WM WATER METER
- CLEANOUT
- ✕ FENCE
- OH-OH-OH OVERHANG
- SURVEY POINT
- L.P. LIGHT POLE - WOOD
- UTILITY POLE
- S.W. SEWER MANHOLE
- S.T. STORM SEWER MANHOLE
- C.B. CATCH BASIN
- ▲ BUILD TO LINE
- CENTERLINE
- ELECTRICAL TRANSFORMER

W.M. = WATER METER
L.P. = LIGHT POLE
F.H. = FIRE HYDRANT
M.S. = SANITARY MANHOLE
C.B. = CATCH BASIN
C.L. = CENTERLINE
W.V. = WATER VALVE
U.P. = UTILITY POLE
P.P. = POWER POLE
U.E. = UTILITY EASEMENT
T.E. = TELECOMMUNICATION
S.W. = SEWER
S.T. = STORM SEWER

SCOPE OF WORK

NEW CONTAINER
SFR

CLASSIFICATION OF WORK

CLASS. OF WORK: (S) - FBC 2020 - not apply

OCCUPANCY LOAD

AREA	SECTION 1004	USE	FLOOR AREA	MIN. CLEARANCE
EXISTING				
NEW				
TOTAL				

APPLICABLE CODES

Applicable Codes include, but are not limited to:

- BUILDING: FBC 2020
- ACCESSIBILITY: FBC 2020
- ELECTRICAL: NEC 2017
- EXISTING: FEC 2020
- FIRE: FPC 2020
- MECHANICAL: FMC 2020
- PLUMBING: FPC 2020
- RESIDENTIAL: FRC 2020

FLOOD MAP

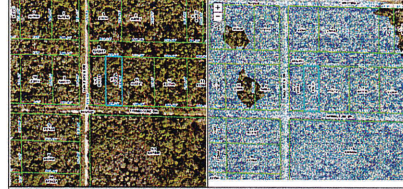
FLOOD MAP	FEMA	FLOOD ELEVATION	MIN. CLEARANCE
ADJACENT FLOOD ELEVATION	ADJACENT FLOOD ELEVATION	ADJACENT FLOOD ELEVATION	ADJACENT FLOOD ELEVATION

ZONING CODE:

Hernando County
City of Wildomar
R-1C Residential District

LOT COVERAGE

Max. Lot Coverage	35.0% Max.	2.89%
Lot Area	21,647.24 sq. ft.	21,647.24 sq. ft.
Building Area	7,506.53 sq. ft.	578.69 sq. ft.



BUILDING HEIGHT

Building Height / Stories	ALLOW 35.00 ft / 2 Stories	PROVIDED 0.00 ft / 1
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SETBACK REQUIREMENTS

Front	10.00 ft	11.81 ft
Rear	15.00 ft	17.78 ft
Side	10.00 ft	19.10 ft

UNDER SEPARATED PERMIT:

- DRIVEWAY
- POOL/POOL DECK
- WINDING
- DOORS
- FENCE
- WATERHOOKING
- HOODING
- SHUTTERS/SHAWNS

LANDSCAPING REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
OPEN SPACE/LANDSCAPING AREA 5% OF THE LOT	4882.77 sq. ft.	457.69 sq. ft.

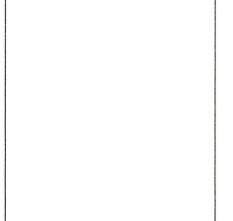
Received
DEC 09 2022
Planning Department
Hernando County, Florida

No.	Description	Date

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FBC 107.2.1. Scope of Work



Digitally signed by Victor R Vega
Sanabria
DN: c=US, o=VRVS-ARQ-FL, dnQualifier=A01410D000001793, email=V.R. Vega@sanabria.com, ou=Sanabria, ouNumber=0001

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
(305)899-5083 E.

Matthew Pierce
P22-0009 Matthew Pierce
35155 Grindstone Drive, Webster FL, 33597

Site plan & Zoning info.

