

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. 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.
5. NO SHRUBS ARE TO BE PLANTED IN THE ROW AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. 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 PUBLIC WORKS DEPARTMENT. PUBLIC WORKS CONTACT INFORMATION IS: PUBLICWORKS@PINECREST-FL.GOV.
8. 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 MIDDLE OF THE ADJACENT ROAD OR TO THE EDGE OF THE EXISTING ASPHALT EDGE, WHICHEVER IS GREATER.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. 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.
11. 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 CROSSWALK. 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.
12. ALL WORK CONDUCTED IN THE ROW WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. 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.
14. 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.



1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MIAMI-DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING STANDARDS FOR CONSTRUCTION AND APPLICABLE VILLAGE OF PINECREST STANDARDS AND SPECIFICATIONS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE MIAMI-DADE COUNTY VILLAGE OF PINECREST PUBLIC WORKS MANUAL OF ENGINEERING STANDARDS FOR DESIGN AND CONST.
3. ALL UNDERGROUND INFORMATION SHALL BE VERIFIED WITH THE DIFFERENT UTILITY COMPANIES BEFORE THE START OF ANY CONSTRUCTION OR EXCAVATION.
4. ALL UNDERGROUND INSTALLATIONS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND EXCAVATION.
5. OCTOBER HIGH WATER TABLE = 2.0' N.G.V.D
6. FLOOD CRITERIA = 17.50' N.G.V.D
7. ALL ELEVATIONS REFER TO 1929 N.G.V.D.
8. SHOULD FIELD CONDITIONS CONFLICT WITH THIS PLAN NOTIFY THE ENGINEER IMMEDIATELY.
9. FEMA: ZONE "X" ELEVATION N/A COMMUNITY NO. 120425 SUFFIX: L PANEL: 0468 DATED (09/11/09)
10. FOLIO #: 20-5013-003-1080
11. HIGHEST CROWN OF ROAD 17.57' NGVD.
12. CONTRACTOR TO FOLLOW RECOMMENDATION BY GEOTECHNICAL ENGINEER FOR SUB-SURFACE PREPARATION.
13. ENGINEER IS NOT RESPONSIBLE FOR ANY AESTHETIC DEFECTS/DEFICIENCIES FROM THE CONSTRUCTION OF PROPOSED DESIGN AND SHALL BE COORDINATED WITH OWNER/DEVELOPER AT TIME OF ACCEPTANCE.

* REFER TO DRAINAGE CALCULATION FOR COMPLETE DRAINAGE AREA/BASIN BREAKDOWN

LF TRENCH PROVIDED = 15 FT RETENTION VOLUME PROVIDED STORAGE VOLUME REQUIRED
 $V_{TRENCH} = 3,574 \text{ FT}^3$ $V_{PROVIDED} = 7,642 \text{ FT}^3 > V_{REQUIRED} = 6,535 \text{ FT}^3$
 $V_{PROVIDED} = V_{SMALL} + V_{TRENCH} = 7,642 \text{ FT}^3$ *** SEE STORM WATER CALCULATIONS ***

