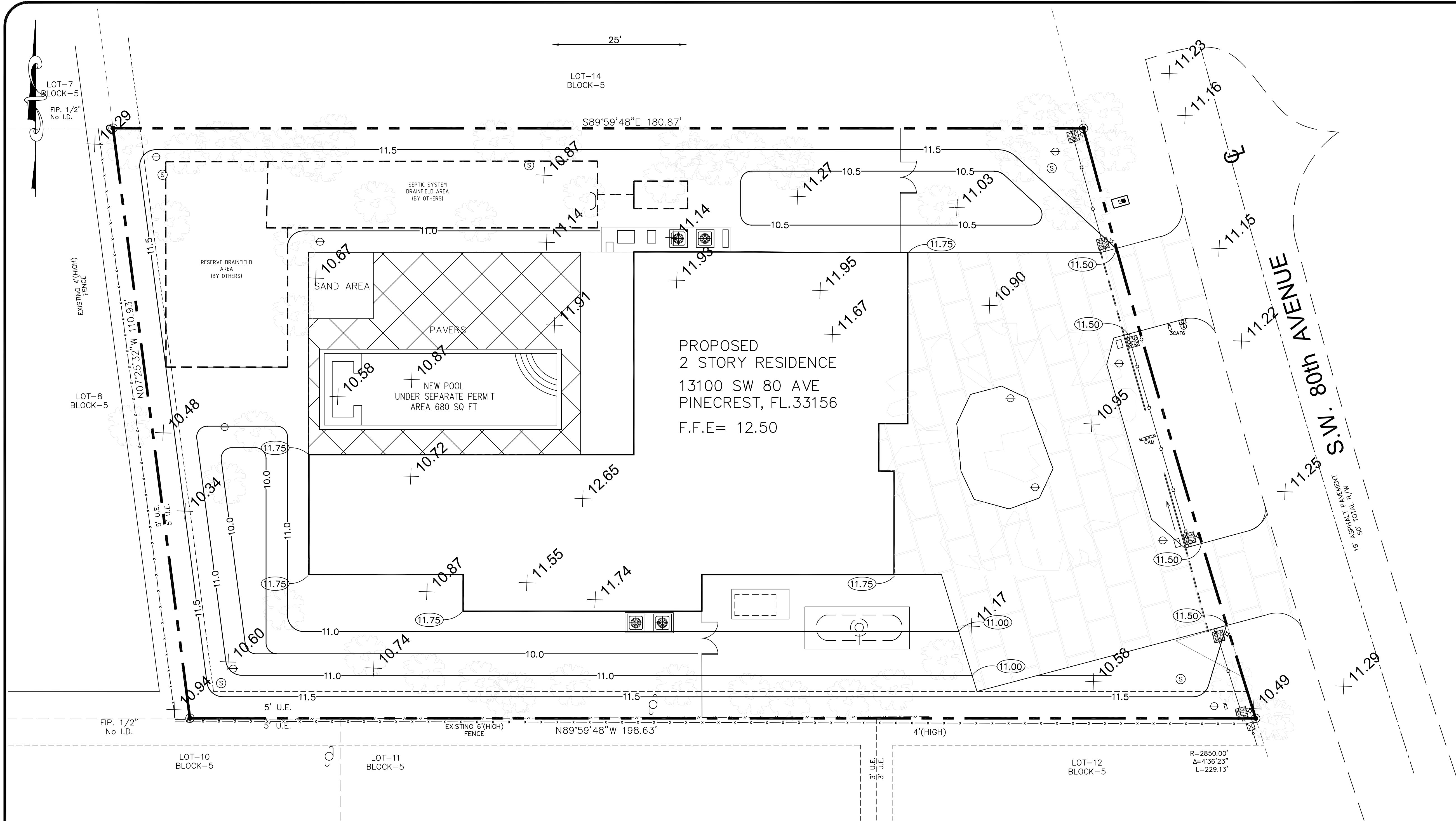




LEGEND

- EXISTING ELEVATIONS
- PROPOSED CONTOUR ELEVATIONS
- PROPOSED GROUND ELEVATIONS

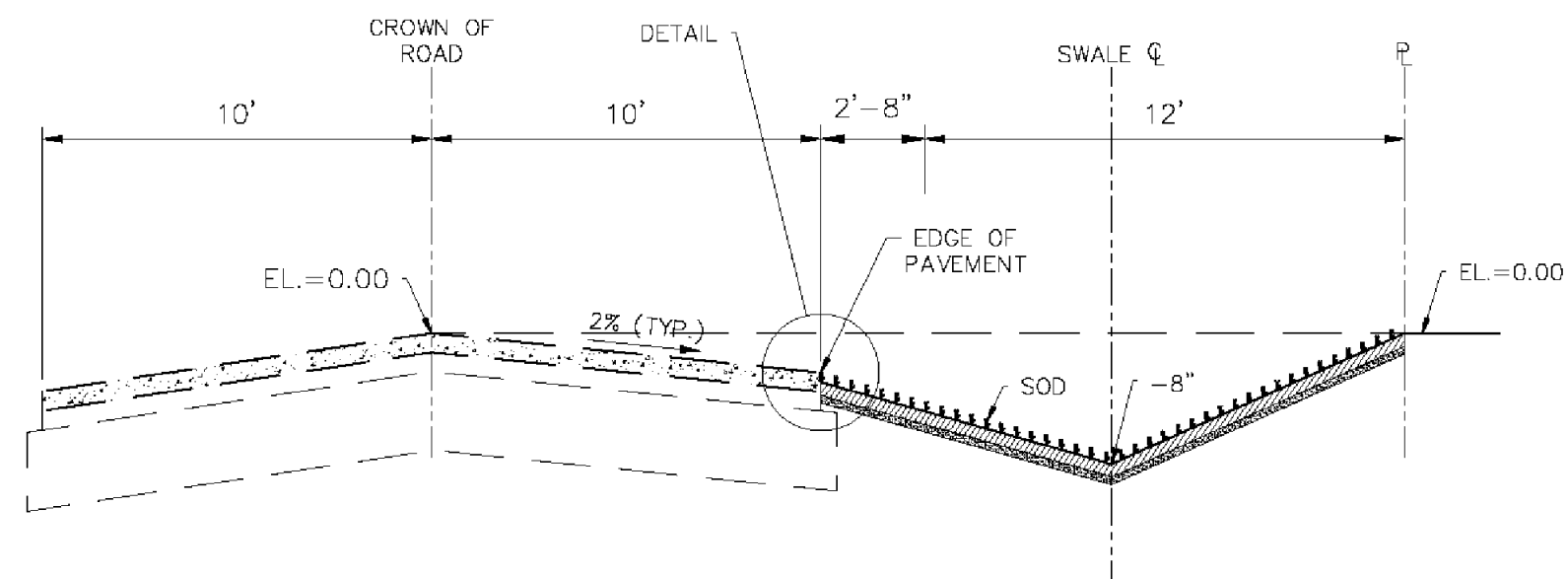
SITE NOTES:

