

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

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

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

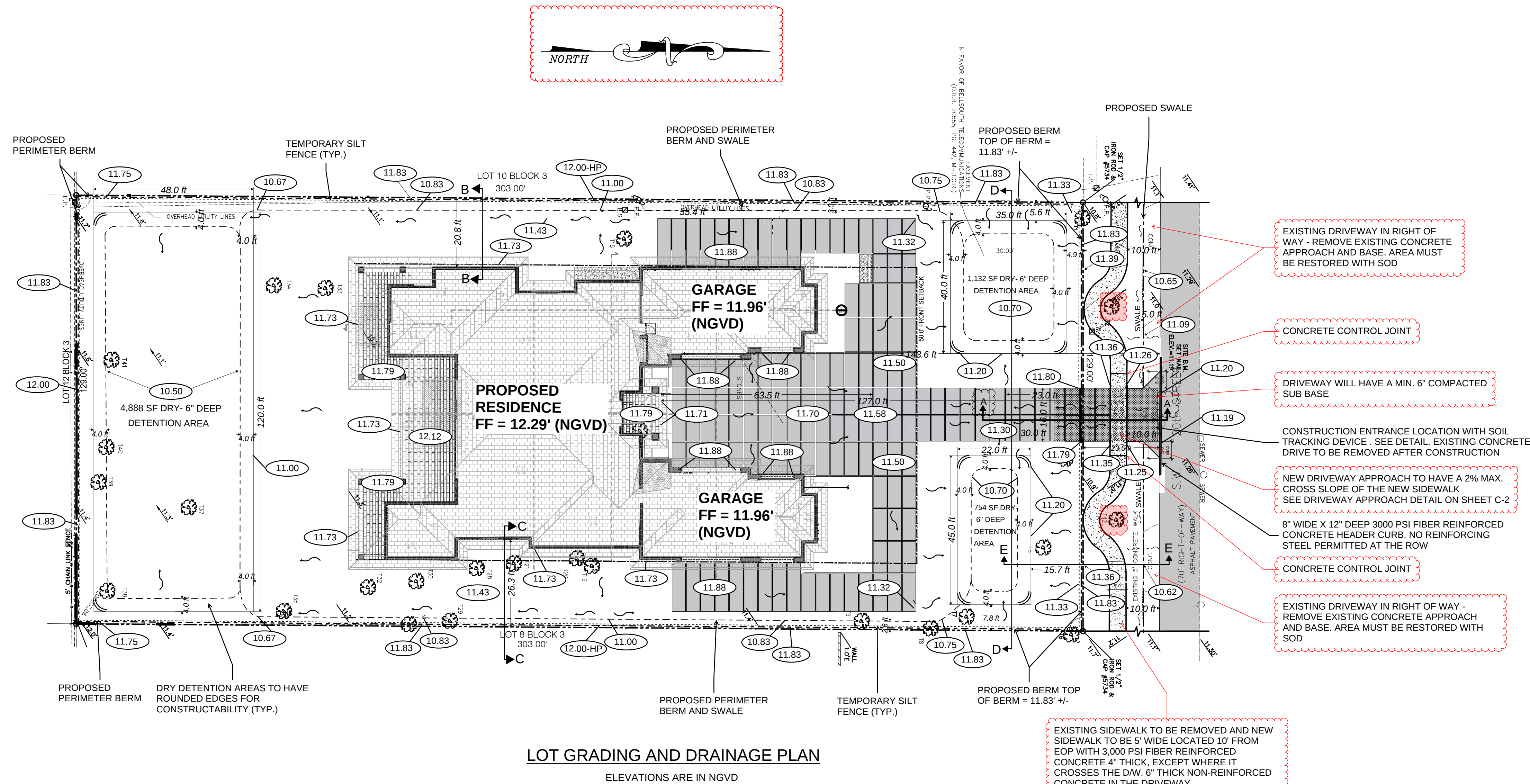
8100 SW 120th Street
Pinecrest, FL 33156

