

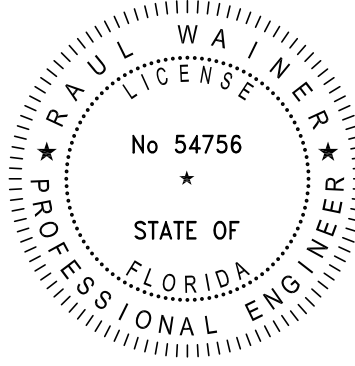
NEW RESIDENCE
GS JPD 10635 LLC

10635 SW 63 AV
MIAMI, FL

SEAL

TSUR CONSULTING, INC.
FBPE REGISTRY # 33523
21011 NE 32nd Avenue
AVENTURA, FL 33180
PHONE: (305) 332-8881

RAUL WAINER, PE
STATE OF FLORIDA PE 0054756

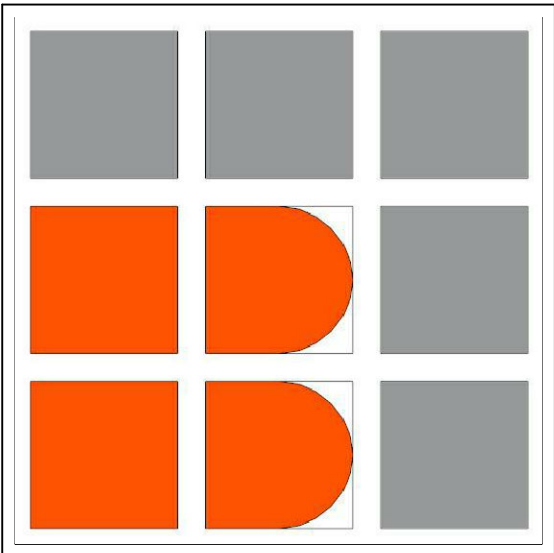


BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968
GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SEAL



BALLI-TRAUTMAN
ARCHITECTS, LLC.

