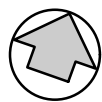
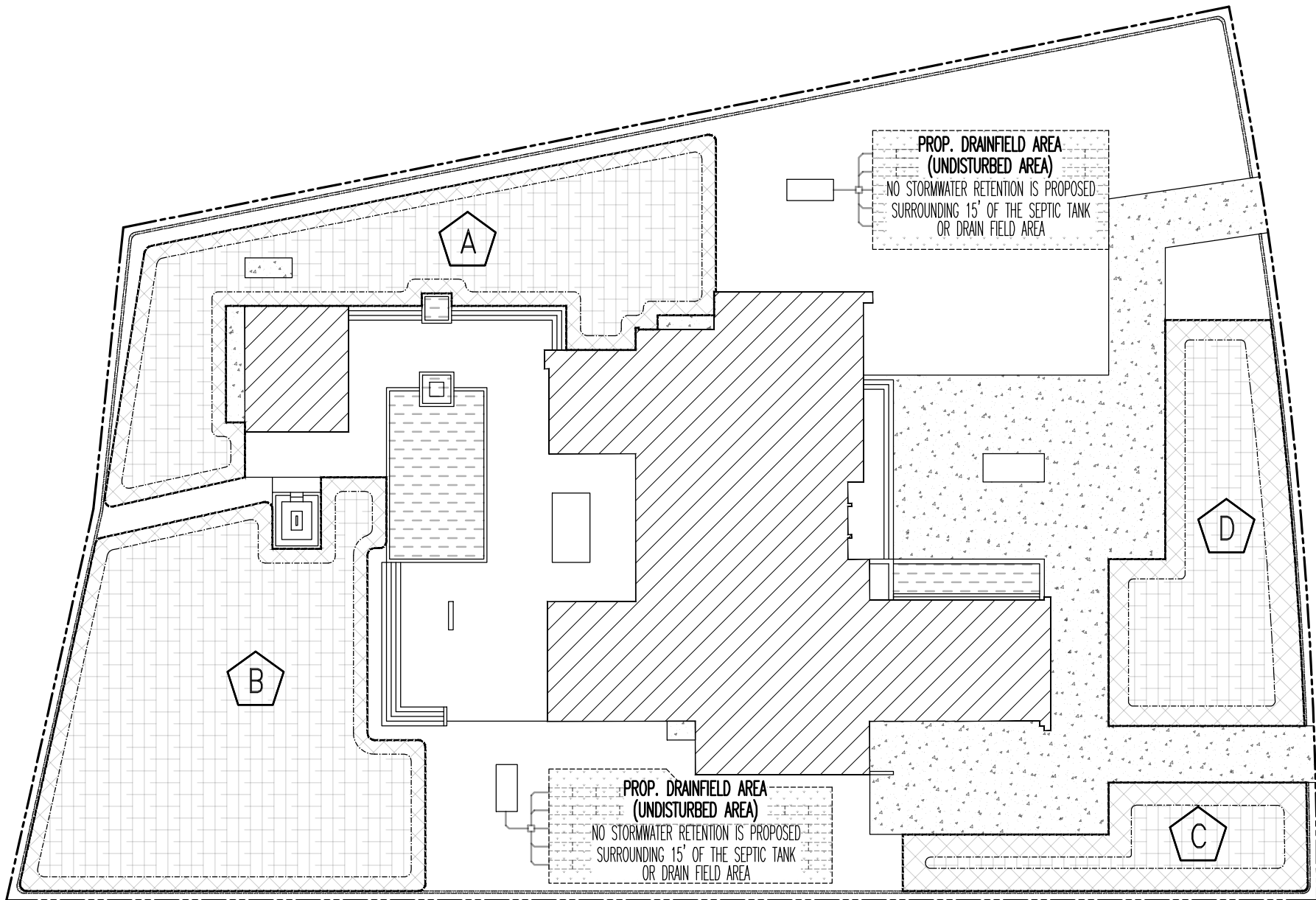


CONDITION OF PERMIT - PW - SFR - D/W

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 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.
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.



