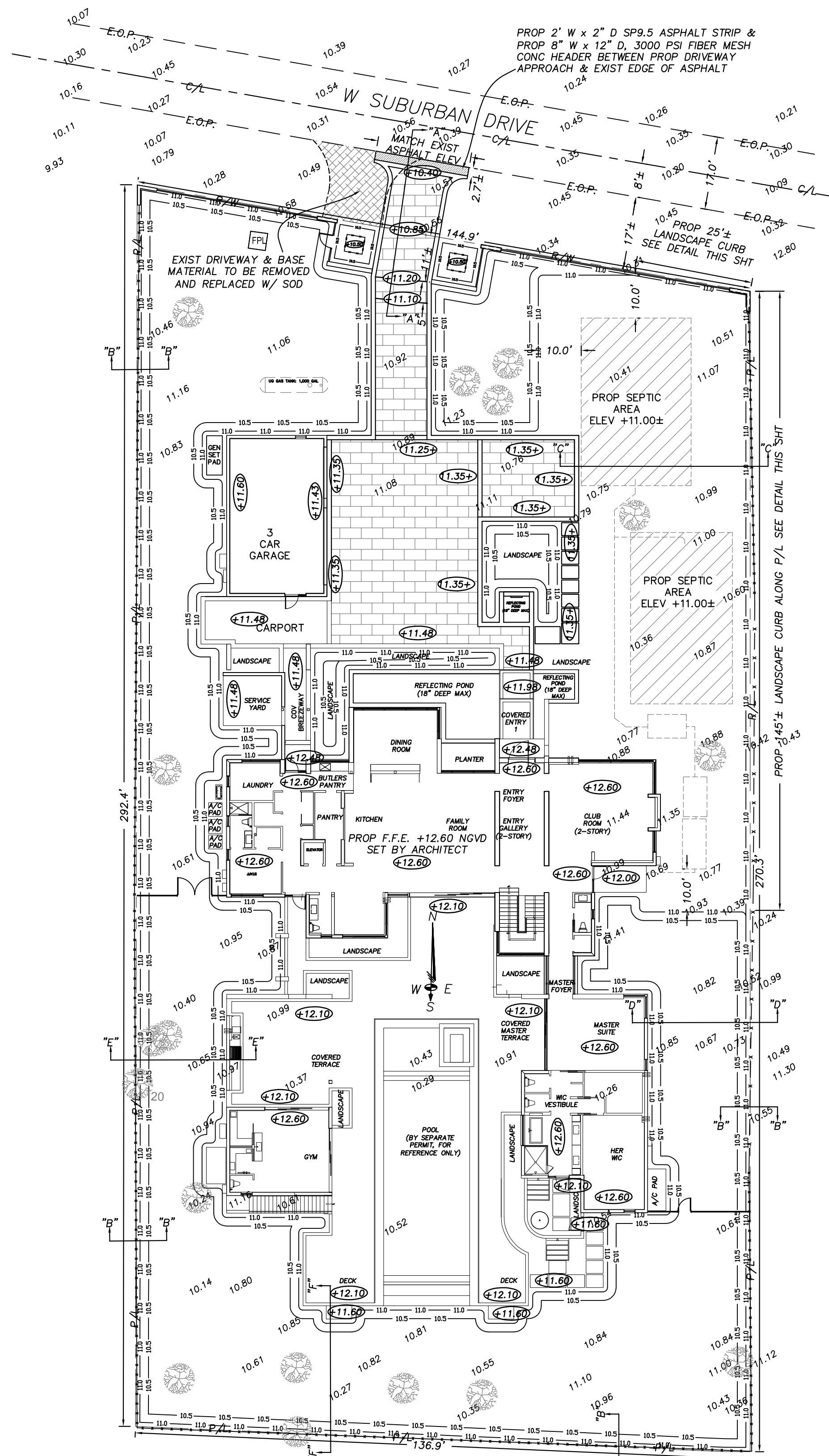
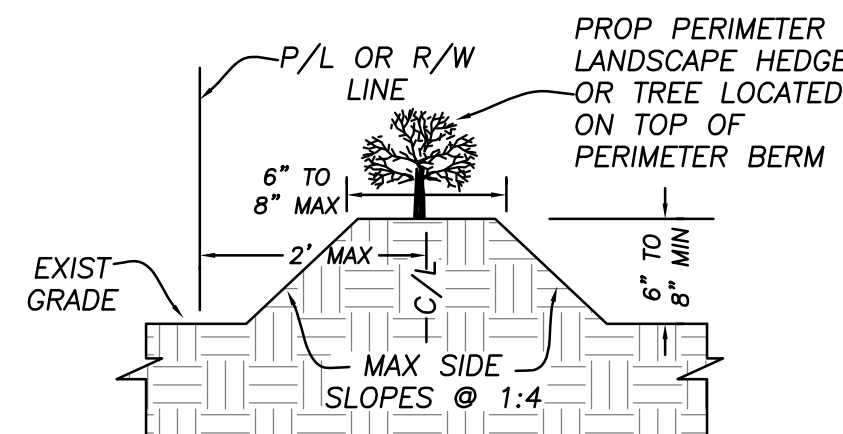
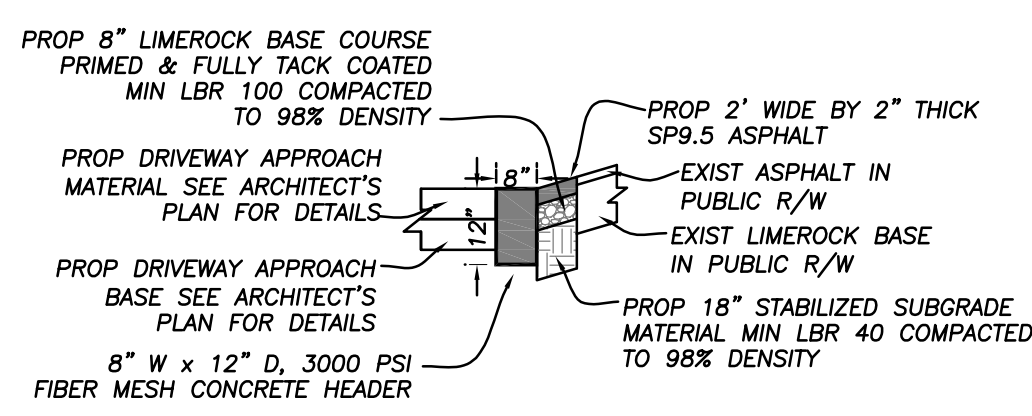