JOB NUMBER:
CHECKED BY: DK
ISSUE DATE: Issue Date
SCALE: AS NOTED

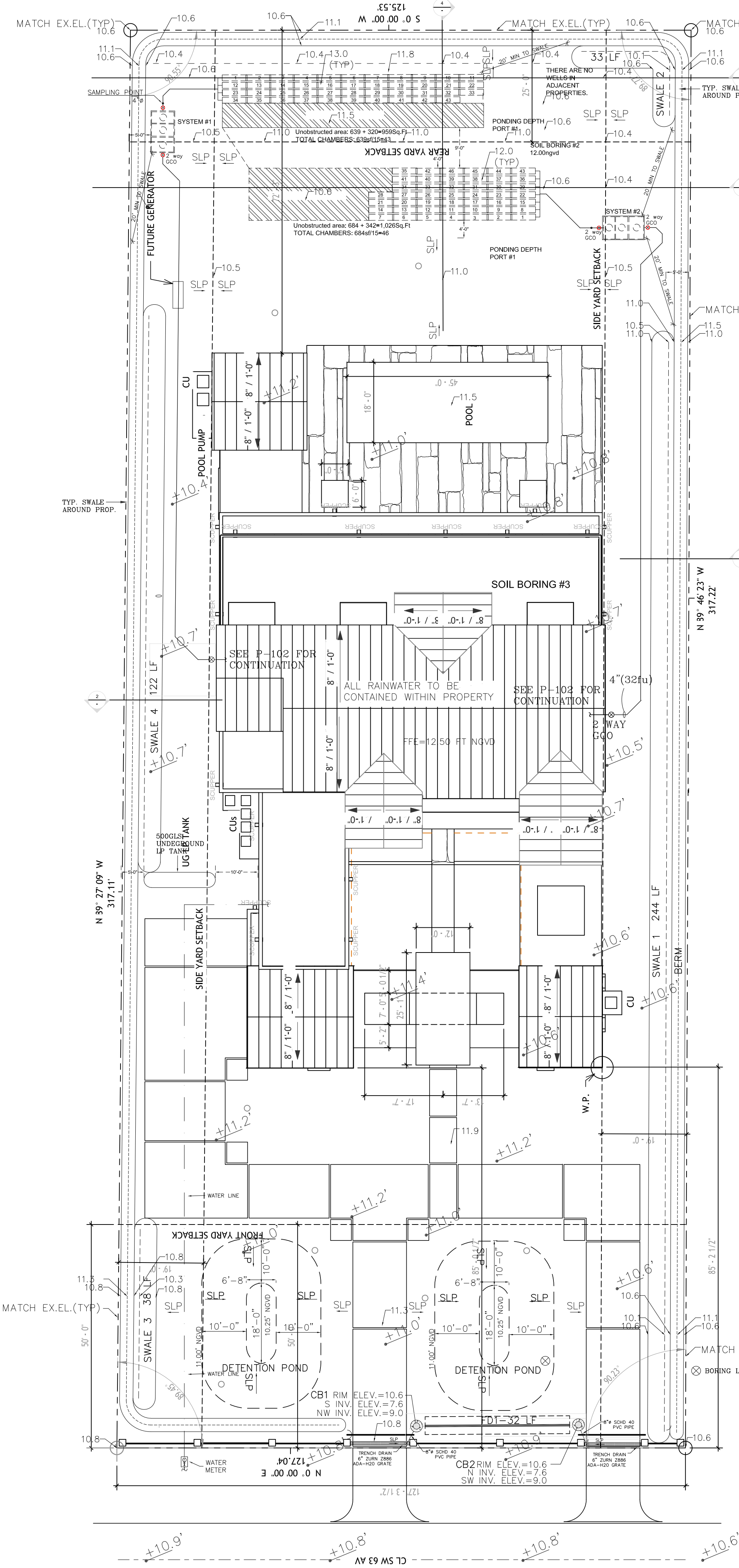
SHEET TITLE

PAVING,
GRADING AND
DRAINAGE PLAN
PLAN VIEW

SHEET NUMBER

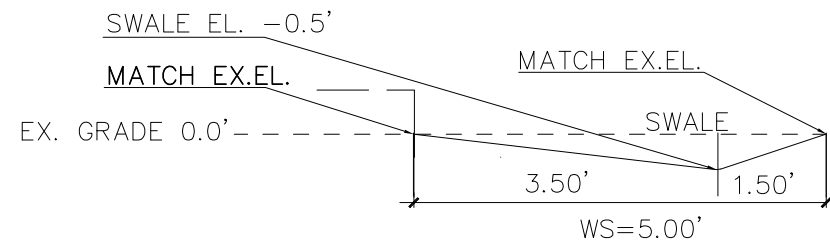
C-1

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

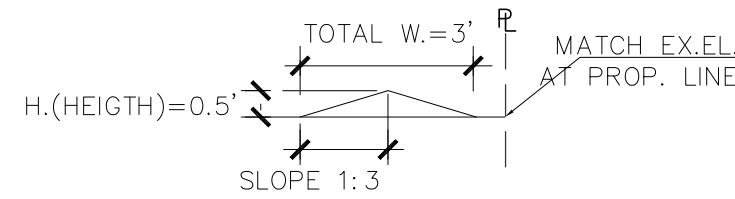


LEGEND:

10.6 PROPOSED ELEVATION
+10.7 EXISTING ELEVATION
MATCH EX.EL. MATCH EXISTING ELEVATION
SLP SLOPE (FLOW DIRECTION)
----- GROUND HIGH ELEVATION LINE