ALL STORM WATER (FROM A 25YR-24HR STORM OF 9.2 INCHES) WILL BE RETAINED ON SITE, SEE STORMWATER CALCULATIONS

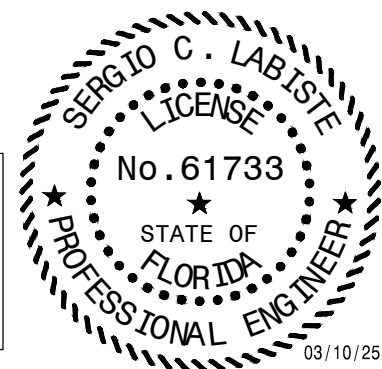


1. FOR EXISTING TREES TO REMAIN AND RELOCATIONS, REFER TO LANDSCAPING PLAN.
2. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM 10' SEPARATION RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE. SEE LANDSCAPING PLANS ADDITIONAL DETAILS.
3. PROPOSED BERM ALONG ALL PROPERTY LINE TO BE MINIMUM 6" ABOVE EXISTING GRADE ELEVATION.
4. MAINTAIN A MAXIMUM 3H:1V SLOPE ON ALL SWALE AREAS ADJACENT TO PROPOSED BERM, AND 6H:1V (MAXIMUM) ON ALL OTHER GRASS AND OR LANDSCAPING AREAS.
5. NO ADDITIONAL FILL MATERIAL CAN BE IMPORTED TO THE SITE, PER THE VILLAGE CODE, THIS INCLUDES 50/50 OR 80/20 MAX.
6. DO NOT PLANT ANYTHING IN THE ROW UNTIL A TENTATIVE APPROVAL FROM PWD IS PROVIDED.

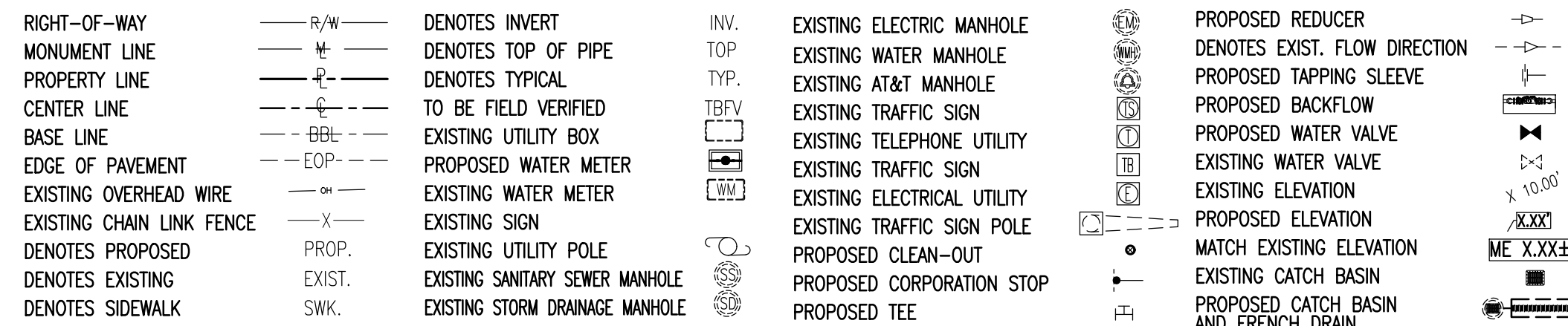
C-1 CIVIL COVER SHEET AND NOTES
C-2 PROPOSED GRADING & DRAINAGE PLAN AND SECTIONS
C-3 STANDARD DETAILS
C-4 STORMWATER POLLUTION PREVENTION PLAN

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AND SEALED BY SERGIO C. LABISTE,
P.E. ON THE DATE ADJACENT TO THE
SEAL.

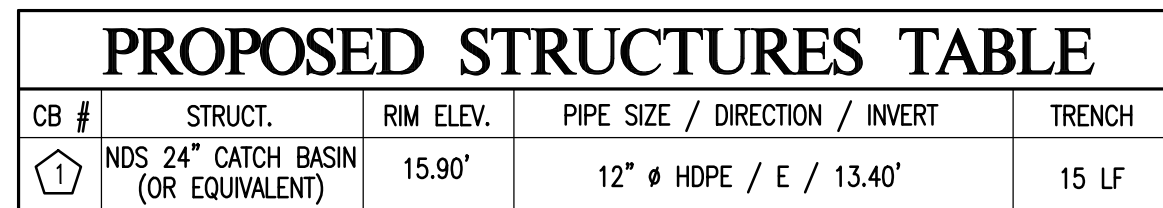
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ORIGINAL ISSUE DATE: 03-10-2025
PLOT DATE: 03-10-2025



