

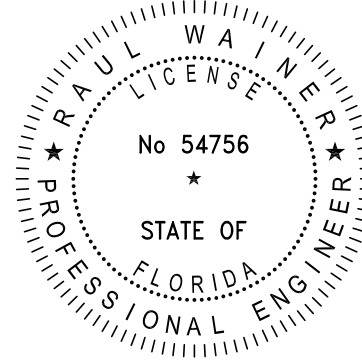
NEW RESIDENCE
GS JPD 10635 LLC

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

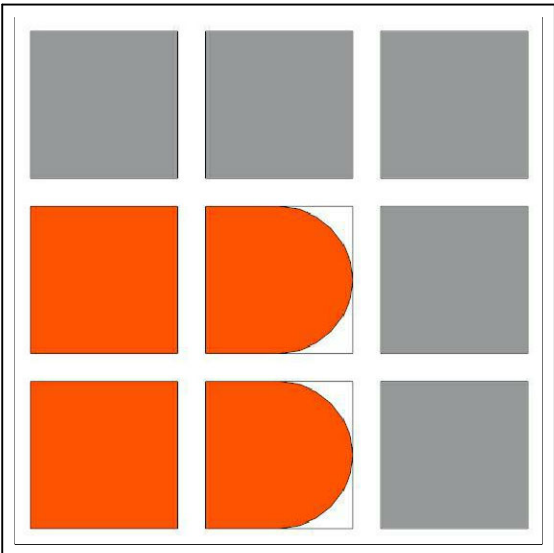


BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968
GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SEAL



BALLI-TRAUTMAN
ARCHITECTS, LLC.

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

SHEET TITLE

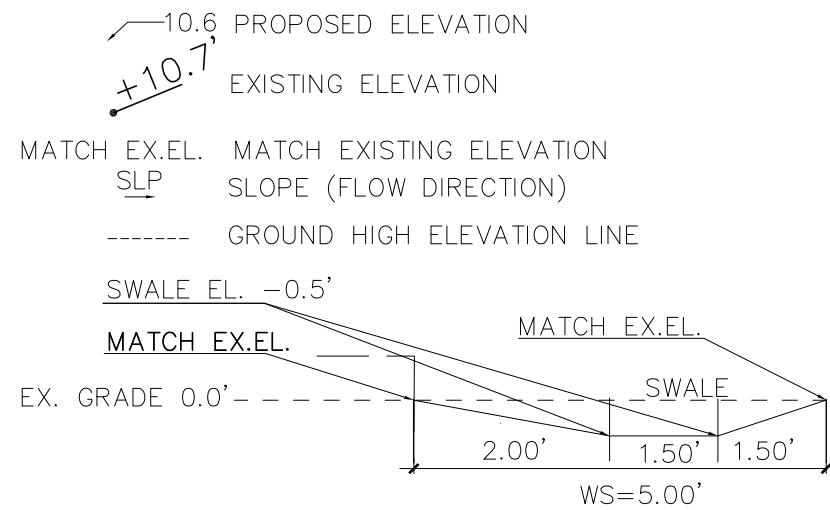
PAVING,
GRADING AND
DRAINAGE PLAN
PLAN VIEW

SHEET NUMBER

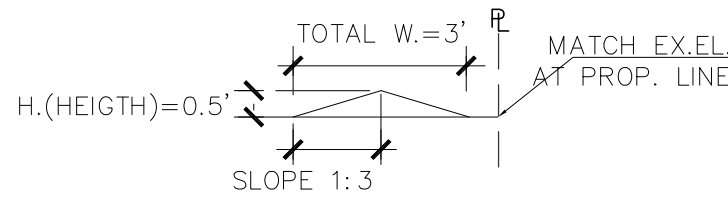
C-1

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143

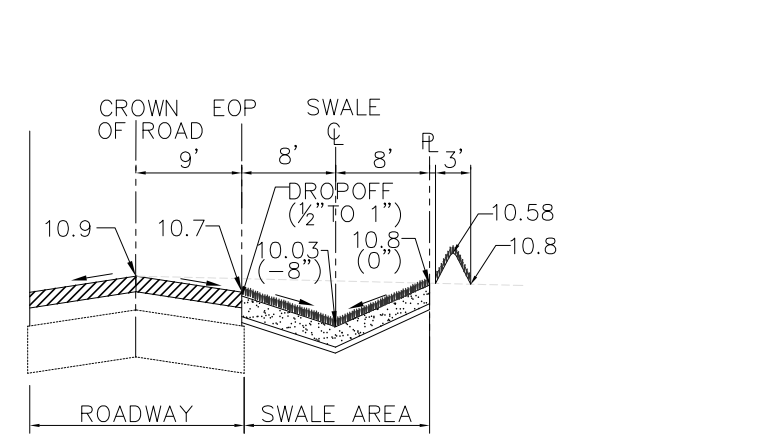
LEGEND:



SCHEMATIC SWALE DETAIL
N.T.S.



SCHEMATIC BERM DETAIL
N.T.S.