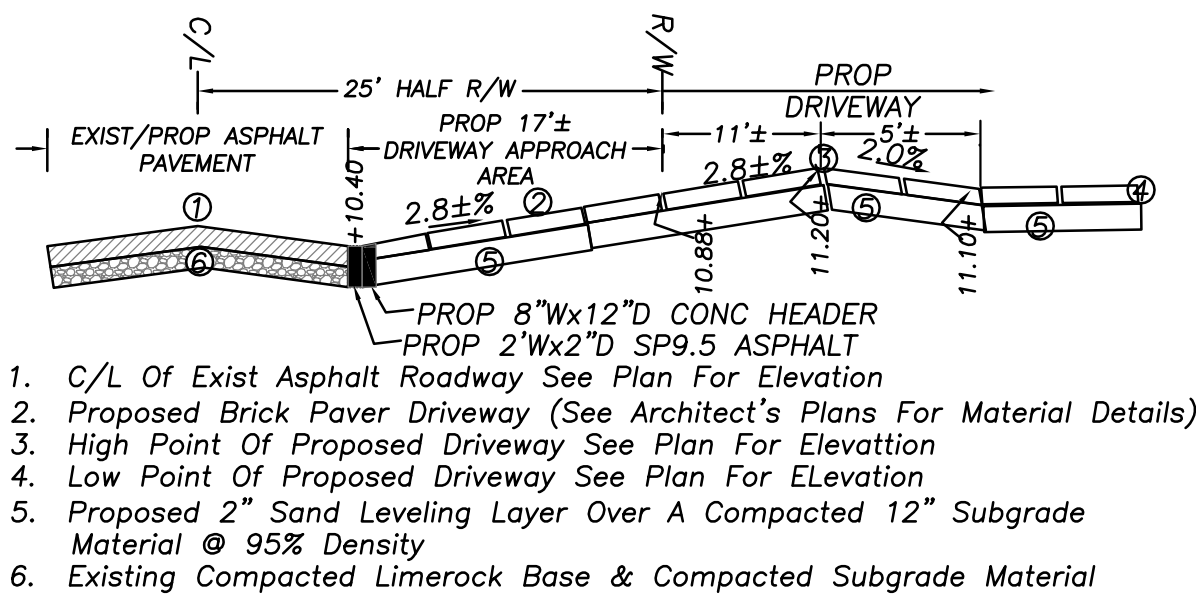
PROPOSED GRADING PLAN
SCALE: 1" = 20'