HRS NOTE:
PERS. 62-6.005(1)(F), FAC, SEPTIC SYSTEMS MUST
MAINTAIN 15FT MINIMUM SETBACK FROM RETENTION
AREAS, DETENTION AREAS, OR SWALES



TOP OF BERM IS PROPOSED TO BE AT 17.50' NGVD MINIMUM OR 6 INCHES ABOVE THE EXISTING ADJACENT GRADE, THE MOST STRINGENT OF THE TWO VALUES, WHILE MAINTAINING A MAXIMUM SLOPE OF 6H:1V. PLEASE REFER TO THE VOLUME RETENTION TABLE IN THE DRAINAGE REPORT WHERE THE PROPOSED CONTROL ELEVATIONS FOR EACH BASIN ARE INDICATED TO ENSURE STORMWATER TO BE RETAINED ON-SITE WITH NO RUNOFF TO ADJACENT PROPERTIES.



SEAL OF SERGIO C. LABISTE
 LICENSE No. 61733
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 03/10/21

OWNER:
12700 ROLLING ROAD LLC

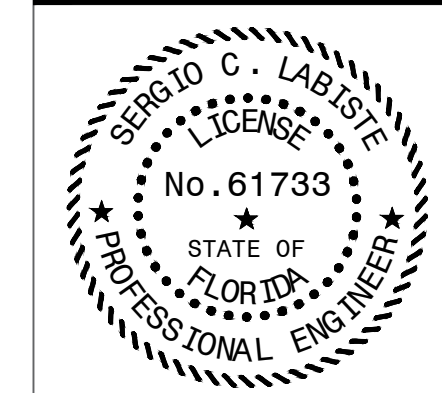
8879 SW 131st ST
MIAMI, FL. 33176

JOB TITLE:
NEW SINGLE FAMILY
RESIDENCE

12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
PROPOSED GRADING &
DRAINAGE PLAN AND SECTIONS

CONSULTANT:



