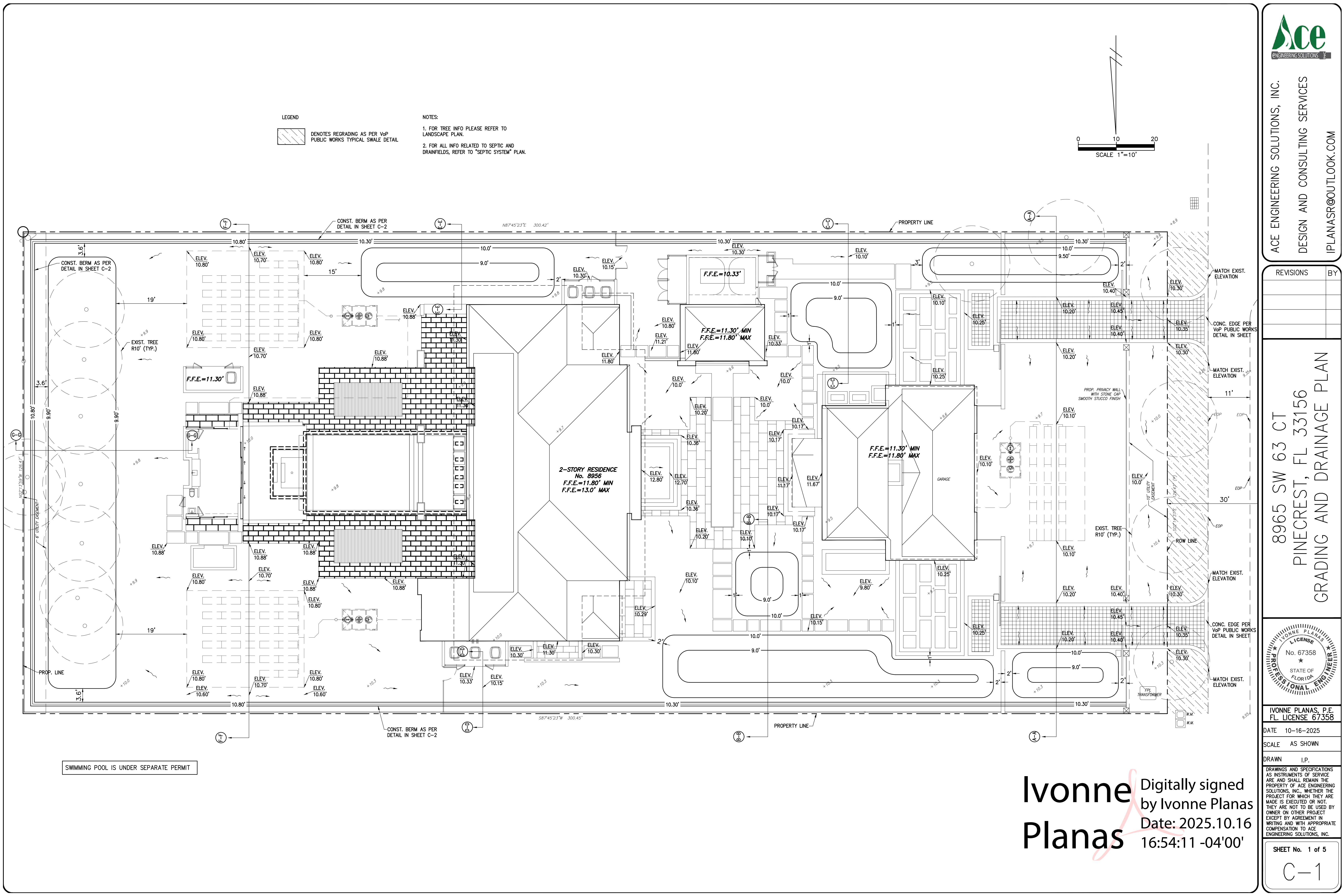




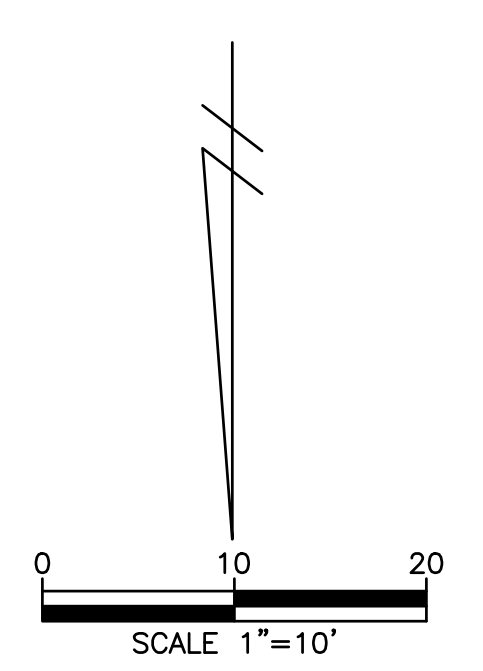
LEGEND

DENOTES REGRADING AS PER VoP PUBLIC WORKS TYPICAL SWALE DETAIL

NOTES:

1. FOR TREE INFO PLEASE REFER TO LANDSCAPE PLAN.

2. FOR ALL INFO RELATED TO SEPTIC AND DRAINFIELDS, REFER TO "SEPTIC SYSTEM" PLAN.



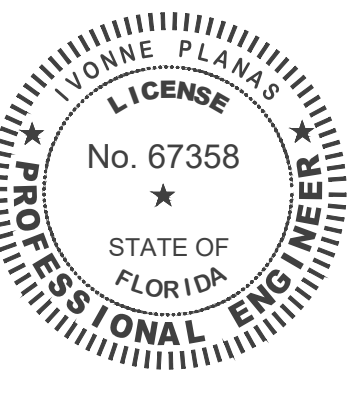
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GRADING AND DRAINAGE PLAN



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SCALE	AS SHOWN
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SHEET No. 1 of 5	

