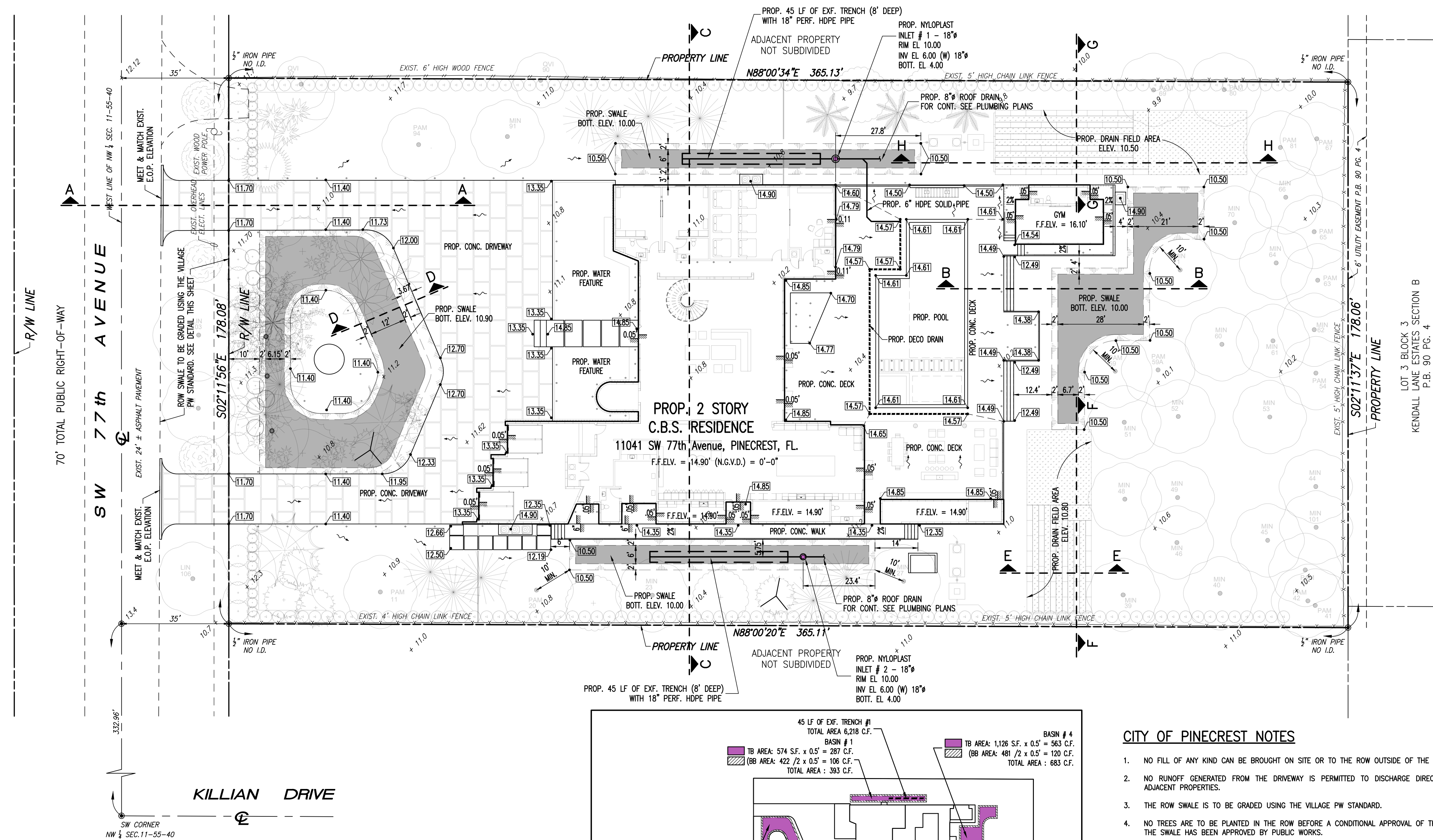
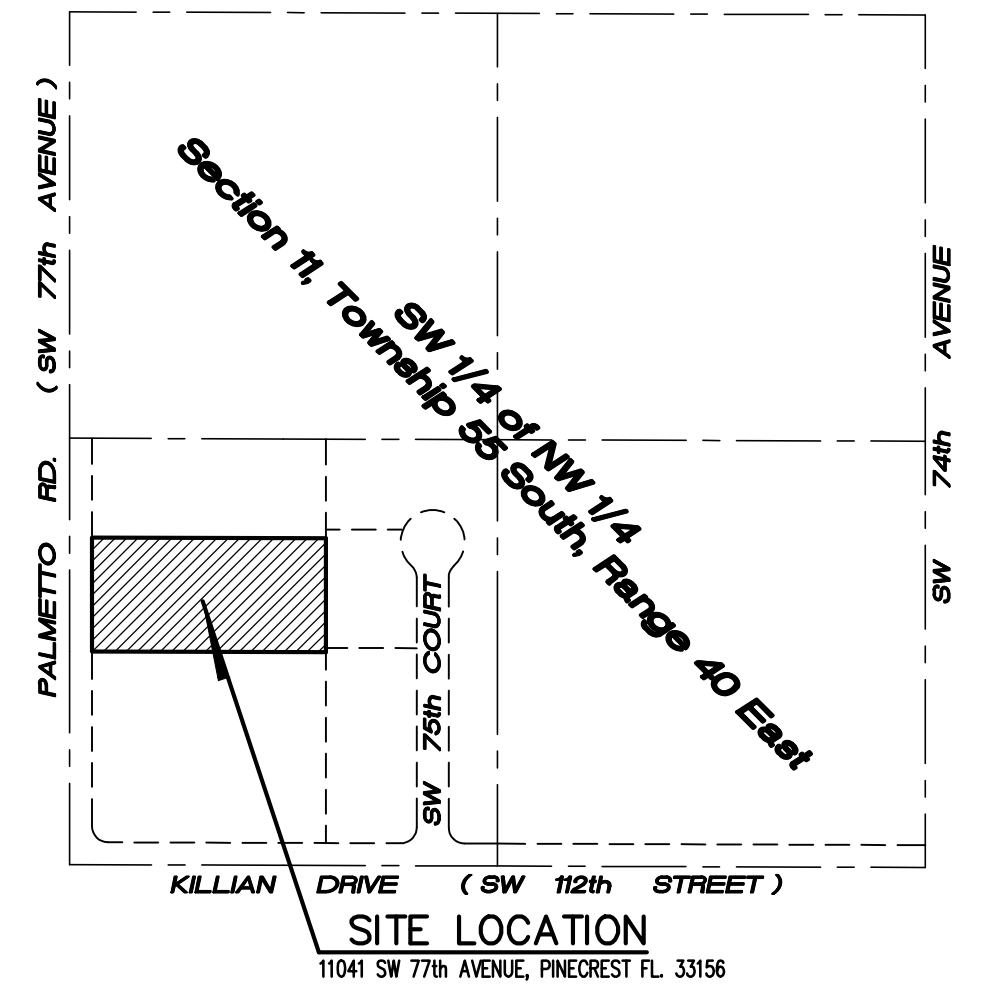




