NOTES FOR VILLAGE OF PINECREST:

1- NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE OF THE BUILDING FOOTPRINT.
2- NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE R.O.W. OR ADJACENT PROPERTIES.
3- NO TREES ARE TO BE PLANTED IN THE R.O.W. BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY THE PUBLIC WORKS.
4- NO SHRUBS ARE TO BE PLANTED IN THE R.O.W. AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
5- NO IRRIGATION, LIGHTING OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE R.O.W.
6- ALL PROPOSED TREES IN THE R.O.W. WILL BE PLANTED AT A MINIMUM OF 7' FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND AND SPACING AS APPROVED BY THE VILLAGE ARBORIST.
7- ANY DECORATIVE D/W IN THE R.O.W. SHALL HAVE AN 8"W x 12"D, 3,000 PSI FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W.
8- NO MATERIALS OF ANY KIND SHALL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
9- ALL EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIALS AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIMES.
10- ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH.
11- ALL WORK CONDUCTED IN THE R.O.W. WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
12- ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO, THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.

EQUIPMENTS ABOVE FLOOD ELEVATIONS

1. ALL ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS; HEATING, VENTILATION,AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS AND OTHER SERVICES EQUIPMENTS (WATER HEATERS, GENERATORS,ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGNED FLOOD ELEVATION AS PER ASCE-24-14CH 7.0

NOTE:
PLUMBER TO VERIFY THE CONDITION OF THE EXISTING SEWER LATERAL UP TO SEWER MAIN , IF NO REPLACING IS NEEDED THEN DO A VIDEO TO PROVE THE CONDITION AND DELIVER TO PUBLIC WORK AT CMB FOR VERIFICATION.

NOTES:
1- UPON PLACEMENT OF THE LOWEST FLOOR PLAN AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2017, BUILDING SECTION 110.3)
2- A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION.

ENCLOSED AREAS NOTE:
ENCLOSED AREAS BELOW THE DFE OR , THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE"

NOTES:

1) ALL INTERIOR PAVING SHALL FOLLOW SLOPE DRAIN AS SHOWN.

