

- NOTES:
1. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO, DURING, AND AFTER CONSTRUCTION. SHOULD AN ERROR ARISE, CONTRACTOR IS TO NOTIFY ENGINEERING IN WRITING IMMEDIATELY.
 2. INSTALL SILT FENCING PRIOR TO CONSTRUCTION OR DEMOLITION ACTIVITIES AROUND AREAS THAT WILL HAVE GROUND COVER DISTURBED.
 3. LEAVE SILT FENCING (OR FUNCTIONAL EQUIVALENT) IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED IN ALL DISTURBED AREAS.
 4. CONTRACTOR TO GRADE NON-CONFORMING AREAS TO DRAIN TO STREET OR DRAINAGE EASEMENT(S).
 5. CONTRACTOR TO GRADE AREA UNDER NEW BUILDING TO DRAIN AWAY FROM BUILDING.
 6. MAXIMUM BUILDING HEIGHT TO BE 35 FT OR LESS.
 7. SMOKE DETECTORS ARE TO BE PLACED IN EACH BEDROOM AND HALLWAY.
 8. SURVEY WORK BY OTHERS.

Digitally signed
by Mark V Richter
Date: 2025.05.15
'11:54:14 -04'00



RECEIVED
By shayas at 10:09 am, May 30, 2025

RESUBMITTAL

LEGEND

- = Concrete Monument (CM)
- = Iron Pipe & Cap (IP)
- = Iron Rod & Cap (IR)
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- FND = Found
- ID = Identification
- LB = Licensed Business
- (F) = Field Measurement
- (P) = Plat Measurement
- ON/OFF = On or Off Subject Property
- ↔ = Flow Arrow

FLOOD ZONE INFORMATION
PROPERTY LIES WITHIN FLOOD
ZONE "AE" PER COMMUNITY
PANEL NO. 12053C0134E,
EFFECTIVE DATE 1/15/2021.
(PER INFORMATION OBTAINED
FROM WWW.MSC.FEMA.GOV)

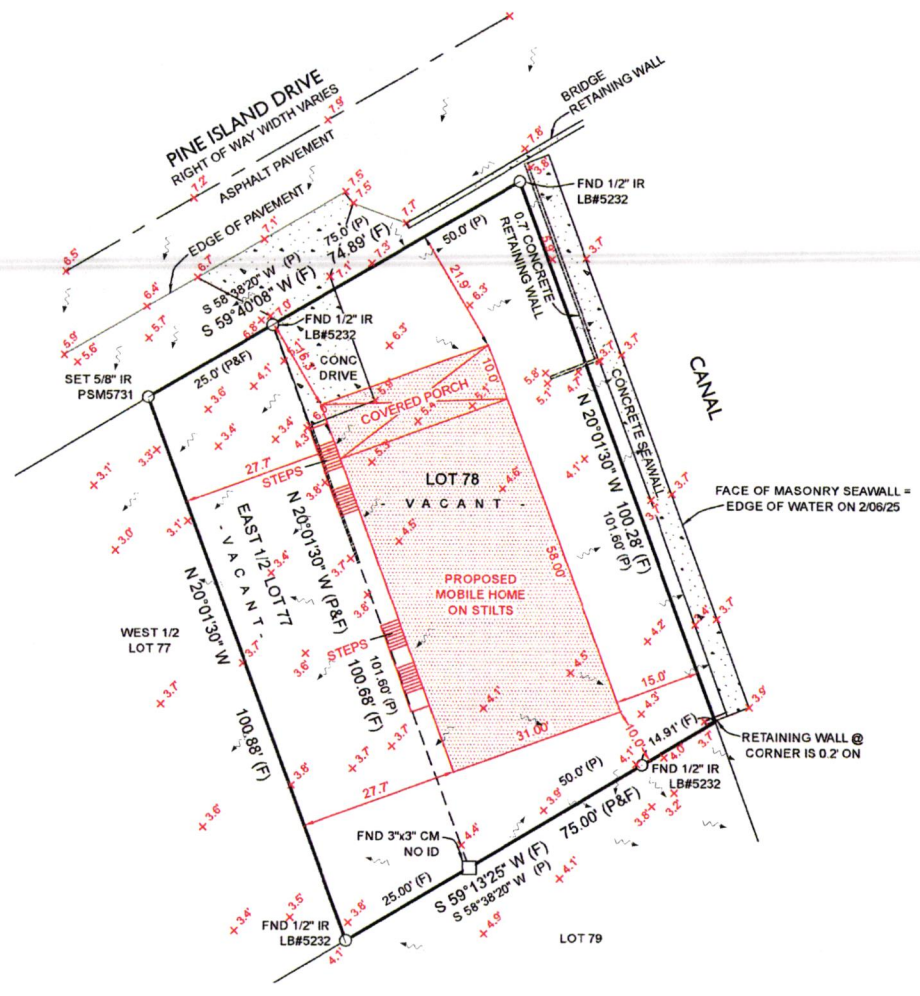
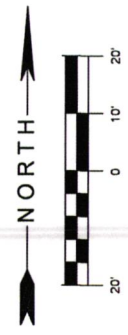
LEGAL DESCRIPTION (O.R. Book 4346, page 336):

The East 1/2 of Lot 77, Pine Island Replat, according to the Plat thereof, recorded in Plat Book 6, Page(s) 72, of the Public Records of Hernando County, Florida. Less and Except that portion deeded to the State of Florida in that certain deed recorded in Official Records Book 579, Page 713, of the Public Records of Hernando County, Florida.

AND

Lot 78, Pine Island Replat, according to the Plat thereof, recorded in Plat Book 6, Page(s) 72, of the Public Records of Hernando County, Florida.

PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540
(407) 553-2688 www.pensurv.com
Certificate of Authorization: LB7249



Project:	2025-A006
Client:	Lot Layout Plan
Scale:	1" = 10'-0"
Date:	05/15/2025
Drawn by:	Mark V Richter
Checked by:	Mark V Richter
Project No.:	2025-A006
Sheet No.:	1 OF 1

Lot Layout Plan
Richter Engineering, Inc.
richter@engineer.com
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Tampa, FL 33618
Tel: 813-255-8485
Fax: 813-255-8485

Juan David Toro
11401 Rimrock St
New Port Richey, FL 34654
DRAINAGE SHEET