LEGEND

- D.B. DRAIN BASIN
COND. CONDENSATE DRAIN
SD STORM DRAIN
RD ROOF DRAIN
GD GARAGE DRAIN
RWL RAIN WATER LEADER
EXISTING ELEVATION
PROPOSED ELEVATION
PROPOSED CONCRETE PAVEMENT
EXIST. TREES
PROP. TREES, PALMS AND VEGETATION



LOCATION MAP

SCALE: 1" = 300'

LEGAL DESCRIPTION:

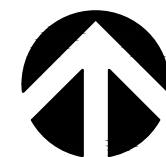
THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 155 FEET, AND NORTH 1/2 OF THE WEST 66 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 155 FEET THEREOF, SECTION 11, TOWNSHIP 55 SOUTH, RANGE 40 EAST, AND LESS THE WEST 35 FEET THEREOF, FOR ROAD PROPOSED LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES (BMPs) DURING CONSTRUCTION TO PREVENT EROSION AND DISCHARGE FROM THE SITE DURING LAND DISTURBING ACTIVITIES.
- UPON CONSTRUCTION COMPLETION BUT PRIOR TO FINAL APPROVAL FOR THE PROJECT, THE CONTRACTOR SHALL PREPARE A SURVEY SIGNED AND SEALED BY A FLORIDA REGISTERED PSM WITH SPOT ELEVATIONS EVERY 25 FEET ALONG THE ENTIRE PROPERTY LINE AND THROUGHOUT THE PROPERTY, AND AT THE CONSTRUCTED SIDEWALK AND SWALE IN THE R/W.
- THE CONTRACTOR SHALL SCHEDULE AND COORDINATE A MEETING ONSITE WITH THE VILLAGE INSPECTOR AND THE EOR FOR THE FINAL STORMWATER INSPECTION. THE CONTRACTOR SHALL HAVE READY FOR THE MEETING A SET OF THE PERMITTED PLANS, THE AS-BUILT SURVEY AND THE EOR CERTIFICATION LETTER.
- THE CONTRACTOR SHALL PROVIDE THE EOR THE AS-BUILT SURVEY A MINIMUM OF 7 DAYS PRIOR TO THE FINAL STORMWATER INSPECTION.
- ALL WORK IN SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE VILLAGE OF PINECREST STANDARDS, AND MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).

EARTHWORK AND CLEARING NOTES

- THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION AND DISPOSAL OF UNSUITABLE MATERIAL, INCLUDING A MINIMUM 6" TOPSOIL REMOVAL AND REPLACEMENT WITH SUITABLE MATERIAL WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. ALL MUCK, PEAT, OR SAND AND CLAY WITH A HIGH ORGANIC CONTENT SHALL BE CONSIDERED UNSUITABLE MATERIAL. SAID MATERIAL SHALL BE EXCAVATED AND DISPOSED OF IN COMPLIANCE WITH SECTIONS 24 AND 30 OF THE D.C.P.W. MANUAL, PART II. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.
- UPON REMOVAL OF UNSUITABLE MATERIALS, THE CONTRACTOR SHALL BACKFILL WITH SUITABLE MATERIAL TO A SURFACE CONFORMING TO THE PROPOSED GRADES AND READY TO RECEIVE THE BASE COURSE. BACKFILL SHALL BE CLEAN, ORGANIC-FREE MATERIAL CONTAINING ROCKS SMALLER THAN ONE INCH IN DIAMETER. THE SUBGRADE SHALL BE CONSTRUCTED IN LAYERS OF NOT MORE THAN 12" COMPACTED THICKNESS, AND COMPACTED TO 95% OF THE MAXIMUM DENSITY OBTAINABLE UNDER AASHTO SPECIFICATION T180-74 UNDER ALL AREAS, EXCEPT UNDER LANDSCAPED OR GRASS AREAS, WHERE 80% MINIMUM, 85% MAXIMUM COMPACTION IS REQUIRED. TOP SOIL SHALL NOT BE COMPACTED.
- SOIL BORING INFORMATION WILL BE PROVIDED BY THE OWNER. THE SOIL BORING DATA PROVIDED IS FOR THE CONTRACTOR'S INFORMATION, THE ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING EXISTING SUBSOIL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ADDITIONAL SOIL BORINGS TO VERIFY THE LIMITS OF UNSUITABLE MATERIAL ON-SITE.
- WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 95 AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D".
- AREAS TO BE FILLED & COMPACTED SHALL COMPLY WITH THE RECOMMENDATIONS OUTLINED IN THE SOILS REPORT IN ORDER TO OBTAIN THE DESIRED DENSITY.
- PRIOR TO BACKFILLING AROUND DRAINAGE STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION. BACKFILL SHALL BE HAND TAMPED IN 12" COMPACTED LIFTS.
- LANDSCAPE AREAS FINISHED GRADING SHALL BE UNIFORMLY SMOOTH AND CONTOURED TO MEET THE INTENT OF THE GRADING PLAN, AESTHETICALLY PLEASING, DRAIN WELL, AND READY TO RECEIVE SOD AND OTHER PLANT MATERIAL TO FULL SATISFACTION OF THE OWNER.
- FOR CONTINUATION OF CONDENSATE DRAIN, ROOF DRAIN AND GARAGE DRAIN, REFER TO PLUMB. PLANS.