- MINIMUM PERMITTER BERM ELEVATION SHALL BE 12.0 OR 8" HIGHER THAN ADJACENT GRADE (WHICHEVER IS HIGHER).
 - REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
 - MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS
 - CONTOUR ELEVATIONS ARE ESTIMATED.
- FINAL GRADING SHALL BE COORDINATED WITH LANDSCAPE PLANS.

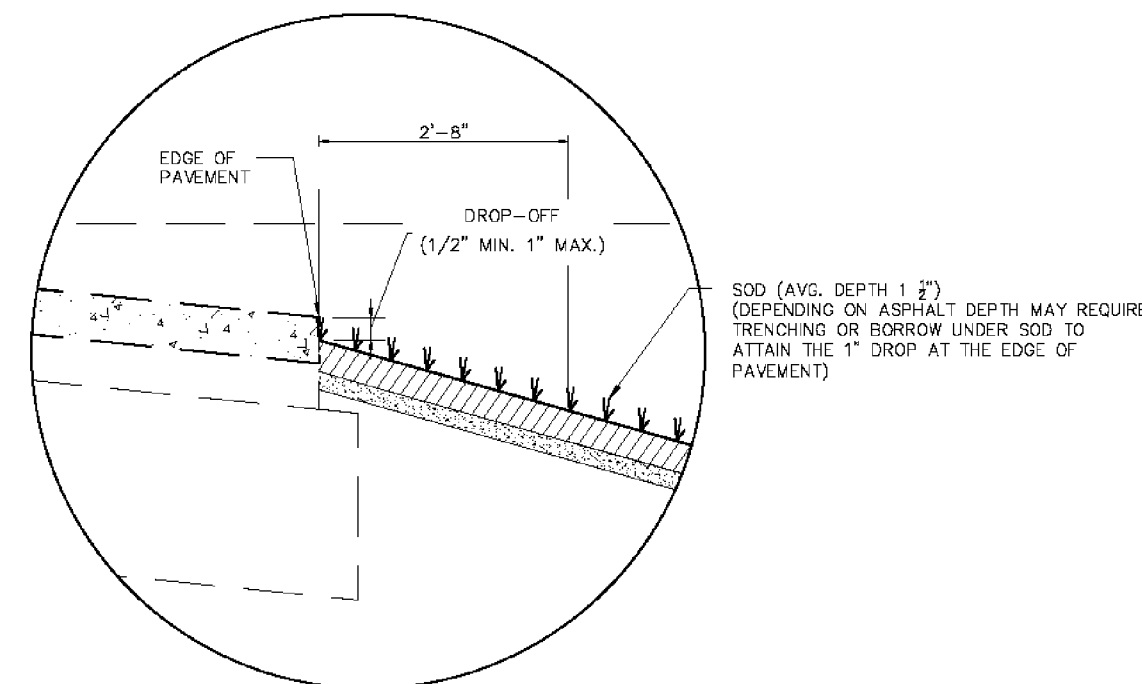
VILLAGE OF PINECREST NOTES

Public Works Conditions of Permit - SFR - D/W

- 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. 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 Village arborist. Arborist contact information is: Rick Carr - ccarr@pinecrest-fl.gov
- 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 THE EXISTING ASPHALT EDGE.
- No materials of ANY kind will be stored for any length of time on the public swale.
- 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.
- 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.
- ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.
- 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.
- 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.



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL



DETAIL

REV. #	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

JCM CONSULTANTS, INC.
ENGINEERING • LAND PLANNING

8401 S.W. 184th STREET
MIAMI, FLORIDA 33157
PH: (305) 772-0088
FAX: (305) 278-1118

PROJECT

PINECREST 8

13100 S.W. 80TH AVENUE
PINECREST FLORIDA 33156

GRADING AND DRAINAGE PLAN

SEAL:

JUAN C. MUNIZ
LICENSE
No 55484
STATE OF FLORIDA
PROFESSIONAL ENGINEER
01-02-2025

JUAN C. MUNIZ
STATE OF FLORIDA
REGISTRATION No. 55484
C.A. 00008703

PROJECT No.: 2024-48
DESIGNED BY: J.C.M.
DRAWN BY: J.C.M.
CHECKED BY: J.C.M.
ISSUE DATE: 08-26-2024
DRAWING No.:
DRAWING SCALE: 1"=10'

C1