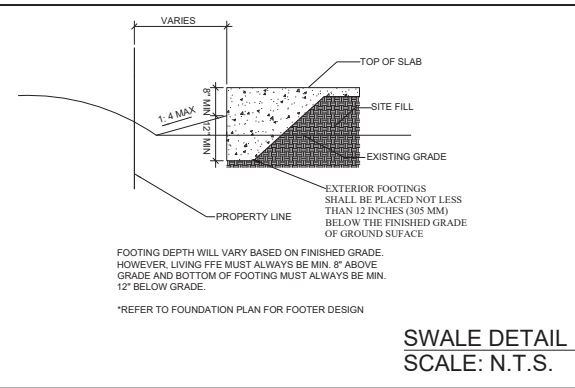
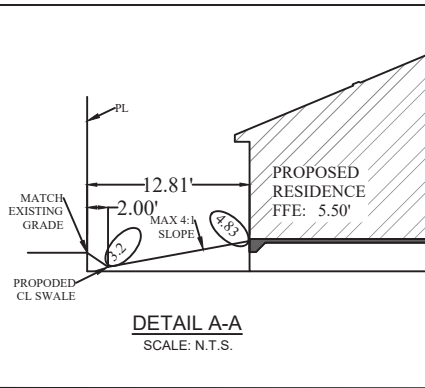
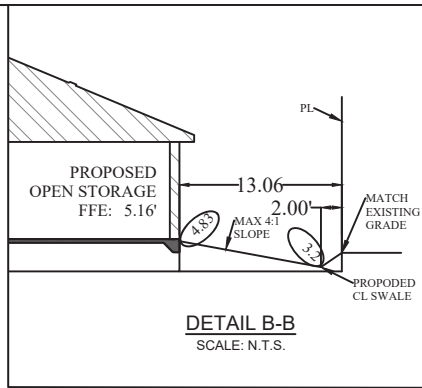


CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	824.80'	3°16'09"	N. 40°56'53" W.	47.05'	47.06'



SITE PLAN NOTES

1.) CONTRACTOR TO VERIFY HOUSE PLANS WITH SITE PLAN.
CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS,
SETBACKS, AND ELEVATIONS PRIOR TO PERMITTING &
CONSTRUCTION AND NOTIFY FL ENGINEERING IF ANY
DISCREPANCIES ARE FOUND.

2.) CONTRACTOR TO INSTALL REQUIRED EROSION CONTROL BARRIERS, TREE PROTECTION, ETC. PRIOR TO CONSTRUCTION PER CODE OF THE APPLICABLE JURISDICTION.

3.) SLOPE REQUIREMENTS: 40:1 MINIMUM OVER ENTIRE PROPERTY, 4:1 FROM STRUCTURE TO PROPERTY LINE UNLESS OTHERWISE NOTED. LOTS SHALL BE GRADED TO DIRECT SURFACE WATER AWAY FROM FOUNDATION, MINIMUM 6" OF FALL WITHIN THE FIRST 10 FEET.

4.) FOUNDATION TYPE SHOWN REQUIRED PER SITE PLAN. REFER TO HOUSE FOUNDATION PLAN FOR FOUNDATION DETAILS.

5.) FBC R403.1.4 EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE

6.) DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

7.) GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN FIVE (5) FEET. WHEN A STRUCTURE IS LESS THAN TEN FEET TO A LOT LINE, THE EAVE WILL BE REQUIRED TO INCLUDE A GUTTER AND DOWNSPOUT. DOWNSPOUT TO DIRECT FLOW WITH THE DRAINAGE PLAN AND NOT TOWARD ADJACENT LOT(S).

8.) FLOOD ZONE AND BASE FLOOD ELEVATION PROVIDED BY OTHERS.

9.) FINISHED FLOOR ELEVATION DOES NOT ACCOUNT FOR RECESSED SHOWERS.