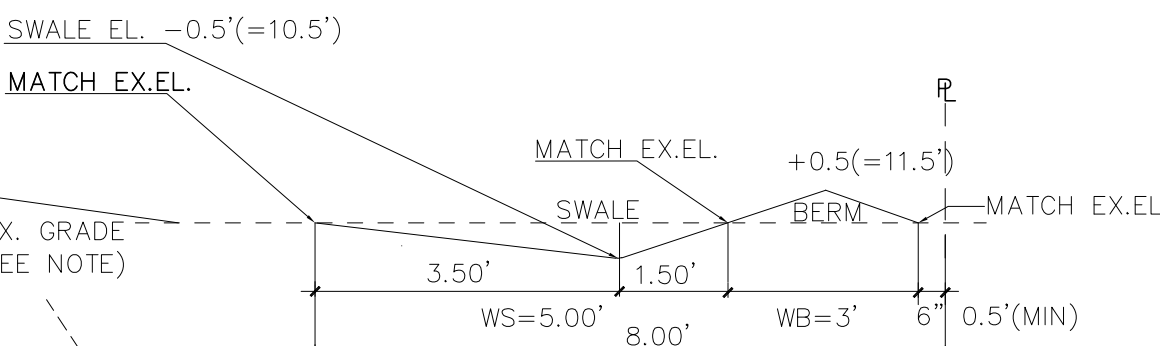
SCHEMATIC SWALE DETAIL
N.T.S.



SCHEMATIC BERM DETAIL
N.T.S.

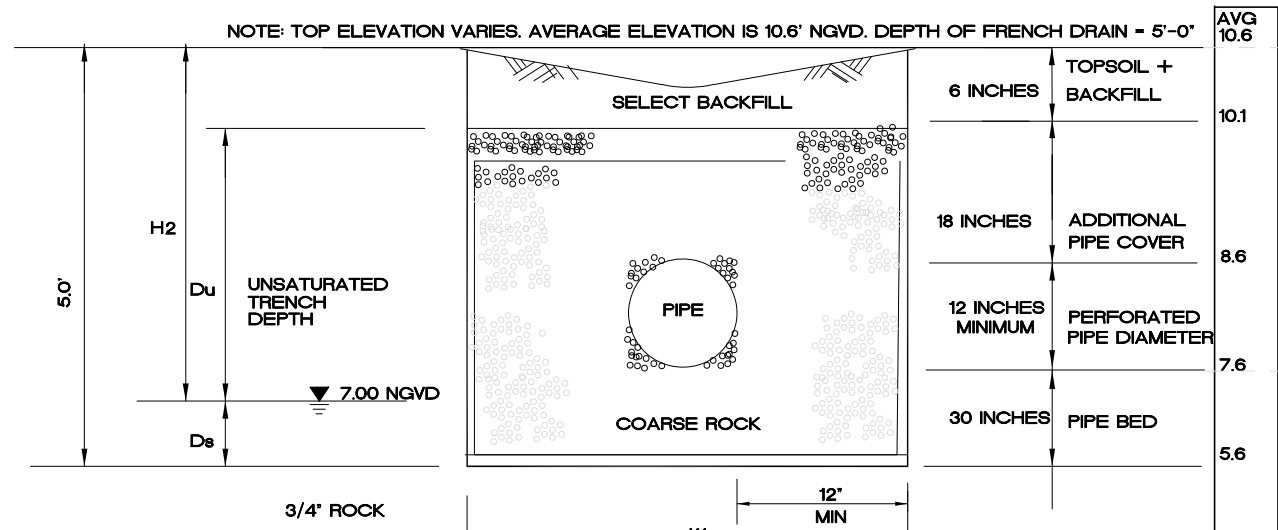
NOTES:

- PROPERTY IS LOCATED IN ZONE X. INTERCEPTOR DRAINAGE SWALES AND BERMS AS INDICATED ALONG THE PROPERTY LINES WILL BE CONSTRUCTED ON-SITE. TO RETAIN THE 10 YEAR/24 HOUR (9.25 INCHES) STORMWATER RUNOFF INSIDE THE PROPERTY. ADEQUATE DRAINAGE SHALL BE PROVIDED, AND SURFACE RUNOFF WATER SHALL BE DIVERTED TO A STORM CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION, IN ACCORDANCE WITH FBC AND VILLAGE OF PINECREST CODE OF ORDINANCES. ALL SITE DRAINAGE IS DESIGNED AND SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RUNOFF RATES, VOLUME AND POLLUTANT LOADS DO NOT EXCEED PRE-DEVELOPED CONDITIONS AND PREVENTING FLOODING OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
- CONTRACTOR TO FIELD-VERIFY ALL MEASUREMENTS, INCLUDING SETBACKS, EASEMENTS, R.O.W. SIZE AND LOCATIONS AND BE RESPONSIBLE FOR THE SAME. MATCH EXISTING ELEVATIONS AT PROPERTY LINE
- PROVIDE EROSION AND SEDIMENTATION CONTROL B.M.P.s., ALONG THE EARTHWORK AND FOUNDATION PHASES OF CONSTRUCTION, CONSISTING OF PROTECTING INLETS IN THE VICINITY OF THE PROJECT AND PROVIDING PERIMETER CONTROLS (SILT FENCES) ON THE LOW ELEVATION AREAS UNTIL FULL STABILIZATION.
- ZONE X. BFE = N/A. FFE=12.50 NGVD. ALL ELEVATIONS ARE N.G.V.D.