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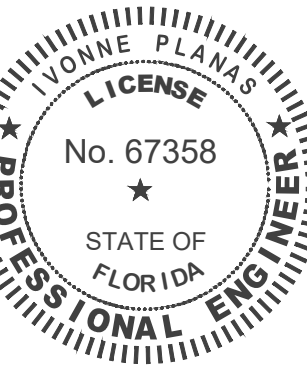
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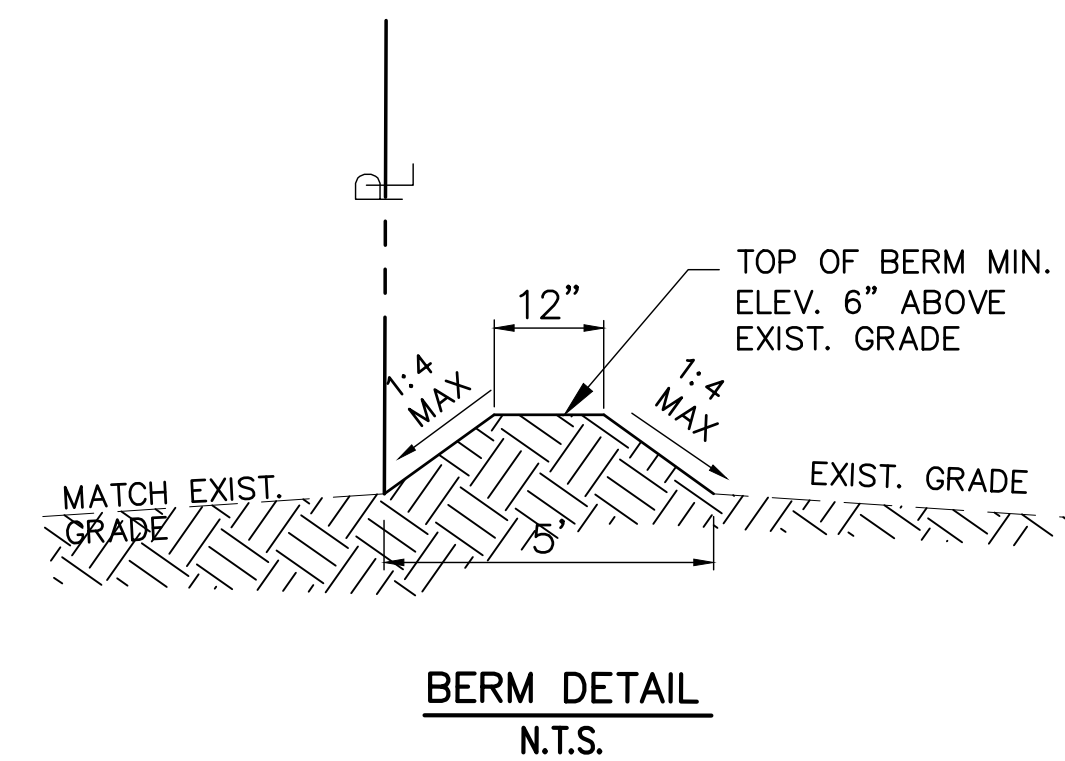
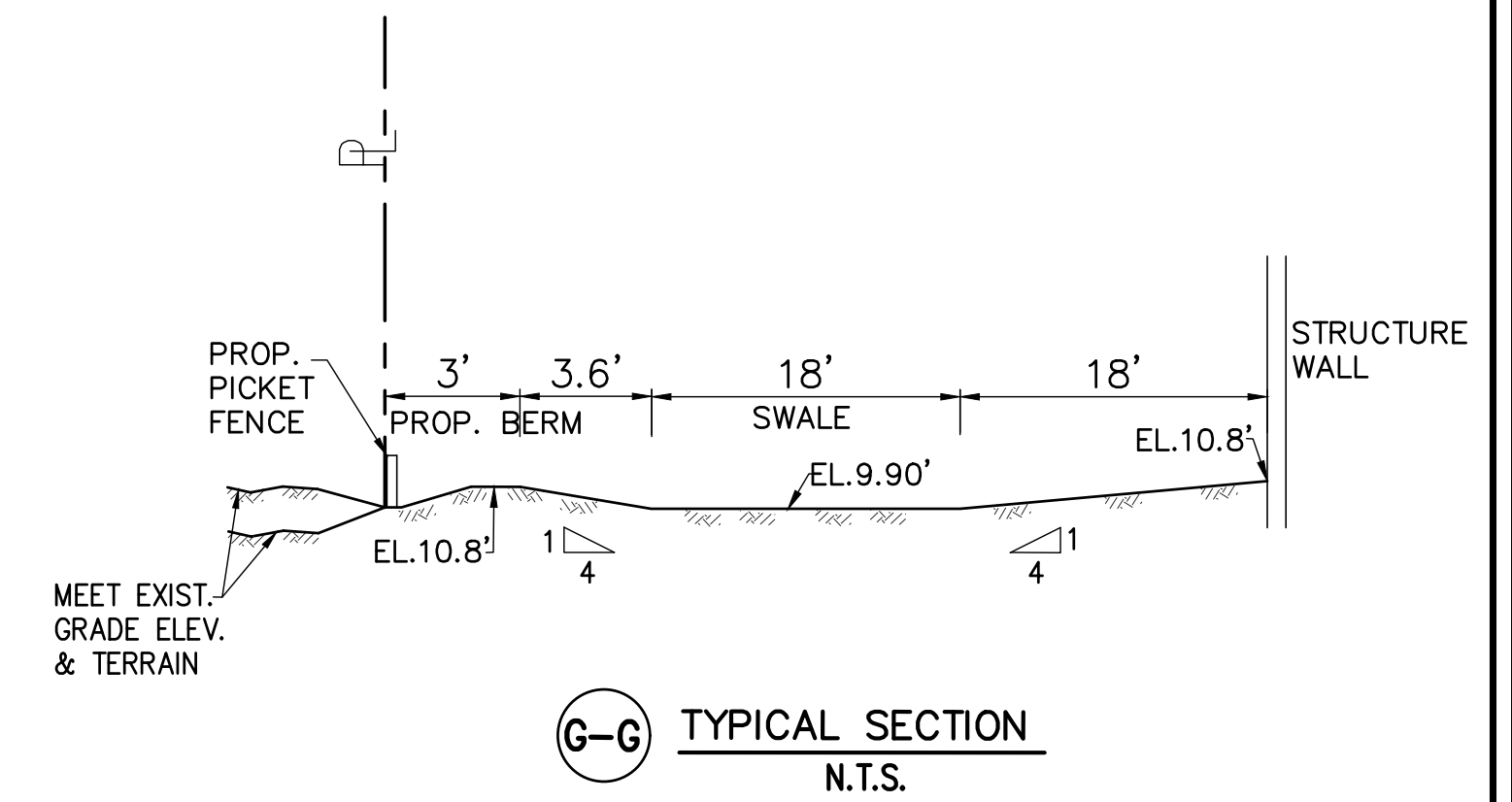
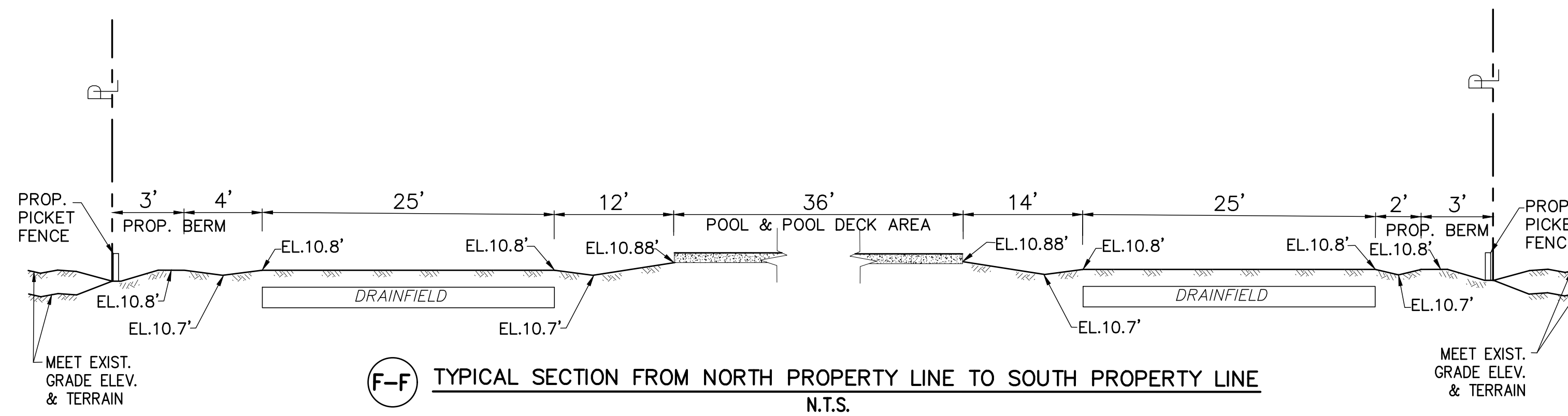
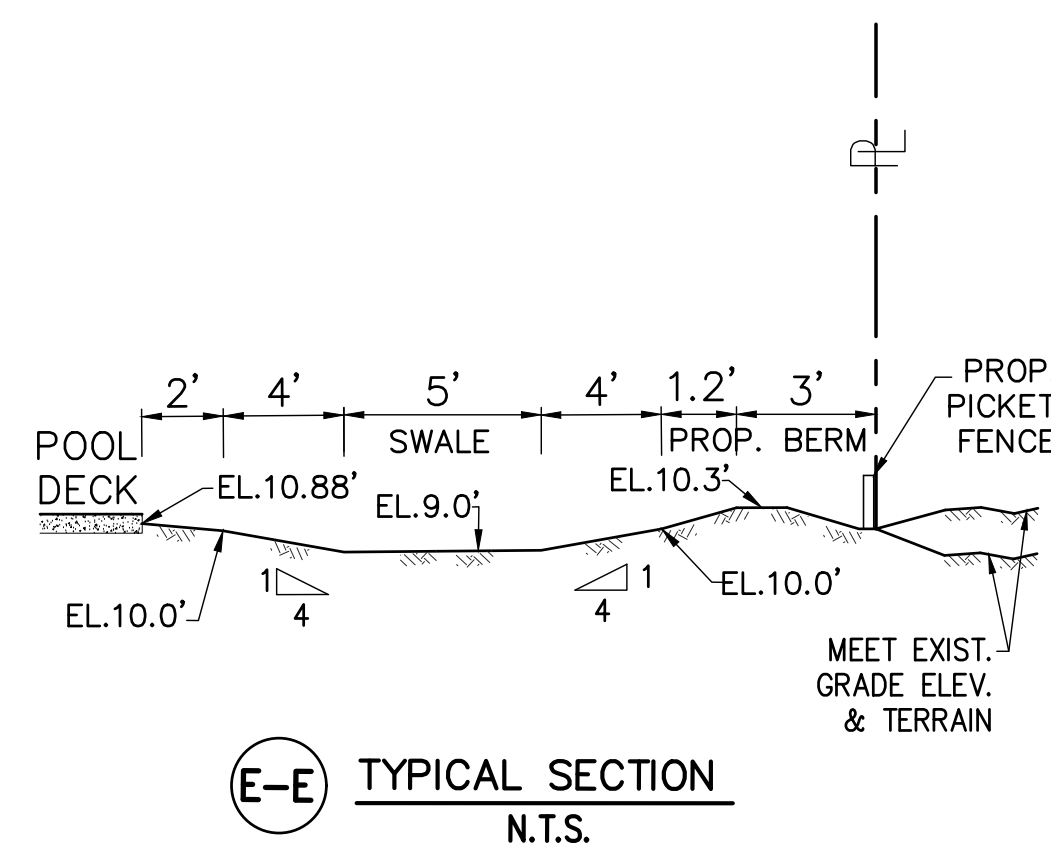