Project Number: P22-0009
Project Name: Mega Sanabria
Scale: AS SHOWN

DRWG. **A-01**

SURVEYOR'S NOTES:

- 1.) This Survey has been prepared without the benefit of an Abstract of Title or Title Commitment and is subject to any Dedications, Limitations, Restrictions, Reservations, and Easements of Record. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished this survey except as shown.
- 2.) There may be additional Easements, Restrictions and/or Reservations affecting this property that may or may not be found in the public records of this county.
- 3.) No information on adjoining property owners or adjoining property recording information was provided to this surveyor.
- 4.) The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5.) This Survey does not reflect or determine ownership lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that may otherwise be determined by a court of law.
- 6.) This Survey is of visible above ground features only. No underground foundations, structures, installations or improvements have been located unless otherwise shown hereon.
- 7.) Underground utility locations and identifications shown hereon are between the utilities visible above ground appurtenances and do not necessarily show all utility locations.
- 8.) This Survey has been prepared expressly for the named entities and is not transferable. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of W. KEMP MORRIS JR. and the certifying Professional Surveyor and Mapper.
- 9.) Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to on this survey.
- 10.) Flood Zone and/or Flood Zone Lines if shown are approximate and are based upon scaled interpretation from the Flood Insurance Rate Map as published by the Federal Emergency Management Agency.
- 11.) Flood Zone determination is based on the Flood Insurance Rate Map as published by the Federal Emergency Management Agency and does not imply that the property will or will not be free from flooding and damage. Larger Floods than that predicated on said Map can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. The Flood Insurance Rate Map states in the Notes to user that "This Map is for insurance purposes only and any damages that result from reliance on this section shall not create liability on the part of W. KEMP MORRIS JR. or the signing Professional Surveyor."
- 12.) Fences shown along the boundaries of this survey are approximate for purposes only and ownership not determined. The fence lies at property corners or at specifically designated points as based upon field location. Fence lines along other property boundaries meander and are approximate prior to the reconstruction of any fences it would be prudent to have the boundary line staked.
- 13.) Printed dimensions shown on the Map of Survey supersede scaled dimensions. There may be items drawn out of scale to graphically show their location.
- 14.) Reproduction of this survey is expressly forbidden.
- 15.) Survey only valid for 90 days from last date of Field Survey.
- 16.) The words "Certified To", as shown and used hereon, means an expression of the Professional Surveyor's opinion regarding the facts of the survey based on his best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty, either expressed or implied.
- 17.) Acceptance of this survey, plot or use of the corner Monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, or omissions to an amount not to exceed the fees charged.
- 18.) This survey is a representation of existing field conditions at the time of the field survey and is based on found existing monumentation in the field.
- 19.) Accuracy: the expected use of surveyed lands, as classified in the Minimum Technical Standards (5-1-17, Florida Administrative Code), is "Rural". The minimum relative distance accuracy for this type of boundary is one foot in five thousand feet. The accuracy obtained by field-measured control measurements and calculations was found to exceed this requirement.
- 20.) * - Denotes distance not supported by Field Measurement.
- 21.) The purpose of the Survey is to obtain a Boundary Survey.
- 22.) Map of Survey is being certified according to the Last date of Field Survey and not the Signature date.
- 23.) This Survey shall not be filed for public records without the Surveyor's knowledge and consent.
- 24.) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 25.) This property was Surveyed based on the Land Description as shown hereon which was provided by the client.

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Professional Surveyor & Mapper

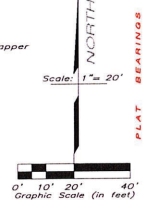
SURVEY OF: (DESCRIPTION AS FURNISHED)

The East 1/2 of Lot 16, Block 16, RIDGE MANOR ESTATES UNIT No. 4, according to the plat thereof recorded in Plat Book 11, Page(s) 1-22, inclusive, of the Public Records of Hernando County, Florida.

