

PROPERTY INFORMATION

FOLIO: 20-5013-003-0100
PROPERTY ADDRESS: 1215 ROLLING ROAD DR. PINECREST, FL 33156
LEGAL DESCRIPTION: LOT 6 LESS THE SOUTHEASTERLY 150 FEET OF LOT 6,
IN BLOCK 2 OF "TOWN AND RANCH ESTATES"
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 50, AT PAGE 46, OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL

ZONING LEGEND

PRIMARY ZONE: EU-1, 2300 ESTATES - 1 ACRE
LAND USE: 0101 RESIDENTIAL - SINGLE-FAMILY, LOW-DENSITY
REF: NEW 2 STORY SINGLE-FAMILY

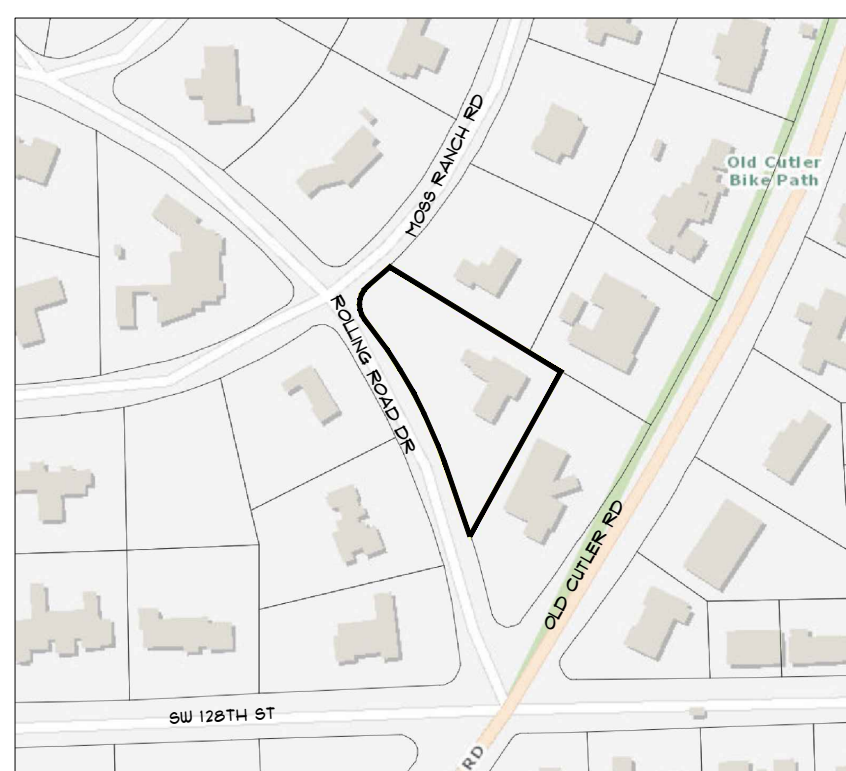
FLOOD ZONE: X BASE FLOOD ELEVATION: -
CITY FLOOR CRITERIA: - HIGHEST CROWN OF THE ROAD: 11.10'

ELEVATION	LOWEST FLOOR	GARAGE	GRADE
PROPOSED	13.20'	18.58'	11.10'

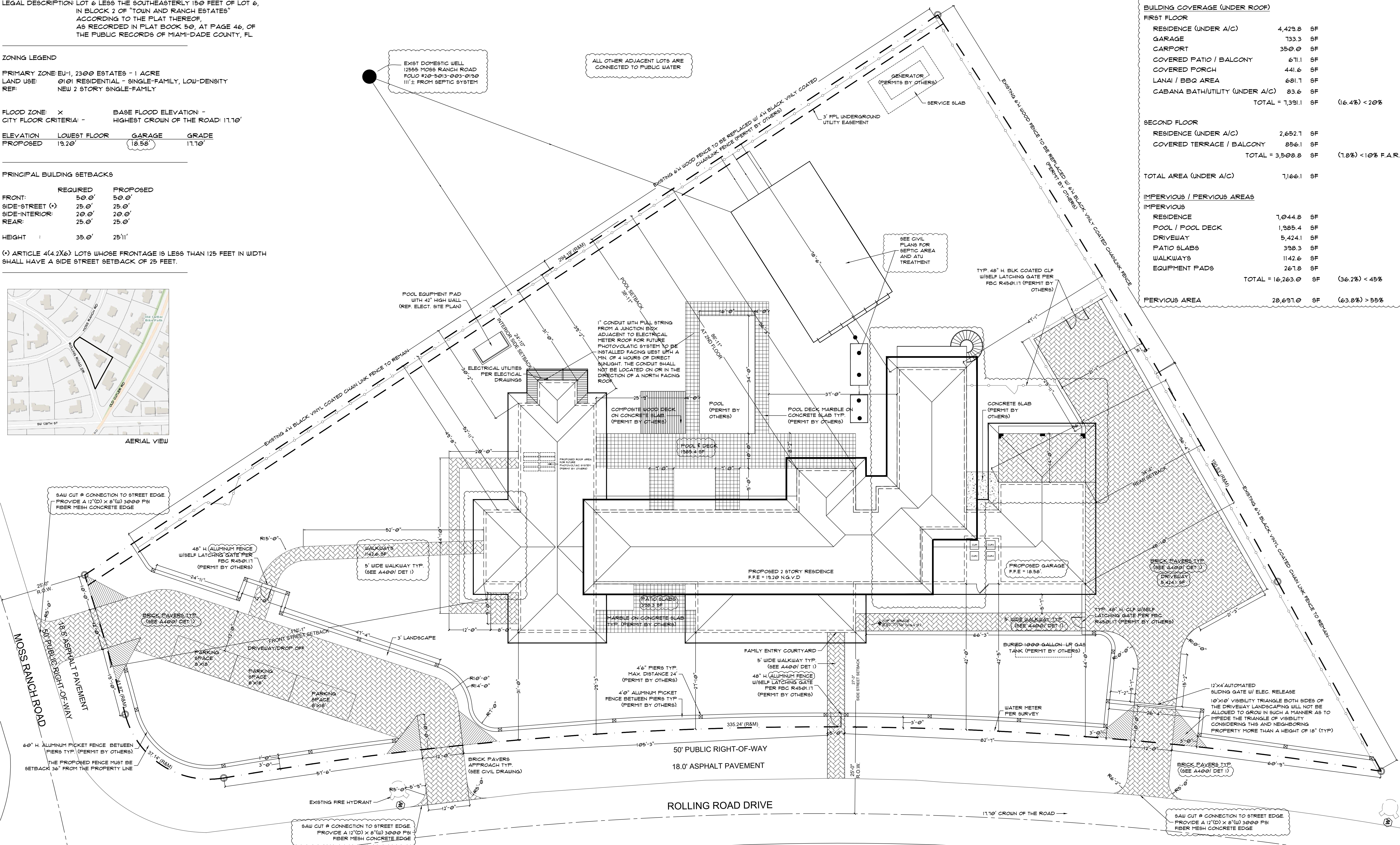
PRINCIPAL BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	50.0'	50.0'
SIDE-STREET (*)	25.0'	25.0'
SIDE-INTERIOR	20.0'	20.0'
REAR:	25.0'	25.0'
HEIGHT :	35.0'	25'11"