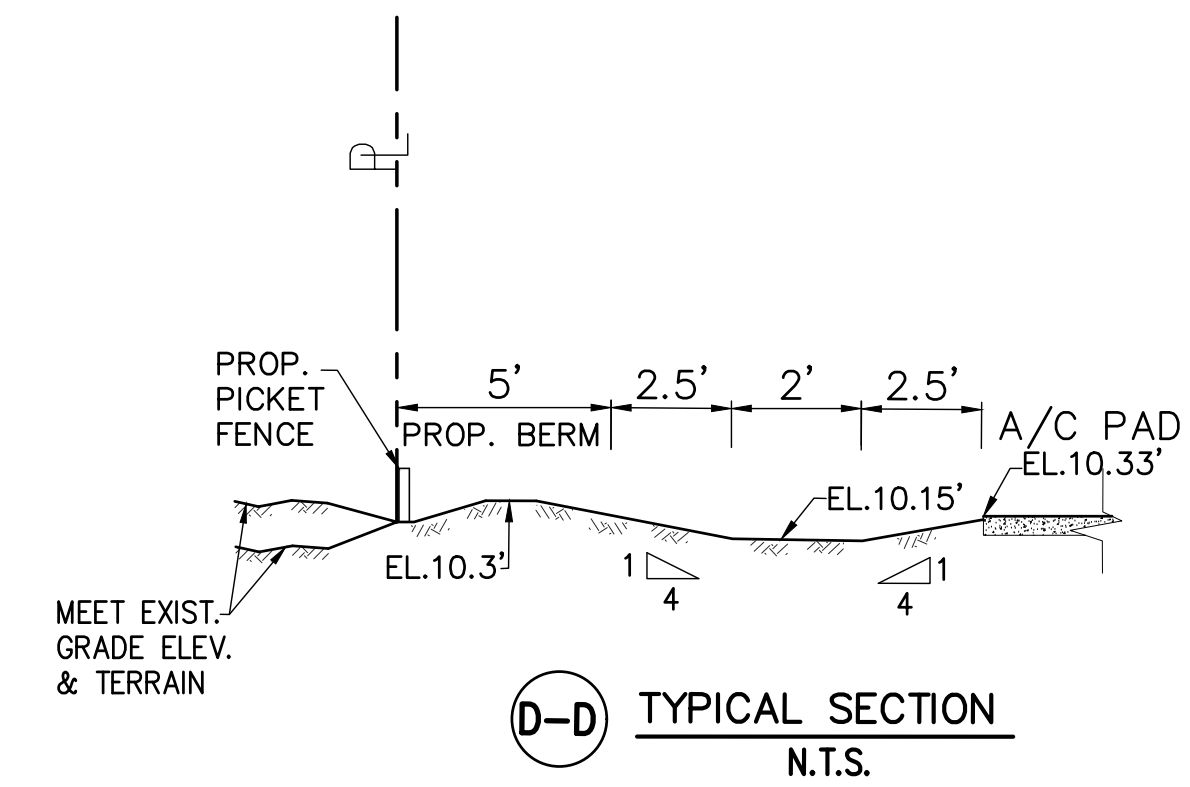
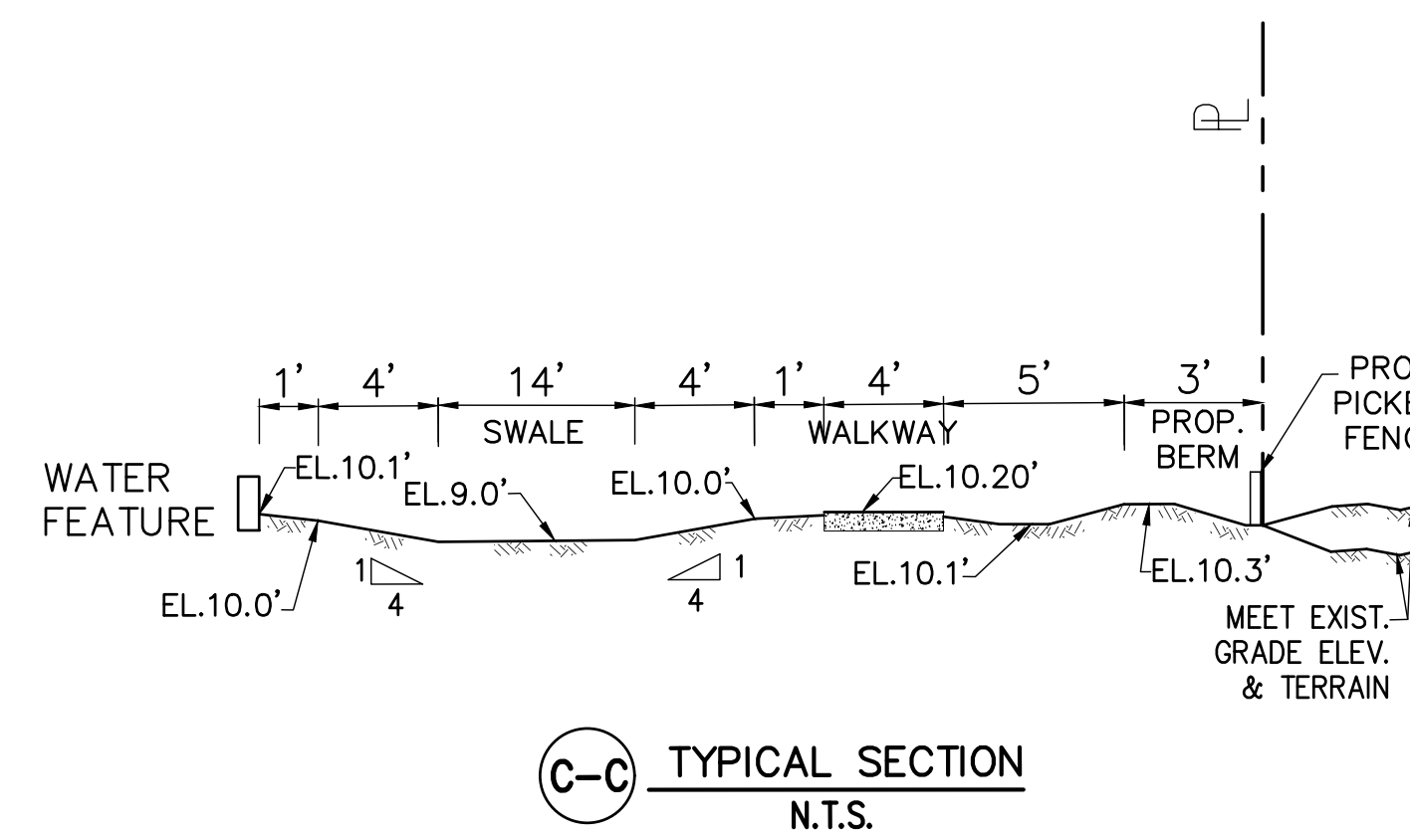
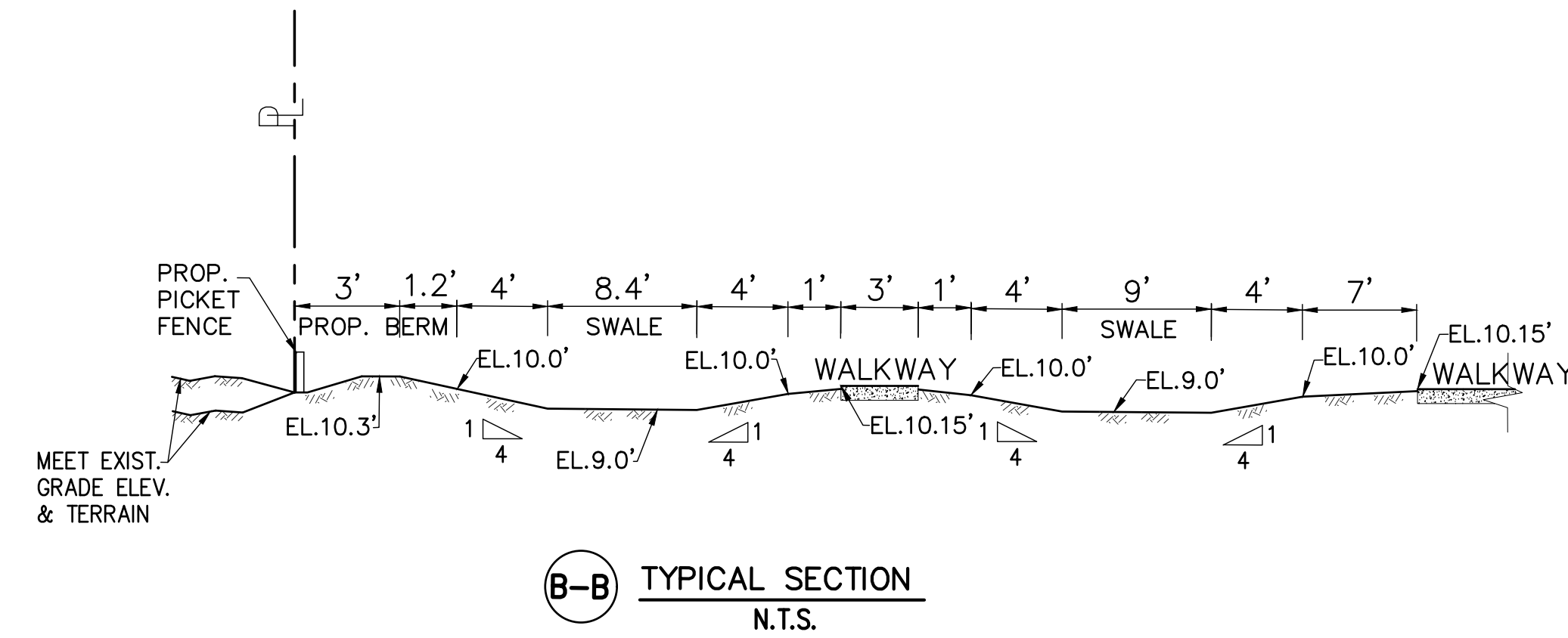
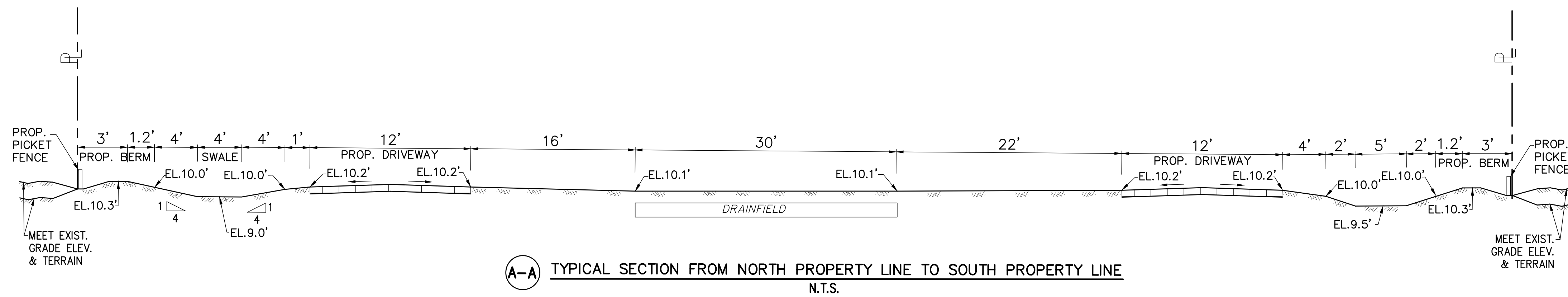
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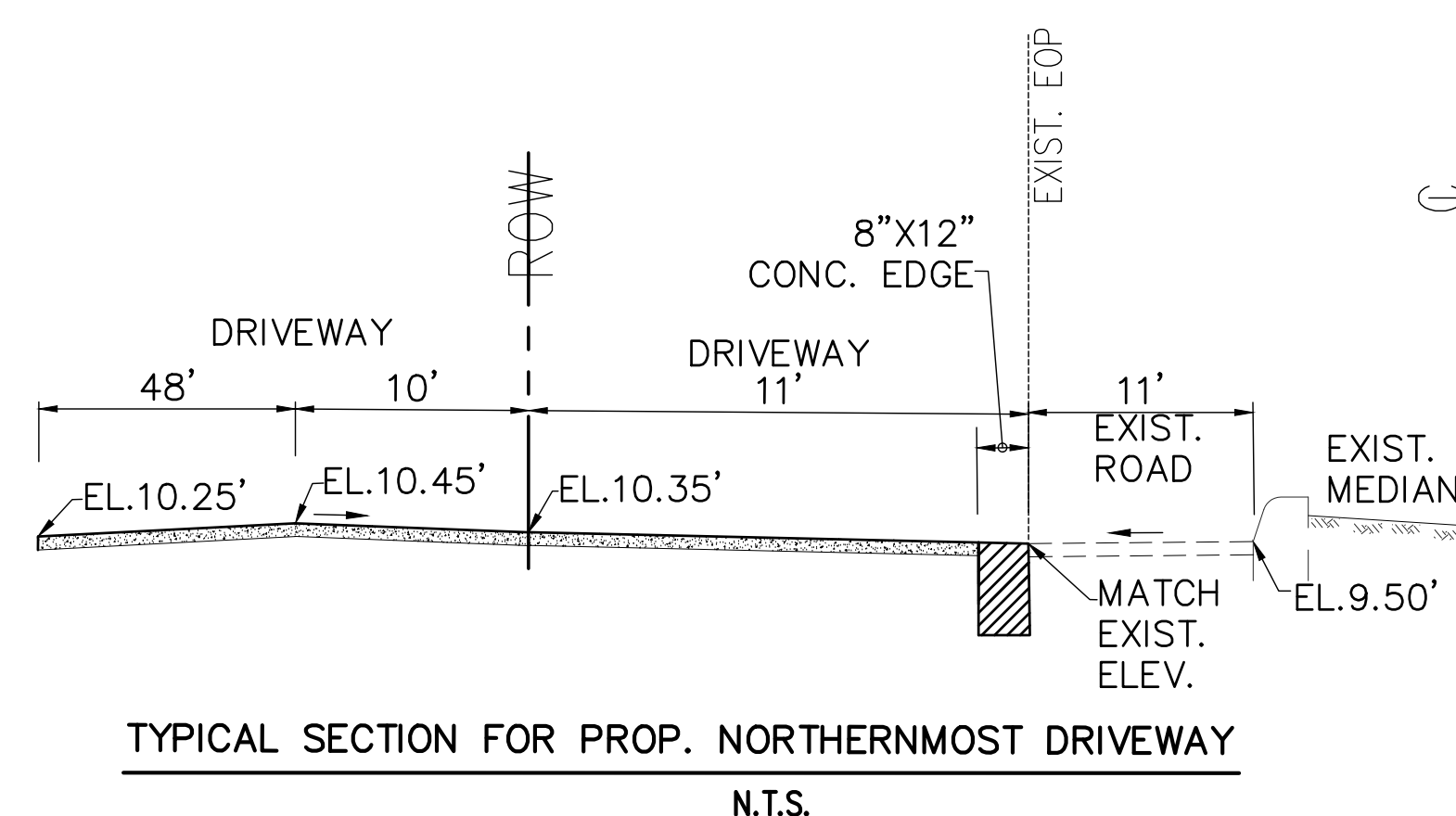
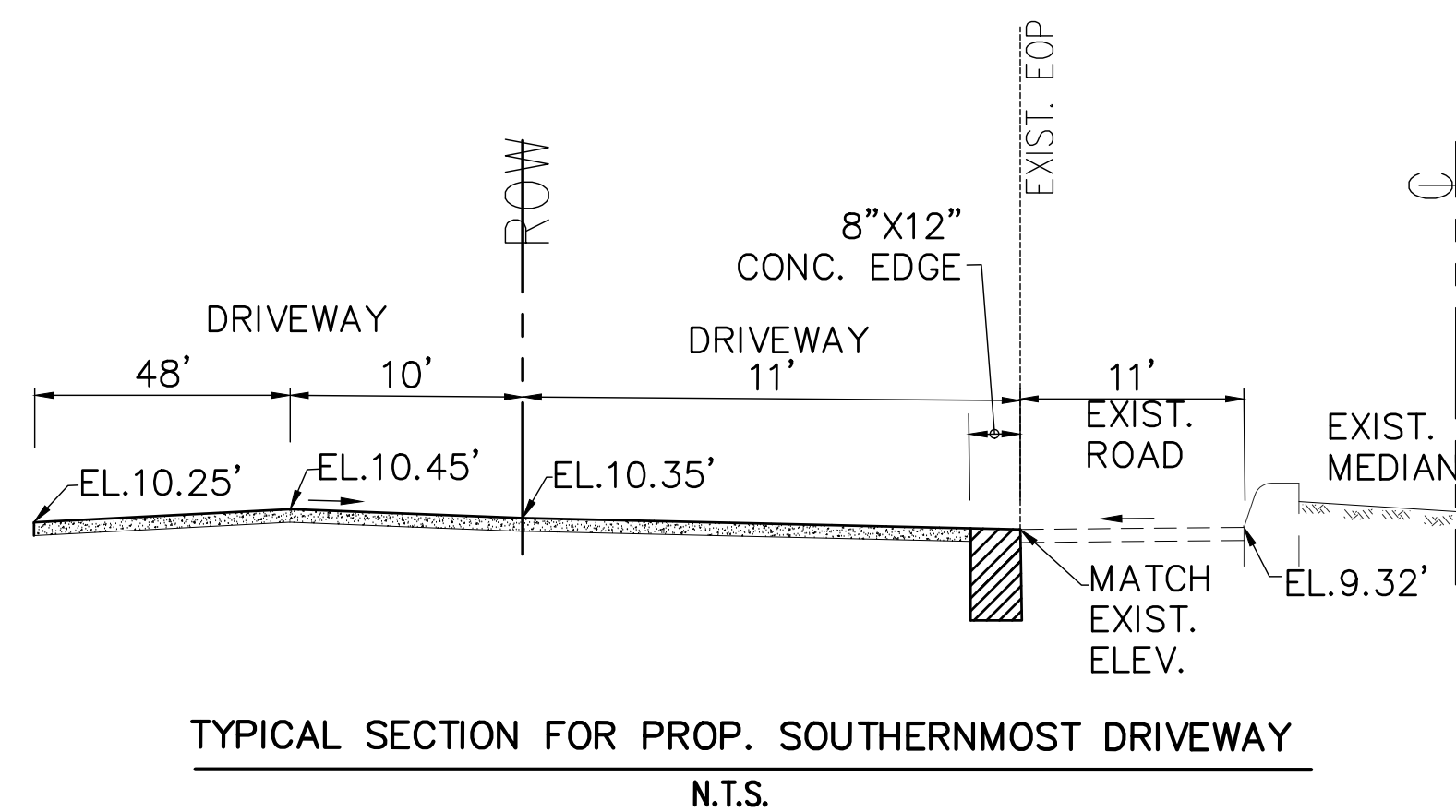
SHEET No. 2 of 5