SURVEYOR'S LEGEND

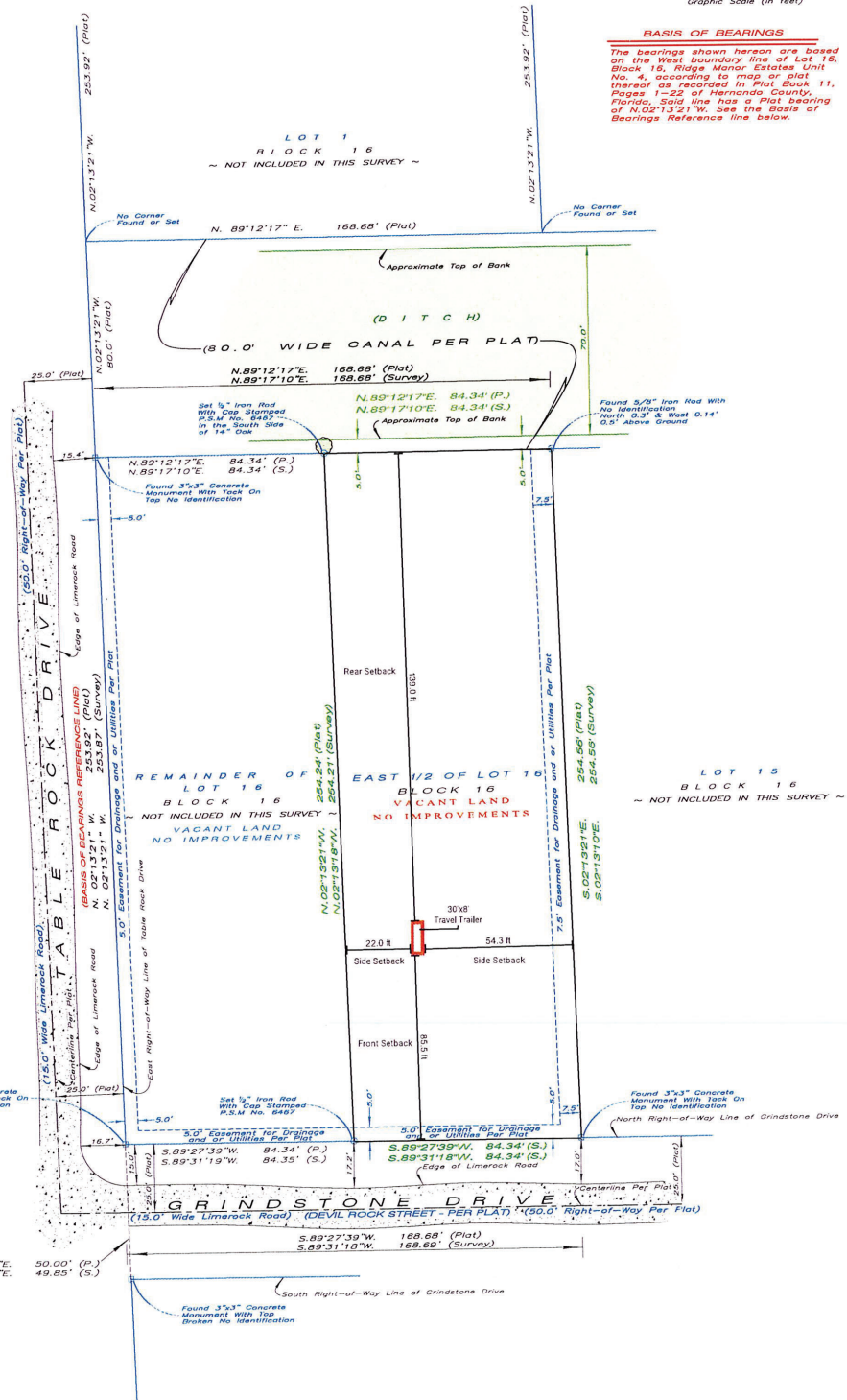
- (P) ----- Plot Dimension
- (S) ----- Survey Dimension
- P.S.M ----- Professional Surveyor & Mapper

Job Number: 0420-005



BASIS OF BEARINGS

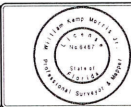
The bearings shown hereon are based on the West boundary line of Lot 16, Block 16, Ridge Manor Estates Unit No. 4, according to map or plat thereof as recorded in Plat Book 11, Pages 1-22 of Hernando County, Florida. Said line has a Plot bearing of N.02°13'21"W. See the Basis of Bearings Reference line below.



The survey depicted here is not covered by professional liability insurance.

CERTIFIED TO: Matthew Pierce

Subdivision: RIDGE MANOR ESTATES UNIT No. 4	Section: 23	Township: 22	Range: 21	Plat Book: 11	Page: 1-2
Last Date of Field Survey: April 30, 2020	Field Book: 30 Pages: 81-82				
Party Chief: K. Morris Jr.	Drawn By: K. Morris Jr.	Checked By: K. Morris Jr.			
Revisions					
Description	Job No.	Date	Drawn	Checked	P.C.



MAP OF BOUNDARY SURVEY

Date of Signature

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper

W. KEMP MORRIS JR.
Professional Surveyor & Mapper
Florida Registration Number 6487

27172 Ernest Lee Road
Brooksville, Florida 34602
Phone No. (813) 949-3636

Morris.Surveying@gmail.com