RETENTION AREA SKETCH

SCALE: N.T.S.

ENGINEER'S NOTES

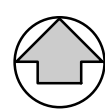
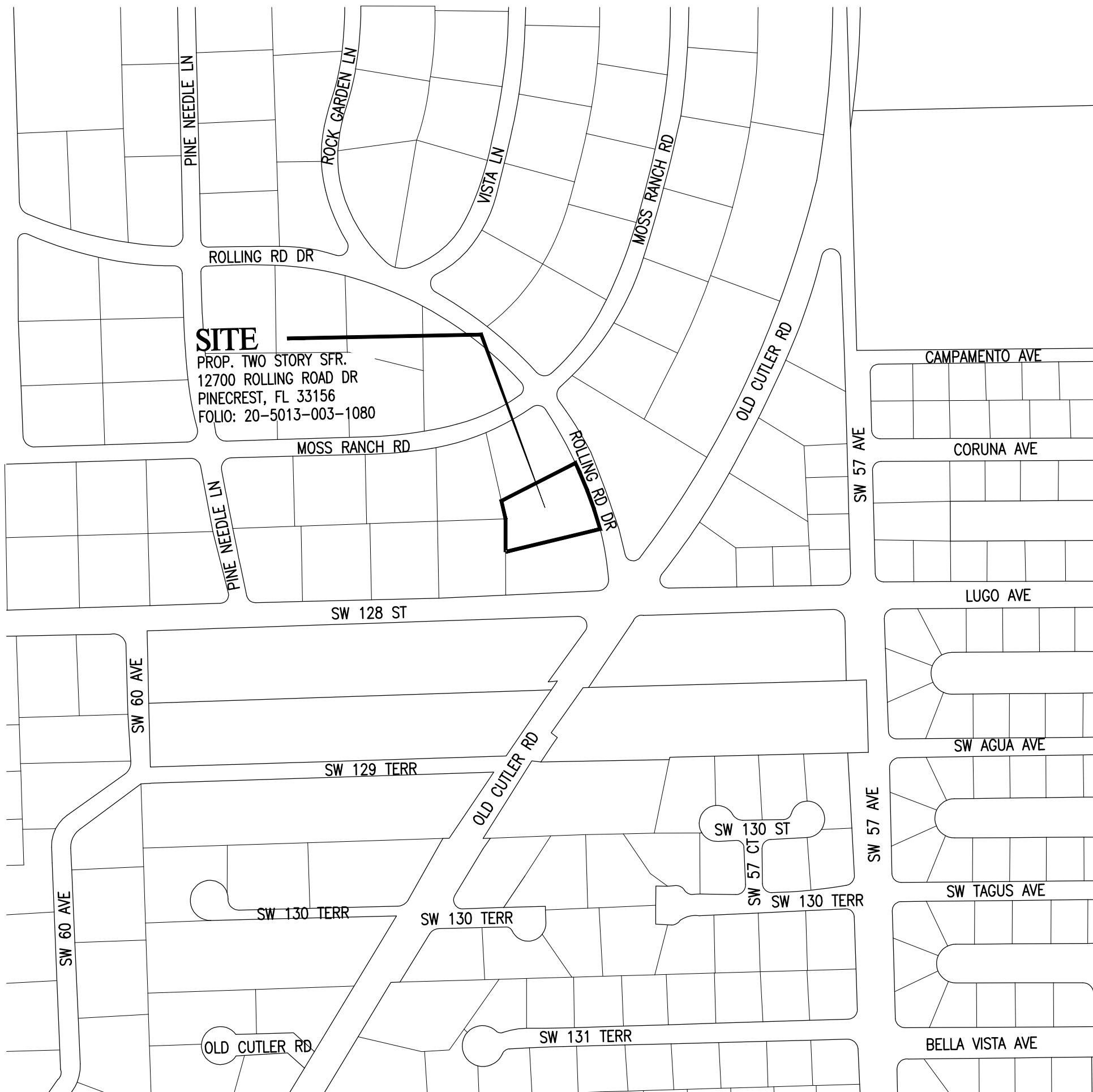
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MIAMI-DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING STANDARDS FOR CONSTRUCTION AND APPLICABLE VILLAGE OF PINECREST STANDARDS AND SPECIFICATIONS.
2. ALL SECTIONS INDICATED HEREIN REFER TO THE MIAMI DADE COUNTY AND VILLAGE OF PINECREST PUBLIC WORKS MANUAL OF 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.