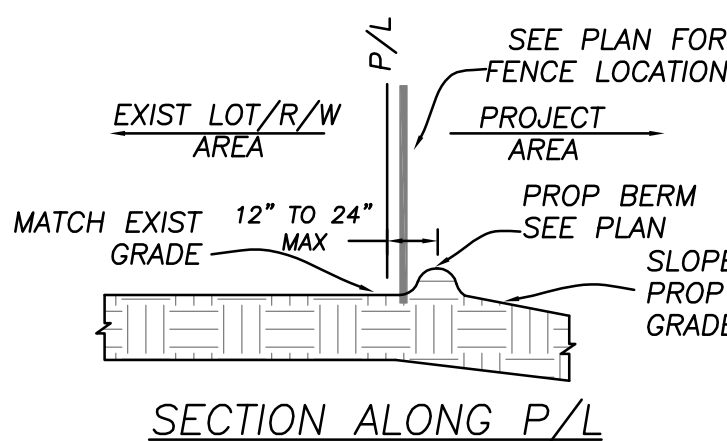
PERIMETER BERM DETAIL
SCALE: N.T.S.



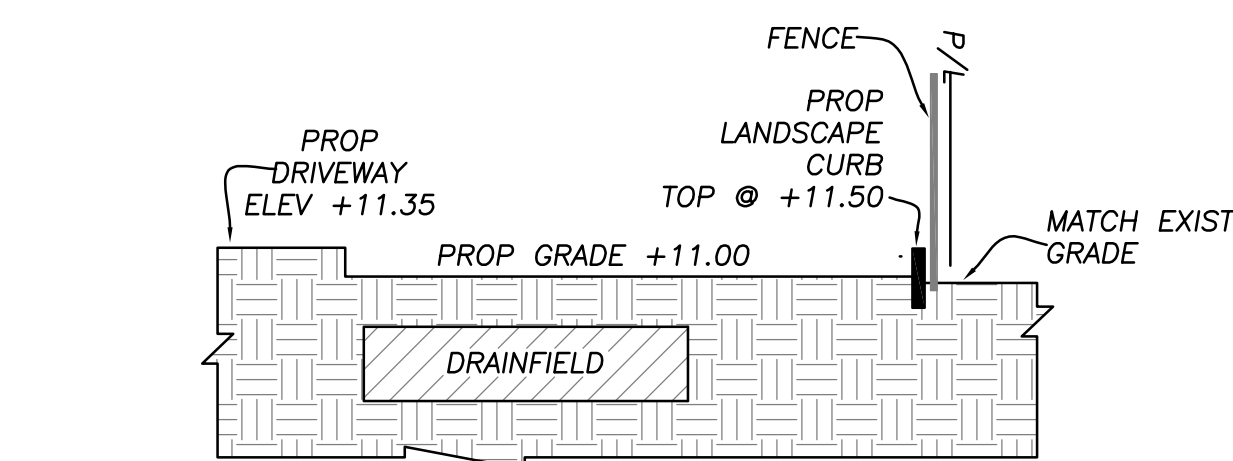
PROP CONCRETE HEADER DETAIL
W/ PROP ASPHALT ADDITION



