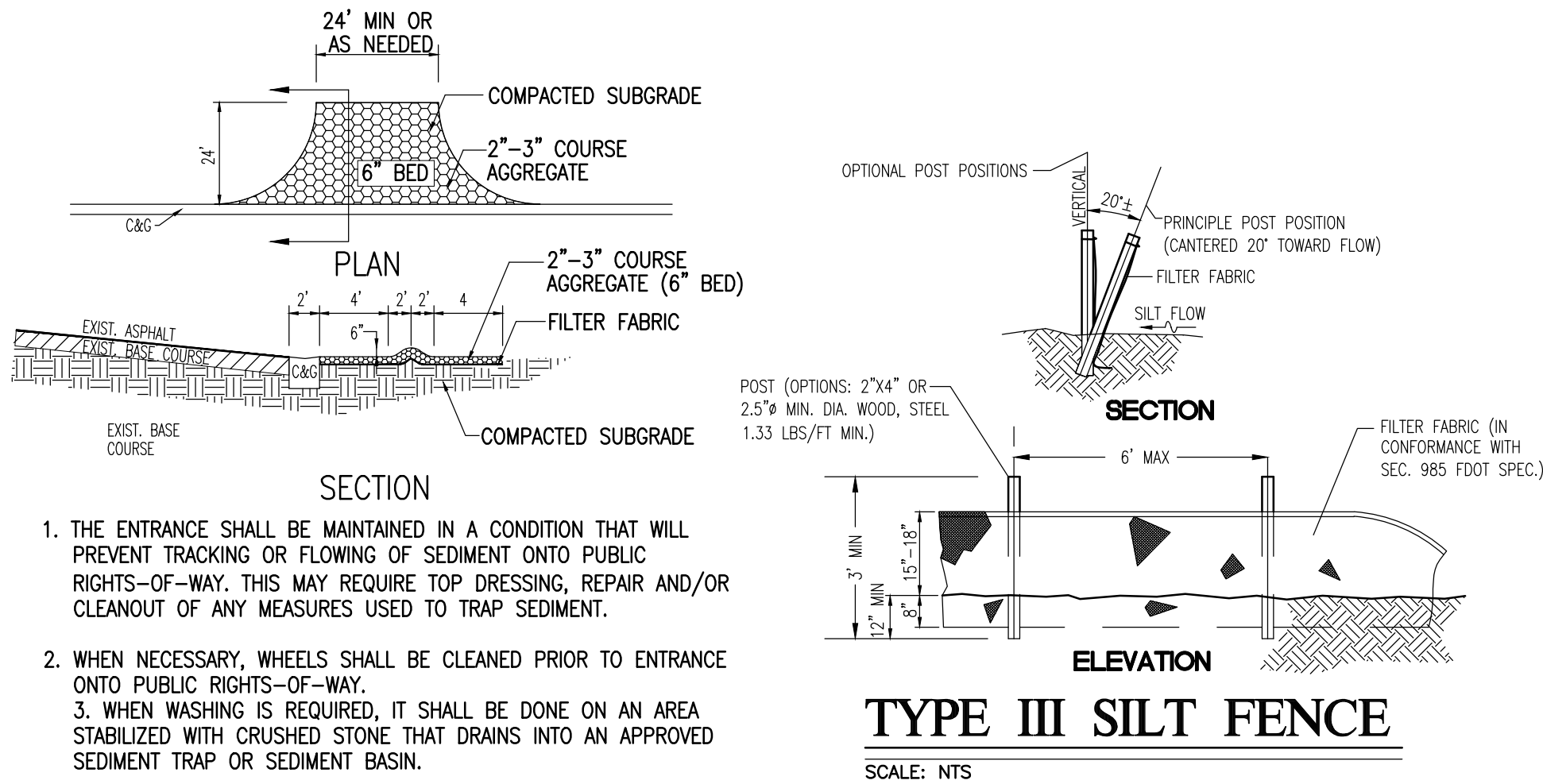