DEVELOPMENT INFORMATION			
PRE-DEVELOPMENT		POST DEVELOPMENT	
TOTAL	42,771.96 ft²	TOTAL	42,771.96 ft²
PERVIOUS	42,771.96 ft²	PERVIOUS	22,936.46 ft²
IMPERVIOUS	0.00 ft²	IMPERVIOUS	19,835.50 ft²

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

VOLUME RETENTION TABLE					
AREA NO.	LINEAR AREA (SF)	VERTICAL AREA (SF)	TOP ELEV (NGVD)	BOTTOM ELEV (NGVD)	TOTAL VOLUME RETAINED (CF)
A	1,205.81	2,843.67	17.50'	17.00'	1,723
B	1018.53	4,599.39	16.50'	16.00'	2,554
C	952.06	537.90	17.40'	16.70'	710
D	1348.25	1,360.69	17.40'	16.70'	1,507
TOTAL SITE RETENTION PROVIDED					6,494

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



LOCATION MAP

SCALE 1" = 300' S13-T55-R40

LEGAL DESCRIPTION

LOT 6, IN BLOCK 12, OF "TOWN AND RANCH ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 20-5013-003-1080

SITE NOTES

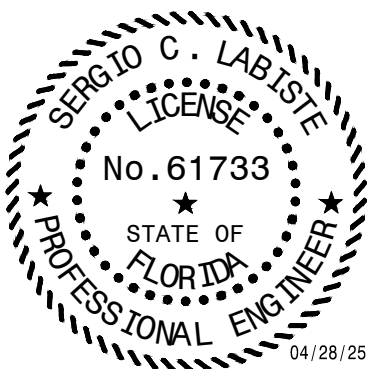
1. FOR EXISTING TREES TO REMAIN AND RELOCATIONS, REFER TO LANDSCAPING PLAN.
2. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM 10' SEPARATION RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE. SEE LANDSCAPING PLANS ADDITIONAL DETAILS.
3. PROPOSED BERM ALONG ALL PROPERTY LINE TO BE MINIMUM 6" ABOVE EXISTING 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.

INDEX OF SHEETS:

- 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

SERGIO LABISTE
2025.04.28 15:42:01 -04'00'

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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!



OWNER:
12700 ROLLING ROAD LLC

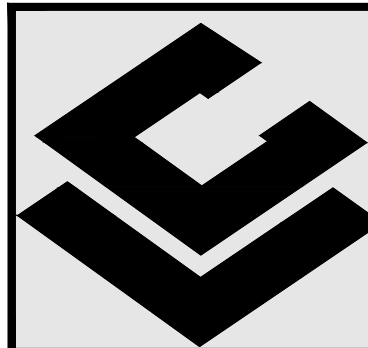
8879 SW 131st St
MIAMI, FL 33176

JOB TITLE:
NEW SINGLE FAMILY
RESIDENCE

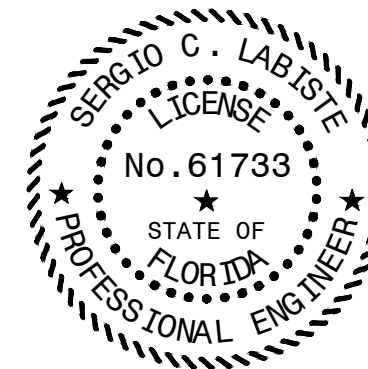
12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
CIVIL COVER SHEET AND
NOTES