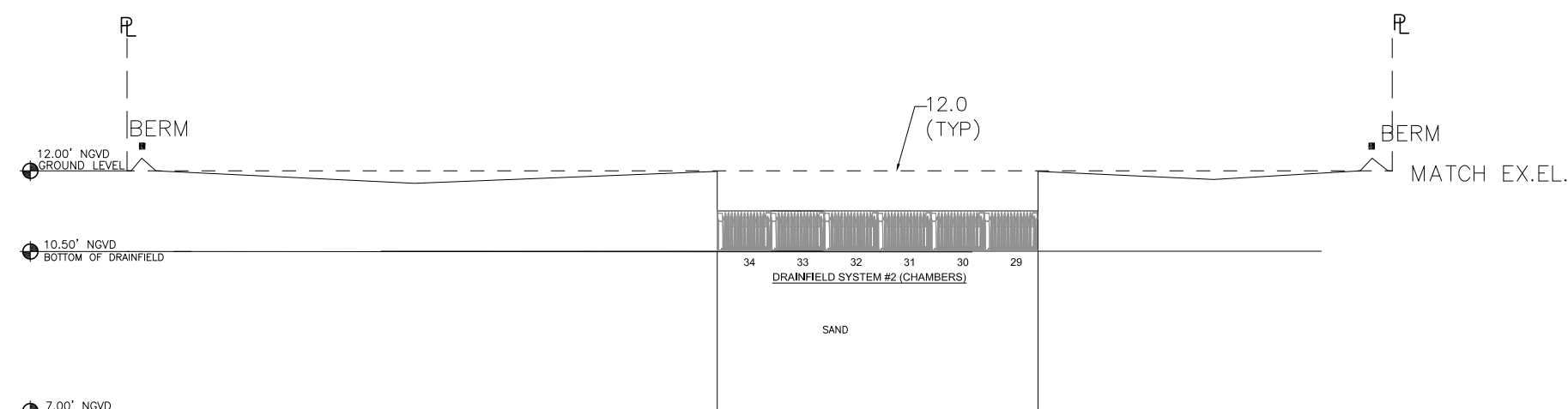


SECTIONS 1, 2
TYPICAL SECTION DETAIL NTS

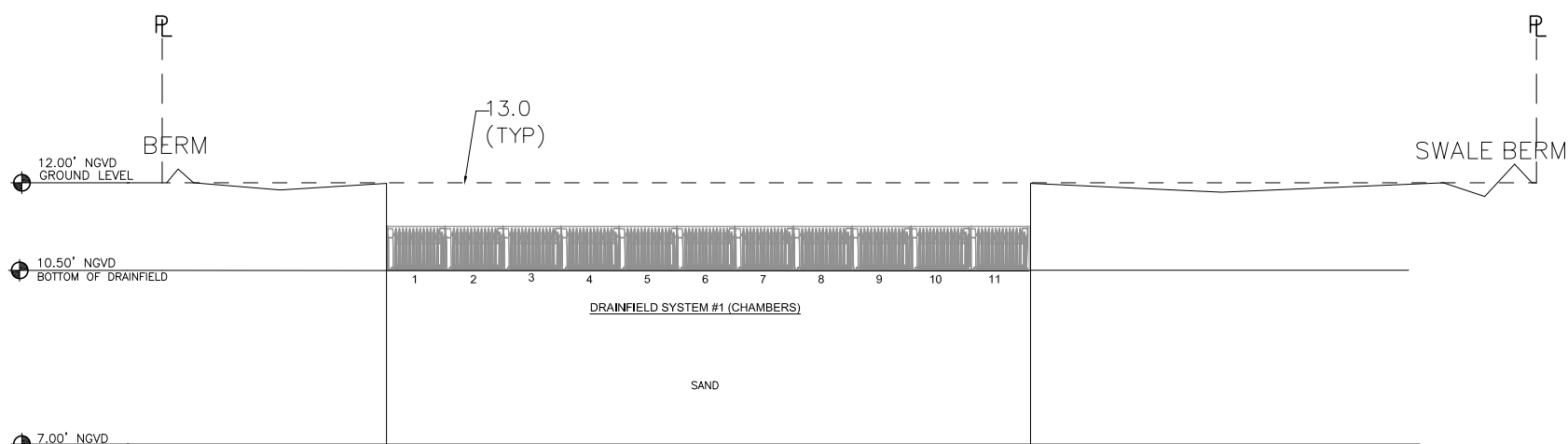
NOTE: EX. GRADE ELEV. VARIES=10.5' TO 11.0' NGVD
(11.0' SHOWN)