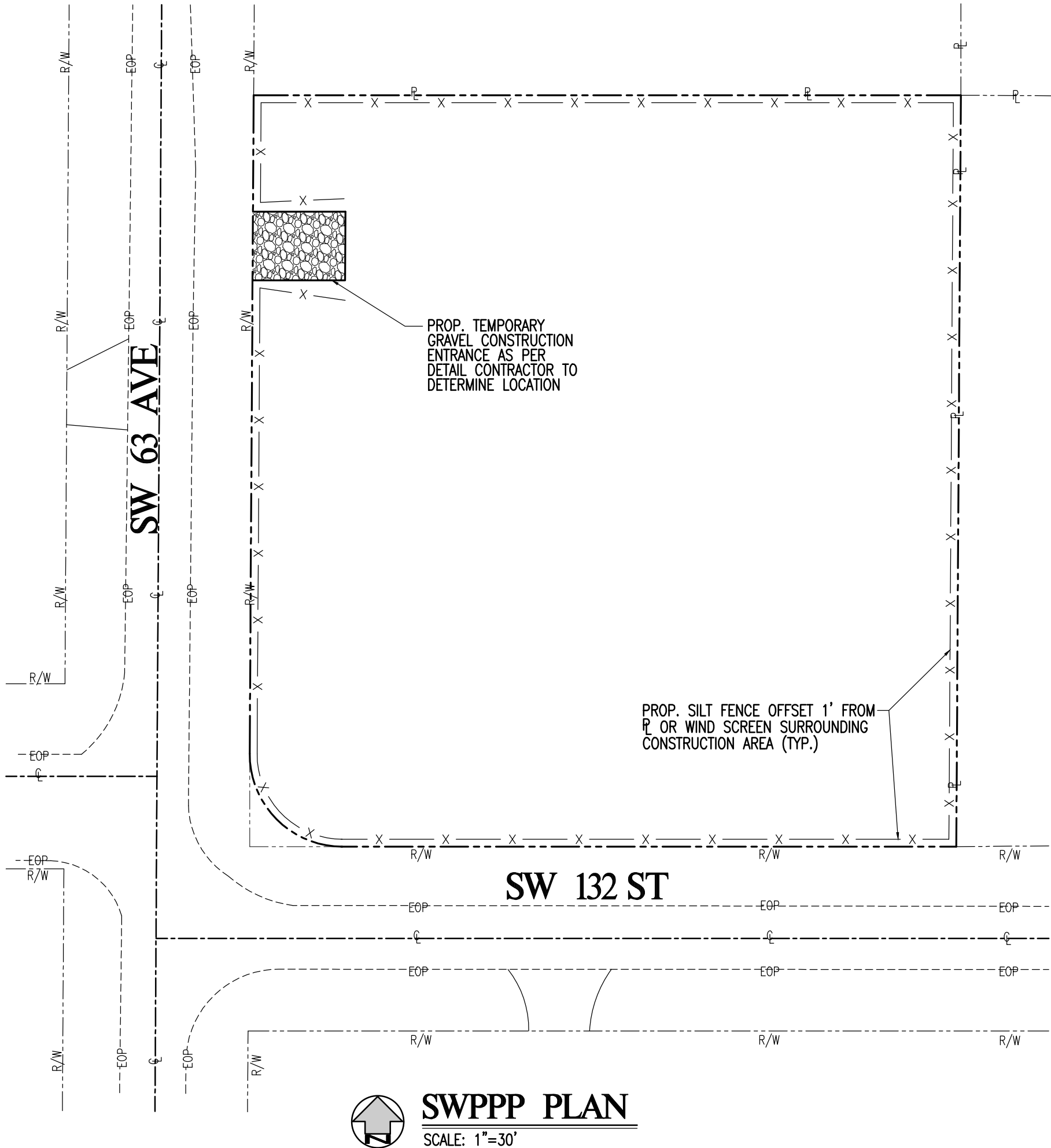


THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

ENGINEER'S NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MIAMI-DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING STANDARDS FOR CONSTRUCTION AND APPLICABLE VILLAGE OF PINECREST STANDARDS AND SPECIFICATIONS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE MIAMI DADE COUNTY AND VILLAGE OF PINECREST PUBLIC WORKS MANUAL OF ENGINEERING STANDARDS FOR DESIGN AND CONST.
3. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION.
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. OCTOBER HIGH WATER TABLE = 2.0' NGVD
6. FLOOD CRITERIA = 16.6' N.G.V.D
7. ALL ELEVATIONS REFER TO 1929 N.G.V.D.
8. SHOULD FIELD CONDITIONS CONFLICT WITH THIS PLAN NOTIFY THE ENGINEER IMMEDIATELY.
9. FEMA: ZONE "X" ELEVATION N/A COMMUNITY NO. 120425 SUFFIX: L PANEL: 0468 DATED (09/11/09)
10. FOLIO #: 20-5013-005-0370
13. HIGHEST CROWN OF ROAD 17.95' NGVD.
14. CONTRACTOR TO FOLLOW RECOMMENDATION BY GEOTECHNICAL ENGINEER FOR SUB-SURFACE PREPARATION.
15. ENGINEER IS NOT RESPONSIBLE FOR ANY AESTHETIC DEFECTS/DEFICIENCIES FROM THE CONSTRUCTION OF PROPOSED DESIGN AND SHALL BE COORDINATED WITH OWNER/DEVELOPER AT TIME OF ACCEPTANCE.

CONDITION OF PERMIT - PW - 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 PUBLIC WORKS DEPARTMENT. PUBLIC WORKS CONTACT INFORMATION IS: PUBLICWORKS@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 THREE 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%. ALL 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.
15. ALL SOD IN THE ROW WILL BE SAND GROWN "EMPIRE ZOYSIA"
16. ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.