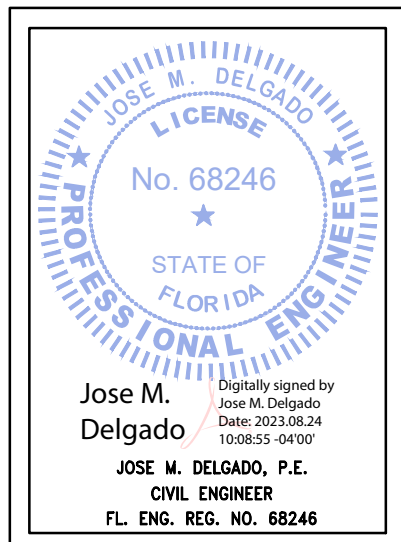


GRADING AND DRAINAGE PLAN

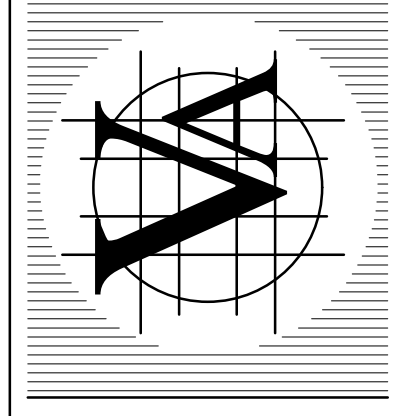
SCALE: 1" = 20'