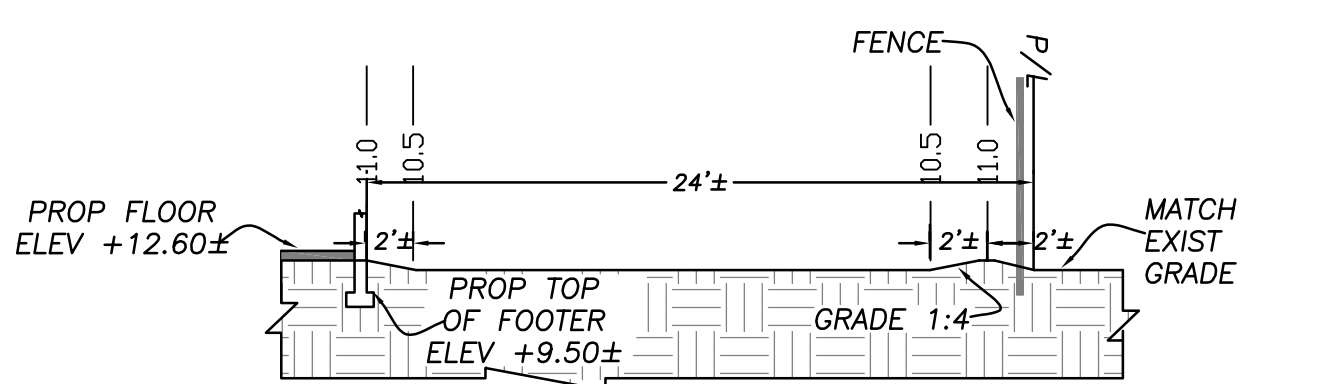
SECTION "A"- "A" THRU DRIVEWAY
SCALE: N.T.S.



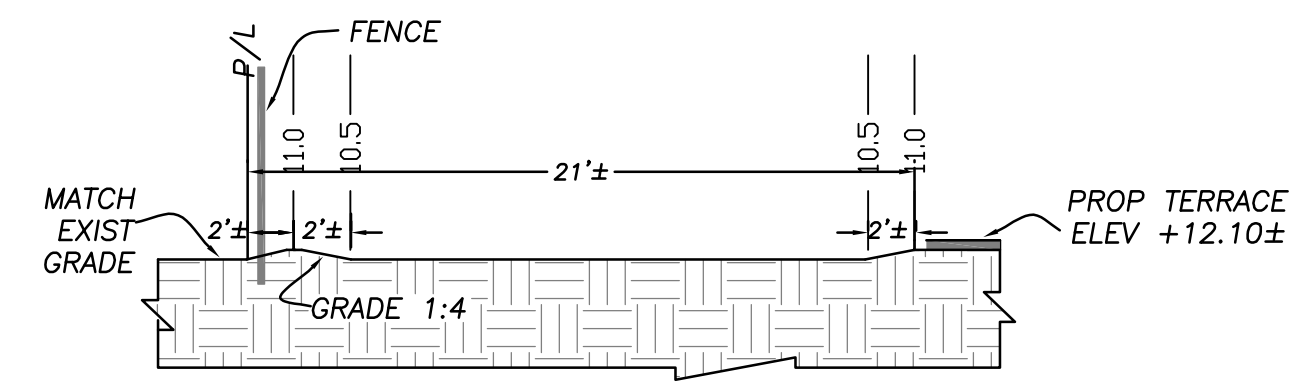
SECTION ALONG P/L
SCALE: N.T.S.



