



LOCATION MAP
N.T.S.



PROPERTY ADDRESS: 8100 SW 120th Street, Pinecrest FL 33156

LEGAL DESCRIPTION: Lot 9 in Block 3, of "SUNILAND ESTS
" according to the Plat thereof as recorded in Plat Book 28, Page 50, of the
Public Records of Miami-Dade County, Florida.

PARCEL ID / FOLIO: 20-5015-005-0490

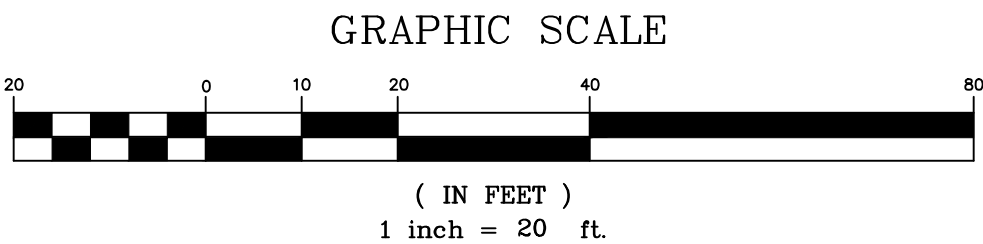
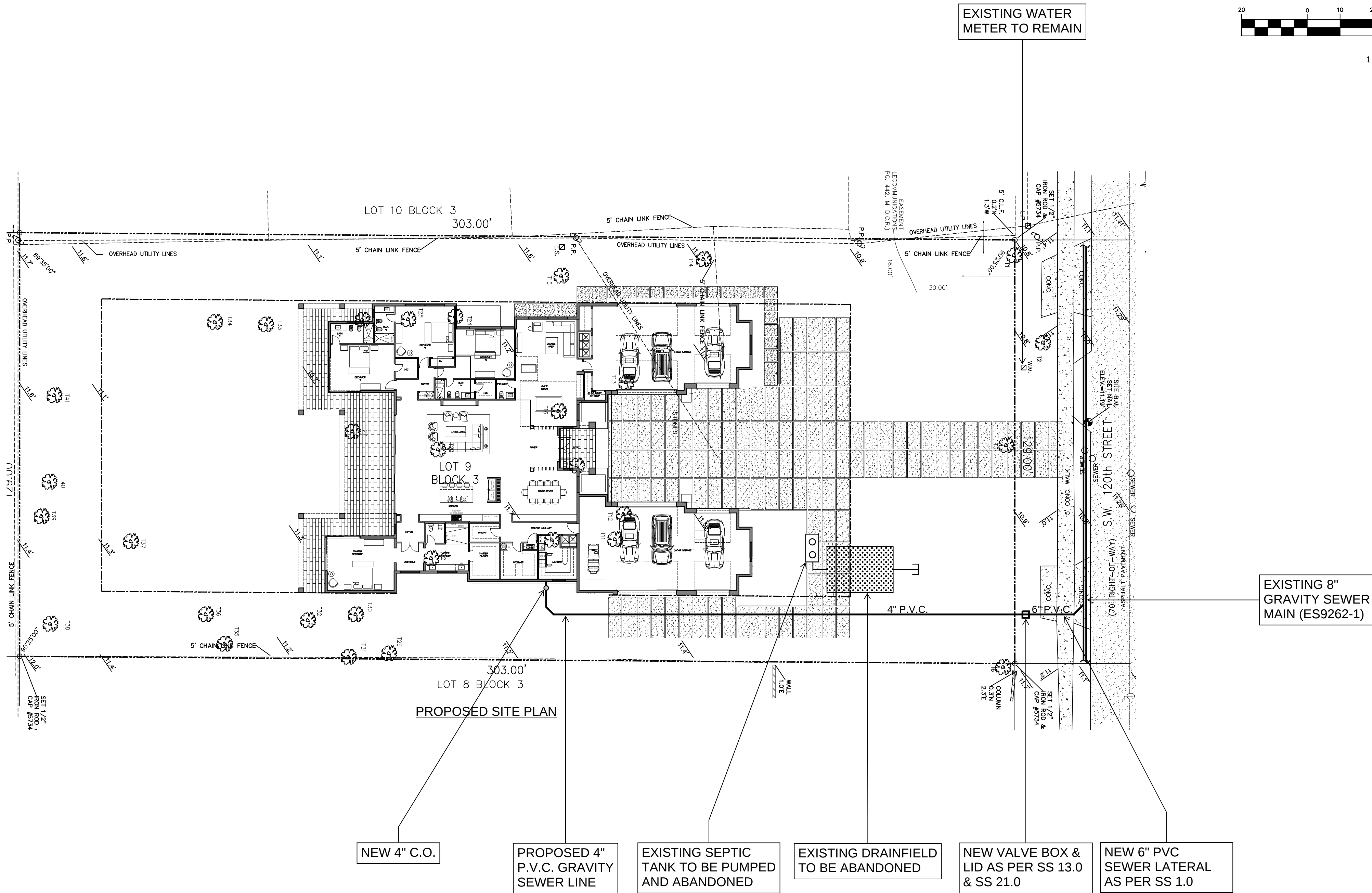
SCOPE OF WORK