CIVIL	
SERGIO C. LABISTE	
8730 SW 25 STREET.	
MIAMI, FL. 33165	
(786) 385-4093	PE 6173

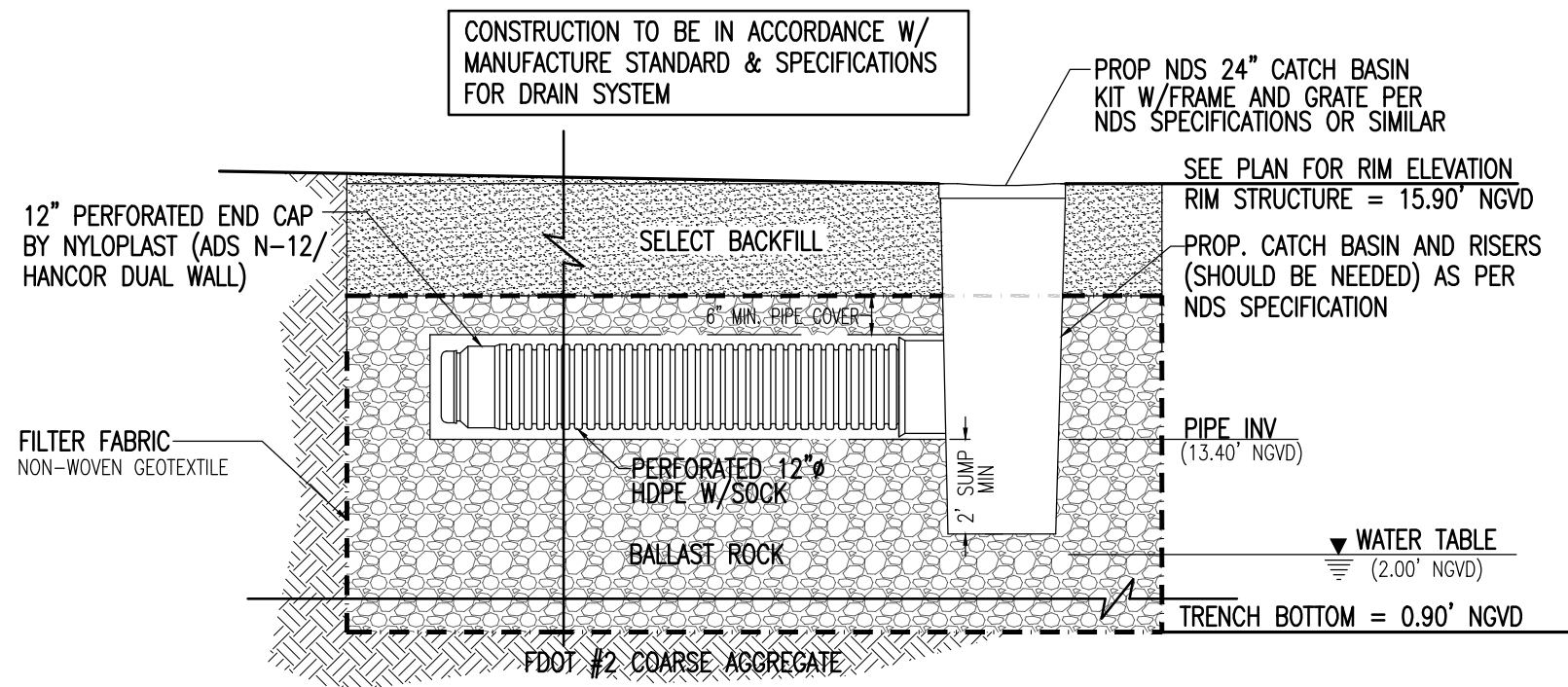
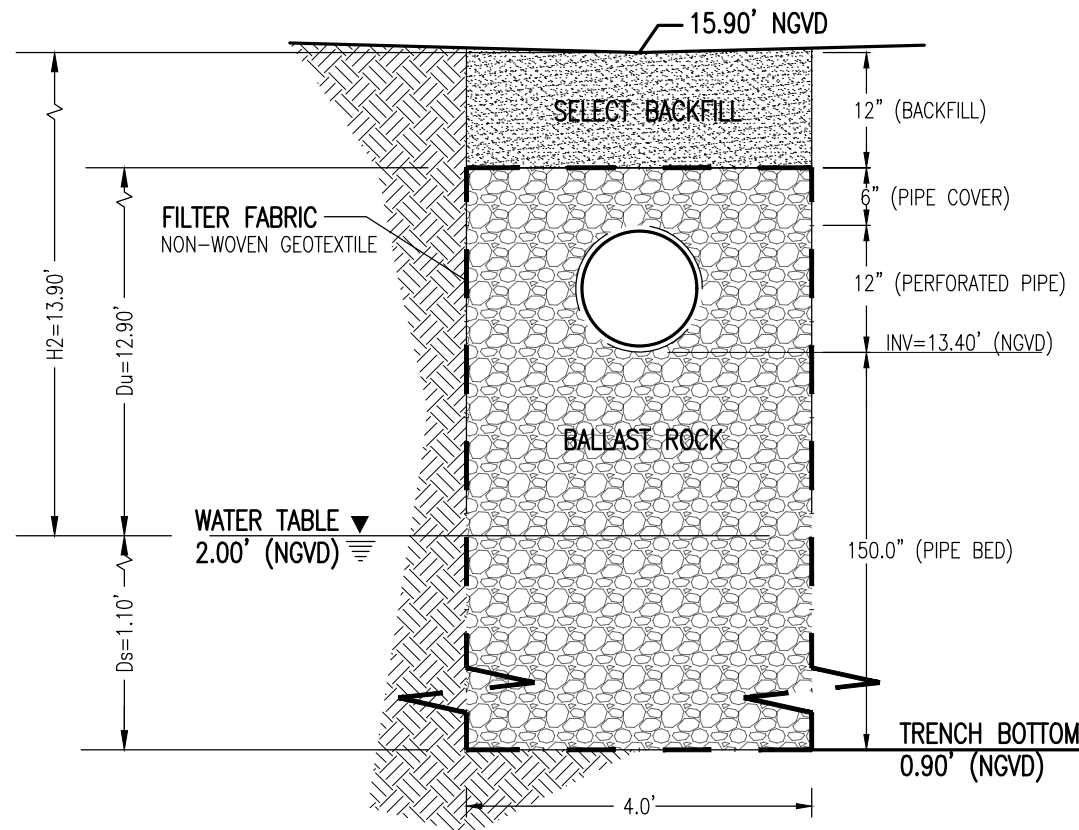
REVISIONS:

JOB:
12700

SHEET:

C-2

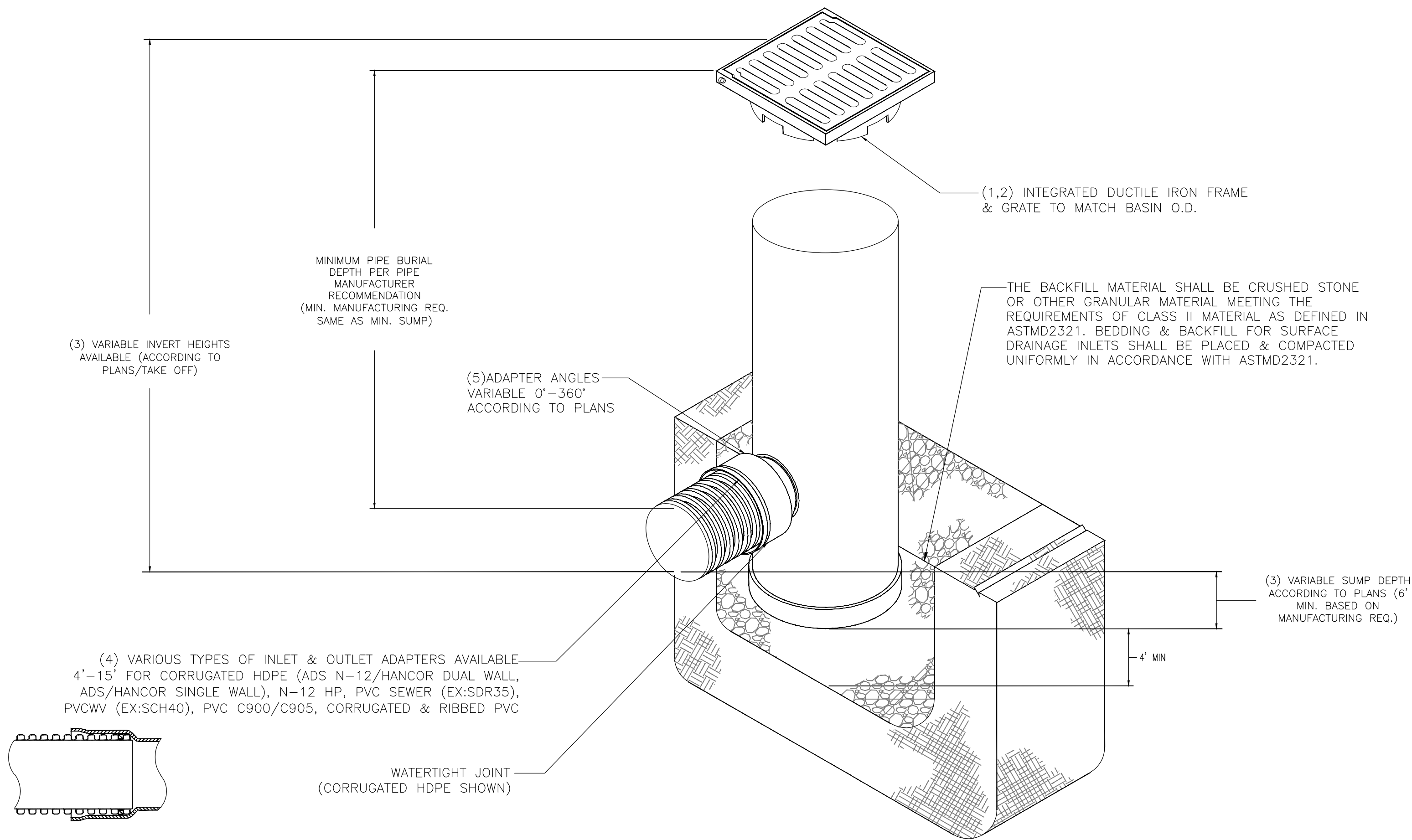
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EXFILTRATION TRENCH DETAIL