REVISIONS

FIDANZA'S FAMILY HOUSE
NEW CONSTRUCTION
11041 SW 77TH AVE. PINECREST, FL 33156

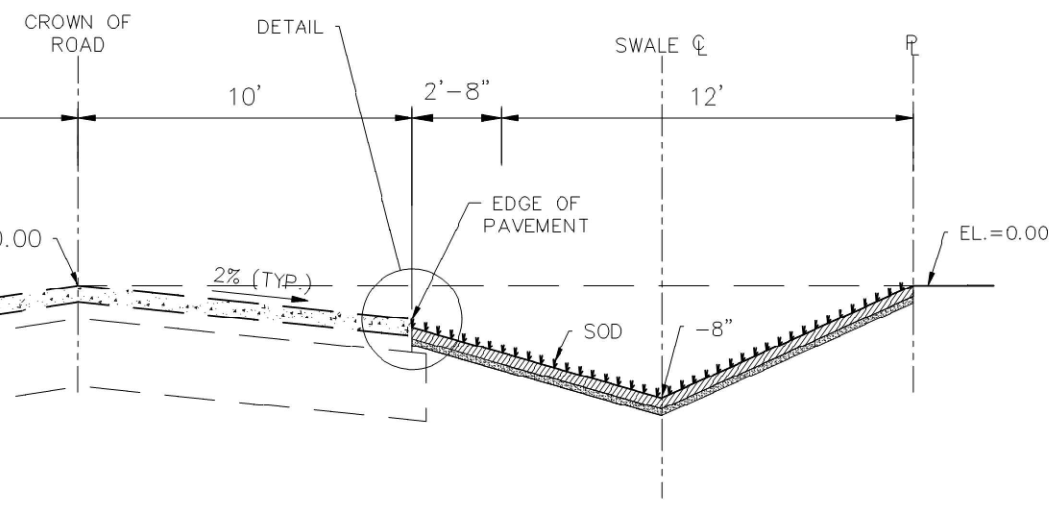


VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
5801 SW 69 AVENUE - MIAMI, FLORIDA 33155
TEL: 305-613-0865 - E-Mail: JVillalarchitect@gmail.com
CONSULTANT : **JOSE M. DELGADO, P.E.** Consulting Civil Engineer
5900 SW 5th STREET, CORAL GABLES FL 33134 - email: JoseM.DelgadoPE@gmail.com - phone: (305) 735-5095

