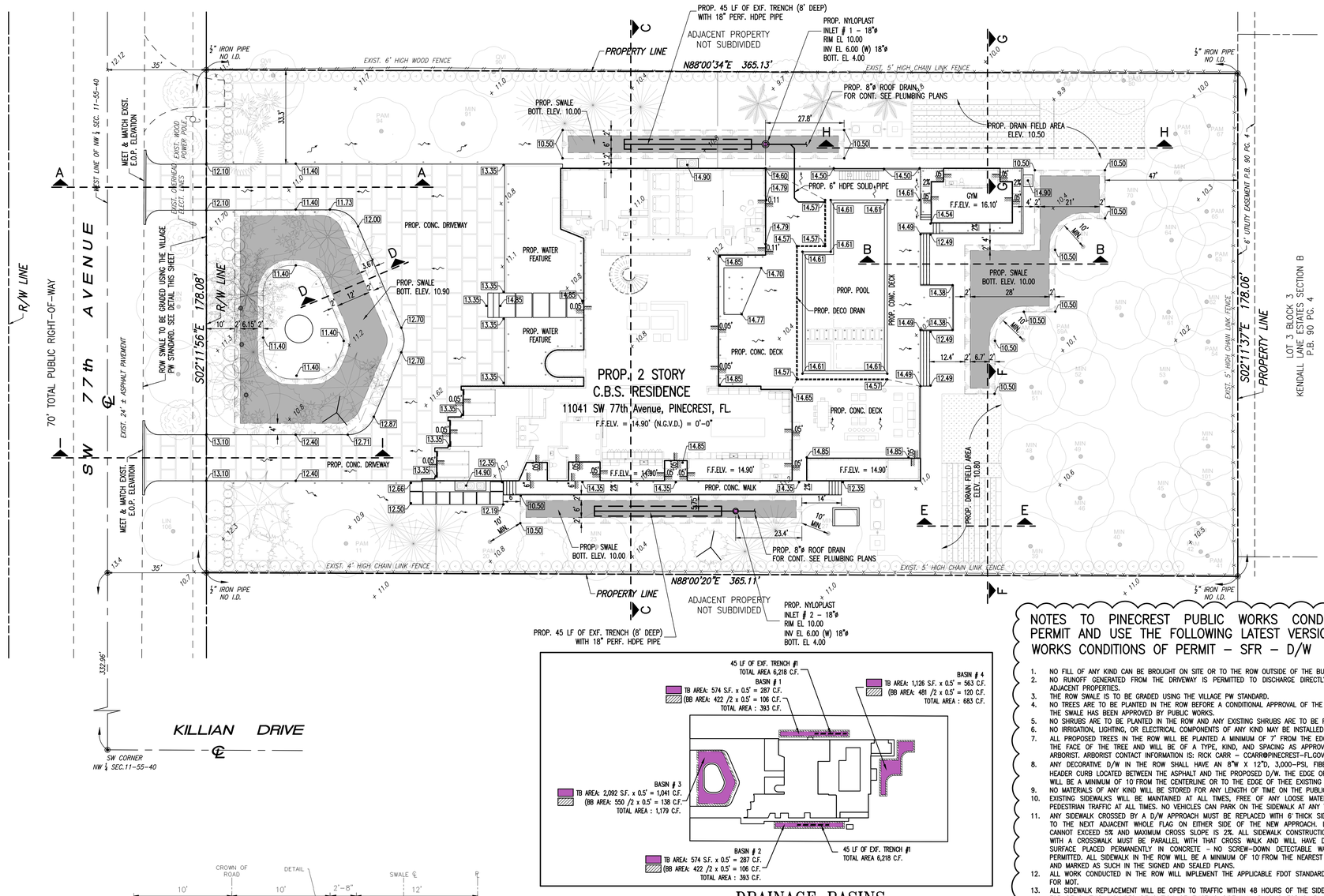
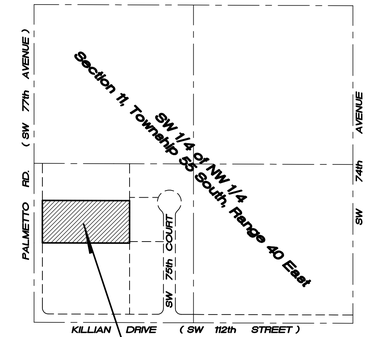


LEGEND

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



SITE LOCATION
11041 SW 77th AVENUE, PINECREST FL. 33156

FOLIO #: 20-5011-000-0390

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION:

THE NORTH ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, LESS THE NORTH 155 FEET, AND NORTH ½ OF THE WEST 66 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, 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

1. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES (BMPs) DURING CONSTRUCTION TO PREVENT EROSION AND DISCHARGE FROM THE SITE DURING LAND DISTURBING ACTIVITIES.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL PROVIDE THE EOR THE AS-BUILT SURVEY A MINIMUM OF 7 DAYS PRIOR TO THE FINAL STORMWATER INSPECTION.
5. 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

1. 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.
2. 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.
3. 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.
4. 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".
5. AREAS TO BE FILLED & COMPACTED SHALL COMPLY WITH THE RECOMMENDATIONS OUTLINED IN THE SOILS REPORT IN ORDER TO OBTAIN THE DESIRED DENSITY.
6. 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.
7. 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.
8. FOR CONTINUATION OF CONDENSATE DRAIN, ROOF DRAIN AND GARAGE DRAIN, REFER TO PLUMB. PLANS.

GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

1

NOTES TO PINECREST PUBLIC WORKS CONDITIONS OF PERMIT AND USE THE FOLLOWING LATEST VERSION: PUBLIC WORKS CONDITIONS OF PERMIT – SFR – D/W

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE ROW BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
7. ALL PROPOSED TREES IN THE ROW WILL BE PLANTED 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. ARBORIST CONTACT INFORMATION IS: RICK CARR – CCARR@PINECREST-FL.GOV
8. 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. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL, AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. 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. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOPE IS 2%. SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACED PERMANENTLY IN CONCRETE – NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE ROW WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. 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.
14. NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.

DRAINAGE NOTES

1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
2. GRADING CRITERIA:
   A. DADE COUNTY FLOOD CRITERIA ELEVATION: + 6.3 AS PER PLAT BOOK 120, PAGE 13. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.): FLOOD ZONE "XX", BASE FLOOD ELEVATION N/A AS PER F.I.R.M. PANEL NO. 0462 L MAP NO. 120425 DATED SEPTEMBER 11, 2009.
3. DRAINAGE DESIGN CRITERIA:
   A. DESIGN STORM: 25 YEARS – 24 HOURS – 8.5 INCHES.
   B. DESIGN WATER TABLE ELEVATION: + 3.5 AS PER DADE COUNTY PUBLIC WORKS MANUAL, PART 2, SEC. D4, WC 2.2.
   C. OIL AND GREASE INTERCEPTORS (BAFFLES) ARE TO BE PLACED OVER ALL PIPES IN DRAINAGE STRUCTURES CONNECTING TO A FRENCH DRAIN SYSTEM. BAFFLES SHALL BE FIBERGLASS MODEL S18 AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR D.E.R.M. APPROVED EQUAL.
4. CONTRACTOR:
   A. COORDINATE YOUR WORK WITH WATER AND SEWER CONTRACTOR TO AVOID POTENTIAL CONFLICTS.
   B. NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE STARTING WORK.
   C. CONTACT THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT FOR GENERAL MAINTENANCE OF TRAFFIC PLAN AND MAINTAIN TRAFFIC ACCORDINGLY.
   D. IF EXISTING IMPROVEMENTS ARE DAMAGED, RESTORE THEM TO THEIR ORIGINAL CONDITION. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
5. PROTECT COMPLETED DRAINAGE STRUCTURES FROM CONTAMINATION BY SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND GRATE UNTIL SITE CONSTRUCTION OPERATIONS ARE FINISHED.
6. PROVIDE A SMOOTH SURFACE TRANSITION BETWEEN NEW AND EXISTING ASPHALT PAVEMENTS.
7. ADJUST ALL EXISTING UTILITY COVERS AND INLET GRATES (TO REMAIN) WITHIN THE LIMITS OF THE FLUSH WITH THE FINISHED GRADE.
8. RESTORE ALL PAVED AREAS AFTER COMPLETION OF UNDERGROUND WORK.

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: -- PLS LIC.#: --
SURVEYOR'S NAME

	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

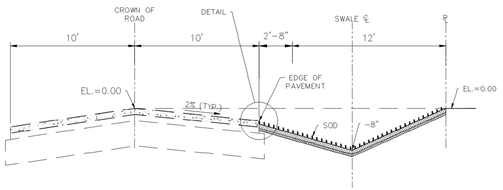
ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

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.

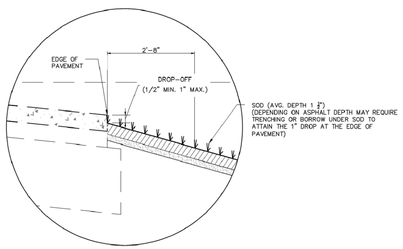
THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0' – 0" = 14.90 NGVD



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

2021



DETAIL

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!

REVISIONS	
1	10-23-2023

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

JOSE M. DELGADO LICENSE No. 68246 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jose M. Delgado
Digitally signed by Jose M. Delgado
Date: 2023.10.23 10:14:25 -04'00'
JOSE M. DELGADO, P.E.
CIVIL ENGINEER
FL. ENG. REG. NO. 68246

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
5801 SW 69 AVENUE - MIAMI, FLORIDA 33155
TEL. 305-613-0865 - E-Mail JvillarchitectL@gmail.com
CONSULTANT : JOSE M. DELGADO. P.E. Consulting Civil Engineer
8200 SW 8th STREET, CORAL GABLES FL 33144 - email: JoseMDelgado.PE@gmail.com - phone: (305) 733-8666

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