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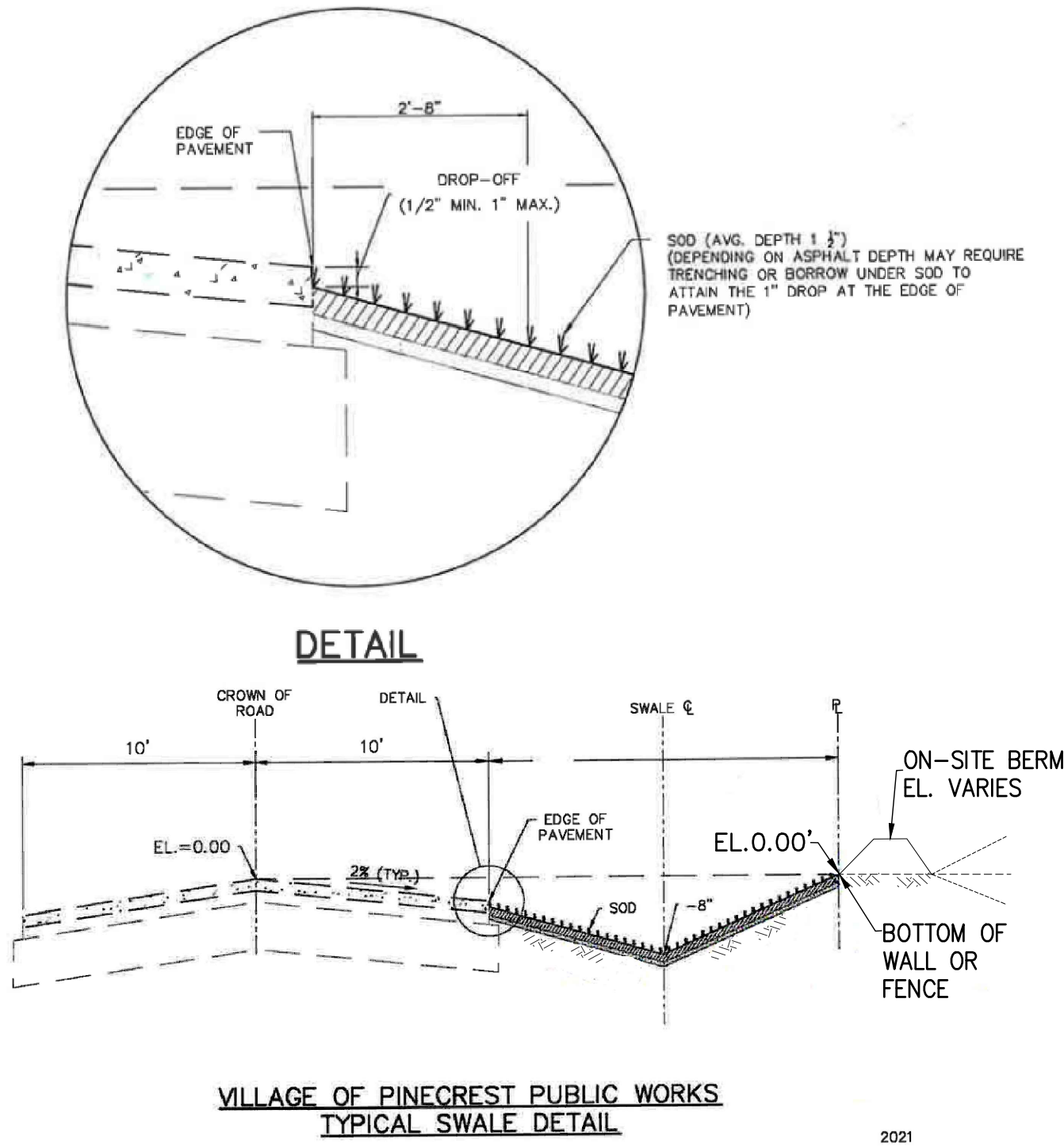
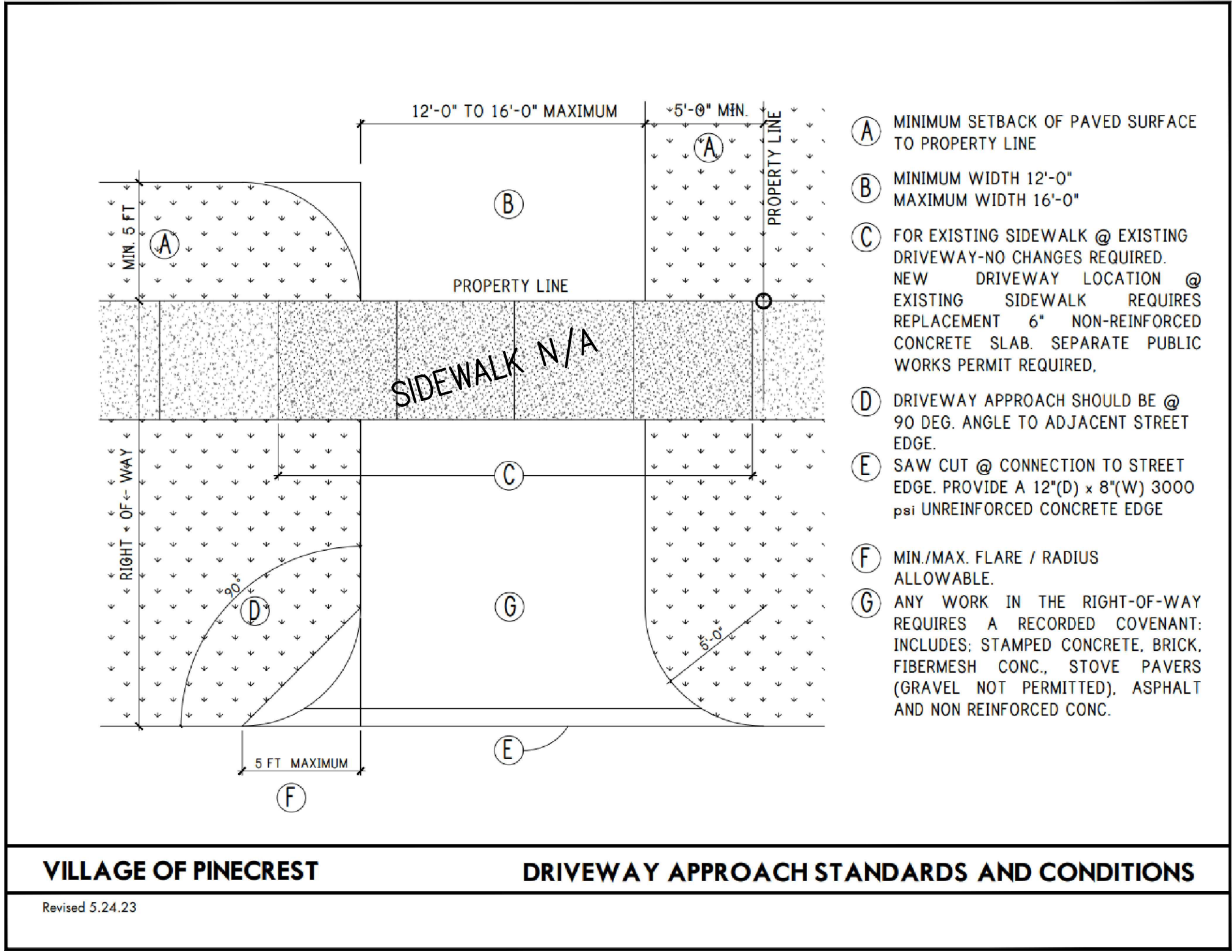
BERM NOTES