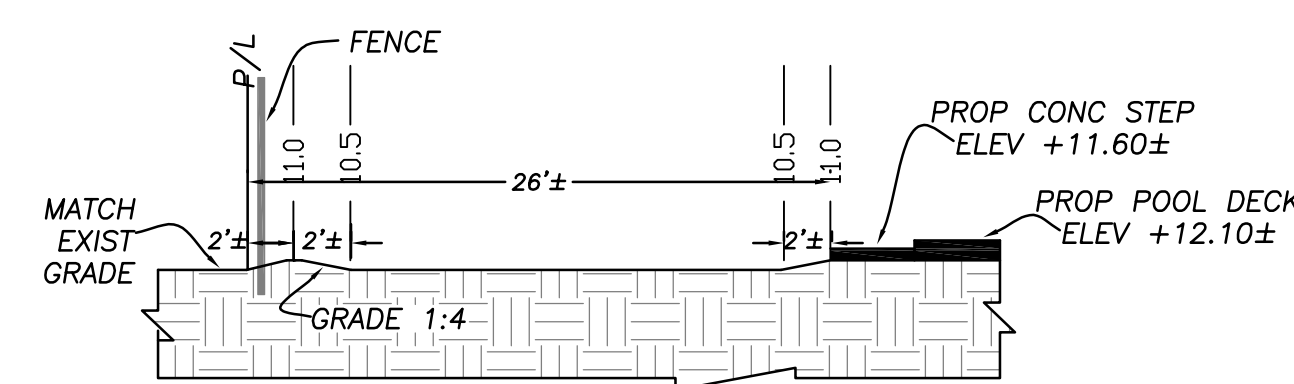
SEPTIC SYSTEM SECTION "C"- "C"



SECTION "D"- "D"