LOT GRADING AND DRAINAGE PLAN



REVISION PANEL			DESIGN PANEL		
REV	DATE	DRN	DATE	DATE	DATE
6	2/26/2026	JL	12/9/2024		
7	3/6/2026	JL	1" = 20'-0"		
			PER 2/26/2026 COMMENTS		
			PER 3/6/2026 MEETING		
			DRAWN BY:	ML	
			CHECKED BY:	JL	

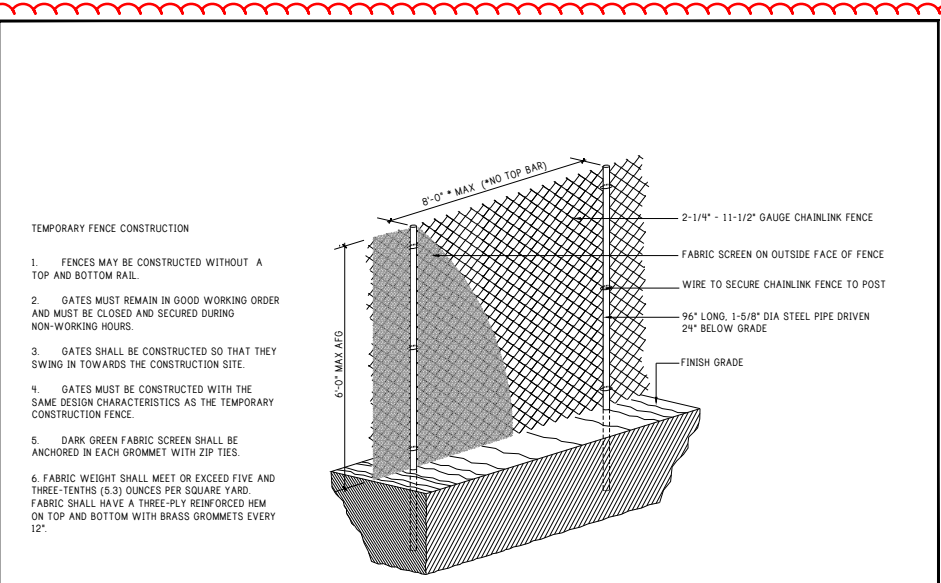
C-1



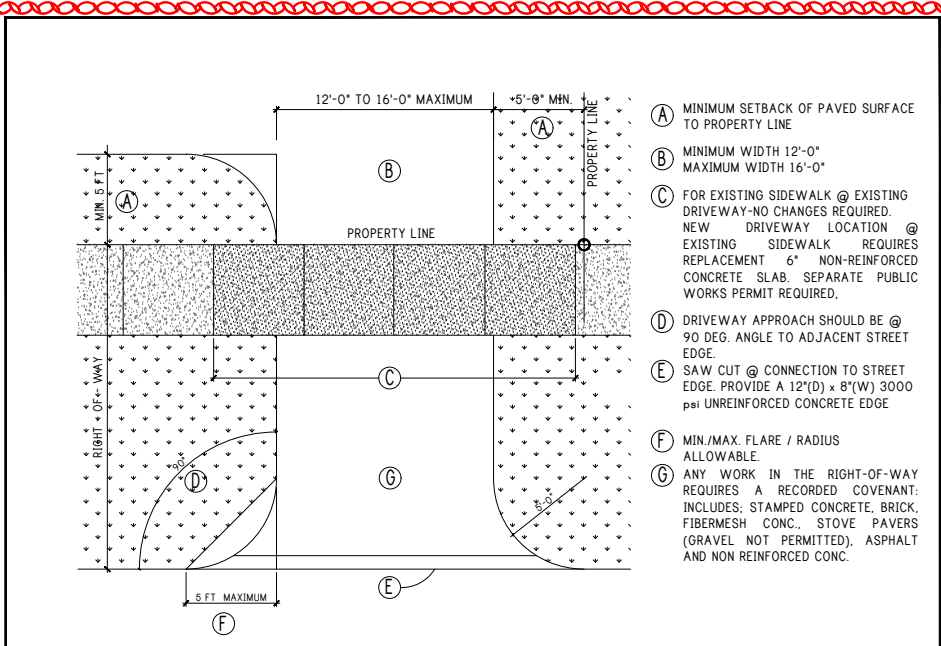
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