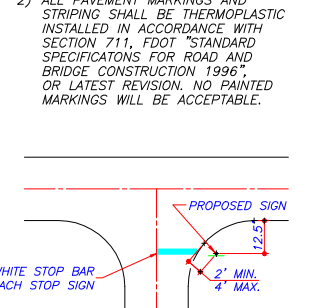


SIGNAGE LEGEND:

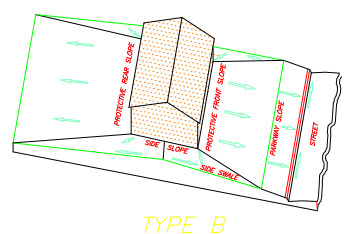
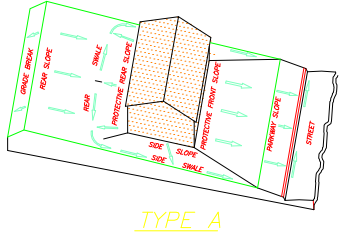
- PROPOSED SIGN AS LABELED.
- PROPOSED COMBINATION STREET NAME SIGN/STOP SIGN, W/ 24" WHITE STOP BAR.

SIGNAGE NOTES:

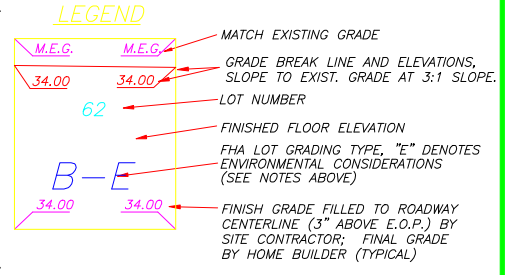
- ALL SIGNS AND THEIR MOUNTING SHALL BE IN ACCORDANCE WITH THE "STANDARD HIGHWAY SIGNS MANUAL" AS SPECIFIED IN THE MUTCD.
- ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC INSTALLED IN ACCORDANCE WITH SECTION 711. FOOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1996", OR LATEST REVISION. NO PAINTED MARKINGS WILL BE ACCEPTABLE.



- NOTES**
- ALL LOTS SHALL BE FILLED TO BACK OF CURB GRADE BY SITE CONTRACTOR. HOME BUILDER TO GRADE LOTS TO FINAL PLAN GRADES AS SHOWN HEREON.
 - ALL LOTS SHALL BE GRADED IN ACCORDANCE WITH FHA LAND PLANNING BULLETIN NO. 3 "DRAINAGE AND GRADING DATA SHEET 72."
 - ALL FINISHED FLOOR ELEVATIONS (FFE's), FOR LOWEST LIVING FLOOR EXCLUSIVE OF GARAGE, SHALL BE SET AT 20" MIN. TO 22" MAX. ABOVE THE ROAD CENTERLINE GRADE. THE (FFE's) SHOWN WERE COMPUTED AT 20" ABOVE CENTERLINE, BASED ON PROPOSED ROADWAY ELEVATIONS. THE ACTUAL FFE'S SHALL BE BASED ON AS-BUILT SURVEYED ELEVATIONS APPROVED BY THE BUILDING DEPARTMENT. ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS IN FINISHED FLOOR ELEVATIONS.
 - ALL FILL PLACED UNDER AND WITHIN 5 FT OF THE BUILDING SLAB SHALL BE OF CLEAN SAND WITH NO FRIABLE OR OTHER DELETERIOUS MATERIAL. THE FILL SHALL BE COMPACTED TO A MIN. DENSITY OF 98% MAXIMUM (AASHTO T-180).
 - LOTS WITH THE SUFFIX "E" MUST HAVE SPECIAL PROCEDURES FOLLOWED TO AVOID DAMAGE TO ADJACENT WETLANDS AND/OR NATURAL BUFFERS. THE BUILDER SHALL CONSTRUCT A 4" HIGH SILT FENCE ALONG THE REAR LOT LINE PRIOR TO CONSTRUCTION AND ABSOLUTELY NO ALTERATION OF ENVIRONMENTAL AREAS SHALL OCCUR. VIOLATORS ARE SUBJECT TO PENALTIES OF UP TO \$10,000 PER DAY AND/OR IMPRISONMENT.
 - THE DEVELOPER SHALL PROVIDE A COPY OF THIS PLAN ALONG WITH SHEETS 16 & 17 TO ALL LOT PURCHASERS, AND REQUIRE THAT THEY GRADE THE LOTS IN CONFORMANCE WITH THE PLAN.
 - (a). SITE CONTRACTOR TO CONSTRUCT ALL SIDEWALKS ACROSS TRACTS AND COMMON AREAS.
 - (b). BUILDER TO CONSTRUCT ALL SIDEWALKS ALONG THE ROAD FRONTAGE OF THEIR LOTS, 5' WIDE, 4" THICK, 0.5" OFF THE PROPERTY LINE WITHIN THE R/W, 3,000 P.S.I. CONCRETE W/ CONTROL JOINTS CUT 1" DEEP ON 5' CENTERS, SLOPING 2% TOWARDS THE CURB.
 - FOR DRAINAGE AND OTHER UTILITY EASEMENTS, SEE RECORD PLAN AND OTHER DOCUMENTS IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - NO STRUCTURES, LAND ALTERATION, OR IMPROVEMENTS PERMITTED IN LAKE DRAINAGE EASEMENTS BY HOMEOWNERS.



FHA LOT GRADING TYPES



LEE ENGINEERING, INC.
 105 N. Palm Avenue
 Indianton, Florida 32903
 (321) 723-7110
 FBPE CERTIFICATE OF AUTHORIZATION #5968

Casabella

LOT GRADING AND SIGNAGE PLAN

STATUS	DATE
P	PRELIMINARY
A	ISSUED FOR APPROVALS
B	ISSUING ONLY
RC	RELEASED FOR RECORD CHECK
RD	RECORD CHECK
OK	CHECK PRINT

JOB No.: 0152-01
 FILE: MASTER
 BORDER: P-LDRGRD
 VP-1: SITE
 VP-2: P-LDRGRD-B
 VP-3: P-LDRGRD
 VP-4: N/A
 VP-5: N/A
 VP-6: N/A
 VP-7: N/A
 VP-8: N/A
 DATE: 09-01-98
 SCALE: 1"=100'

SHEET No.: **3 of 21**
 ENGINEER OF RECORD

FL PE # 41077

APPROVED FOR PHASE ONE ONLY!