

11041 SW 77 AVE

STORM DRAINAGE COMMENTS

9/19/2023 11:32:59 AM

1. No Survey Plan with elevations was submitted

Response: To be provided by the client.

2. Check the Exfiltration Trench Calculations for the required total length. Also check the PRE-POST difference is higher than what the calculations provided state.

Response: Drainage calculations were revised, the percentage of 48% were changed to 60%, but the result of the soil storage value does not change, because in the spreadsheet the result was using the percentage from the total previous of the post-development areas. Actually, the exact percentage is $38,734 / 65017 = 0.59575 \%$. Then $8.18 \times 0.59575 \% = 4.87$. We revised the amount of exfiltration trench on our drainage calculation and we didn't find any error. Also, in this case is a combination of Exfiltration Trench and Retention areas, which provide us with 15,087 cubic feet, well over the required 8,506 cubic feet of Dry Retention Volume Required.

3. Section D-D the bottom of swale is different from the Plan or not shown 10.90' and in the note at the section express 10.00'

Response: Proposed swale bottom elevation typo was revised to 10.90.

4. At Section A-A the swale at the Driveway is NOT necessary. A tangent from the PL to the EOP is recommended. Also, the material is different that the one specified on the sheet A-0.2.

Response: Section A-A has been revised as required and new Section I-I have been provided. Material has been changed to concrete slabs in sheet A-02 and C-1.0

5. Please provide Sections or profiles for both Driveways.

Response: Section I-I with the second driveway section has been added.

6. Check if a berm at the perimeter prevent the runoff water discharge to the adjacent properties and maintain the existing grade and is following the EXCAVATION & FILL ORDINANCE of the VoP: Div. 6.12. – Excavation and fill. c) Maintenance of natural grade and elevation. Development and construction in the Village of Pinecrest shall be designed and constructed with an elevation and grading that are consistent with the requirements of the Village's Floodplain Management Ordinance, Stormwater Management Plan, and Comprehensive Development Master Plan. The established natural elevation and grade of a property under construction shall be fundamentally preserved and the finished grade and elevation shall be consistent and compatible with the grade and elevation of adjoining properties. d) Fill water ward of the top of slope of any lake or waterway or alteration of an established shoreline in the VoP shall not be permitted unless approved as a conditional use.

Response: For convenience, runoff from the entire roof of the house and pool deck is collected and routed to a proposed exfiltration trench for treatment and disposal. Most of the runoff of the driveway will be collected on the retention area between driveway and only a small portion of the driveway runoff will be redirected to the retention areas containing the exfiltration trenches. To minimize cut and fill area on the property we did not propose a berm at the perimeter due the distance more than 30 feet between the property lines and the site impacted area and because the amount of existing and proposed trees also create a natural barrier that will prevent the runoff water. Because of the above mentioned proposed and existing condition we do not believe that there will not be any water discharge to the adjacent properties.

PUBLIC WORKS COMMENTS (notes)

Response: Updated public works notes and comments have been added to the sheet C-1.0

Note: After my telephone conversation between the engineer and Mr Rivera on 10/23/23, he confirmed that he checked the plans, and it seems all comments have been taken into consideration.