

Village of Pinecrest
Permit # BL2024-1665

Project: GS JPD 10635 LLC residence.
10635 SW 63 AV, Village of Pinecrest, FL

Revision 1 Narrative and Response to Civil/Drainage Comments

Storm Drainage- (02/04/2025)

1. All basins will be represented by sections, if not to scale then proportionally, showing elevations and distances between any change in grade and will extend from PL to PL or PL to structure. All proposed slopes will be provided (1 V to 6 H if possible, if not 1 V to 4 H).
RE: Please refer to the 5 sections provided 1 V to 4 H. Showing that the grade sloping from the PL to inward with a low point away from the PL and a perimeter berm by the PL that will retain the runoff.
2. Must provide flat bottom swales, in this design is shown as V-ditch.
RE: The swales were revised to show flat bottom.
3. Profiles for each driveway is to be provided in the paving and grading plan, extending from the CL of the adjacent road into the property building. The purpose of those is to show there is no direct discharge from the D/W to the ROW. Must show elevations and distances between any change in grade and will extend from the CL to the structure.
RE: Profiles for each driveway were provided in accordance with VoP driveway typical profile. Please refer to sections 7 and 8.
4. The driveways elevation at the PL is lower than the surrounding swales causing that eventually the runoff water will discharge to the ROW. Also, the proposed trench drain is not useful where it is proposed. The minimum back slope from the driveway HP into the property is 5 feet at 2%. 5. If an Exfiltration Trench and/or a French Drain is proposed on site, then a covenant with the Village of Pinecrest will be executed.
RE: The typical VoP driveway, sloping 5 feet at 2%, is being provided to address this concern. The berms were also extended to provide additional water barrier at this location.
5. If an Exfiltration Trench and/or a French Drain is proposed on site, then a covenant with the Village of Pinecrest will be executed.
RE: The covenant will be submitted