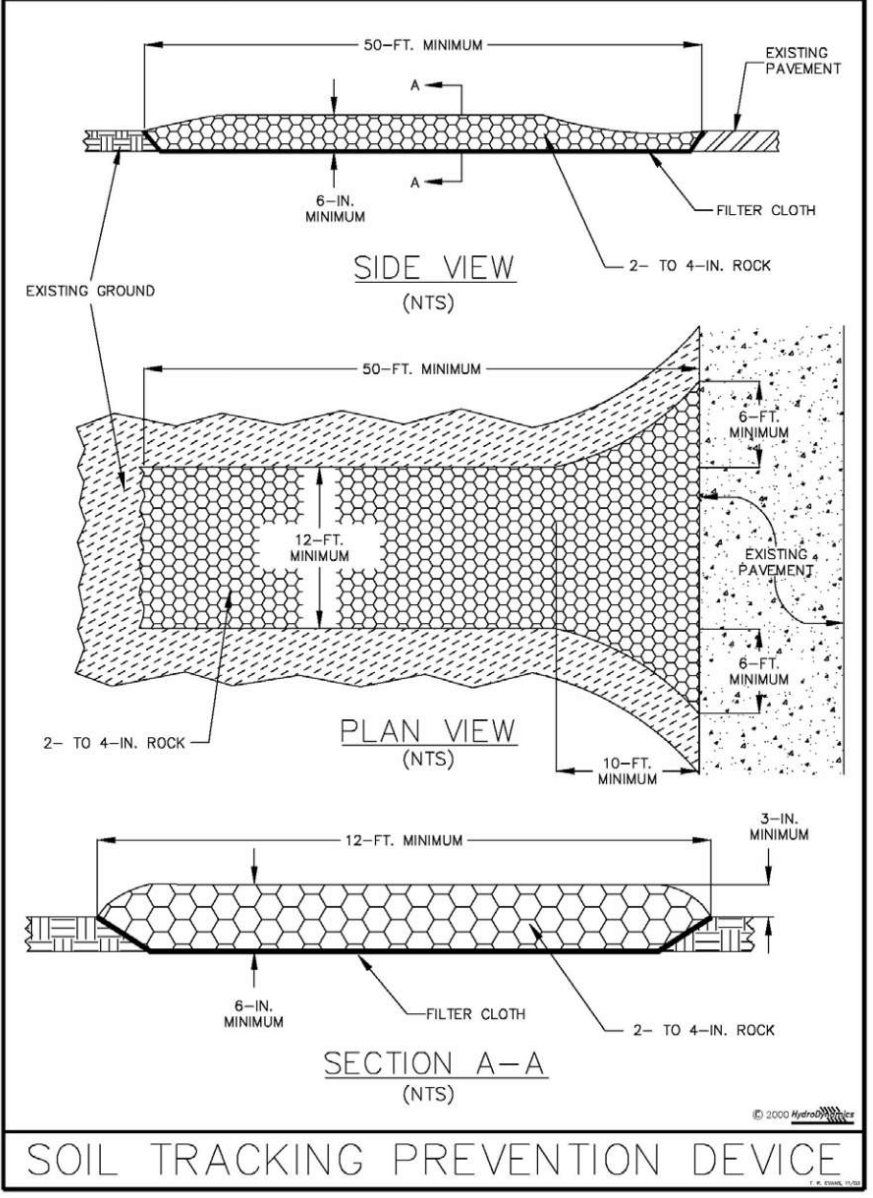
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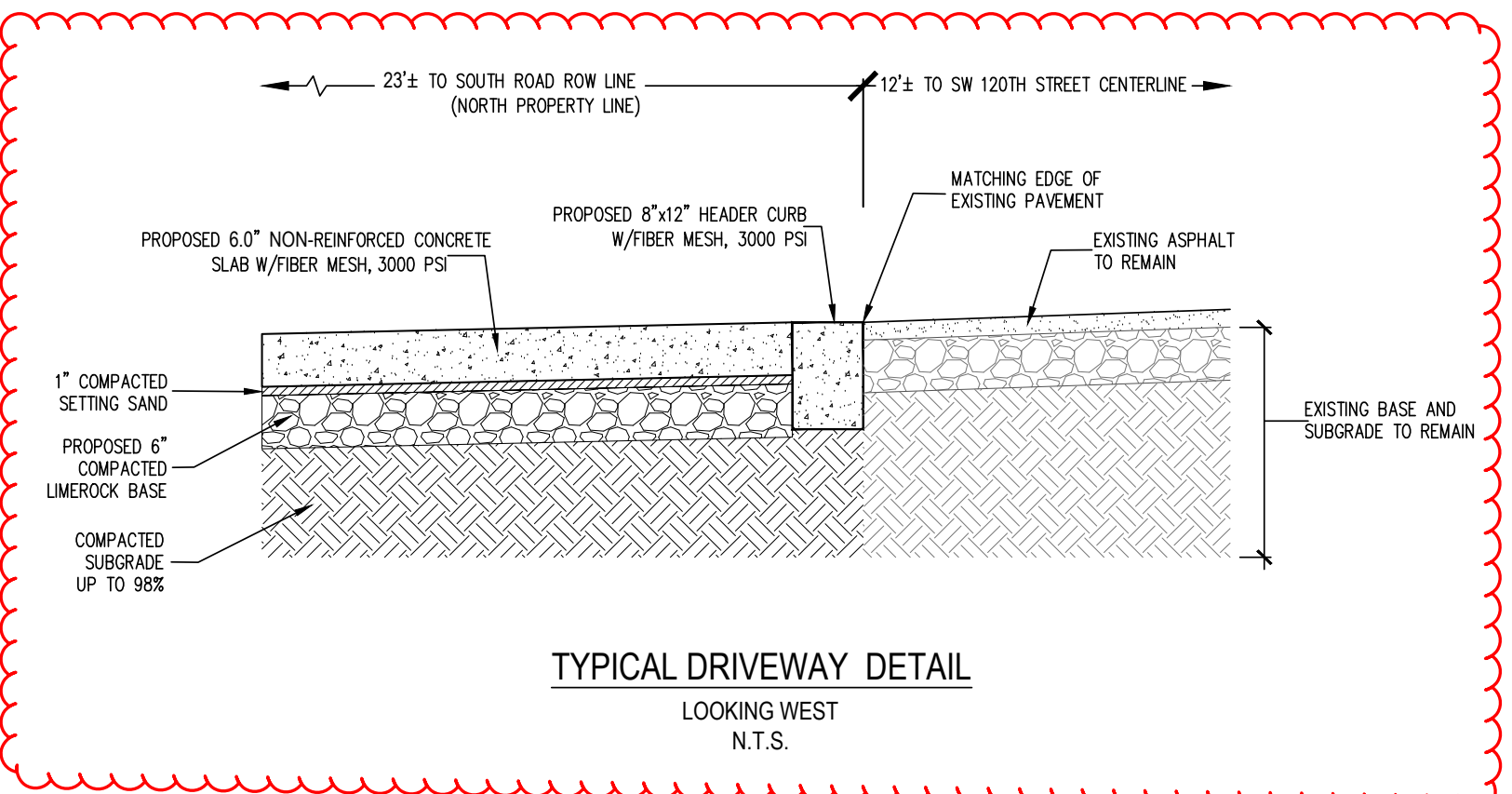
VILLAGE OF PINECREST TEMPORARY CONSTRUCTION FENCE