1. BERM TO BE BUILT OF SUITABLE FILL MATERIAL. NO MUCK OR OPEN GRADE SILICA.
2. BERM TO BE COMPACTED AT 92% DENSITY AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.



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Planas

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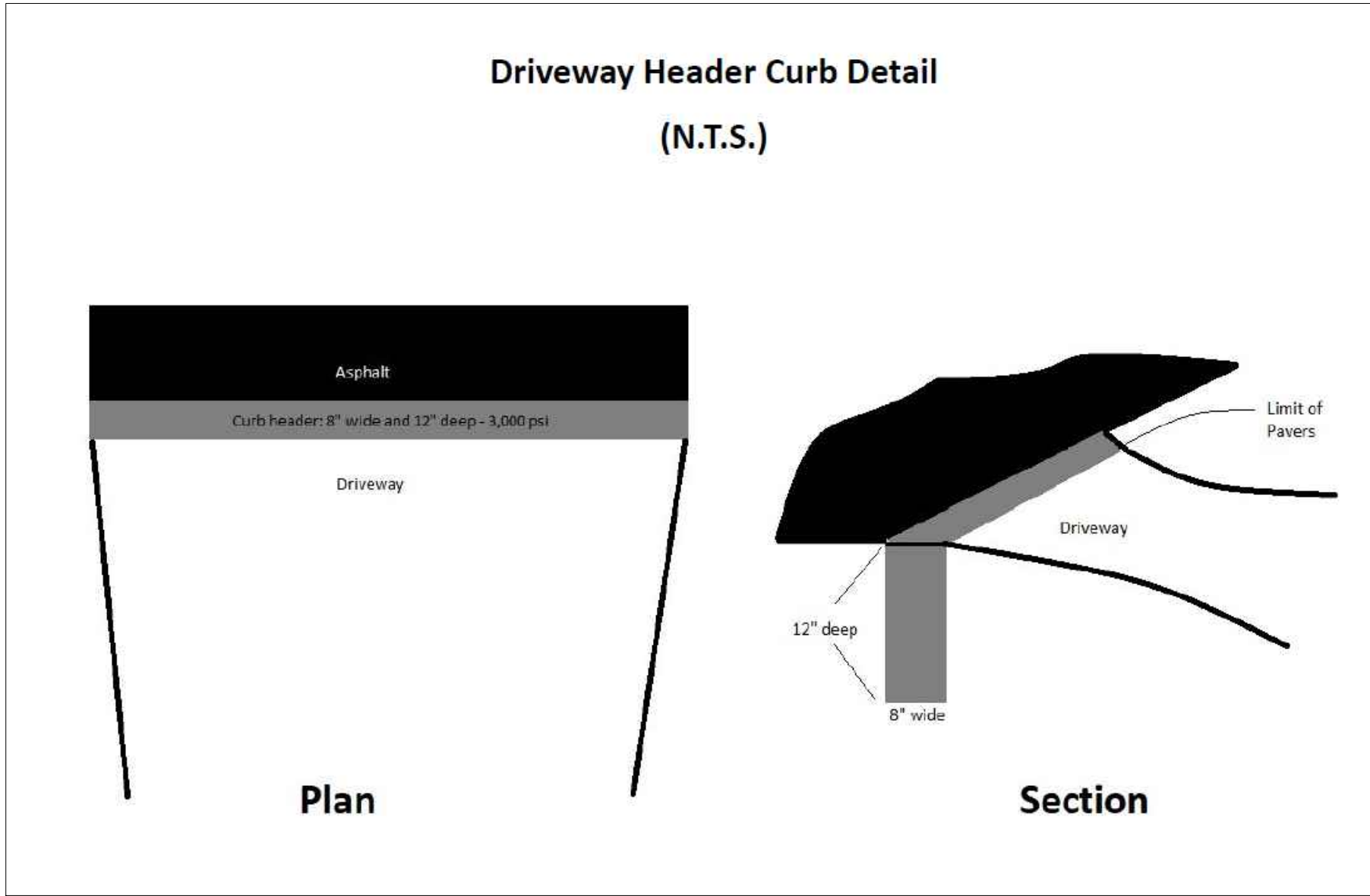


PUBLIC WORKS CONDITIONS OF PERMIT-SFR-D/W

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 D/W 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 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.