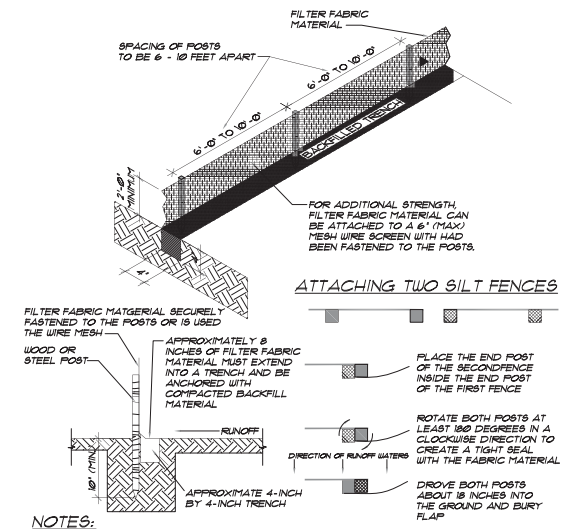
10.) UPON SUBMITTAL OF DRAWINGS &/OR LETTER TO
LOCAL GOVERNMENT AGENCY, THE OWNER &/OR

CONTRACTOR AGREES THEY HAVE REVIEWED THE WORK

PREPARED BY FLORIDA ENGINEERING, LLC. AND ARE IN
AGREEMENT WITH THE WORK. ANY CHANGES AFTER

SUBMITTAL OF PLANS, REGARDLESS OF REASON, MAY

RESULT IN ADDITIONAL CHARGES WHICH WILL BE
DETERMINED BY FLORIDA ENGINEERING, LLC

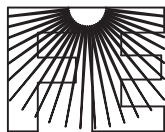


SILT FENCE DETAIL
SCALE: N.T.S.

IMPERVIOUS AREA CALCS.	SYMBOL LEGEND
HOUSE SQ FT: <u>2294</u> SQ FT	D.U.E. - DRAINAGE & UTILITY EASEMENT
DRIVEWAY: <u>411</u> SQ FT	 - ELEVATION PROPOSED
WALKWAY: <u>93</u> SQ FT	X ### - DENOTES EXISTING ELEVATION
POOL AREA: <u>0</u> SQ FT	 - FLOW DIRECTION
PADS: <u>0</u> SQ FT	
TOTAL: <u>2798</u> SQ FT	
LOT SQ FT: <u>8616</u> SQ FT	
IMPERV. AREA: <u>32%</u>	

LOT(S):	PORTION OF 33 & 34	CONTRACTOR: FLORIDIAN CRAFTED HOMES
BLOCK:	22	
SUBDIVISION:	N/A	
PROPERTY ID / STRAP #:	7801500059	
FLOOD ZONE:	AE 8'	PROJECT ADDRESS:

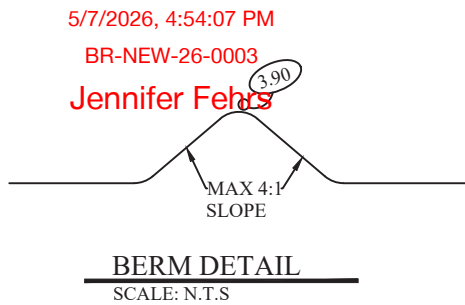
	FLORIDIAN CRAFTED HOMES 531 BROADWAY ST LONGBOAT KEY, FL, 34228	
	DRAWN BY: SI DESIGN DATE: 03/11/2026	PAGE : 1



FLORIDA ENGINEERING LLC
4161 TAMiami TRAIL, SUITE 101
PORT CHARLOTTE, FLORIDA 33980
(941) 391-5980
www.flengineeringllc.com

PROJECT NO. 2601449-SP

CA CERT. #30782



5/13/2026, 10:48:39 AM

BR-NEW-26-0003

John Michael

REVISION 1: DATE REVISED: 05/05/2026

REVISÉ BY: SI

REASON FOR REVISION: CUSTOMER REV.



Digitally signed
by Richard E
Walker
Date:
2026.05.05
15:04:24-04'00

This item has been digitally signed and sealed
by Richard E. Walker, P.E. on the date
adjacent to the seal.

Signature must be verified on electronic copies.

Richard Edward Walker, P.E. #61240

DATE: 05/05/2026