- NEW LATER SEWER CONNECTION
- EXISTING SEPTIC TANK ABANDONMENT

BLDG. KEY NOTES:

- CODE IN EFFECT: PLANS TO
COMPLY w/ 2020 FLORIDA BUILDING
CODE, 7th EDITION

USE SOLID CORE SCH 40 PVC
SEWER PIPING FOR UNDER SLAB
INSTALLATION & ALL SANITARY
UNDERGROUND PIPING AS PER FBC
P TABLE 702.2 & ASTM D2665; ASTM
F891; ASTM F1488; CSA B181.2



FLORIDA SOIL AND WATER

FLORIDA SOIL AND WATER
9984 MARSA LA WAY
DELRAY BEACH FL 33446

CONTACT:
(561) 212-1994
floridasoilandwater@gmail.com

8100 SW 120th Street
Pinecrest, FL 33156

SEWER MAIN CONNECTION AND SEPTIC ABANDONMENT PLAN

STATE OF FLORIDA
JOSHUA N. LERMAN
No. 93768
Professional Engineer
Seal No. 1201015

REVISION PANEL			DESIGN PANEL		
REV	DATE	DRN	DATE	DATE	
0	12/9/2024	ML	12/9/2024		

DETAILS	FOR PERMIT	SCALE	1" = 20'-0"	DRAWN BY:	ML	CHECKED BY:	JL

DRAWING NAME

C-1



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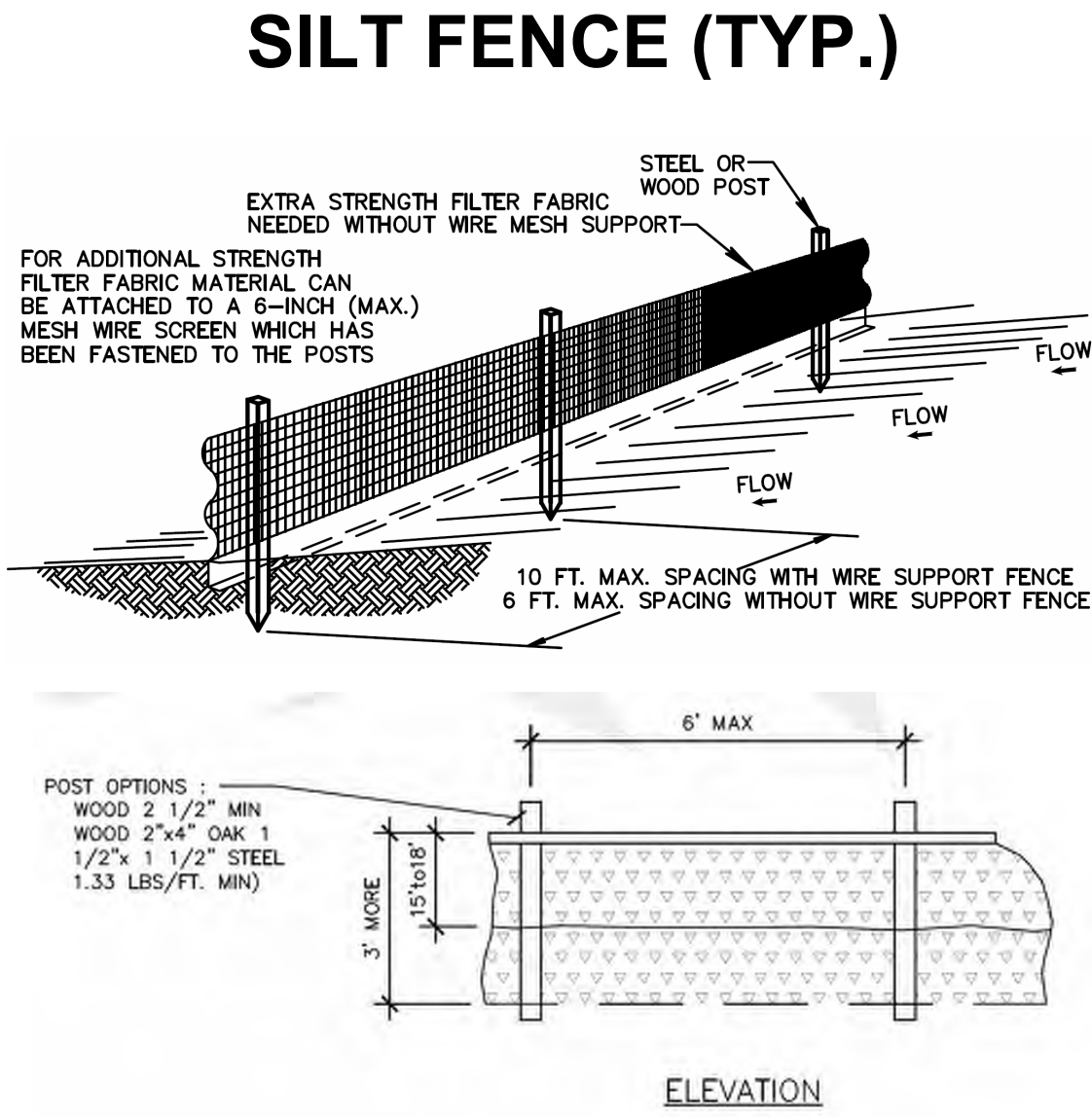
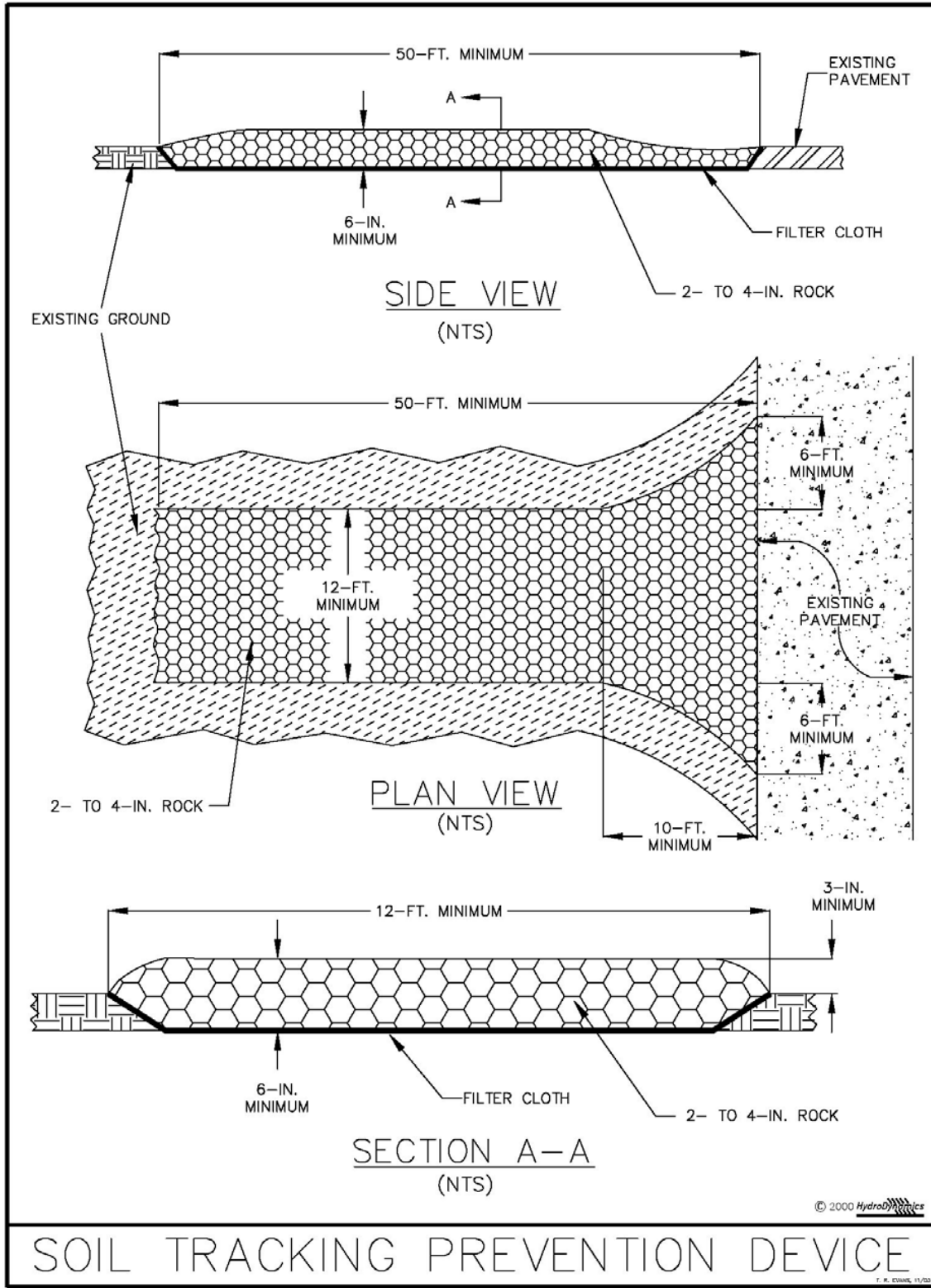
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Legend

- Existing Elevation NGVD 1988
- Proposed Elevation NGVD 1988
- Temporary Silt Fence
- Match Existing Grade
- Direction of Flow
- Flow Line of Property Boundary Swale