CONSULTANT:



CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION #419
8730 S.W. 25 STREET MIAMI, FL 33166
TEL: 786 385 4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM



CIVIL
SERGIO C. LABISTE
8730 SW 25 STREET
MIAMI, FL 33166
(786) 385-4093 PE 61733

REVISIONS:

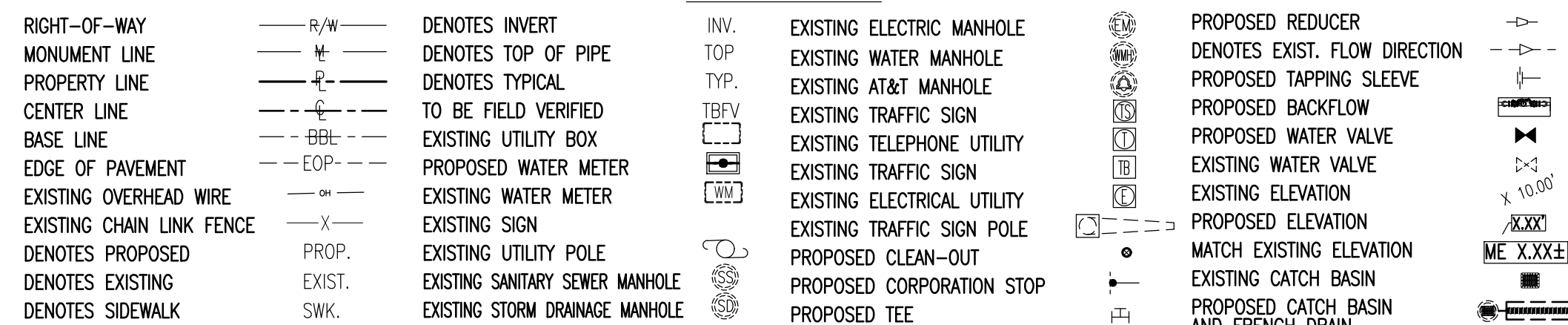
1. PW-SO WP 04/28/25 JLF

JOB:
12700

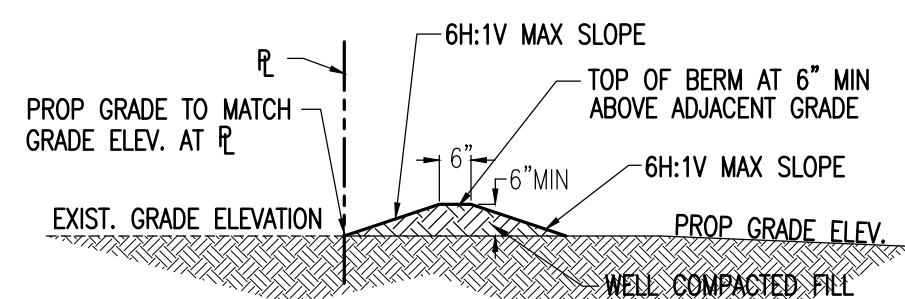
SHEET:

