

Planning Director



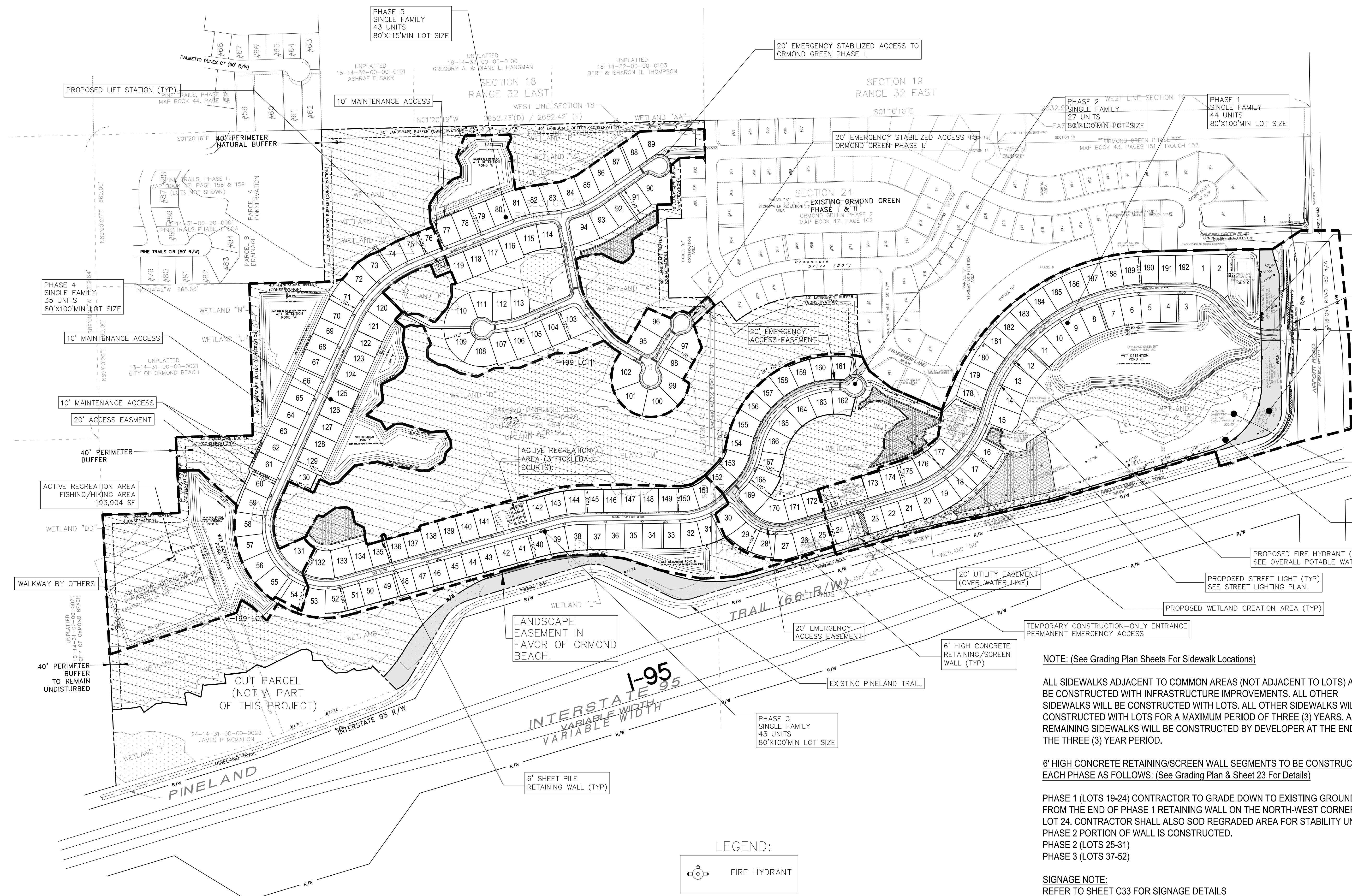
NO.	DATE	APPR.
1	01-25-16	PAZ
2	02-25-16	PAZ
3	06-14-16	PAZ

**ZAHN ENGINEERING, INC.**  
244 SOUTH PALMETTO AVENUE DAYTONA BEACH, FLORIDA 32114  
PHONE: (386) 252-0020 FAX: (386) 252-6050 ZAHNENG.COM

DESIGNED: MMW	CHECKED: PAZ
DATE: 03/10/15	SCALE: 1"=200'
PLOTTED: 07/08/16	

PINELAND SUBDIVISION ORMOND BEACH FL	OVERALL DEVELOPMENT PLAN
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PROJECT NO. <b>1505</b>
Digitally signed by <b>Peter A. Zahn Jr., P.E.</b> DN: cn=Peter A. Zahn Jr., o=Zahn Engineering, Inc., ou=Zahn Engineering, Inc., email=peter@zahneng.com, c=US
SHT. <b>C3</b> OF <b>45</b>



NOTE:  
ALL ELEVATIONS SHOWN ARE WITH RESPECT TO NGVD '29

NOTE: (See Grading Plan Sheets For Sidewalk Locations)

ALL SIDEWALKS ADJACENT TO COMMON AREAS (NOT ADJACENT TO LOTS) ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE IMPROVEMENTS. ALL OTHER SIDEWALKS WILL BE CONSTRUCTED WITH LOTS. ALL OTHER SIDEWALKS WILL BE CONSTRUCTED WITH LOTS FOR A MAXIMUM PERIOD OF THREE (3) YEARS. ANY REMAINING SIDEWALKS WILL BE CONSTRUCTED BY DEVELOPER AT THE END OF THE THREE (3) YEAR PERIOD.

6' HIGH CONCRETE RETAINING/SCREEN WALL SEGMENTS TO BE CONSTRUCTED IN EACH PHASE AS FOLLOWS: (See Grading Plan & Sheet 23 For Details)

PHASE 1 (LOTS 19-24) CONTRACTOR TO GRADE DOWN TO EXISTING GROUND AT 4:1 FROM THE END OF PHASE 1 RETAINING WALL ON THE NORTH-WEST CORNER OF LOT 24. CONTRACTOR SHALL ALSO SOD REGRADED AREA FOR STABILITY UNTIL PHASE 2 PORTION OF WALL IS CONSTRUCTED.  
PHASE 2 (LOTS 25-31)  
PHASE 3 (LOTS 37-52)

SIGNAGE NOTE:  
REFER TO SHEET C33 FOR SIGNAGE DETAILS

STREET SIGN NOTES:  
ALL STREET SIGNS SHALL BE WHITE LETTERING ON A REFLECTIVE GREEN BACKGROUND (3M GRADE OR BETTER) ALL SIGNS SHALL BE FREE OF VISUAL OBSTRUCTIONS. TWO STREET NAME SIGNS SHALL BE PLACED AT 4-WAY INTERSECTIONS, AND ONE SHALL BE PLACED AT T-JUNCTIONS.

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