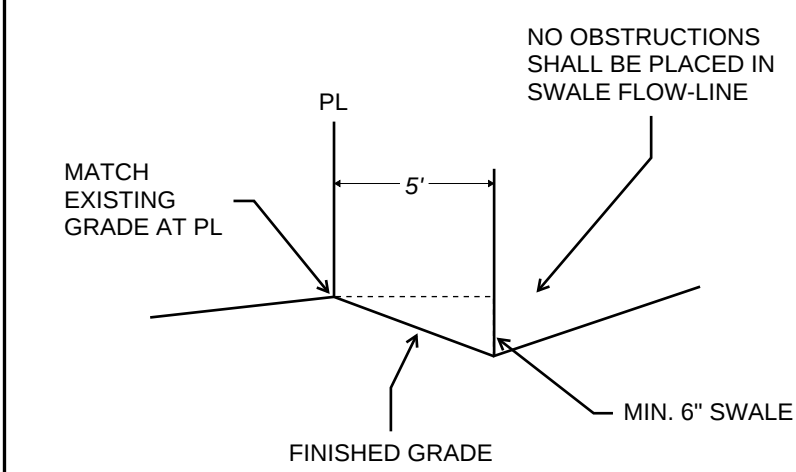


SILT FENCE (TYP.)

EXTRA STRENGTH FILTER FABRIC
NEEDED WITHOUT WIRE MESH SUPPORT

FOR ADDITIONAL STRENGTH
FILTER FABRIC MATERIAL CAN
BE ATTACHED TO A 6-INCH (MAX.)
MESH WIRE SCREEN WHICH HAS
BEEN FASTENED TO THE POSTS

POST OPTIONS:
WOOD 2 1/2" MIN
WOOD 2"x4" OAK 1
1/2"x 1 1/2" STEEL
1.33 LBS/FT. MIN



NOTE:
REGRADE SIDE AND REAR YARD AREAS ADJACENT TO THE
PL'S TO ESTABLISH UNOBSTRUCTED SWALE FOR LOT
DRAINAGE CONVEYANCE THAT ENSURES NO LOT
DRAINAGE WILL DISCHARGE ONTO ADJACENT PROPERTY

TYPICAL PERIMETER SWALE SECTION

GENERAL NOTES

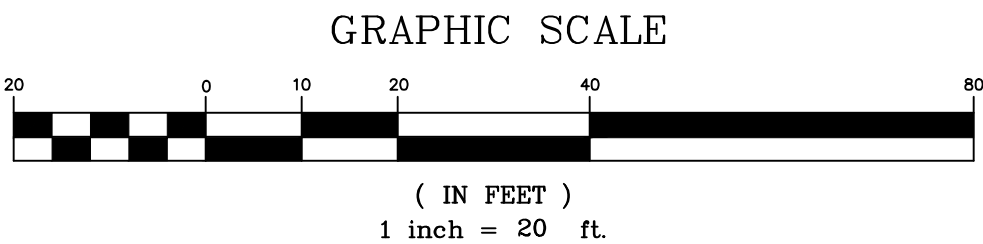
- REGULATIONS - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE MUNICIPALITY IN WHICH THE WORK IS BEING PERFORMED.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- SITE INFORMATION CONTAINED HEREIN HAS BEEN BASED ON THE CONSTRUCTION LAYOUT SURVEY PROVIDED BY PINNELL SURVEY, INC. (JOB NO. 23-0612).
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO FIELD LOCATE AND SAFEGUARD ALL EXISTING UTILITIES, STRUCTURES, AND SURVEY MARKERS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO START CONSTRUCTION.
- ALL SIDEWALKS, PATIOS, DRIVEWAYS, DIRT, ETC. SHALL BE SLOPED AWAY FROM HABITABLE STRUCTURES.
- MAXIMUM GRASS SLOPE SHALL NOT EXCEED 4: 1.
- CONTRACTOR TO COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
- IF CONDITIONS REQUIRE WORK NOT SHOWN OR NOT VISIBLE ON PLANS, CONTRACTOR IS TO CONTACT ENGINEER PRIOR TO CONTINUING.
- SITE GRADING IS TO BE PERFORMED IN A MANNER SO THAT STORM RUNOFF DOES NOT IMPACT ADJACENT PROPERTIES NEGATIVELY.
- PROPOSED ELEVATIONS AS PRESENTED HEREIN THAT ARE LOCATED IN PERVIOUS AREAS, REPRESENT FINISHED, TOP OF SOD/GRASS, MULCH, LOOSE ROCK OR ANY OTHER LANDSCAPE MATERIAL CHOSEN.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

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.
- 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 THEE 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 FOOT 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.
- ALL SOD 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.