(*) ARTICLE 4(4.2X6) LOTS WHOSE FRONTAGE IS LESS THAN 125 FEET IN WIDTH SHALL HAVE A SIDE STREET SETBACK OF 25 FEET.



AERIAL VIEW



SITE DATA

TOTAL NET LAND 44,360 SF (1.03 ACRES)

BUILDING COVERAGE (UNDER ROOF)

FIRST FLOOR

RESIDENCE (UNDER A/C)	4,429.8	9F
GARAGE	133.3	9F
CARPORT	350.0	9F
COVERED PATIO / BALCONY	671.1	9F
COVERED PORCH	441.6	9F
LANAI / BBQ AREA	681.1	9F
CABANA BATH/UTILITY (UNDER A/C)	83.6	9F
TOTAL	7,391.1	9F (16.4%) < 20%

SECOND FLOOR

RESIDENCE (UNDER A/C)	2,652.1	9F
COVERED TERRACE / BALCONY	856.1	9F
TOTAL	3,508.8	9F (1.8%) < 10% F.A.R.

TOTAL AREA (UNDER A/C) 1,166.1 9F

IMPERVIOUS / PERVIOUS AREAS

IMPERVIOUS

RESIDENCE	1,044.8	9F
POOL / POOL DECK	1,385.4	9F
DRIVEWAY	5,424.1	9F
PATIO SLABS	398.3	9F
WALKWAYS	1142.6	9F
EQUIPMENT PADS	267.8	9F
TOTAL	16,263.0	9F (36.2%) < 45%

PERVIOUS AREA 20,697.0 9F (63.8%) > 55%

PUBLIC WORKS CONDITION PERMIT-SFR-D/W

- NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
- NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
- THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
- NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SEALS HAS BEEN APPROVED BY PUBLIC WORKS.
- NO SHRUBS TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS TO BE REMOVED.
- NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
- ALL PROPOSED TREES IN THE ROW WILL BE PLANTED A MINIMUM OF 1 FEET FROM THE EDGE OF PAVEMENT TO THE FACE OF THE TREE AND WILL BE A TYPE, KIND AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR - CCARR@PINECREST-FL.GOV
- ANY DECORATIVE D/W IN THE ROW SHALL HAVE 3000PSI, FIBER MESH CONCRETE HEADER CURBS LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURBS WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE.

- NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
- EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES.
- ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH A 6" THICK SIDEWALK AND EXTEND TO THE EXIST ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND A MAXIMUM CROSS SLOPE OF 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECT WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSSWALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE--NO SCREW-DOWN DETECTABLE WARNING SYSTEM IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF THE PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
- ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE PDOT STANDARD INDEX 600 SERIES FOR MOT.
- ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, FLAGGING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
- NO PORTION OF THE PUBLIC ROW CAN BE ENCLOSED BY THE CONTRACTORS FENCE AT ANY TIME.

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



CASTRO RESIDENCE

PROPOSED NEW SITE PLAN

1215 ROLLING ROAD DRIVE
PINECREST, FL 33156

SEAL

PREPARED BY: ST

CHECKED BY: NAC

REV	DATE	DESCRIPTION
0	10/10/23	BASED FOR PLSS DEPT REVIEW
1	5/3/23	REVISED AS SHOWN
2	10/2/24	REVISED AS SHOWN

SCALE: AS SHOWN

JOB NO: 22-PRO-0010

SHEET NO.	REV
A-100	2