C-1

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

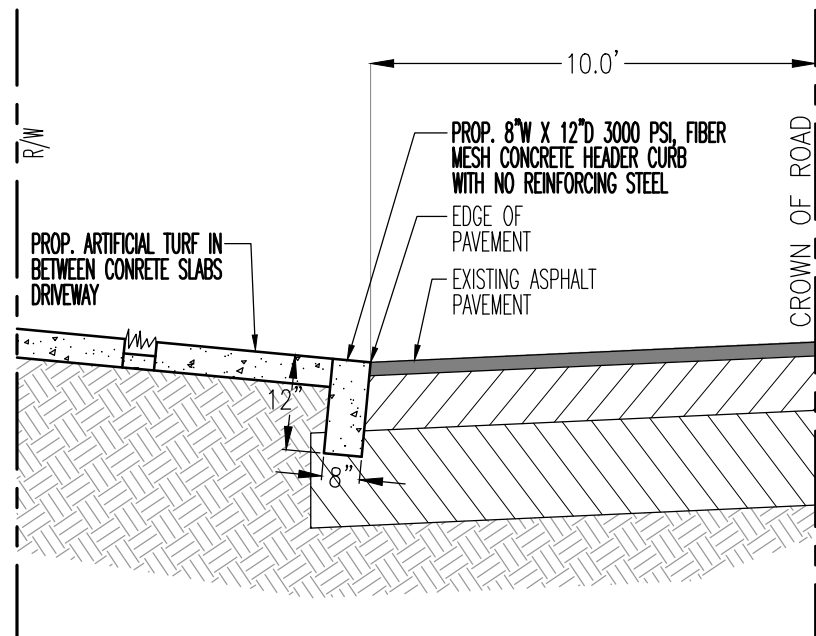
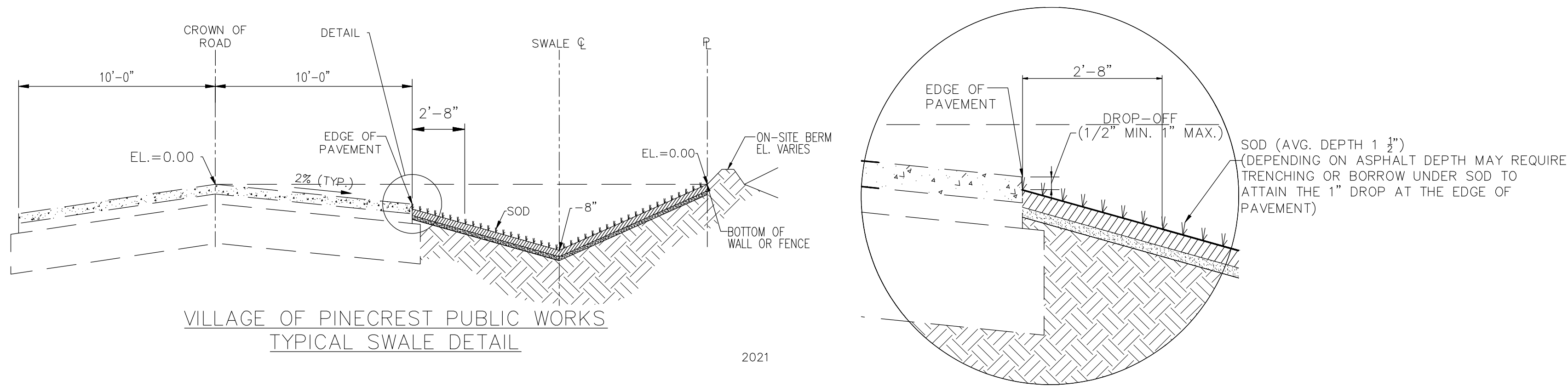


N.T.S.

NOTE: BERM TO BE CONSTRUCTED OF WELL GRADED COMPACTED EARTH.



04/28/2012



DRIVEWAY APPROACH DETAIL

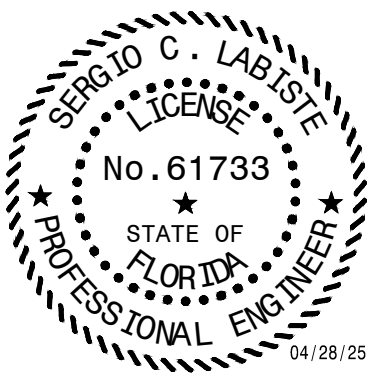
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JD MIAMI
GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION CORP.
DBA: JD-MIAMI
1000 S.W. 13th St., Suite 1000
A: 8879 SW 131st Miami, FL 33176
C: (786) 312-6511 (800) 207-3636
E: constr@jdmi.com
www.jdmi.com