SCALE: NTS

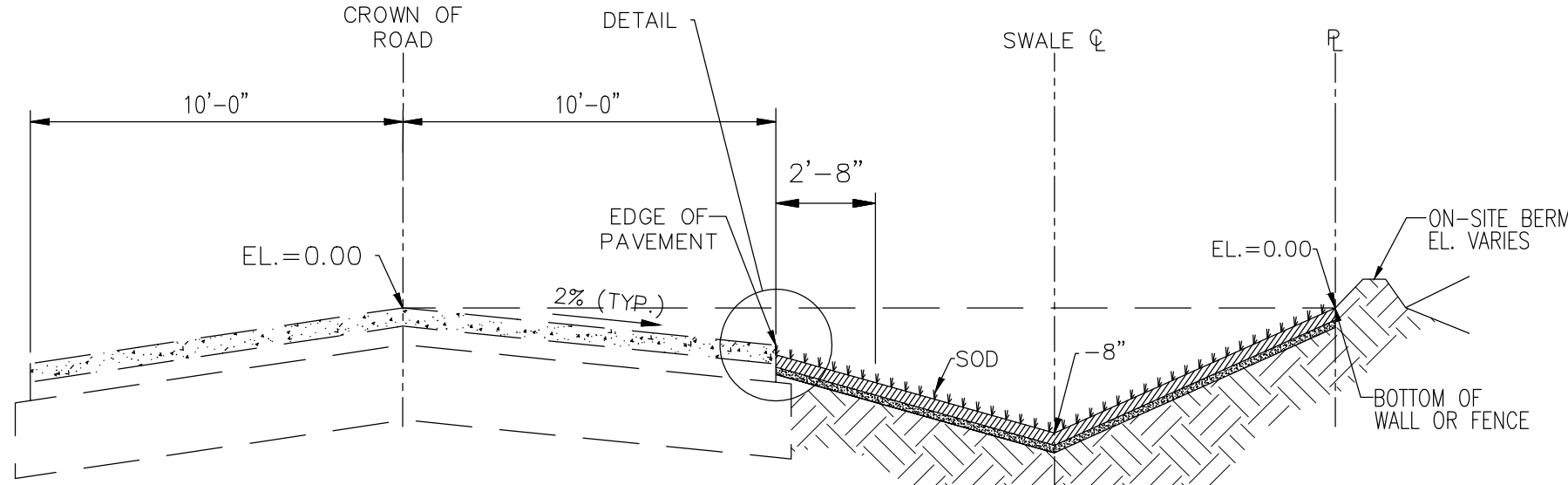
THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE SYSTEM MEETS THE VILLAGE LEVEL OF SERVICE STANDARD FOR STORM WATER. FOR THE PROPOSED EXFILTRATION TRENCHES ON SITE, A STORMWATER COVENANT WITH THE VILLAGE OF PINECREST NEEDS TO BE EXECUTED.