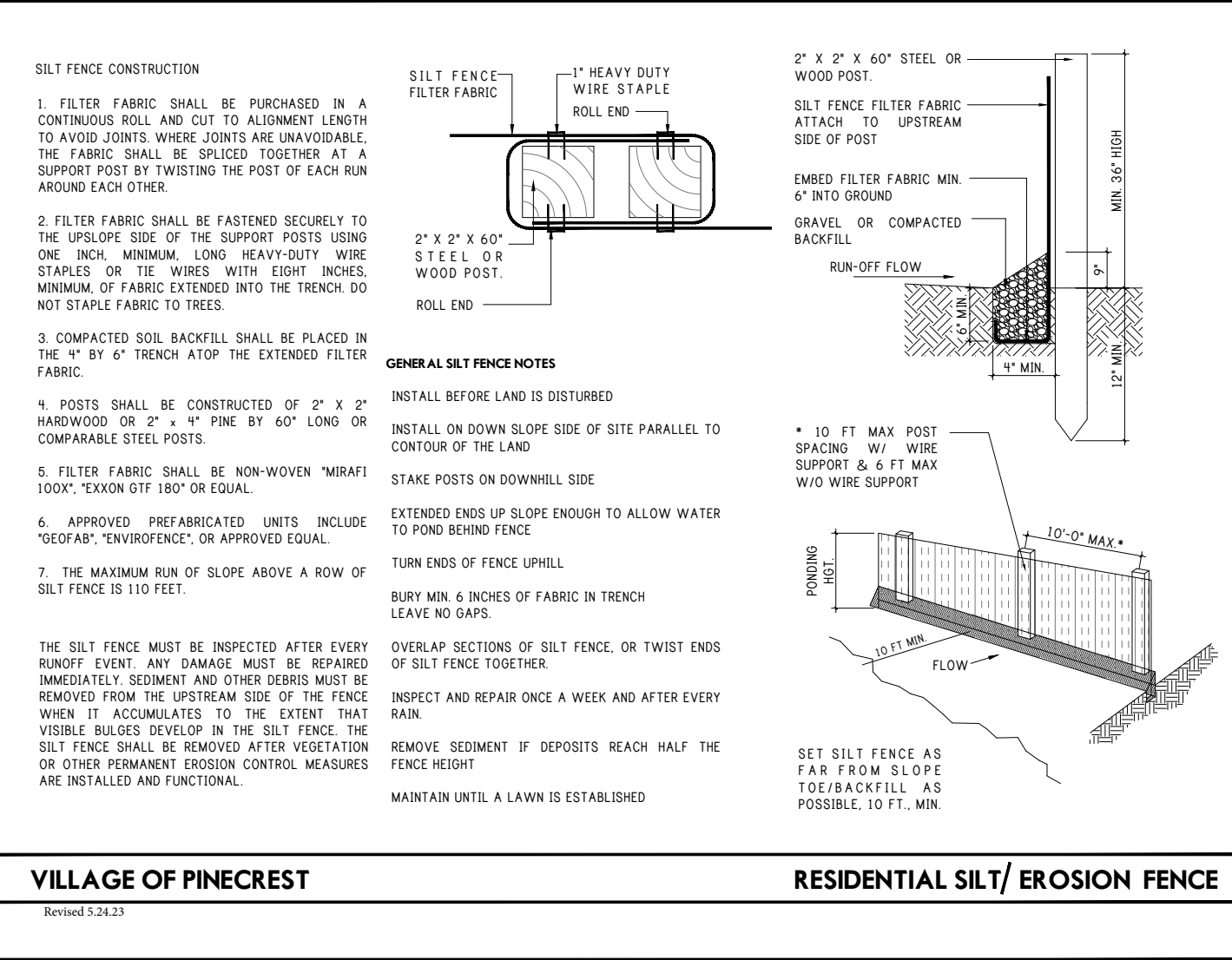
VILLAGE OF PINECREST DRIVEWAY APPROACH STANDARDS AND CONDITIONS



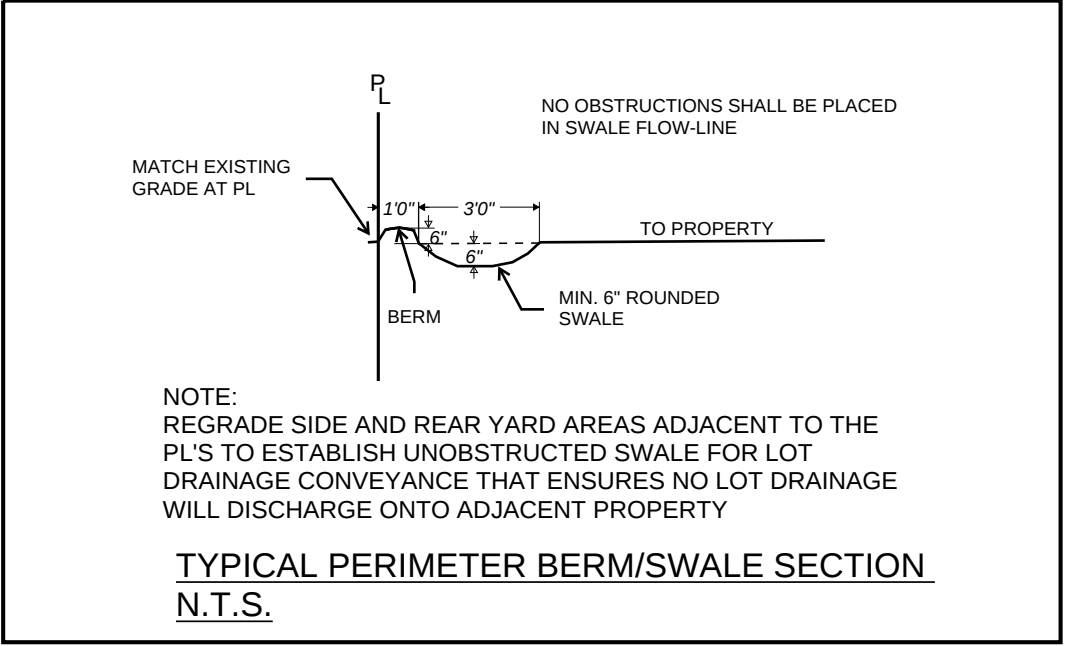
SOIL TRACKING PREVENTION DEVICE



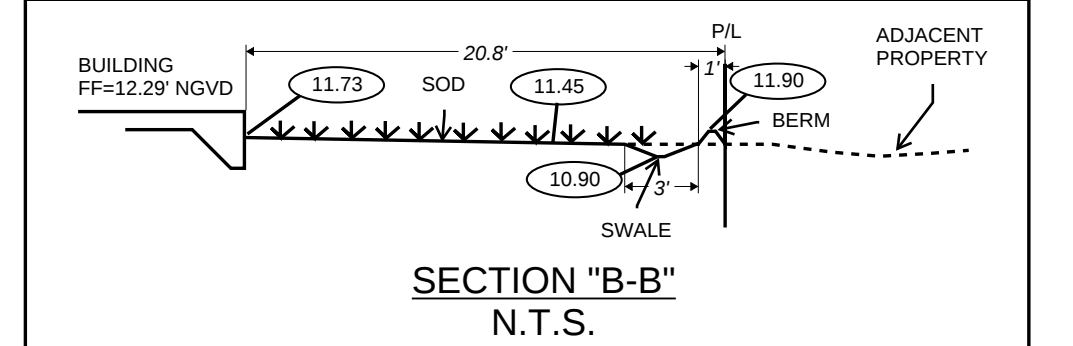
TYPICAL DRIVEWAY DETAIL



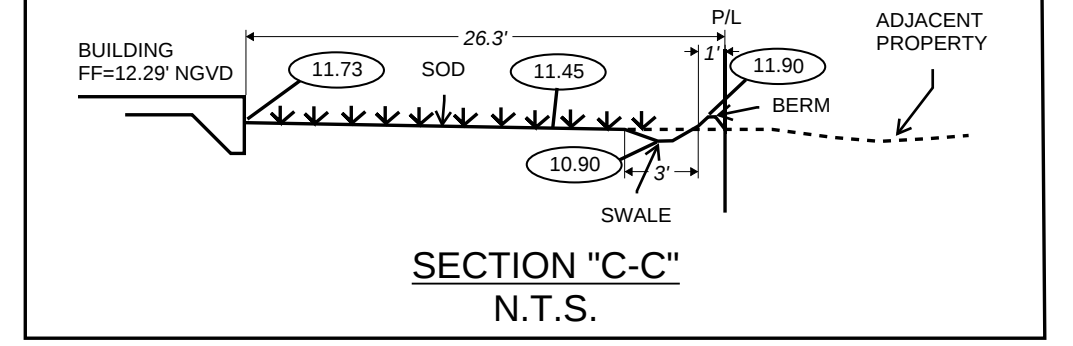
RESIDENTIAL SILT/ EROSION FENCE



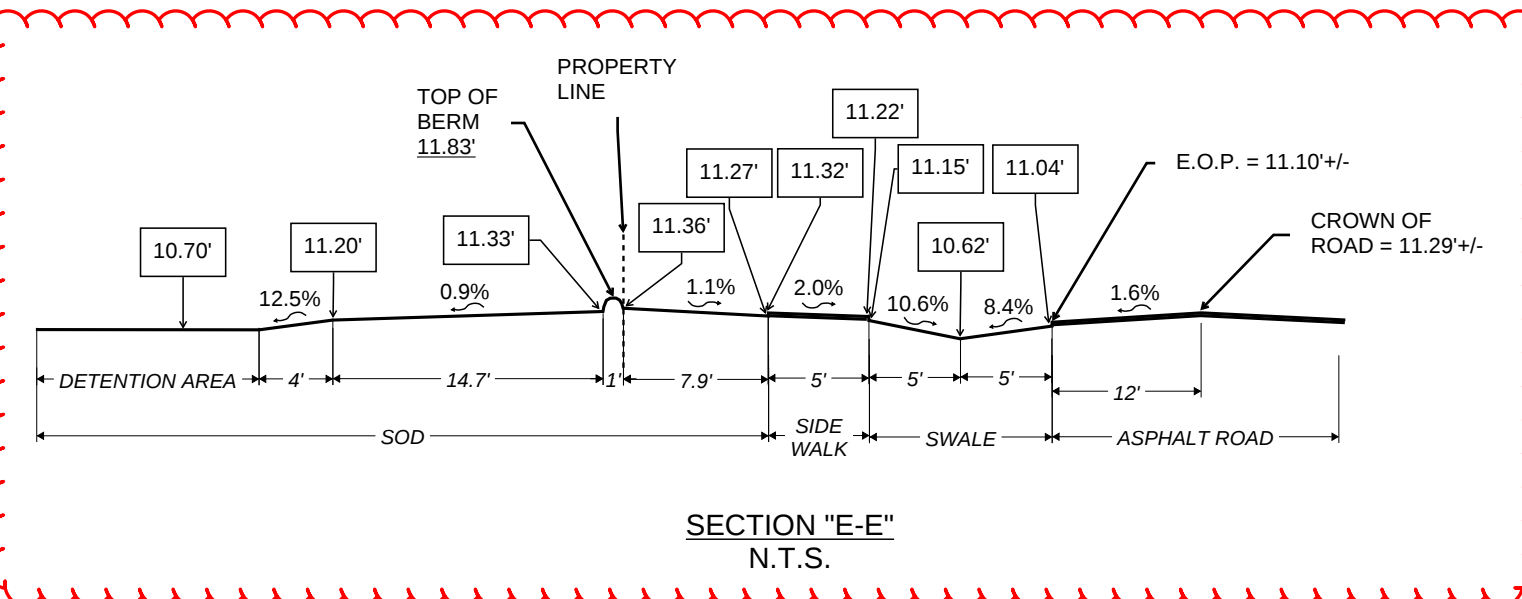