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO SUNSHINE STATE ONE CALL OF FLORIDA, INC. PHONE NUMBER 1-800-432-4770, TWO WORKING DAYS BEFORE DIGGING.
2. ELEVATIONS SHOWN REFER TO N.G.V.D.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.



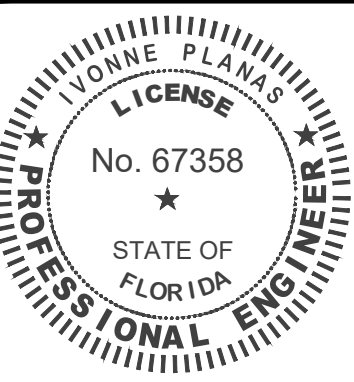
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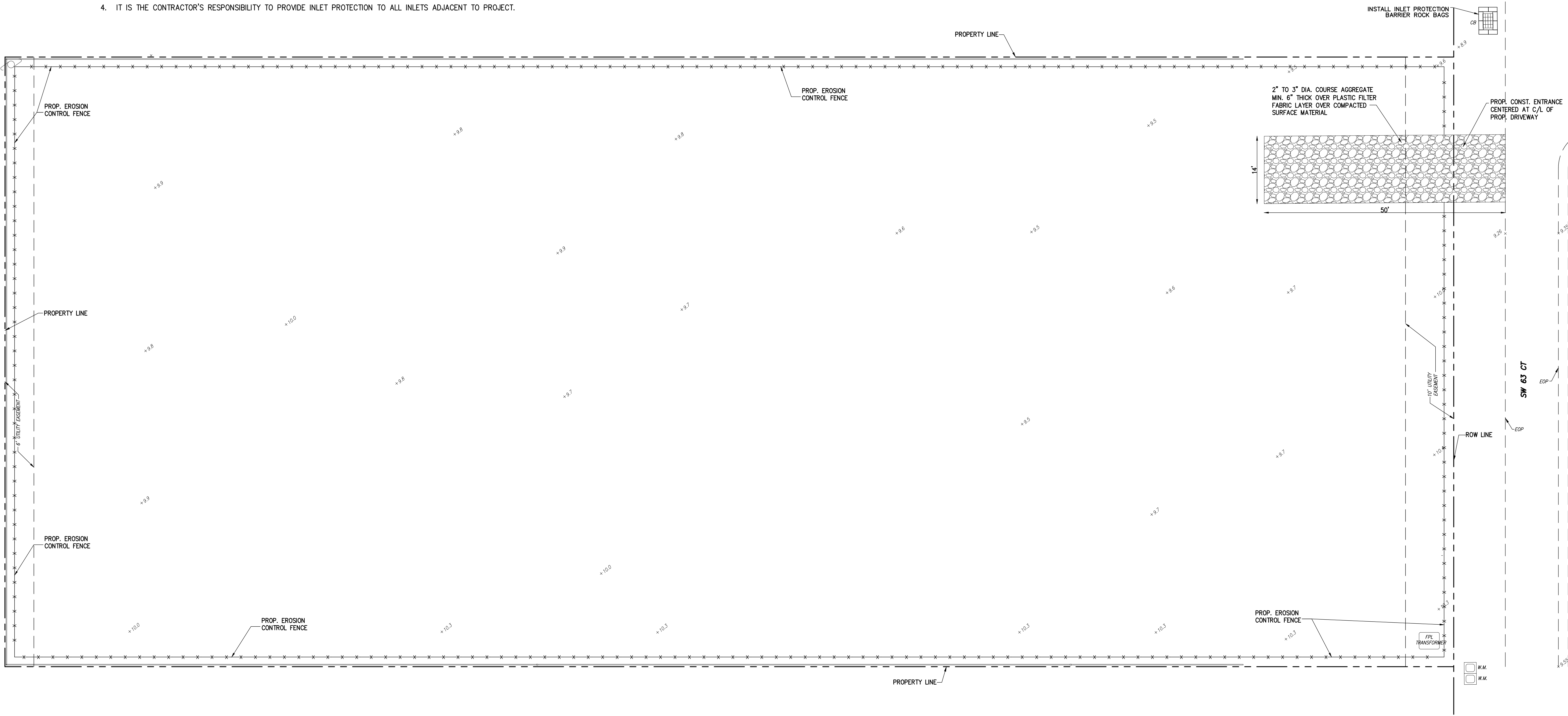
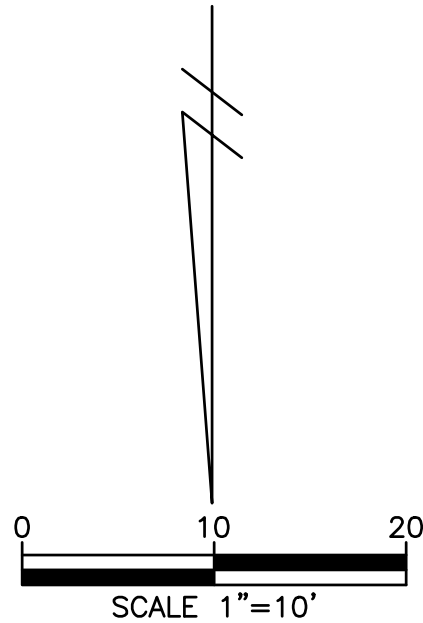
8965 SW 63 CT
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GENERAL NOTES AND DETAILS



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DATE 10-16-2025
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GENERAL NOTES:

- THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO WATERS OF THE UNITED STATES. THE PROPOSED METHODS SHALL INCLUDE AT LEAST THE FOLLOWING, UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 - THE CONTRACTOR SHALL PROVIDE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE GENERATED WITHIN THE PROJECT LIMITS. WASTE MAY INCLUDE, BUT NOT BE LIMITED TO, VEGETATION FROM CLEARING AND GRUBBING ACTIVITIES, PACKAGING MATERIALS, SCRAP BUILDING MATERIALS, LITTER FROM TRAVELING PUBLIC, SEWAGE FROM SANITARY FACILITIES, HERBICIDES AND PESTICIDES AND THEIR CONTAINERS, AND HYDROCARBON PRODUCTS. CONTRACTOR SHALL DESIGNATE A WASTE COLLECTION AREA ONSITE.
 - SANITARY/SEPTIC FACILITIES FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION IN ORDER TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH.
 - THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF LITTER CONTAINERS WITH LIDS AT THE STAGING, STOCKPILE AND FIELD OFFICE AREAS (AS APPLICABLE). WASTE COLLECTION WILL BE SCHEDULED SO THAT CONTAINERS ARE EMPTIED PRIOR TO OVERFLOW. SPILLED LITTER CONTAINERS WILL BE CLEANED UP IMMEDIATELY.
- THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, AND SANITARY SEWER OR SEPTIC SYSTEMS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE INLET PROTECTION TO ALL INLETS ADJACENT TO PROJECT.



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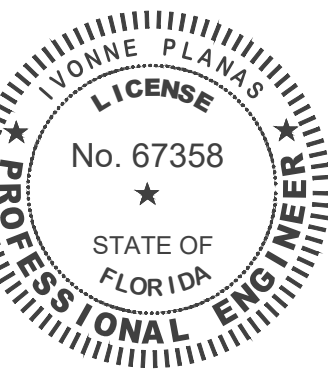
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SWPPP SITE PLAN



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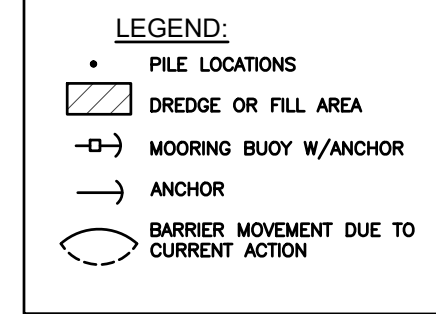
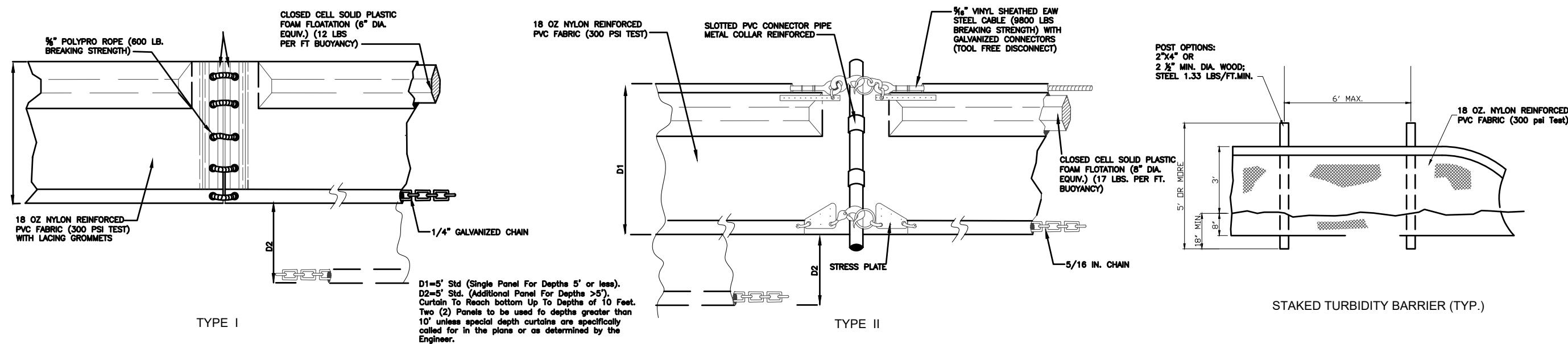
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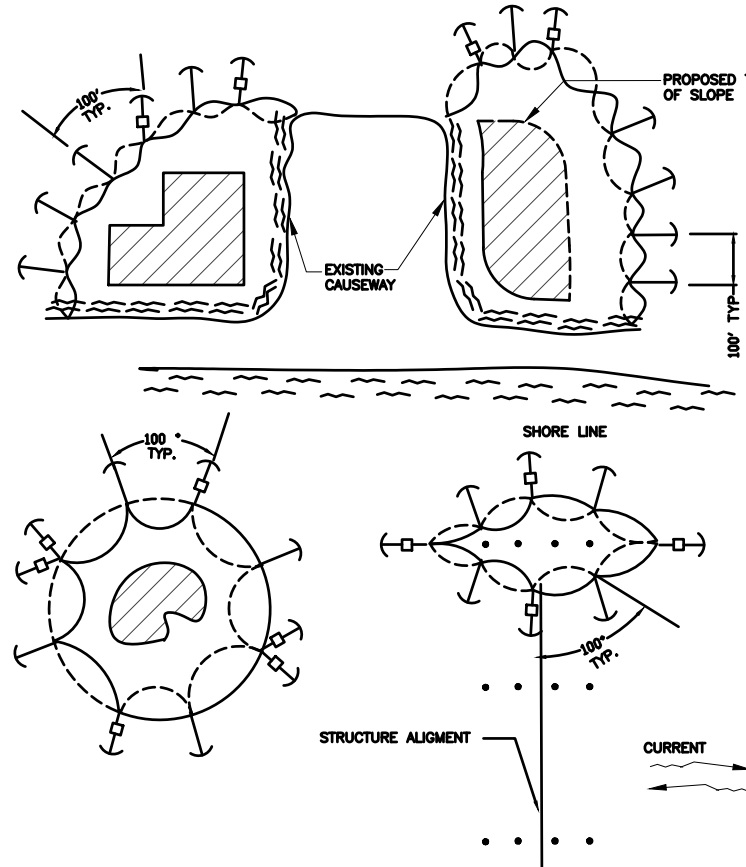
SHEET No. 4 of 5