- 1- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 3- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8'4" DUE TO SHIPPING RESTRICTIONS.
- 4- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASMTD3212 OR CORRUGATED HDPE (ADSN-12/HANCOR DUAL WALL), N-12HP, & PVC SEWER.
- 5- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS

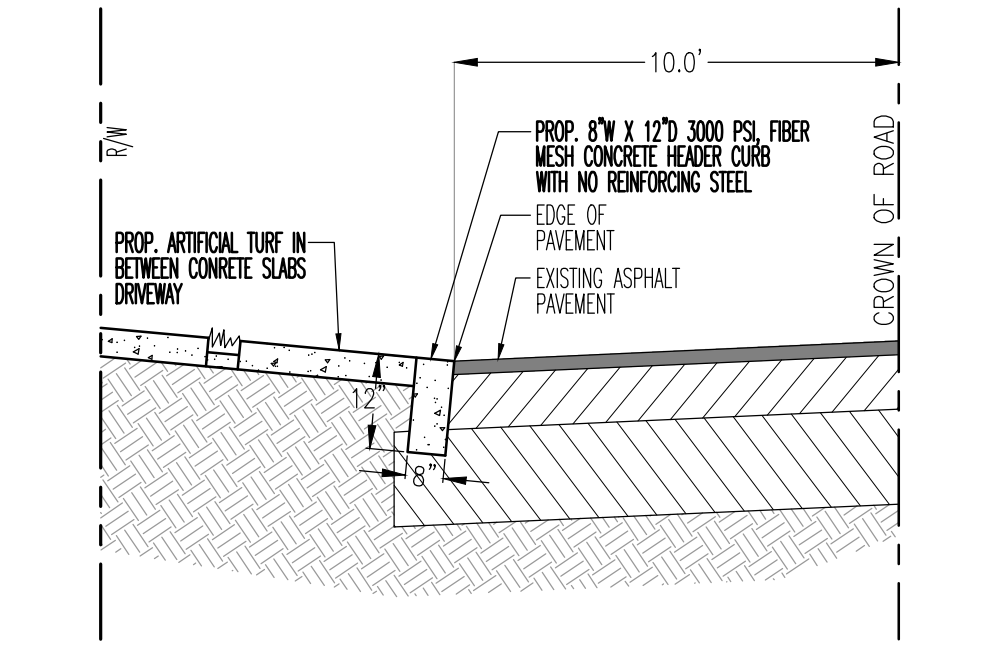
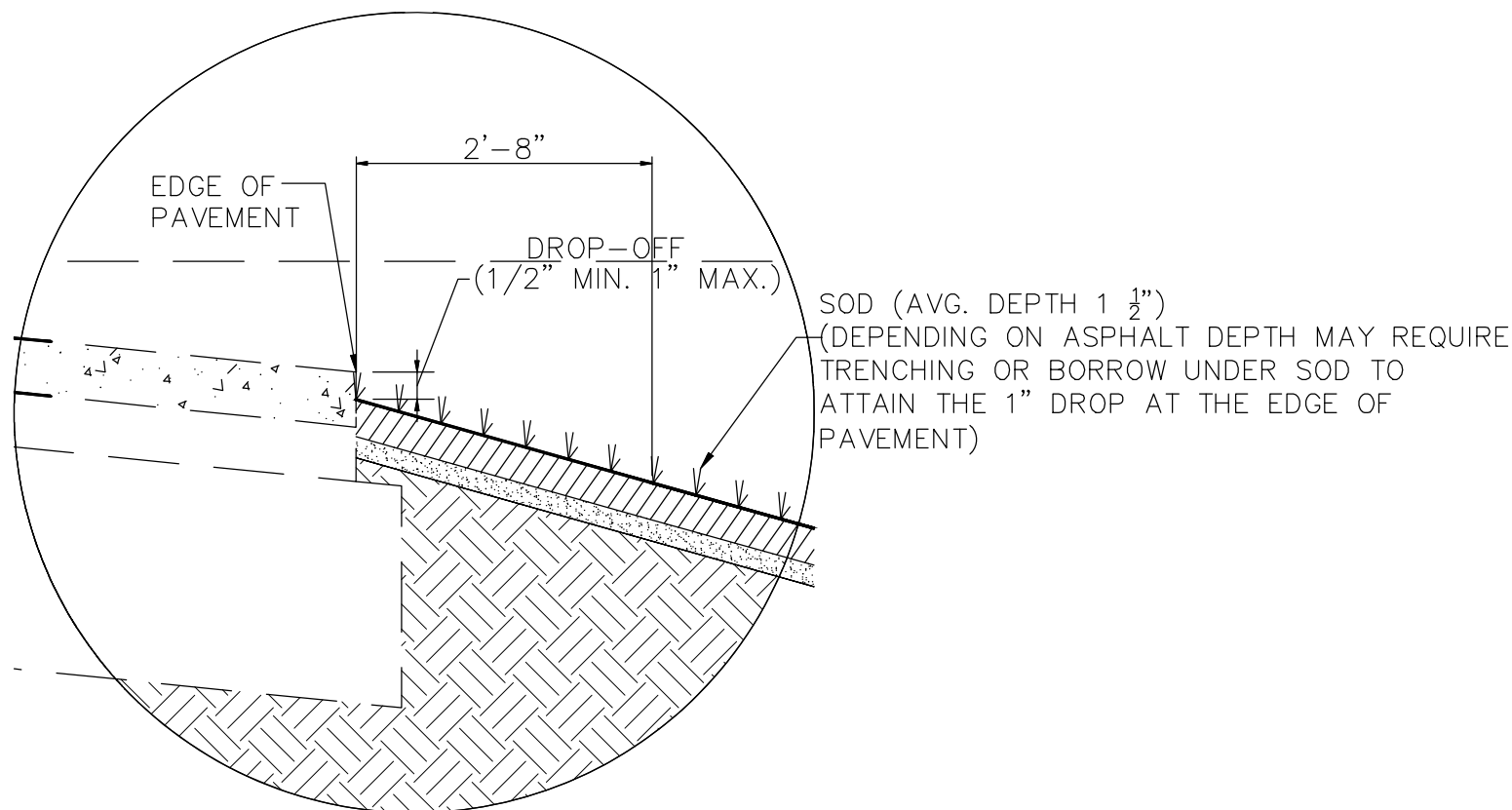
NYLOPLAST YARD DRAIN