TYPICAL PERIMETER BERM/SWALE SECTION



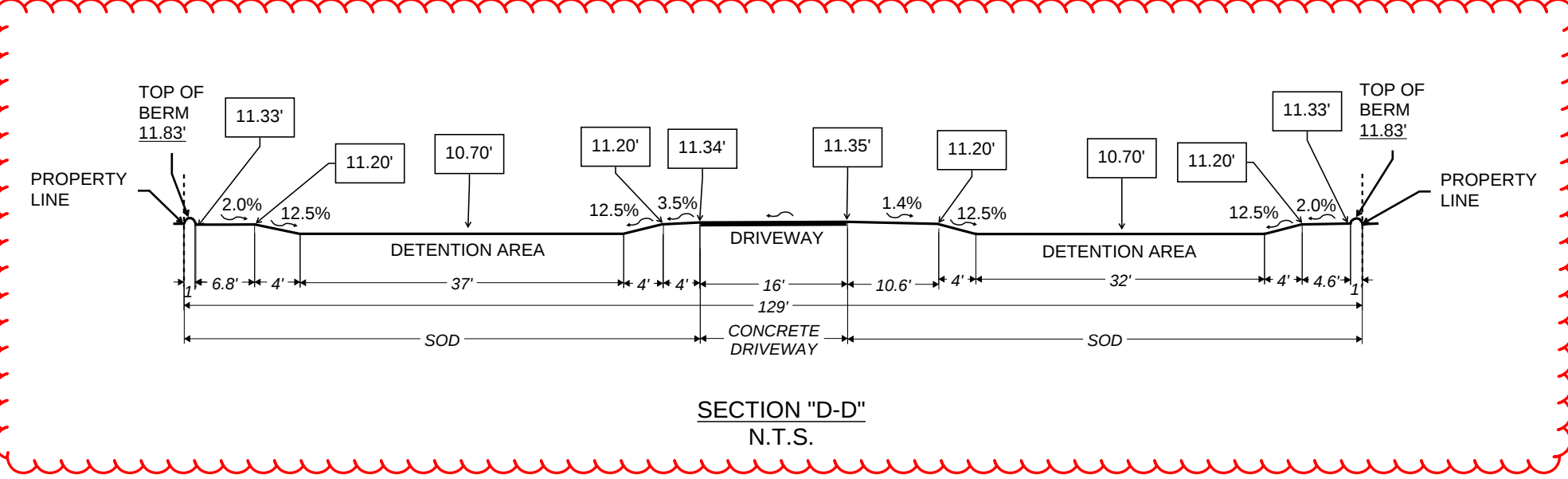
SECTION "B-B"



SECTION "C-C"



SECTION "E-E"



SECTION "D-D"

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 ZOISYA'
- 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 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	%

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	%

Calculate Water Quality:

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

2) 2.5" X 0.15 X 39,087 = 2,923 CF

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:

Area Provided, sf	Depth, in.	% of pervious
6,774	6	27

Volume Provided: 6,774 sf x 0.5 ft = 3,387 cf

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSHUA N. LERMAN, P.E. ON THE DATE AND TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DESIGN PANEL	DATE	APPROVED	REVISION PANEL	DATE	APPROVED
	12/9/2024	JL			
REV	DATE	COMMENTS	REV	DATE	COMMENTS
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7	3/6/2026	PER 3/4/2026 MEETING			

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