

Village of Pinecrest
Permit # BL2024-1665

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

Revision 2 Narrative and Response to Civil/Drainage Comments

Storm drainage

4/18/2025 9:19:31 AM

1.C-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). (4-18-25: comment not implemented – plans do not provide for a flat bottom as required.)

Re: *The swales were revised to show flat bottom*

2. Must provide flat bottom swales, in this design is shown as V-ditch. 4-18-25: comment not implemented – plans do not provide for a flat bottom as required.)

Re: *The V-ditches were unintentionally provided inside the septic system 20' clearance line (min. 15') for swales and were deleted for this reason.*

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 the those are 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. (4-18-25: comment not implemented –The top of berm elevation is shown as 11.1, therefore the d/w elevation must also be at least 11.1))

Re: *The d/w elevation was revised to 11.0, which corresponds to the top of berm elevation.*

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%. (4-18-25: comment not implemented –The top of berm elevation is shown as 11.1, therefore the d/w elevation must also be at least 11.1))

Re: *The d/w elevation was revised to 11.0, which corresponds to the top of berm elevation. In addition the whole surrounding swales and dry detention ponds were lowered below the property line elevation to ensure detention of the runoff. The trench drain was deleted from the project. The back slope for the driveway is HP into the property is shown on plan. The section 7 and 8 show the back slope elevation of 2% drop=0.1' = 5 feet x 2% (from 11.00 to 10.9). The dry detention ponds volumes were also increased to provide additional dry detention storage.*

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. (4-18-25: Pending)

RE: *The French drain was deleted from the project*

6. C-1: “Public Works Notes” will be changed to “PW CONDITIONS OF PERMIT” – this information needs to be included verbatim, so include just as provided in the PW review.

RE: *Changed to Public Works Condition of Permit and included all required conditions.*

7. New Comment: The stormwater management calculations still do not meet the Village of Pinecrest standards.

- The 25 year - 24 hour storm event was not modeled.
- The predevelopment (previous/impervious) areas are not identified within the report.
- The postdevelopment areas identified on the report do not match the Zoning Data table or the Building Data table on Sheet A100.1.
- Exfiltration trench appears to be included within the overall post-development storage capacity. This is not an acceptable means of storage and must be removed. An email was sent to the applicant on 4/18/25 with additional information, including the standard Village of Pinecrest stormwater template.

Re: The 25 year - 24 hour storm event has been modeled. The predevelopment (previous/impervious) areas have been identified within the report and the predevelopment calculation has also been provided separately in the report. The Zoning Data table or the Building Data table on Sheet A100.1 has been used in the calculations. (It is basically consistent with the previously provided area calculations based on the CAD shape files for previous/impervious area determination). The Exfiltration trench was deleted from this project. We received the email (thank you) and revised plans and calculations accordingly.