

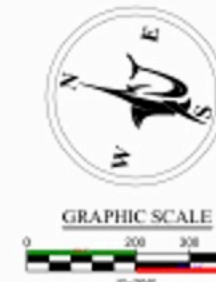
LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE & TRACTS
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED BUILDING OUTLINE
- PHASE LINE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED TOP OF BANK
- PROPOSED POND GRADE BREAK
- EXISTING FLOODPLAIN
- WETLAND LINE
- PHASE I
- PHASE II
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- UPLAND BUFFER
- UPLAND PRESERVATION
- EXISTING WETLANDS
- PROPOSED VEGETATIVE NATURAL BUFFER

POND TABLE

POND ID	TOP ELEV	DHW-200	DHW-25	NWL ELEV	BOTTOM ELEV	TYPICAL SECTION
1	13.50	12.49	12.36	12.50	-1.50	A
2	13.50	12.33	12.16	12.50	-1.50	B
3	13.50	13.39	12.00	12.50	-1.50	A
4	13.50	13.39	12.76	12.50	-1.50	A
5	13.00	12.84	12.52	12.50	-1.50	A
6	13.50	12.49	12.33	12.50	-1.50	A
7	12.50	12.17	11.93	12.50	-1.50	A
8	12.50	11.74	11.52	12.50	0.00	A
9	12.50	12.07	11.70	12.50	-1.50	A
10	13.50	12.78	12.49	12.50	-1.50	B
11	13.50	13.48	12.82	12.50	-1.50	A
12	13.50	12.94	12.57	12.50	-1.50	A
13	12.50	12.24	12.00	12.50	-1.50	A
14	12.50	12.24	12.00	12.50	-1.50	A
15	13.50	13.24	12.73	12.50	-1.50	A
16	13.75	13.97	13.27	12.50	-1.50	A
17	13.00	12.80	12.36	12.50	-1.50	A
18	13.00	12.63	12.43	12.50	-1.50	A
19	13.25	12.88	12.61	12.50	-1.50	A
20	13.75	13.27	13.00	12.50	-1.50	A
21	13.25	12.70	12.49	12.50	-1.50	B
22	14.00	12.72	12.53	12.50	-1.50	B

SECTIONS: SEE SHEET #99 FOR SECTION DETAILS
SITE GRADING TYPICAL SECTIONS: A-A through K-K
COMPENSATING STORAGE TYPICAL SECTIONS: COMP#1 - COMP#4



NXC PALM COAST OWNER LLC
DRG 2365, PG 790

COPC APPROVED: 1/8/2024
APP REQ #: 5514

NO.	DATE	BY	DESCRIPTION
1	10/23/23	JOS	100% ACT/REVISED CONSTRUCTION PHASING
2	1/8/24	JOS	ADD AD-2 REVISED EMERGENCY/CONCRETE ACCESS
3			
4			
5			
6			
7			
8			
9			
10			

ENGINEERING PLANS FOR COLBERT LANDINGS - PHASE I MASTER GRADING PLAN CITY OF PALM COAST, FLORIDA



FINAL ENGINEERING PLANS



2025 AIA SOUTH SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.734.4231
matt@gulfstreamdesign.com

PROJECT NO:	22-061
DATE:	08-09-23
DRAWN BY:	JOS
DESIGNED BY:	TJB
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL



This item has been digitally signed and sealed by Matthew H. Lohi, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.