OWNER:
12700 ROLLING ROAD LLC

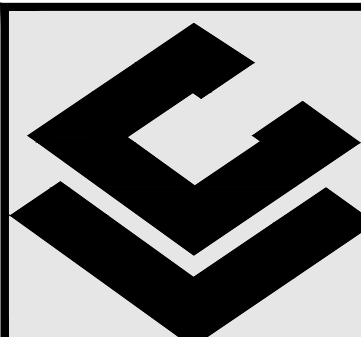
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MIAMI, FL 33176

JOB TITLE:
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RESIDENCE

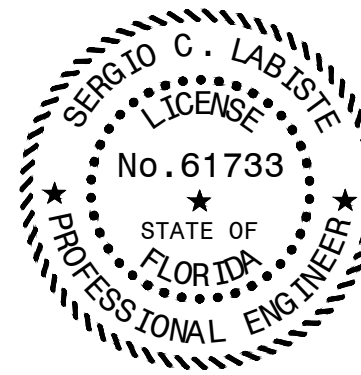
12700 ROLLING ROAD DR
PINECREST, FL 33156

SHEET TITLE:
STANDARD DETAILS

CONSULTANT:



CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 23 STREET MIAMI, FL 33165
TEL: 786 385 4093 | FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM



CIVIL
SERGIO C. LABISTE
8730 SW 23 STREET
MIAMI, FL 33165
(786) 385-4093 PE 61733

REVISIONS:

1. PW-SO WP 04/28/25 JMF

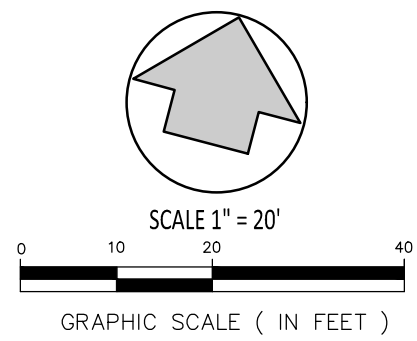
JOB:

12700

SHEET:

C-3

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



RIGHT-OF-WAY
MONUMENT LINE
PROPERTY LINE
CENTER LINE
BASE LINE
EDGE OF PAVEMENT
EXISTING OVERHEAD WIRE
EXISTING CHAIN LINK FENCE
DENOTES PROPOSED
DENOTES EXISTING
DENOTES SIDEWALK

R/W
M
C
BBB
EOP
X
PROP.
EXIST.
SWK.

DENOTES INVERT
DENOTES TOP OF PIPE
DENOTES TYPICAL
TO BE FIELD VERIFIED
EXISTING UTILITY BOX
PROPOSED WATER METER
EXISTING WATER METER
EXISTING SIGN
EXISTING UTILITY POLE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAINAGE MANHOLE

INV.
TOP
TYP.
TBFV
EOP
X
PROP.
EXIST.
SWK.