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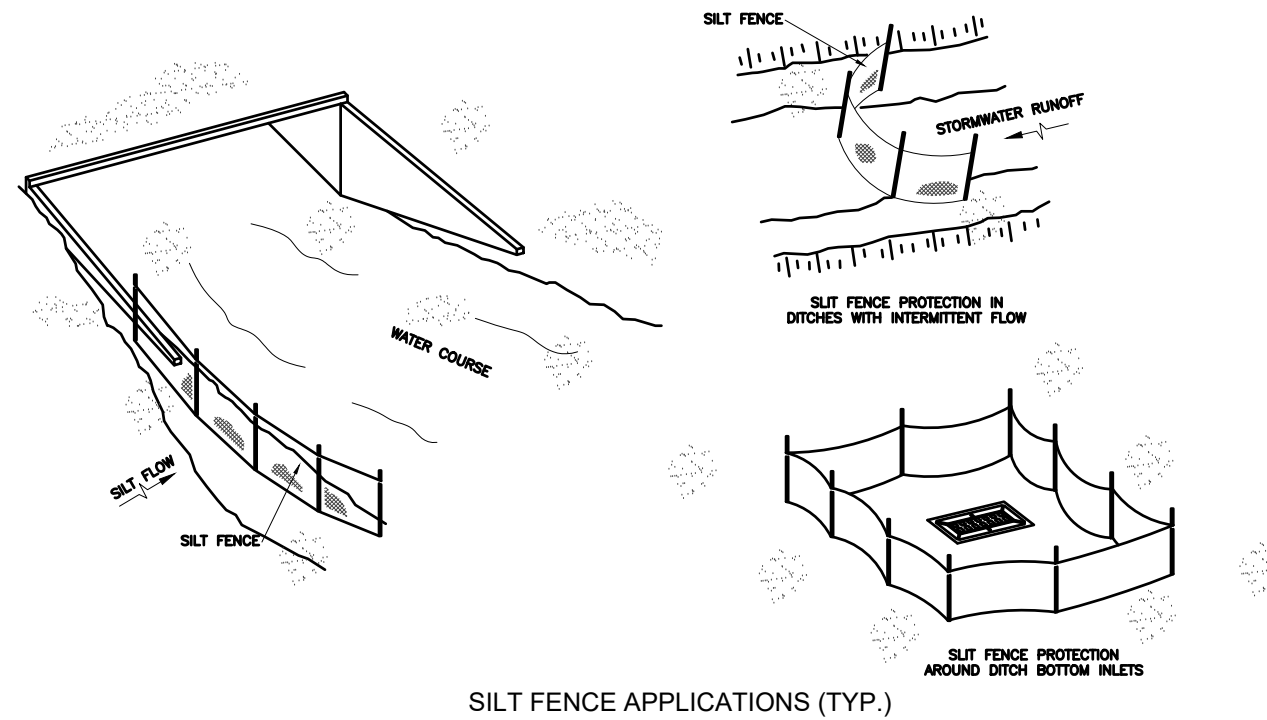
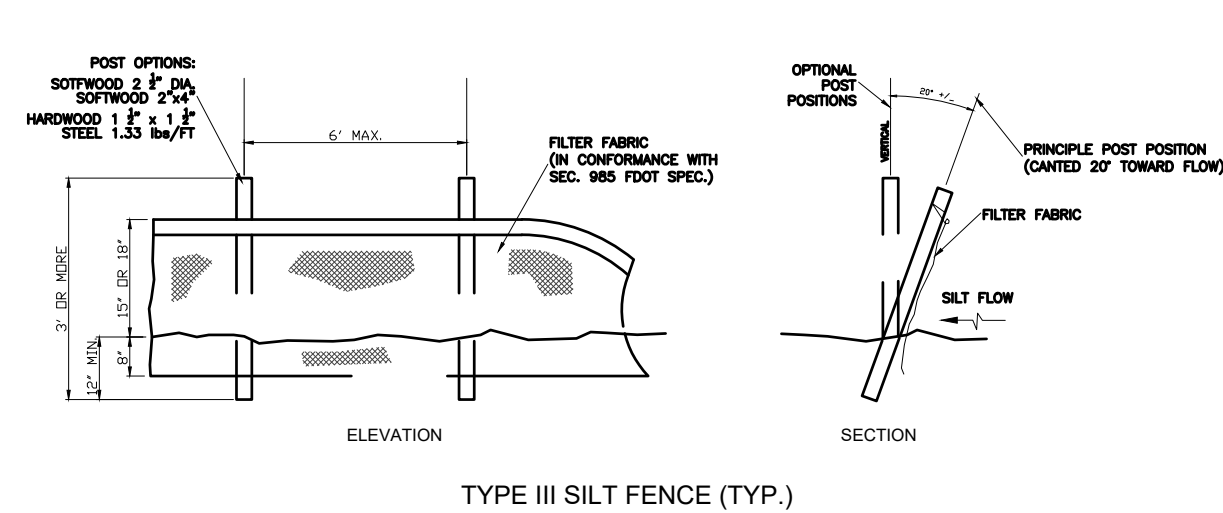
NOTES:

- 1- TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
- 2- NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
- 3- DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
- 4- NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.



NOTE:

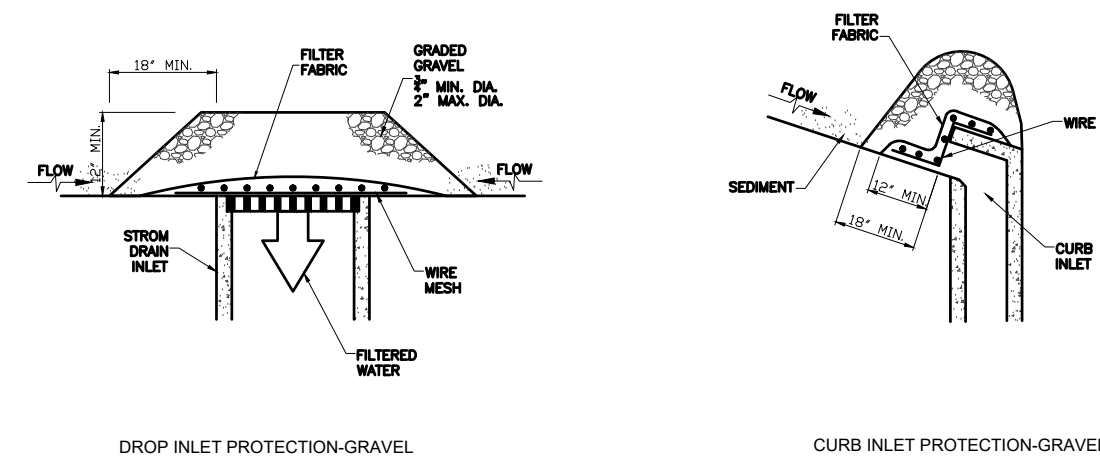
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS IS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.



NOTES FOR SILT FENCES:

- 1- TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FDOT DESIGN STANDARDS INDEX 102.
- 2- TYPE IV SILT FENCE TO BE USED WHERE LARGE SEDIMENT LOADS ARE ANTICIPATED. SUGGESTED USE IS WHERE FILL SLOPE IS 1:2 OR STEEPER AND LENGTH OF SLOPE EXCEEDS 25 FEET. AVOID USE WHERE THE DETAINED WATER MAY BACK INTO TRAVEL LANES OR OFF THE RIGHT OF WAY.

