

Narrative

October 14, 2024

This submission includes a revised building application with corrected square footage. Prior application had an incorrect square footage number listed.

BUILDING

Group: ALL
Type: BUILDING
Status: **DENIED**
Date Submitted: 9/12/2023
Date Due: 10/2/2023
Date Completed: 10/3/2023
Reviewer: PAUL BUCKLER
Remarks:

Notes:

10/1/2024 5:09:50 PM

OUTSIDE AGENCIES PENDING

Note: Plans under review with Miami-Dade County.

PLUMBING

Group: ALL
Type: PLUMBING
Status: **DENIED**
Date Submitted: 9/12/2023
Date Due: 9/19/2023
Date Completed: 9/21/2023
Reviewer: KENNETH CHAMBERS
Remarks:

Notes:

9/21/2023 7:34:17 AM

PENDING OUTSIDE AGENCIES

Note: Plans under review with Miami-Dade County.

STORM DRAINAGE

Group: ALL

Type: STORM DRAINAGE
Status: **DENIED**
Date Submitted: 9/12/2023
Date Due: 9/21/2023
Date Completed: 9/20/2023
Reviewer: REINALDO RIVERA
Remarks:

9/18/2024 8:19:10 AM

1. The current drainage plan shows a V-shaped swale, check because in some areas the difference in elevation to the ditch is less than 6" and tends to be inconstructible. Check if providing Sections, if not to scale then proportionally, showing elevations and distances between any change in grade and will extend from PL to structure, showing the proposed slopes will demonstrate that the swales are not V-shaped. Must use a flat bottom swale.

Devacon, Inc: See written comment sheet dated 10-14-24

2. Any decorative D/W in the ROW 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, no reinforcing steel allowed on the ROW. The detail Section J shows a #4 rebar which is not allowed.

Devacon, Inc: See drawing C1.0 dated 10-14-24

3. Note that operation and maintenance of the proposed drainage system will be the responsibility of the property owner to ensure the system meets the Village Level of Service Standard for Stormwater. If an Exfiltration Trench and/or a French Drain is proposed on site, then a covenant with the Village of Plnecrest will be executed.

See Executed Covenant.

ZONING

Group: ALL
Type: ZONING
Status: **DENIED**
Date Submitted: 9/16/2024
Date Due: 10/4/2024
Date Completed: 10/1/2024
Reviewer: PAT JANISSE
Remarks:

10/1/2024 2:34:20 PM

PLEASE PHOTOCOPY THE COMMENTS AND RESPOND TO THEM TO INDICATED HOW THE COMMENTS ARE BEING ADDRESSED AND WHERE THE INFORMATION CAN BE FOUND.- PLEASE SO THIS AS MAKES THE REVIEW EASIER AND MOST COMMENTS FROM PREVIOUS REVIEWS

1. Please submit a SEPARATE Tree Removal Permit. Approval of the Tree Removal permit is required prior to Zoning approval.
TREE REMOVAL PERMIT MUST BE APPROVED BEFORE MASTER PERMIT CAN HAVE COMPLETE REVIEW-
PLEASE RESPOND TO TREE REMOVAL COMMENTS

Biospheric Engineering- Tree removal/relocation permit review completed. Pending qualifier updated city registration and signature on application.

3. Auxiliary Power Supply is required for new house and must provide one of the following:

a) permanent installation of a stand by generator (separate permit)

PUT SEPARATE PERMIT EVERYWHERE SHOWING GENERATOR THAT INCLUDES ANY E -SHEETS AND PLEASE NOTE DEPENDING ON THE SOUND LEVEL OF THE GENERATOR THE SETBACKS MAY BE GREATER THAN WHAT YOU HAVE SHOWN ON PLAN AS SETBACK IS A FUNCTION OF NOISE LEVEL DBA-FYI THE LOCATION OF GENERATOR MAY NOT BE APPROVED AS SETBACK FUNCTION OF DBA

Cueto Engineering & ARPE.: Noted on A-100 and ES-1. Zoning reviewer wrote about the generator setback issue as an FYI.

11. MARK ELEVATION FROM 18.37 FT AS THIS IS WHERE ZONING MEASURES HEIGHT FROM AND MARK ON ALL ELEVATIONS- MARK ON ALL ELEVATIONS HEIGHT FROM 18.37 FT TO THE VERY TOP OF THE ROOF RIDGE AND PLEASE DRAW LINE TO TOP OF RIDGE AND PROVIDE NGVD ELEVATION ALSO

Cueto Engineering Drawing A-300 dated 10-14-24

12. SITE PLAN MUST PROVIDE A ZONING LEGEND THAT INCLUDES THE MINIMUM SETBACKS REQUIRED AND PROPOSED SETBACKS, THE HEIGHT, THE FFE, FLOOD ZONE, ETC.- PLEASE CORRECT ZONING LEGEND TO PROVIDE THE ACTUAL PROPOSED SETBACKS THIS HAS NOT BEEN PROVIDED

Cueto Engineering Drawing A-100 dated 10-14-24

13. SHEET IR-1 REMOVE ALL IRRIGATION WITHIN THE RIGHT OF WAY=REMOVE TEMP SWING PIPES IN RIGHT OF WAY

Controlled Precipitation See Sheet IR-1 dated 10-14-24

15. On SHEET L-1 PLEASE DARKEN THE TREE NUMBER ON THE PLAN AND L-1 WOULD BE THE TREE DISPOSITION AND CREATE AN L-2 THAT WOULD SHOW ALL EXISTING AND PROPOSED LANDSCAPING WITH THE TREES IN THE RELOCATED POSITION IT WOULD NOT SHOW THE ORIGINAL LOCATION OF THE TREE

Kim Moyers, Landscape Architect Drawings L-1 L-2 dated 9-20-24

NO REVIEW OF LANDSCAPE PLAN UNTIL TREE REMOVAL PERMIT PLAN APPROVED

Tree removal/relocation permit review completed. Pending Biospheric Engineering, qualifier, to update VOP contractor registration documentation and to then qualify PZ2023-0611 permit application.

16. MAXIMUM RADIUS ON EACH SIDE OF DRIVEWAY AT THE STREET EDGE MAY NOT EXCEED 5 FT RADIUS SO PLEASE REVISE PLAN TO COMPLY WITH CODE

Cueto Engineering: Drawing A-100 dated 10-14-24

17. MARK 2 MORE REAR SETBACKS OF DRIVEWAY TO REAR PROPERTY LINE

Cueto Engineering Drawing A-100 dated 10-14-24