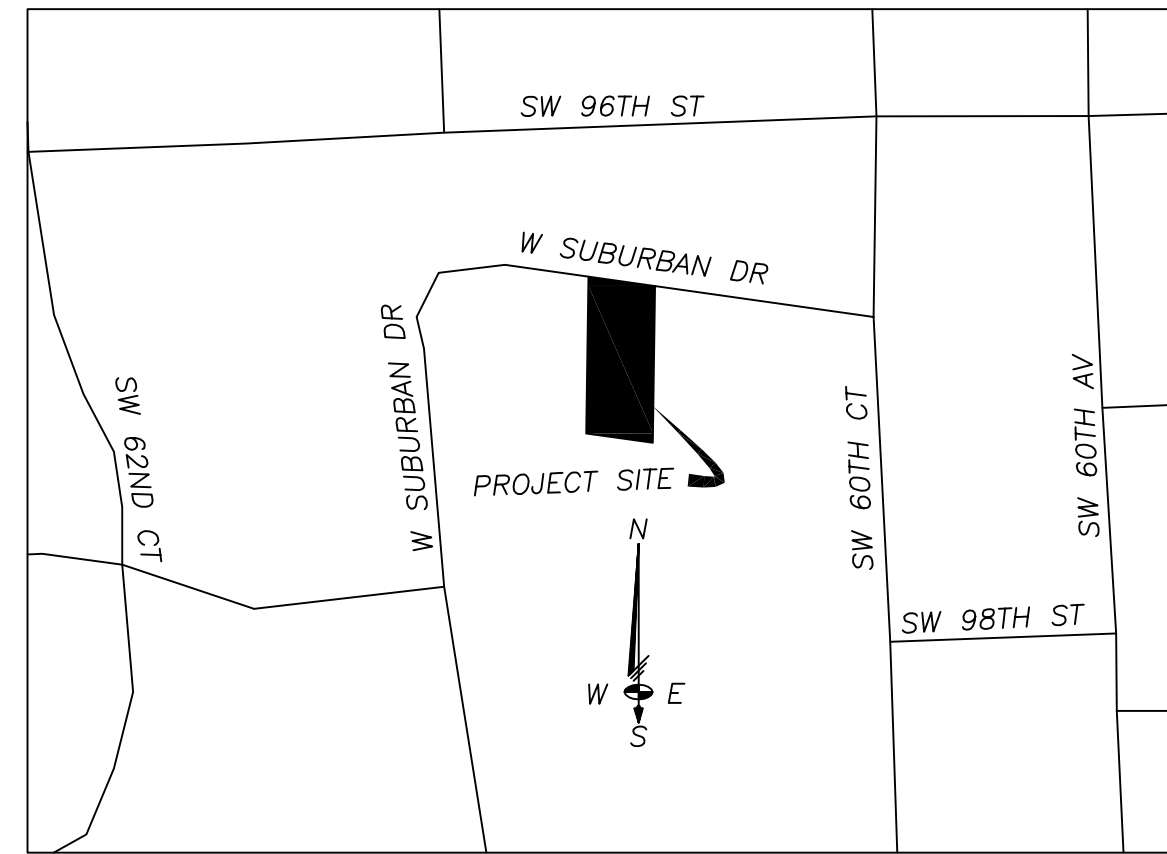


SECTION "E"- "E"



SECTION "E"- "E"

SITE DATA:
LEGAL DESCRIPTION:
Lot 17, "Martin Suburban Acres" As
Recorded In Plat Book 50 Page 7
Of The Public Records Of Miami
Dade County, Florida
Site Address:
6100 West Suburban Drive
Pinecrest, FL 33156
Property Folio #:
20-5001-009-0160