SEDIMENT BARRIERS (TYP.) OR APPROVED ALTERNATIVE

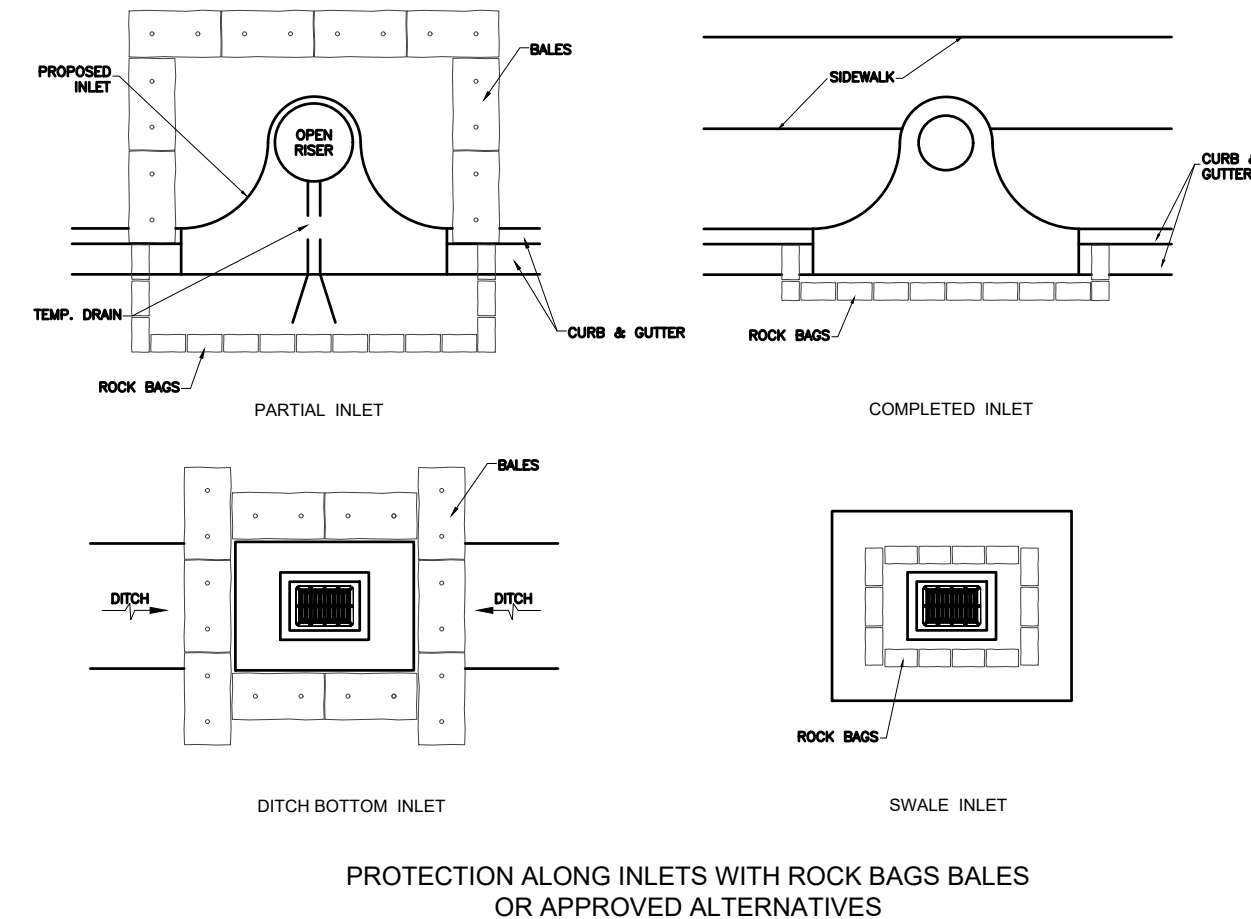


GRAVEL APPLICATIONS (TYP.) OR APPROVED ALTERNATIVE

NOTES FOR INLET PROTECTION GRAVEL:

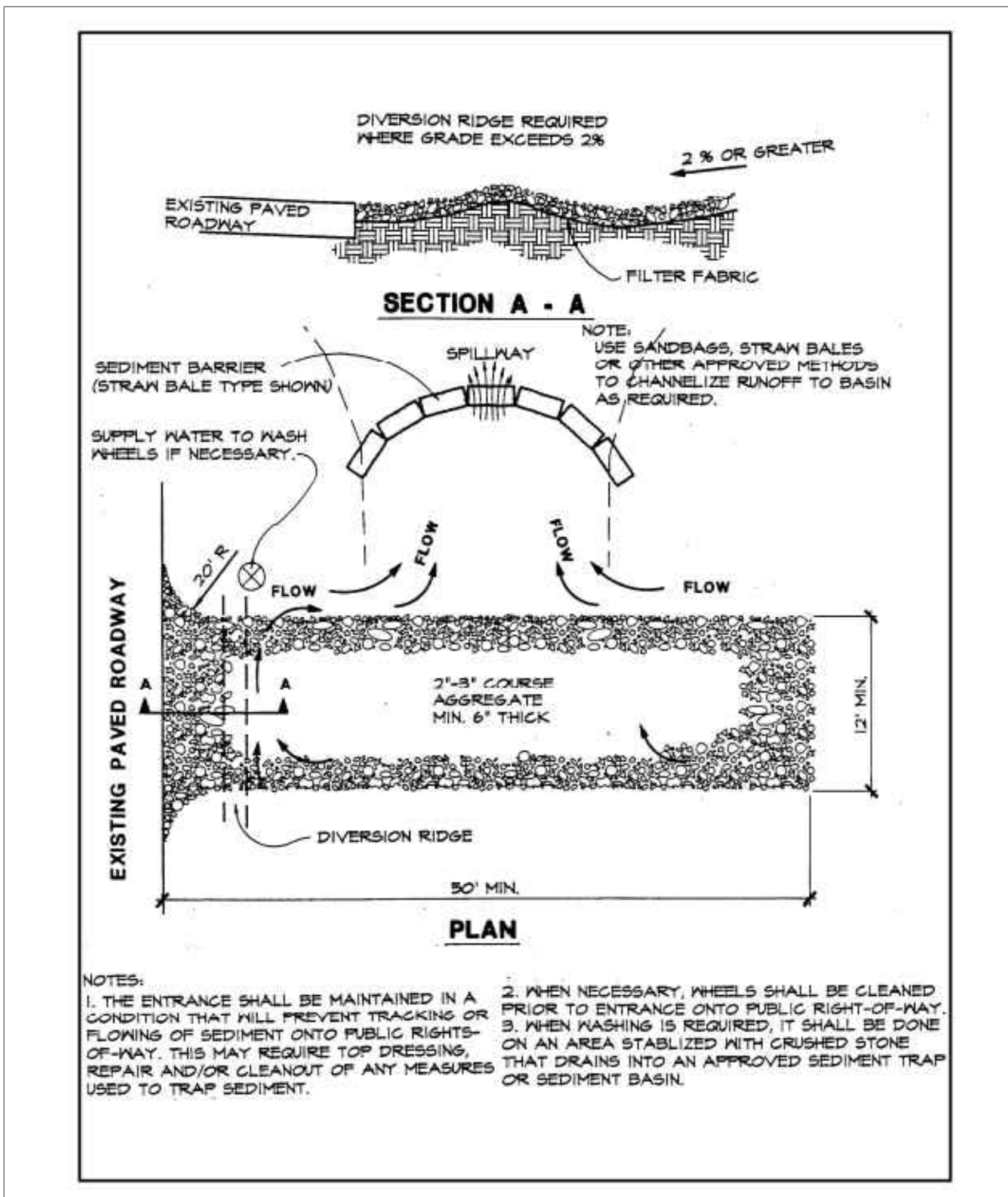
- 1- INSTALLATION/APPLICATION CRITERIA:
 - PLACE WIRE MESH (WITH 1/4 INCH OPENINGS) OVER THE INLET GRATE EXTENDING ONE FOOT PAST THE GRATE IN ALL DIRECTIONS.
 - PLACE FILTER FABRIC OVER THE MESH. FILTER FABRIC SHOULD BE SELECTED BASED ON SOIL TYPE.
 - PLACE GRADED GRAVEL TO A MINIMUM DEPTH OF 12 INCHES, OVER THE FILTER FABRIC AND EXTENDING 18 INCHES PAST THE GRATE IN ALL DIRECTIONS.
- 2- MAINTENANCE:
 - INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE MONTHLY.
 - REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 4 INCHES IN DEPTH.
 - REPLACE FILTER FABRIC AND CLEAN OR REPLACE GRAVEL IF CLOGGING IS APPARENT.
- 3- LIMITATIONS:
 - RECOMMENDED FOR MAXIMUM DRAINAGE AREA OF ONE ACRE.
 - EXCESS FLOWS MAY BYPASS THE INLET REQUIRING DOWN GRADIENT CONTROLS.
 - FLOODING WILL OCCUR AT INLET.

INLET PROTECTION SYSTEM (TYP.) OR APPROVED ALTERNATIVE



NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS:

- 1- TYPE I AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FDOT DESIGN STANDARDS INDEX 102.
- 2- BALES SHALL BE ANCHORED WITH TWO (2) 1"x2" (or 1" dia.) x 4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
- 3- RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAYBE USED IF APPROVED BY THE ENGINEER.
- 4- ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.
- 5- WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.



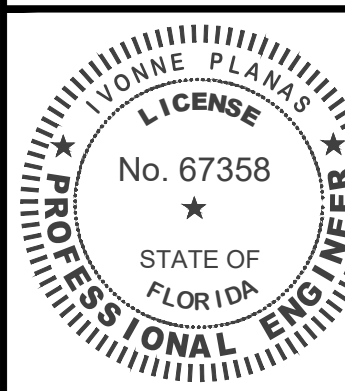
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



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SWPPP DETAILS



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SHEET No. 5 of 5

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