EXISTING ELECTRIC MANHOLE
EXISTING WATER MANHOLE
EXISTING AT&T MANHOLE
EXISTING TRAFFIC SIGN
EXISTING TELEPHONE UTILITY
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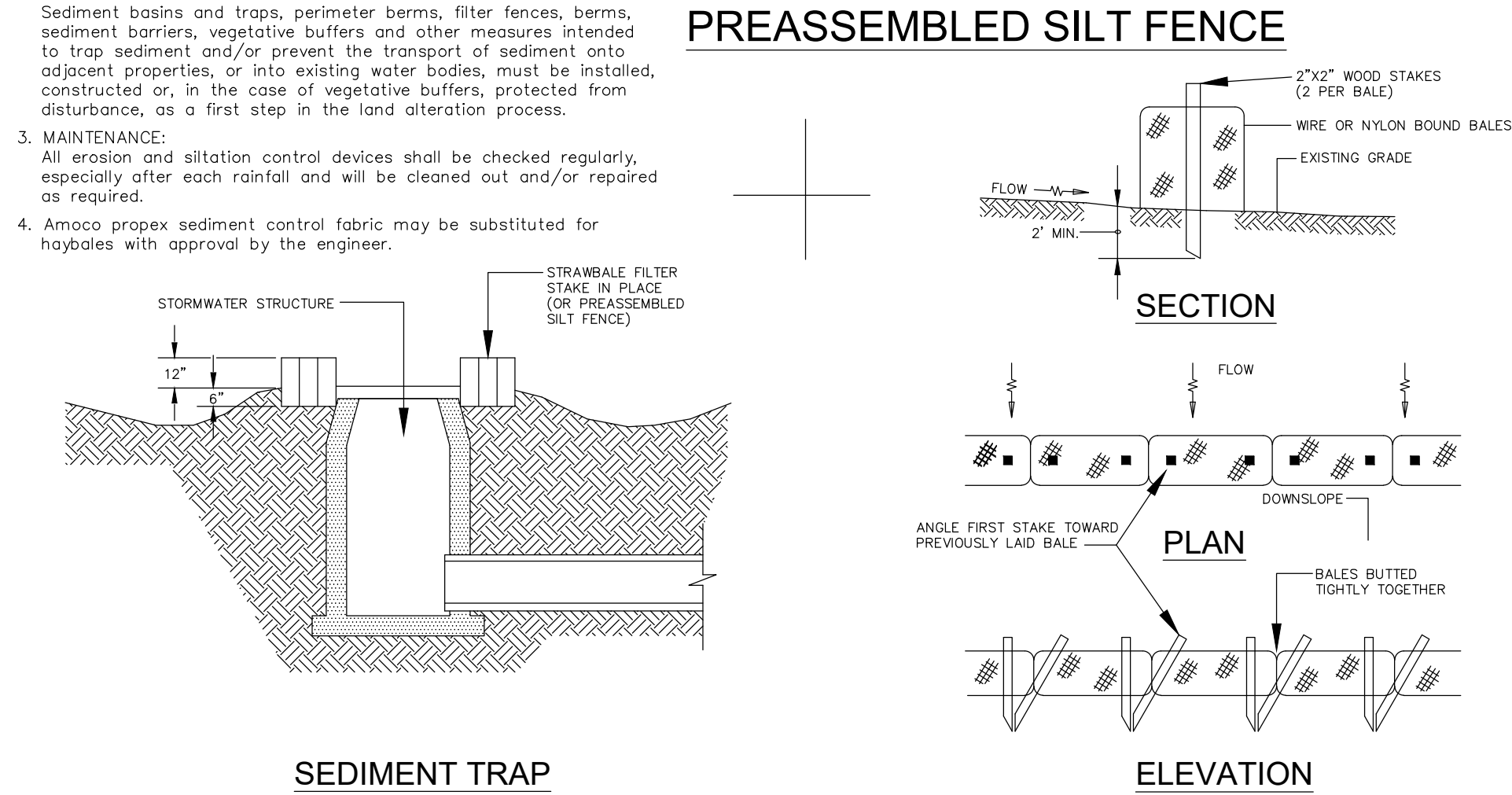
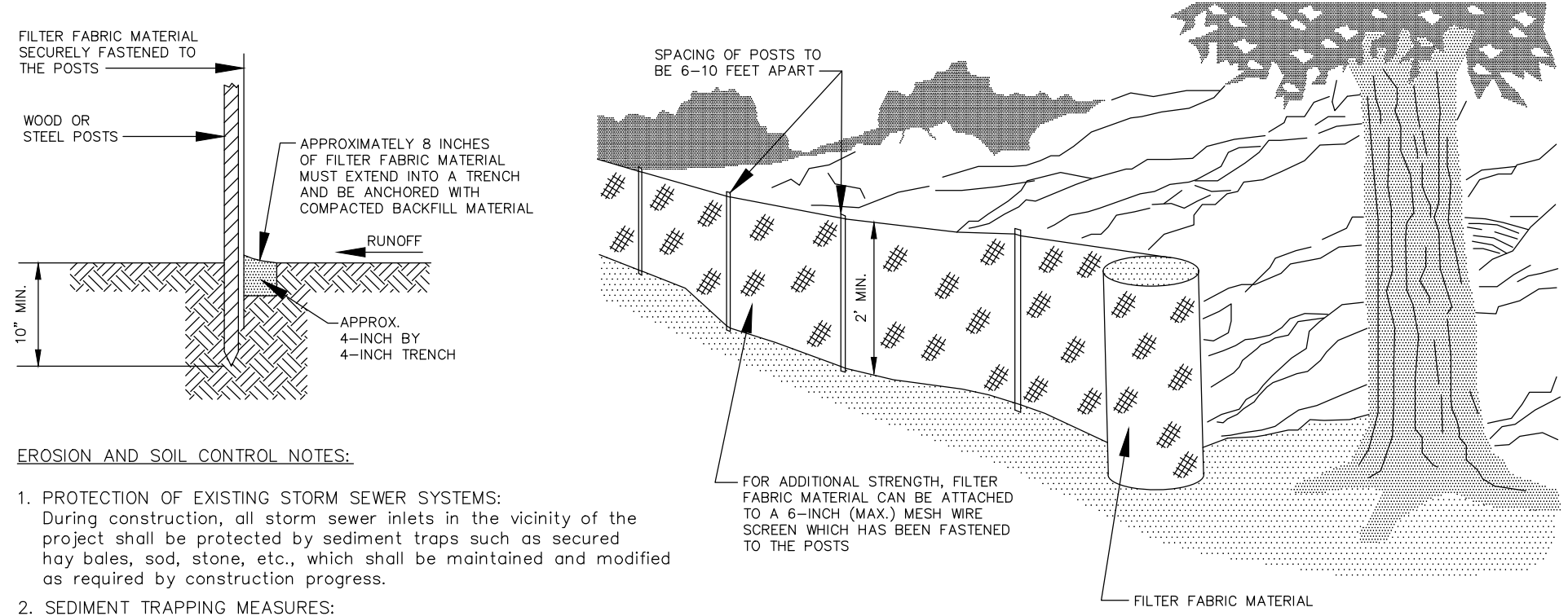
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EXISTING CATCH BASIN
PROPOSED CATCH BASIN
AND FRENCH DRAIN