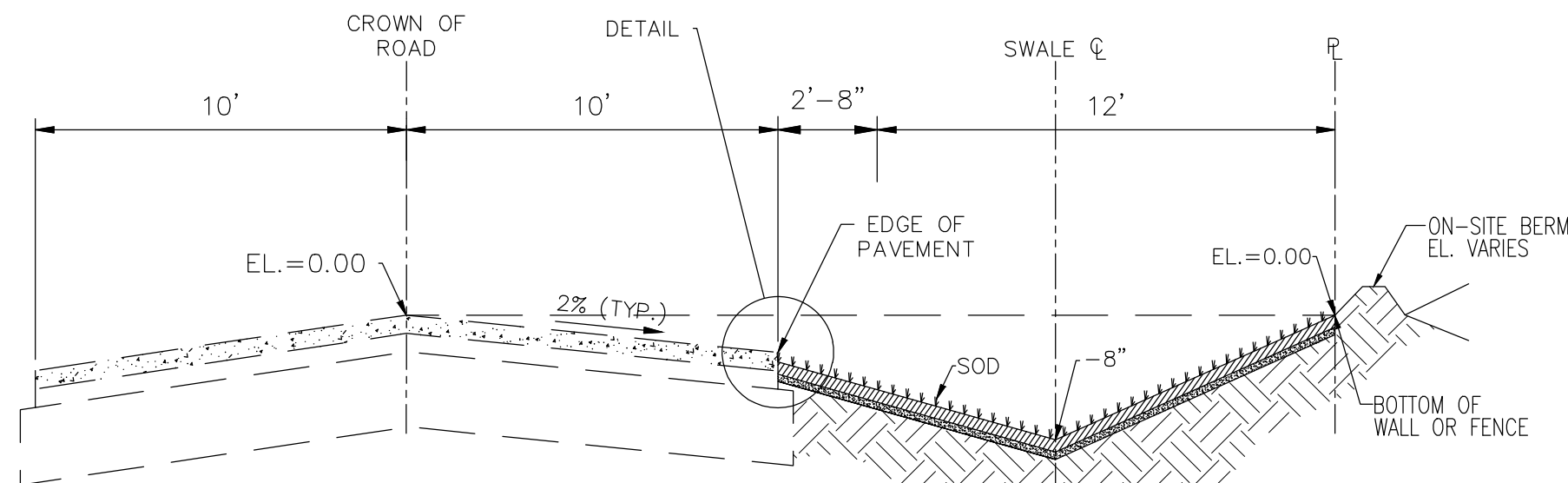


LEGAL DESCRIPTION

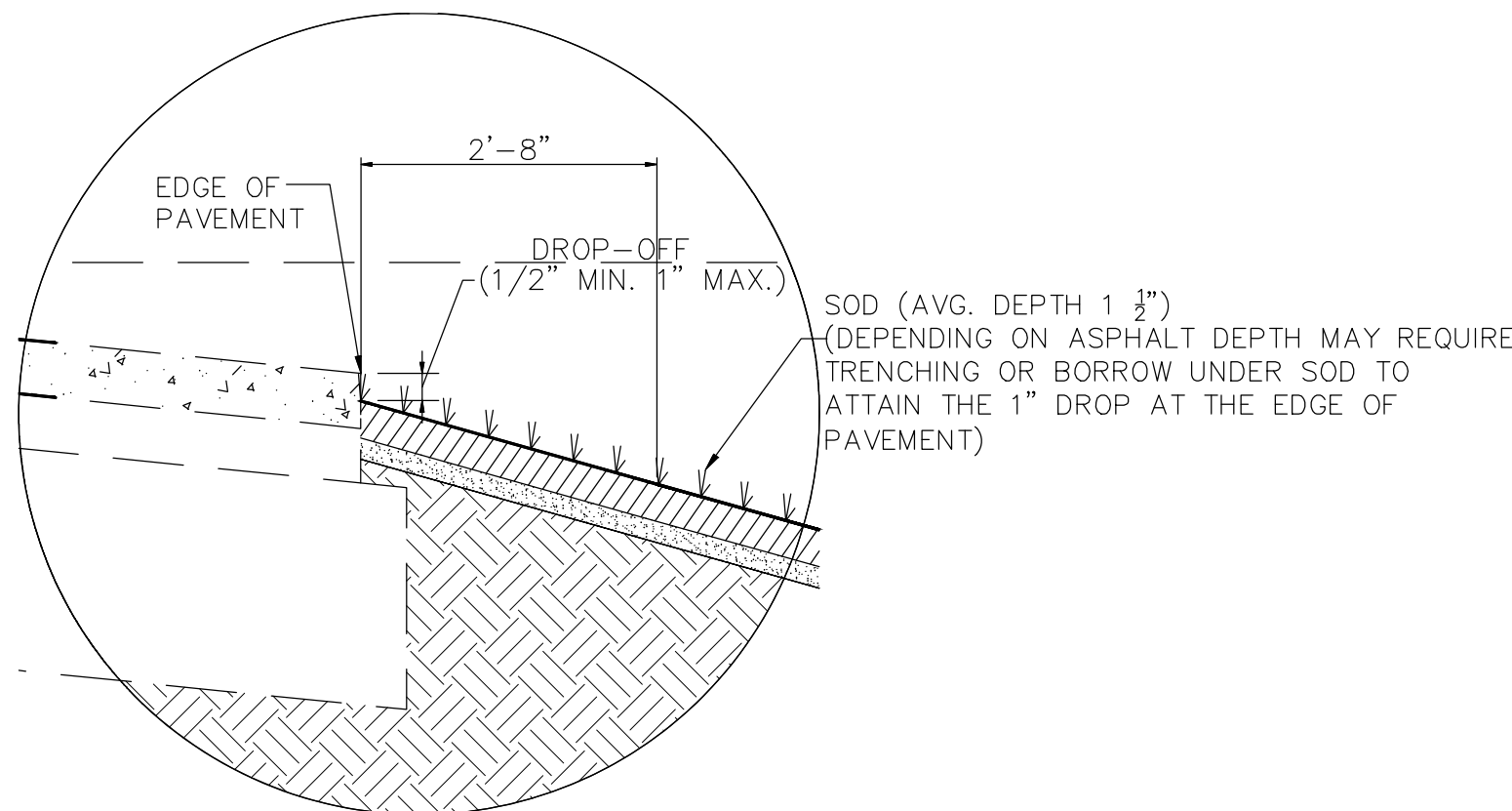
LOT 6, BLOCK 6, BAY RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 20-5013-005-0370