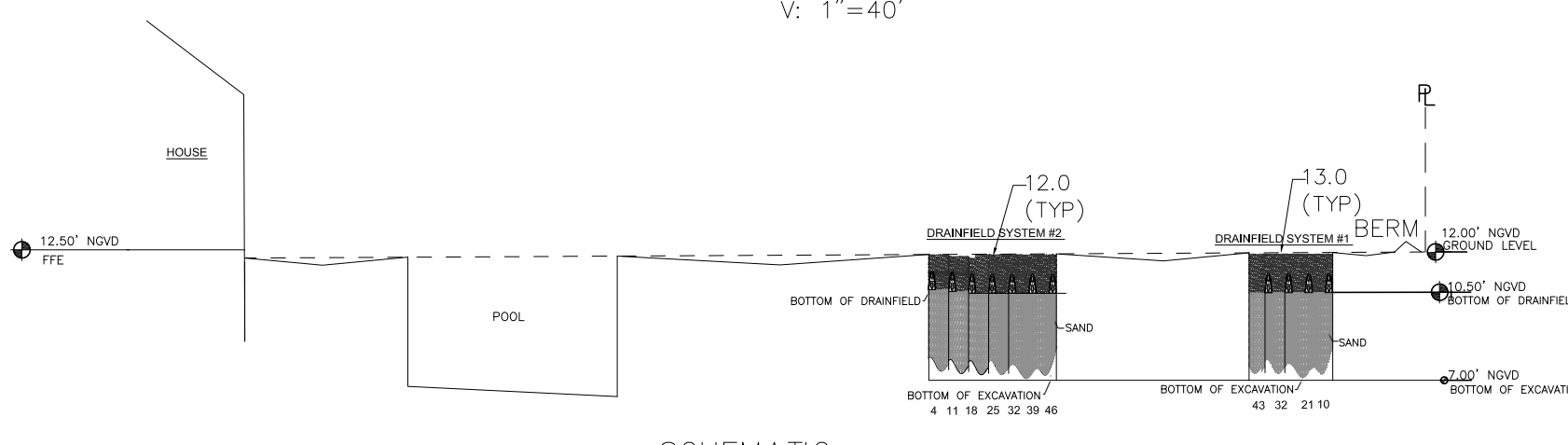
EXFILTRATION TRENCH DETAIL
NTS



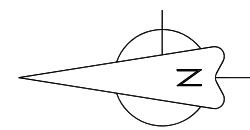
SECTIONS 3
(LONGITUDINAL)
SCALES: H: 1"=10'
V: 1"=40'



SECTIONS 5
(LONGITUDINAL)
SCALES: H: 1"=10'
V: 1"=40'



SECTION 4
(TRANSVERSE)
SCALES: NTS



DRAINAGE SITE PLAN
SCALE: 3/32"=1'

- NOTES:
- ALL ELEVATIONS ARE IN N.G.V.D. OF 1929
 - ELEVATIONS VARY LINEARLY BETWEEN PROPOSED ELEVATIONS ALONG SWALES.