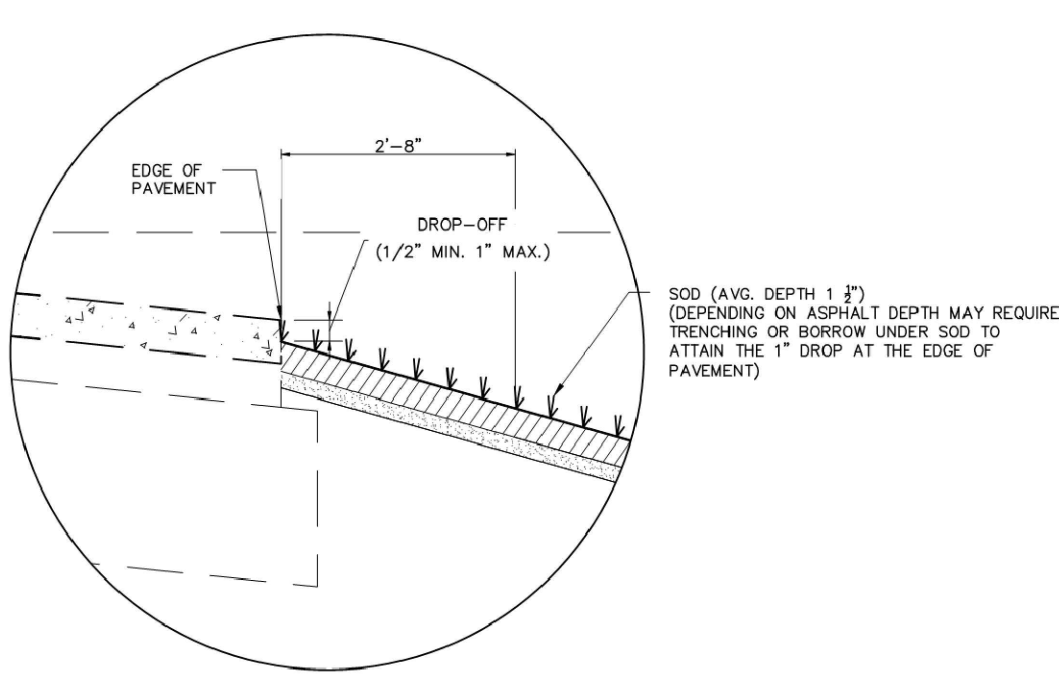


DATE: 10-20-2022	SCALE: AS SHOWN
PROJECT NO: Unnamed	
DRAWING NO : C-1.0	

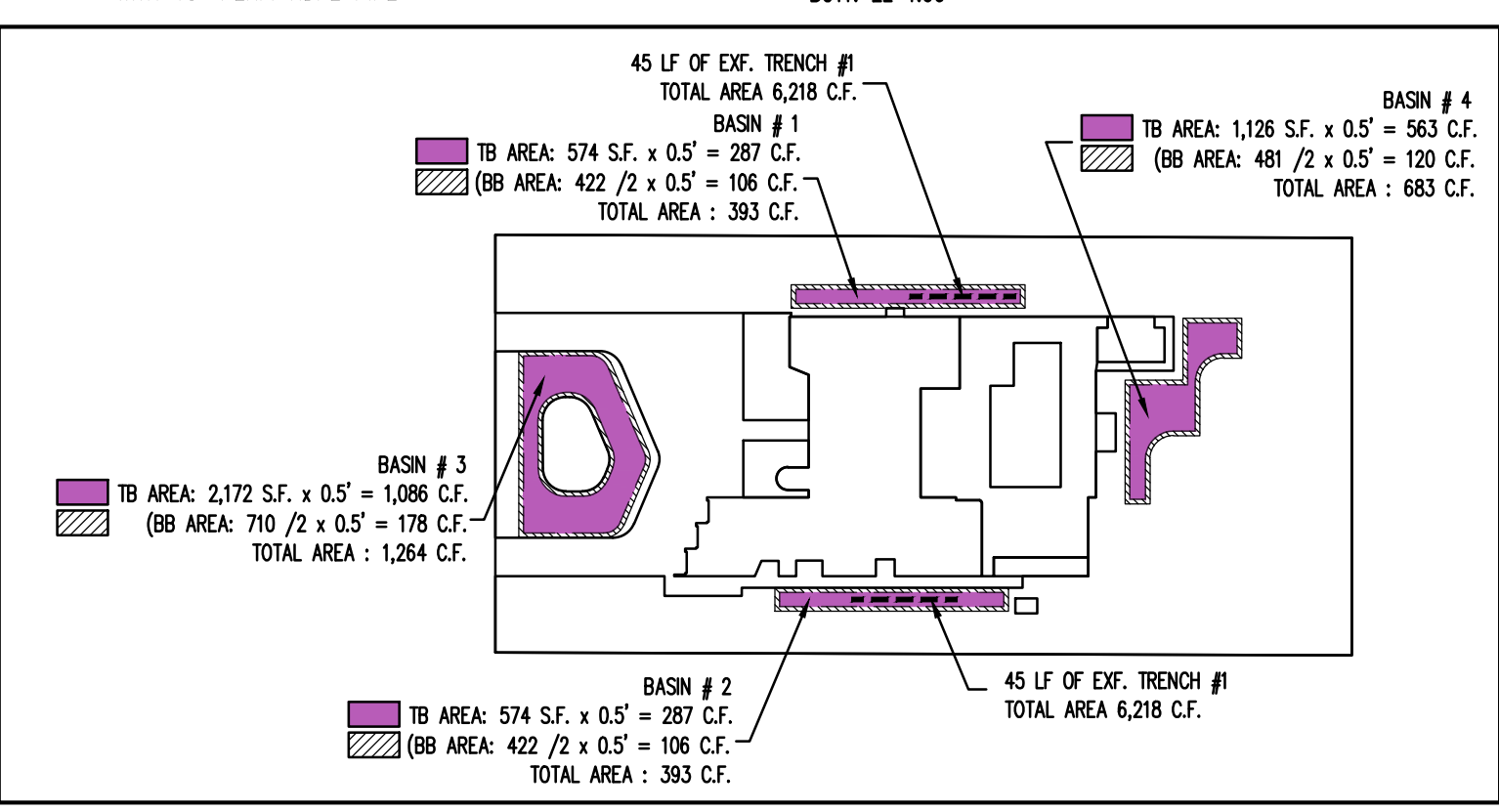
Sunshine811
Call 811 or visit www.sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL



DRAINAGE BASINS

FLOOD LEGEND Residential New Construction				
ADDRESS: 11041 SW 77th AVENUE, PINECREST FL 33156				
LOTS: SEE LEGAL DESCRIPTION BLOCK: PLAT BOOK: PAGE:				
AVERAGE CROWN OF ROAD ELEV.: 13.4 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: SURVEYOR'S NAME PLS LIC.#				
LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION	
PROPOSED	14.90 FT. NGVD	13.61 FT. NGVD	FT. NGVD	FT. NGVD
ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)				
ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.				
ALTERNATIVELY, SEE A CERTIFICATION BY N/A P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.				
THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OVER ADJACENT PROPERTIES.				
0' - 0" = 14.90 NGVD				