CONSTRUCTION ENTRANCE
LOCATION WITH SOIL TRACKING
DEVICE. SEE DETAIL. EXISTING
CONCRETE DRIVE TO BE
REMOVED AFTER CONSTRUCTION

8" WIDE X 12" DEEP 3000 PSI
FIBERMESH CONCRETE HEADER
CURB. NO REINFORCING STEEL
PERMITTED AT THE ROW



Village of Pinecrest

Storm water management worksheet

PERMIT #:

PROPERTY ADDRESS: 8100 SW 120th Street

OWNER: TERRY BHAGWANSINGH

STORMWATER EOR: C. Danvers Beatty, P.E.

CONTACT INFORMATION: 836 SE Fleming Way, Stuart, FL 34997 cdanversb19@gmail.com (561) 335-8010

Pre-Development (Existing) Areas:

Total site Area:	39,087	SF		
Impervious:	3,568	SF	9.1	%
Pervious:	35,519	SF	90.9	%

100 chk

Post-Development (Proposed) Areas:

Building Area:	7,588	SF	19.4	%
Parking Area:	5,436	SF	13.9	%
Other Impervious:	1,025	SF	2.6	%
Pervious Area:	25,038	SF	64.1	%

100 chk

Calculate Water Quality:

1) 1" x Property Area = 1" x 39,087 SF = 3,257 CF

2) 2.5" X
% impervious X 2.5" X 0.15 X 39,087 = 2,923 CF
Total Area =

Calculate Water Quantity:

25-yr-24 hour storm, P, in. = 9.0 in. (from SFWMD Manual)
Compacted soil factor, SSC, in. = 8.18 in. (from SFWMD manual & Dade County)

Pre-Development Runoff:

Calculate soil storage value, S: 8.18 X 90.9 % = 7.44 in.

Calculate Runoff, R: (P-.25)2 / (P+.85) = 3.49 in.

Calculate Volume, Vpre = R*Total Area = 8,108 CF

Post-Development Runoff:

Calculate soil storage value, S: 8.18 X 64.1 % = 5.24 in.

Calculate Runoff, R: (P-.25)2 / (P+.85) = 4.52 in.

Calculate Volume, Vpost = R*Total Area = 11,477 CF

Volume required for Water Quantity, Vquant = Vpost - Vpre

Vquant = 11,477 - 8,108 = 3,369 CF

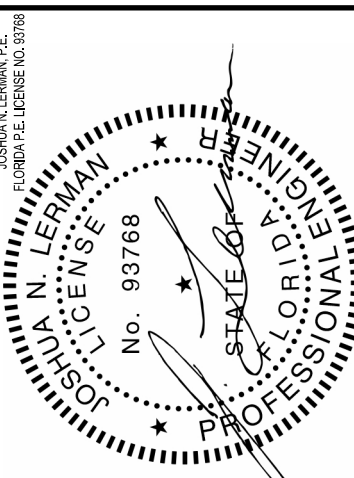
Determine Dry Retention Volume required:

===== 3,369 CF is the critical volume <=====

Possible dry retention dimensions:

Average Area, sf	Depth, in.	% of pervious
6,740	6	27

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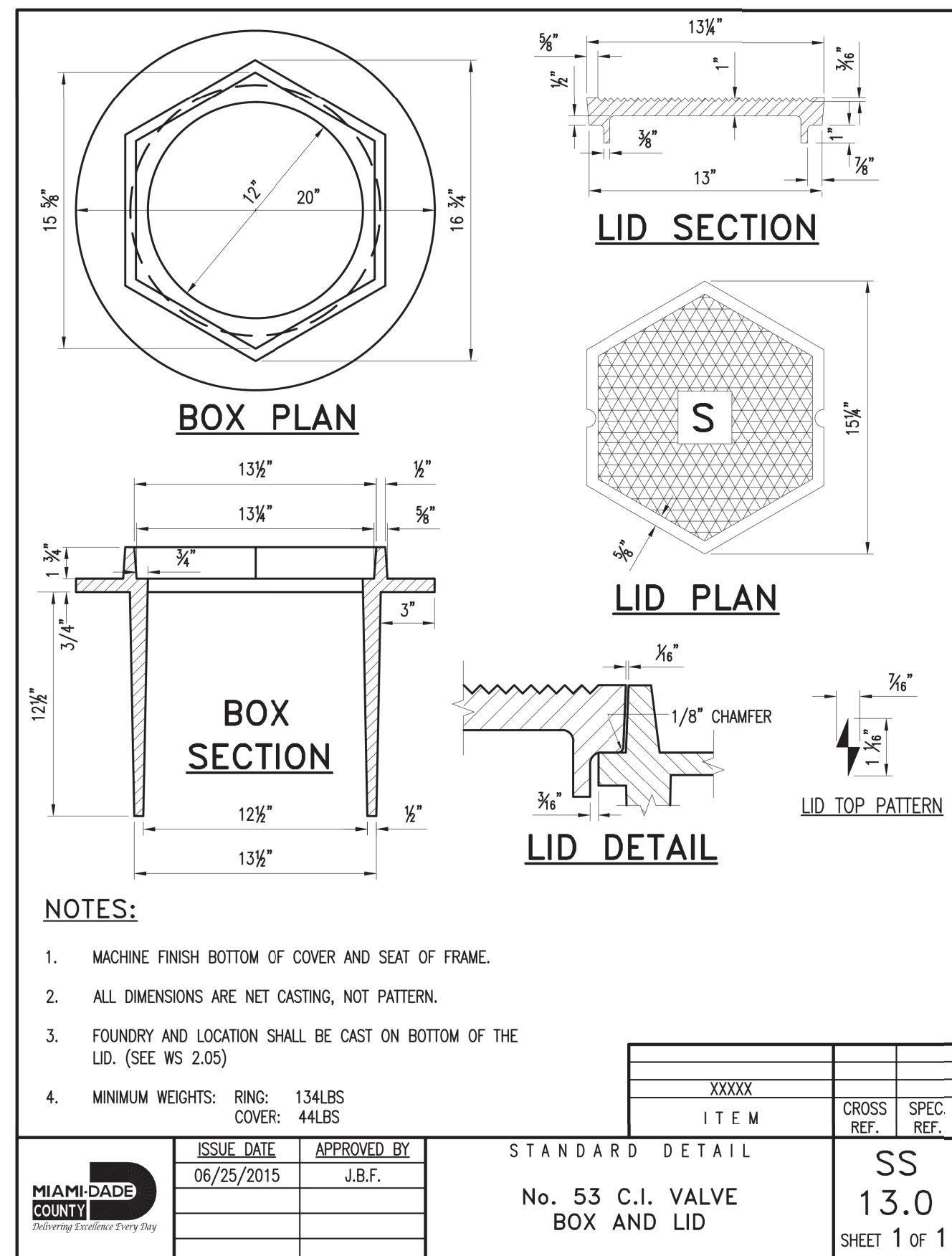
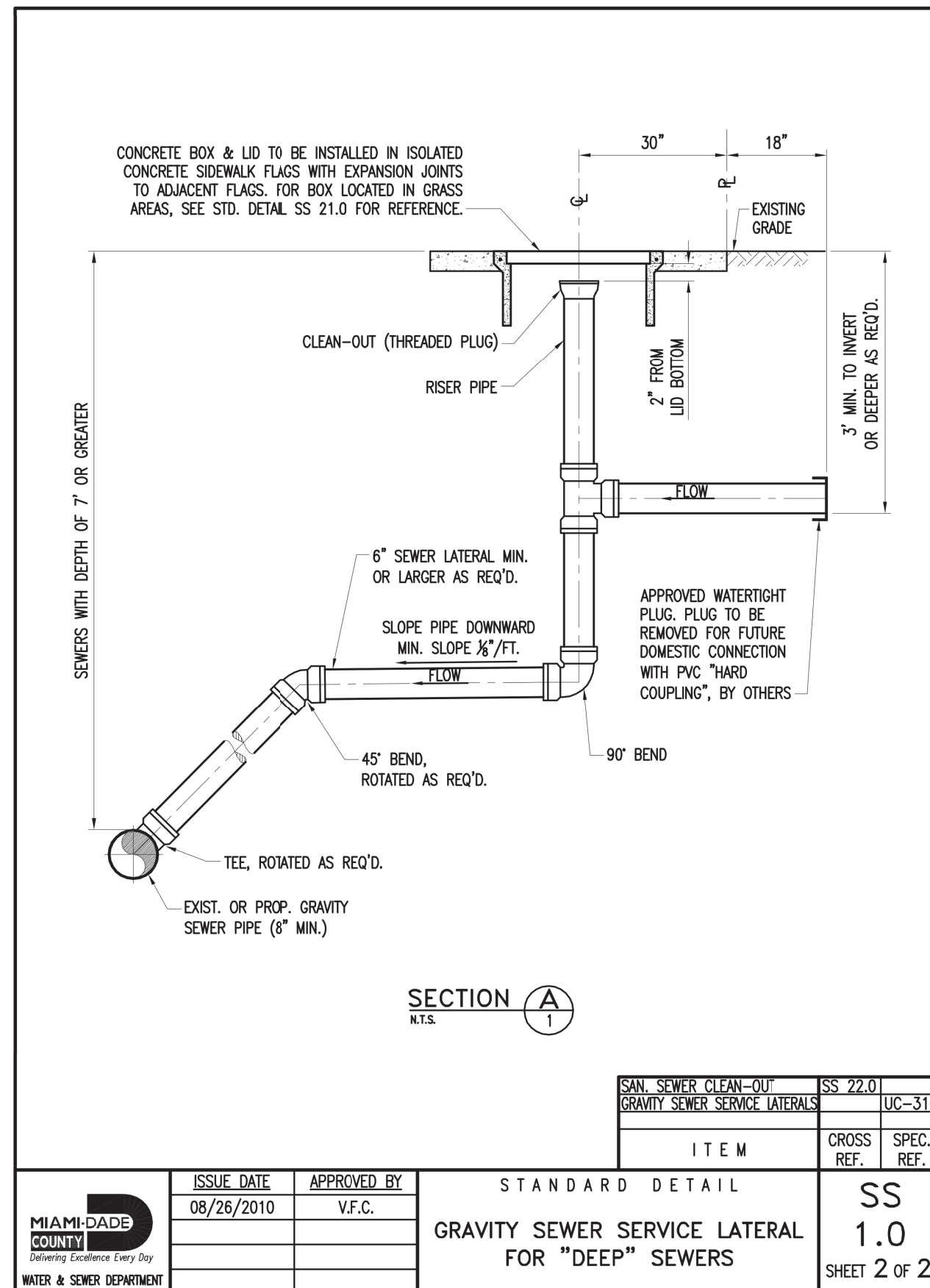
DESIGN PANEL		REVISION PANEL	
DATE	12/9/2024	DRN	DETAILS
APPROVED	JL	FOR PERMIT	
REV	0	DATE	12/9/2024
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		CHECKED BY	JL