LOCATION MAP
SCALE: 1" = 300'
Section 1 Township 55S Range 40E

ENGINEER'S NOTES

- ALL ELEVATIONS REFER TO N.G.V.D. (1929)
- ALL WORK SHALL CONFORM TO CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT AND/OR MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT'S GRADING AND DRAINAGE REGULATIONS AND STANDARDS, PER WATER MANAGEMENT REGULATIONS AND STANDARDS AND FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
- LIME ROCK BASE COURSE FOR ASPHALT DRIVEWAYS: AT LEAST 97% (BY WEIGHT) OF THE MATERIAL SHALL PASS A 3/4" SIEVE AND NO MORE THAN 70% SHALL PASS A 3/4" SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. ALL CRUSHING WHICH MIGHT BE NECESSARY IN ORDER TO MEET SUCH SIZE REQUIREMENT SHALL BE DONE BEFORE THE MATERIAL IS PLACED ON THE PARKING & DRIVES AREA.
- MATERIAL HAVING A LIME ROCK BEARING RATIO (L.B.R.) LESS THAN 100 WILL NOT BE ALLOWED FOR BASE MATERIAL. STABILIZED SUB-BASE SHALL HAVE A MIN. L.B.R. = 40 UNDER ALL ASPHALT AREAS.
- BASE MATERIAL SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR COMPACTION TEST, PER AASHTO T-180 METHOD. SUB-BASE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR COMPACTION TEST, PER AASHTO T-180 METHOD.
- PRIME COAT ON LIME ROCK BASE COURSE SHALL MEET F.D.O.T. STANDARD AS SET FORTH IN SECTION 300.
- ASPHALTIC CONCRETE SHALL BE OF TYPE S-3. TYPE S-3 ASPHALTIC CONCRETE SHALL MEET FDOT STANDARD SPECIFICATIONS AS SET FORTH IN SECTION 331, UNLESS SPECIFIED OTHERWISE.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND/OR BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
- TRAFFIC MARKING, STRIPING AND SIGNS TO BE IN CONFORMANCE WITH MIAMI-DADE COUNTY SPECIFICATIONS AND MANUAL ON UNIFORM TRAFFIC DEVICES.
- IN THE EVENT THAT UNSUITABLE SOILS (MUCK) ARE FOUND WITHIN THE LIMITS OF THE PROPOSED PARKING LOT & DRIVES, THE CONTRACTOR SHALL REMOVE SAID SOILS TO ITS FULL DEPTH. THE EXCAVATED MATERIAL SHALL BE SUBSTITUTED WITH 40 LBR SOILS COMPACTED TO 95% IN 12" LAYERS.
- CONTRACTOR:
 - COORDINATE YOUR WORK WITH WATER & SEWER CONTRACTOR
 - TO AVOID POTENTIAL CONFLICTS, IF EXISTING IMPROVEMENTS ARE DAMAGED, RESTORE THEM TO THEIR CONDITION AT THE BEGINNING OF YOUR WORK
 - NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK
 - YOU ARE SOLELY RESPONSIBLE FOR COORDINATING AND GIVING NOTICE OF REQUIRED INSPECTIONS. IN DOING THIS HONOR THE LEAD TIME NEEDS OF THE RESPECTIVE AGENCIES.
- ALL DISPOSAL MATERIAL, RUBBISH AND DEBRIS SHALL BE MADE AT LEGAL DISPOSAL SITE OR BY OTHER PRIOR APPROVED MANNER. MATERIAL CLEARED FROM THE SITE AND DEPOSITED ON ADJACENT OR NEARBY PROPERTY WILL NOT BE CONSIDERED AS HAVING BEEN DISPOSED SATISFACTORILY. NO SEPARATE PAYMENT WILL BE MADE FOR THIS
- TRENCHES SHALL BE BACK FILLED WITH APPROVED MATERIAL FREE OF LARGE LOGS, STONES OR ROCKS AND CAREFULLY DEPOSITED AND COMPACTED IN LAYERS NOT TO EXCEED 6" UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN ONE FOOT ABOVE THE PIPE. THE REMAINDER OF BACK FILL MATERIAL SHALL BE PLACED IN 12" LAYERS MOISTENED AND COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR TEST AS PER AASHTO T-180 METHOD
- ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT 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, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS
- NO PORTION OF THE PUBLIC ROW AND CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
- ALL SOD IN THE ROW SHALL BE SAND GROWN "EMPIRE ZOYSIA"
- ALL DRIVEWAY APPROACHES WILL MEET ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL

SITE GRADING NOTES:

- ALL GRADES SHOWN ARE BASED ON N.G.V.D. 1929 DATUM
- SITE CONTRACTOR TO GRADE SITE TO CREATE A PERIMETER 6" TO 8" BERM PRIOR TO INSTALLING PROPOSED PERIMETER LANDSCAPING
- PROPOSED GRADES ARE TO BE ADJUSTED AROUND EXISTING TREES TO REMAIN TO NOT EXPOSE OR COVER THEM UP
- SITE CONTRACTOR RESPONSIBLE FOR VERIFYING THE EXISTING GRADES TO ENSURE THAT THE PROPOSED GRADES WILL NOT IMPACT THE ADJACENT PROPERTIES PRIOR TO PREPARING THE PROPOSED PERIMETER BERM
- THE SITE & LANDSCAPE CONTRACTORS SHALL MAINTAIN THE PROPOSED CONTOURS, SITE GRADES AND PERIMETER BERM ELEVATIONS TO ENSURE THAT THE PROPOSED LANDSCAPING DOES NOT ELIMINATE THE "DRY RETENTION" AREAS AS SHOWN ON THE CROSS SECTIONS AND THE SITE GRADING PLAN
- THE SITE CONTRACTOR SHALL CALL FOR A PRELIMINARY (48 HOURS NOTICE) REVIEW OF THE PROPOSED SITE GRADING BEFORE INSTALLING ANY FINAL LANDSCAPING OR SOD. THE ENGINEER SHALL BE NOTIFIED AT 48 HOURS IN ADVANCE OF THIS PRELIMINARY SITE VISIT
- THE SITE CONTRACTOR SHALL COORDINATE THE PROPOSED SITE GRADING PLAN (CONTOURS, ELEVATIONS, BERM, ETC.) WITH THE PROPOSED LANDSCAPE PLANS. THE SITE GRADING PLAN SHALL GOVERN OVER ANY CONFLICTS WITH THE PROPOSED LANDSCAPE PLANS