6 VOP PW TYP. SWALE

SCALES: H: 1"=10'
V: 1"=40'

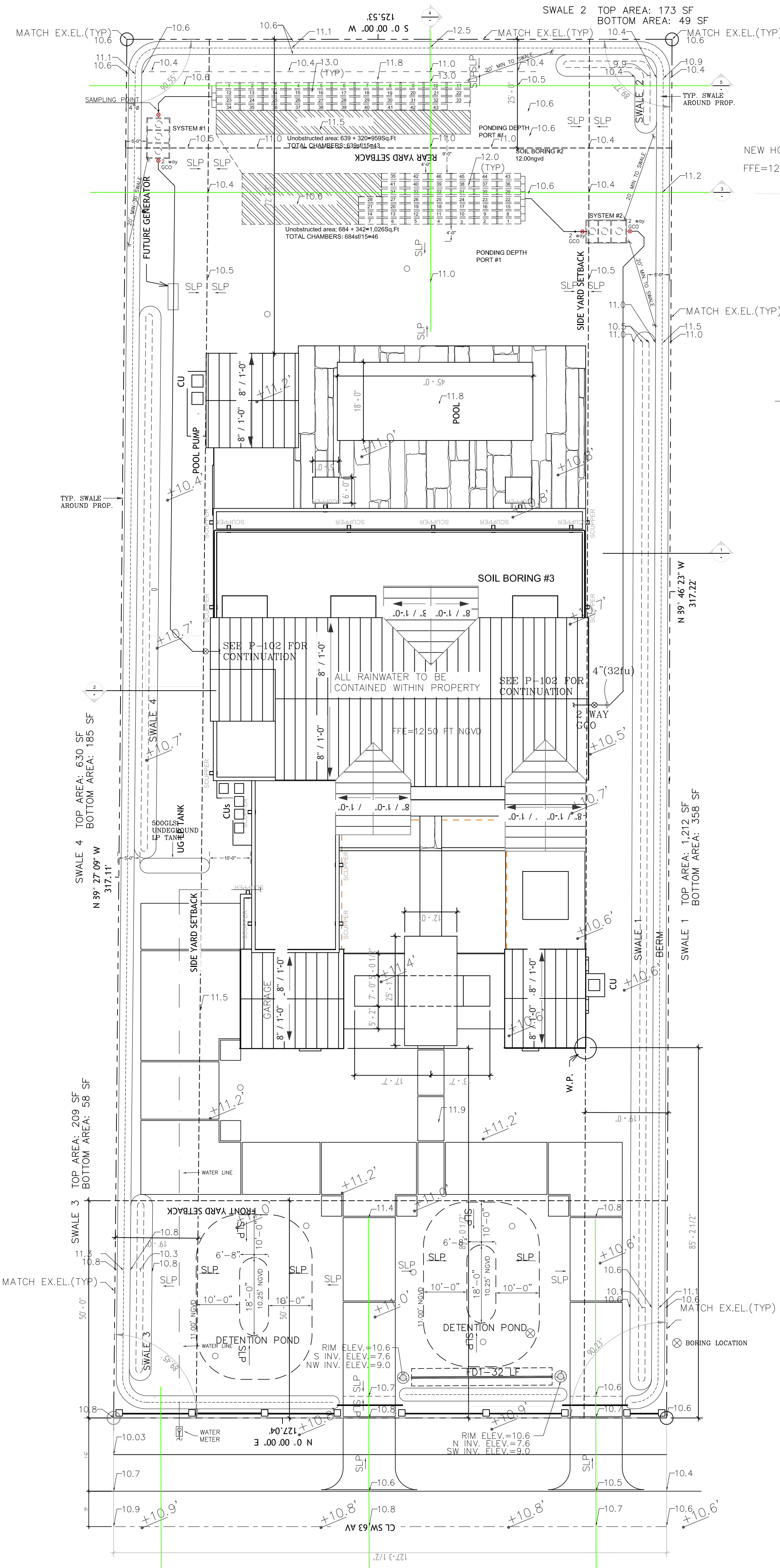
NOTES: PROPERTY LINE AND SWALE ELEVATIONS VARY. SEE PLAN.
THIS SECTION IS TYPICAL AND APPLIES ALONG THE WHOLE FRONT SWALE
MAINTAIN 6" TO 8" DEPTH ALONG THE FRONT SWALE

STORM DRAINAGE 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.

PUBLIC WORKS NOTES:

- NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
- NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
- THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
- 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.
- NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
- NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE ROW.
- 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.
- ANY DECORATIVE D/W IN THE ROW SHALL HAVE AN 8"O"T"W X 12"O"T"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 MIDDLE OF THE ADJACENT ROAD OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER. -NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
- ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FOOT STANDARD INDEX 600 SERIES FOR MOT.
- ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMONSTRATION, 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 SOLD IN THE ROW WILL BE SAND GROWN, 'EMPIRE ZOYSIA'.
- ALL DRIVEWAY APPROACHES WILL MEET ALL ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL.



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.