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UNDERGROUND PIPING AS PER FBC P
TABLE 702.2 & ASTM D2665; ASTM F891;
ASTM F1488; CSA B181.2



a. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside) shall be maintained between gravity sewer pipes or gravity sewer mains and water mains. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:

- The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
- The sewer is encased in a watertight carrier pipe or concrete.
- The top of the sewer is at least 18 inches below the bottom of the water pipe.

2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:

- The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
- The sewer is encased in a watertight carrier pipe or concrete.

3. Air release valves shall be provided at high points of new force main main sanitary sewers.

4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:

- Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
- Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
- Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

6. Force main sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.

7. The maximum allowable exfiltration/leakage rate of force main sanitary sewers shall be:

- Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at test pressure of 100 psi for a duration of not less than two (2) hours.
- Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
- Any observed leaks or any obviously defective joints or pipes shall be replaced even at the lowest leakage is below that allowed.

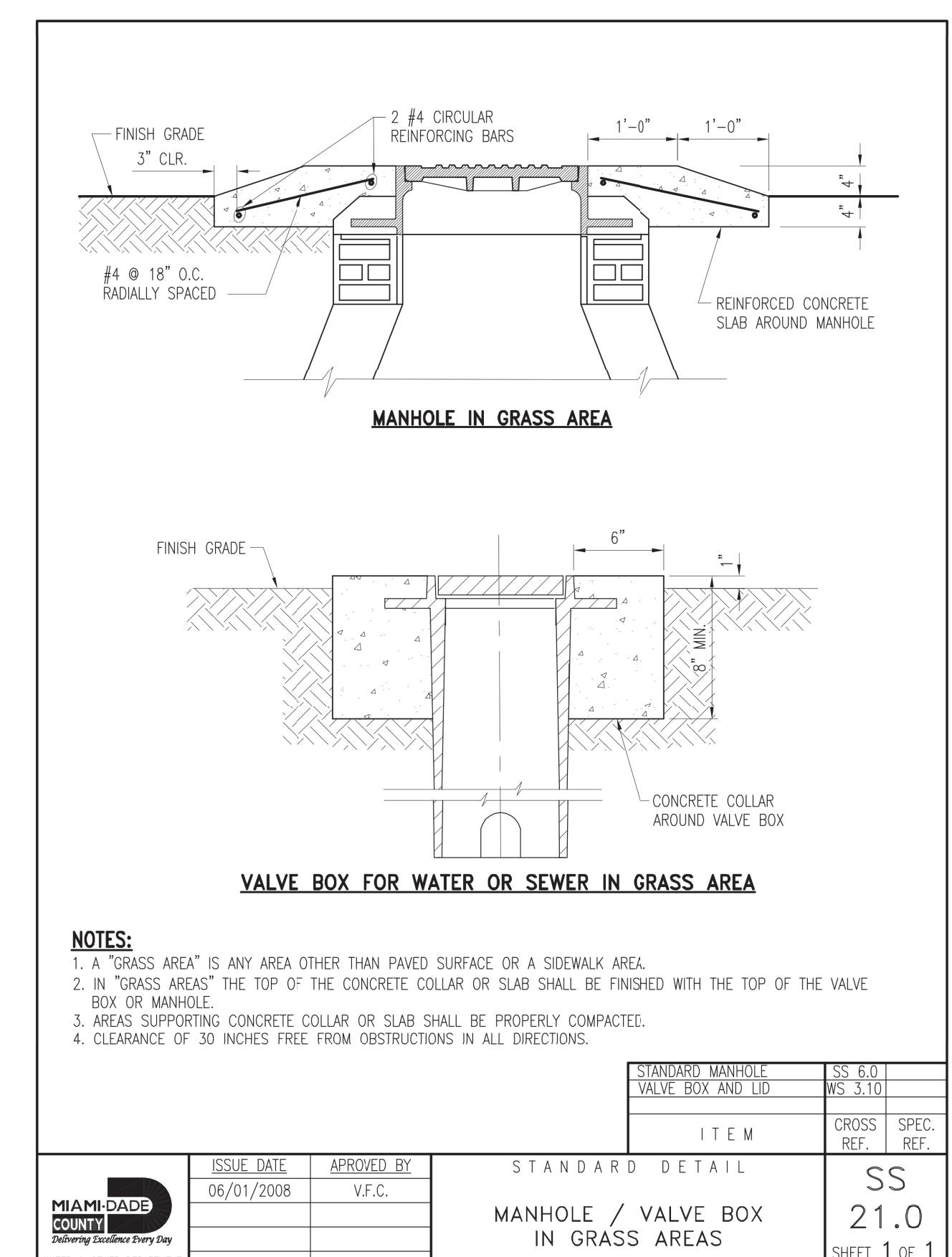
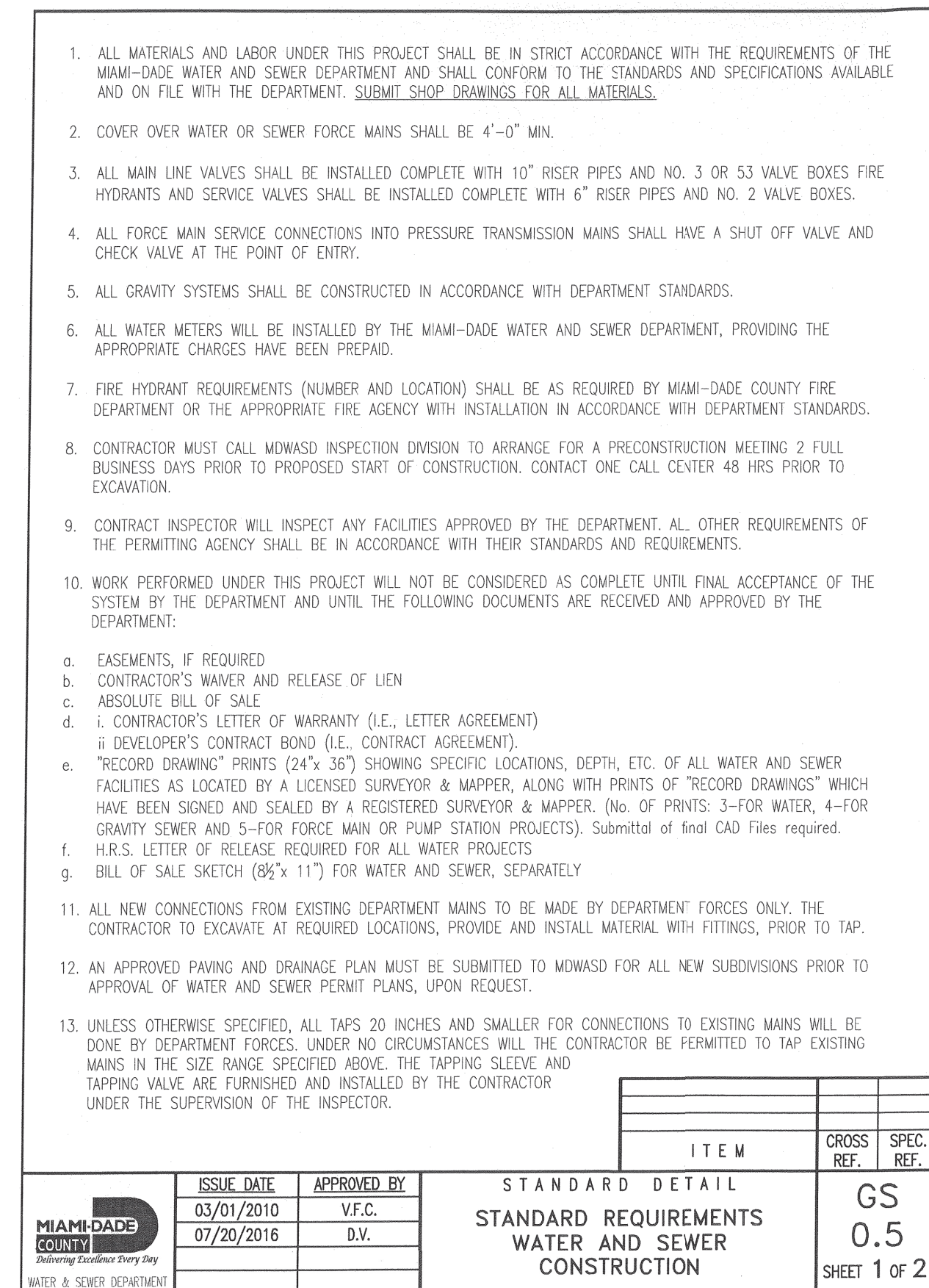
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.

9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.

10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:

- All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
- Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
- If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
- The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.

11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).



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