DATE	DESCRIPTION	BY	CHECKED
10/10/2024	ISSUED FOR PERMIT	KWG	CDS
10/10/2024	REVISION 1: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 2: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 3: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 4: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 5: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 6: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 7: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 8: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 9: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 10: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 11: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 12: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 13: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 14: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 15: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 16: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 17: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 18: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 19: CORRECTED GRADES	KWG	CDS
10/10/2024	REVISION 20: CORRECTED GRADES	KWG	CDS

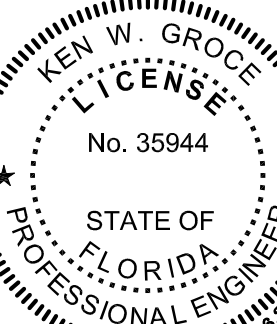


CALL 811 OR VISIT WWW.SUNSHINE811.COM TWO FULL BUSINESS HOURS BEFORE DIGGING TO AVOID UTILITIES LOCATED AND MARKED
CHECK POSITIVE RESPONSE CODES BEFORE YOU DIG

CHEROKEE CONSULTING, INC
CIVIL ENGINEERS
5821 SW 51 TERRACE, MIAMI, FLORIDA 33155
Phone: 305.205.2361; E-Mail: kugroee@att.net
Certificate of Authorization 27419

HH6100 LLC RESIDENCE
SITE GRADING FACILITIES
PLAN VIEW, NOTES & DETAILS
6100 WEST SUBURBAN DRIVE
PINECREST, FLORIDA

REVISIONS	DATE	REMARKS
1	10/10/2024	ISSUED FOR PERMIT
2	10/10/2024	REVISION 1: CORRECTED GRADES
3	10/10/2024	REVISION 2: CORRECTED GRADES
4	10/10/2024	REVISION 3: CORRECTED GRADES
5	10/10/2024	REVISION 4: CORRECTED GRADES
6	10/10/2024	REVISION 5: CORRECTED GRADES
7	10/10/2024	REVISION 6: CORRECTED GRADES
8	10/10/2024	REVISION 7: CORRECTED GRADES
9	10/10/2024	REVISION 8: CORRECTED GRADES
10	10/10/2024	REVISION 9: CORRECTED GRADES
11	10/10/2024	REVISION 10: CORRECTED GRADES
12	10/10/2024	REVISION 11: CORRECTED GRADES
13	10/10/2024	REVISION 12: CORRECTED GRADES
14	10/10/2024	REVISION 13: CORRECTED GRADES
15	10/10/2024	REVISION 14: CORRECTED GRADES
16	10/10/2024	REVISION 15: CORRECTED GRADES
17	10/10/2024	REVISION 16: CORRECTED GRADES
18	10/10/2024	REVISION 17: CORRECTED GRADES
19	10/10/2024	REVISION 18: CORRECTED GRADES
20	10/10/2024	REVISION 19: CORRECTED GRADES



THIS ITEM HAS BEEN TOTALLY
DESIGNED AND DRAWN BY
KEN W. GROCE P.E. ON THE DATE
10/10/2024
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SHOWN AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES
For The Firm By:
KEN W. GROCE, P.E.
FL. Reg. No. 35944
Civil Engineer

Scale: As Shown In Views
Designed By: KWG
Drawn By: CDS
Checked By: KWG
Date: 7.5.2024
Project No: 24-39