NTS



VILLAGE OF PINECREST PUBLIC WORKS TYPICAL SWALE DETAIL

2021



DRIVEWAY APPROACH DETAIL

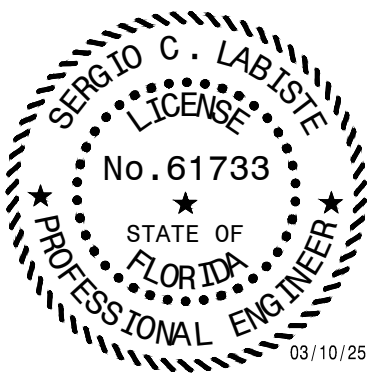
NTS



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

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OWNER:
12700 ROLLING ROAD LLC

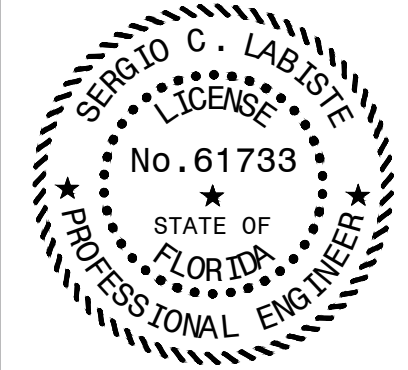
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STANDARD DETAILS

CONSULTANT:



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REVISIONS:

JOB:

12700

SHEET:

C-3

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