



To: Pinecrest Building Department
From: One More Designs, LLC
Date: February 12, 2025
Process No: BL2024-1046
Address: 11040 SW
Description: SFR Driveway and Backyard Patio Upgrades

David Mendez – PUBLIC WORKS

MEETING THURSDAY 3-13-2025 AT PINECREST BUILDING DEPARTMENT.

Comments to address:

1. Updated CONDITIONS OF PERMIT Notes. – See plan C102.
2. Relocated yard drains to fence line and sloped driveway to front of property.

Reinaldo Rivera – STORM DRAINAGE

1. The high point of the D/W is to be at the gate in the case where the gate is recessed from the PL so that run off is contained on site and not in two little area adjacent to the D/W, which does not work. The high point at the PL is appropriate when the gate is located on or near the PL. The minimum backslope from the High Point (HP) into the property is 5 feet at 2%.

[Response: Revised plans per meeting with David mendez.](#)

2. The elevations of Profile Sections 3, 4 and 5 do not match with the plans.

[Response: Revised C201 to match with plans.](#)

3. Two septic systems will be installed as part of the permit then the following considerations must be taken: (a) All aspects of Florida Administrative Code 64E-6.005 must be followed (b) The final finished grade above the proposed septic drainfield must be included in the paving and drainage plan (c) The outline of the drainfield and the unobstructed area of the drainfield must be included in the paving and drainage plan (d) The area of the drainfield and the unobstructed area of the drainfield cannot be included as part of the retention area calculations (e) Comment addressed.

[Response: No new septic systems. Existing to remain.](#)

[Retention area not included as part of the retention area calculations.](#)

4. At the Sections must provide the elevations on the Property Limit, verified existing elevation is left to the contractor and must be in the design.

[Response: Updated C201 to show elevation at Property limit.](#)

For any issues or concerns, please contact us.

F. Javier Villegas Jr., PE
President