PROPOSED REDUCER
DENOTES EXIST. FLOW DIRECTION
PROPOSED TAPPING SLEEVE
PROPOSED BACKFLOW
PROPOSED WATER VALVE
EXISTING WATER VALVE
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EXISTING WATER VALVE
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PROPOSED ELEVATION
MATCH EXISTING ELEVATION
EXISTING CATCH BASIN
PROPOSED CATCH BASIN
AND FRENCH DRAIN

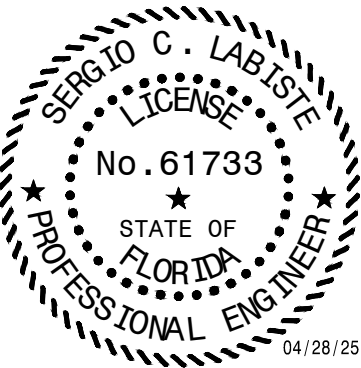


1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO C. LABISTE, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Sunshine811

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!

JD MIAMI

GENERAL CONTRACTOR
JD ENGINEERING & CONSTRUCTION CORP.

DBA: JD-MIAMI
VISA CARD # 0000 1234 5678 9010
A: 8879 SW 131st ST MIAMI, FL 33176
O: C: (784) 312-6511 (800) 203-3636
E: conrad@jdmi.com
www.jdmi.com

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:
STORMWATER POLLUTION
PREVENTION PLAN

CONSULTANT:

CARLAB, INC.

ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION #419
8730 S.W. 25 STREET MIAMI, FL 33165
TEL: 786 385 4093 FAX: 305 226-0438
E-MAIL: SLABISTE@CARLABINC.COM

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PROFESSIONAL ENGINEER

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JOB:

12700

SHEET:

C-4

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PLOT DATE: 03-10-2025