SITE NOTES

1. FOR EXISTING TREES TO REMAIN AND RELOCATIONS, REFER TO LANDSCAPING PLAN
2. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM 10' SEPARATION RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE. SEE LANDSCAPING PLANS ADDITIONAL DETAILS.
3. PROPOSED BERM ALONG ALL PROPERTY LINE TO BE MINIMUM 6" ABOVE EXISTING GRADE ELEVATION.
4. MAINTAIN A MAXIMUM 3H:1V SLOPE ON ALL SWALE AREAS ADJACENT TO PROPOSED BERM, AND 6H:1V (MAXIMUM) ON ALL OTHER GRASS AND OR LANDSCAPING AREAS AREAS.
5. NO ADDITIONAL FILL MATERIAL CAN BE IMPORTED TO THE SITE, PER THE VILLAGE CODE, THIS INCLUDES 50/50 OR 80/20 MAX.
6. DO NOT PLANT ANYTHING IN THE ROW UNTIL A TENTATIVE APPROVAL FROM PWD IS PROVIDED.

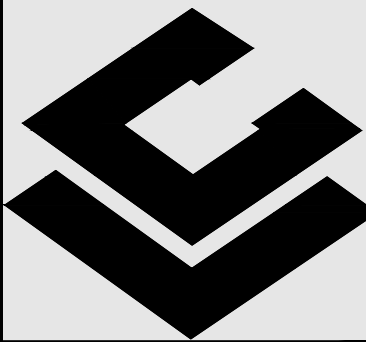


2021



INDEX OF SHEETS:

- C-1 CIVIL COVER SHEET AND NOTES
- C-2 PROPOSED GRADING AND DRAINAGE PLAN



CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET MIAMI, FL 33165
TEL: 786 385 4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

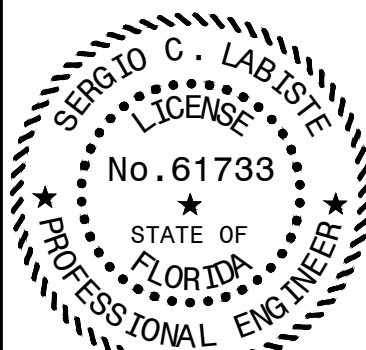
PROJECT NAME:
CASA PA' FERNANDA
13125 SW 63 AVE, PINECREST, FL 33156
FOLIO: 20-5013-005-0370

REVISIONS	DATE	BY

CARLAB, INC PROJECT NUMBER
24-2209

DRAWN	LMM
CHECKED	AMG
DESIGNED	LMM
SCALE	AS SHOWN
DATE	11/14/24

THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E., ON THE DATE SHOWN TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS SIGNED AND SEALED AND THE SIGNATURE MUST BE KEPTED ON ANY ELECTRONIC COPIES.



DATE: 11/12/24 SEAL

SERGIO C. LABISTE P.E. # 61733

SHEET TITLE

CIVIL COVER
SHEET AND
NOTES

SHEET NUMBER

C-1



Call 811 or visit sunshine811.com two full business days before digging, to have buried facilities located and marked.

Check positive response codes before you dig!