2) ALL RETENTION AREAS ARE TO BE DONE AS SHOWN BUT NEVER LOWER THEN 10" FROM SURROUNDING AREAS

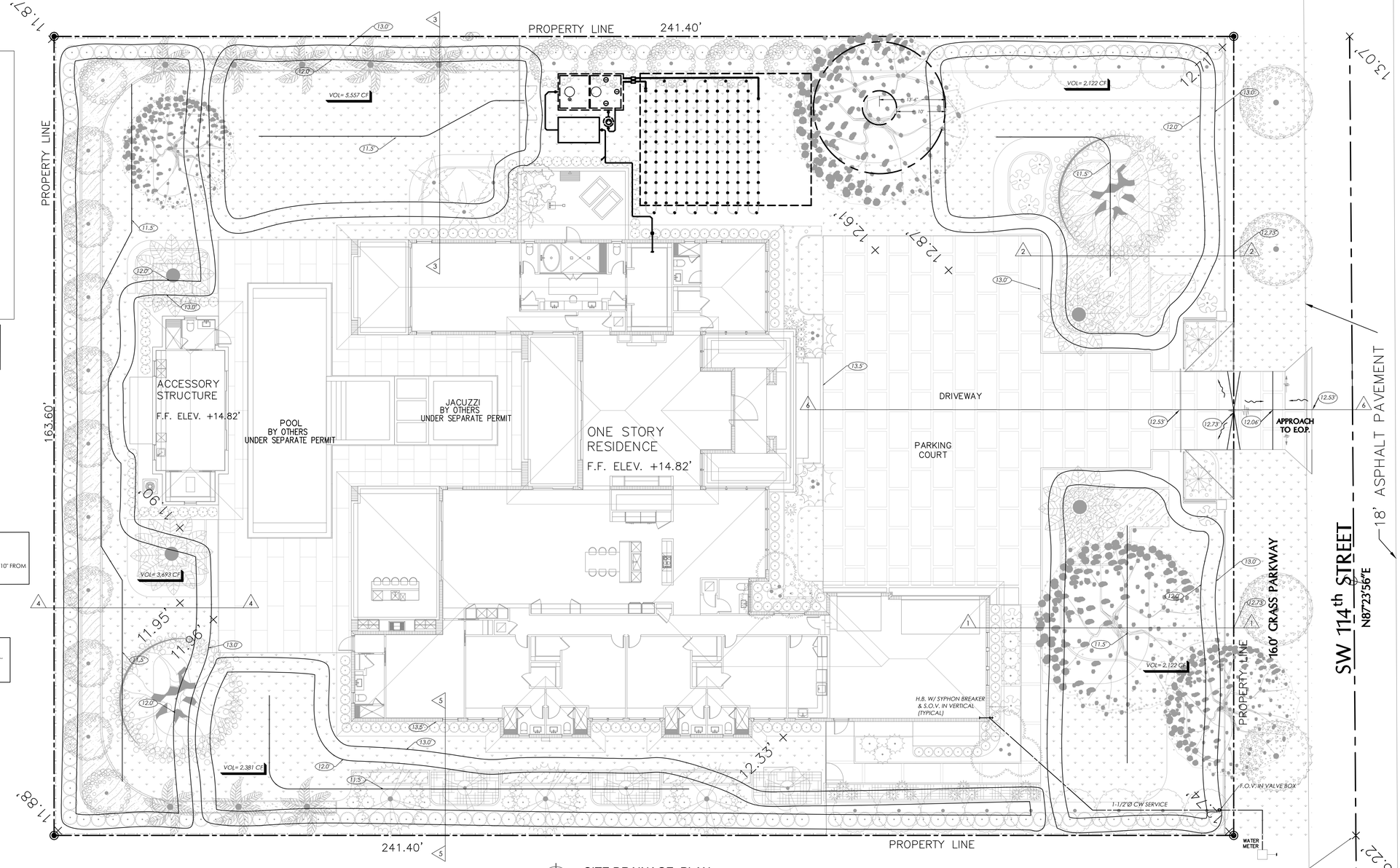
LEGEND

X.XX NEW ELEVATION
× EXISTING ELEVATION

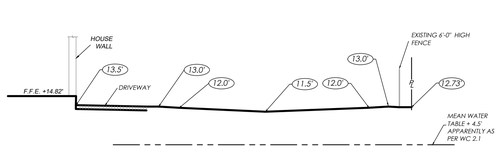
NOTE:

PROPOSED BERN IS REQUIRED TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL, NO MUCK OR OPEN GRADED SILICA, COMPACTED TO 92% DENSITY, AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.

RAIN WATER RETENTION CALCULATION
TOTAL AREA : 39,493 SQ.FT x 1.25(IN/SQ FT) = 49,367 CU FT
49,367 CU FT / 12 = 4,114 CU.FT



N SITE DRAINAGE PLAN
SCALE: 3/32" = 1'-0"



1 CROSS SECTION
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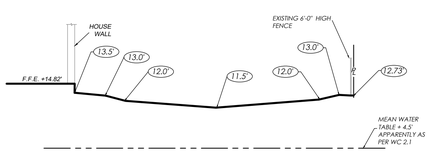

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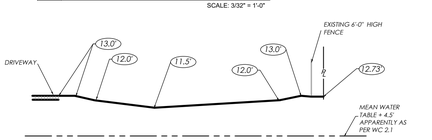

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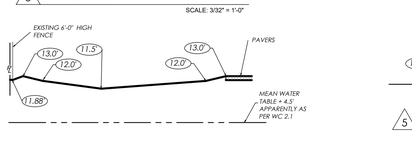

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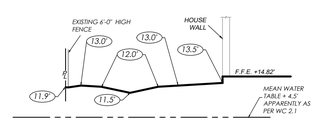

5 CROSS SECTION
SCALE: 3/32" = 1'-0"

6 CROSS SECTION

Digitally signed by Edmundo Largaespada
Date: 2023.07.31 17:47:03 -04'00'

EDMUNDO J. LARGAESPADA LICENSE No 56915 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDMUNDO LARGAESPADA, 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.

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MIAMI, FL 33156
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NEW CONSTRUCTION AT PINECREST RESIDENCE:
BY HERITAGE HOME BUILDERS, LLC.
7725 SOUTHWEST 114 STREET
VILLAGE OF PINECREST, FL 33156

SEAL:

SITE DRAINAGE PLAN

DATE :	03.23.2023
SCALE :	AS SHOWN
DRAWN :	
CHECK BY:	
JOB NO. :	23_0012

SD-1

SHEET NO. :

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