LEGEND

DENOTES REGRADING AS PER VoP PUBLIC WORKS TYPICAL SWALE DETAIL

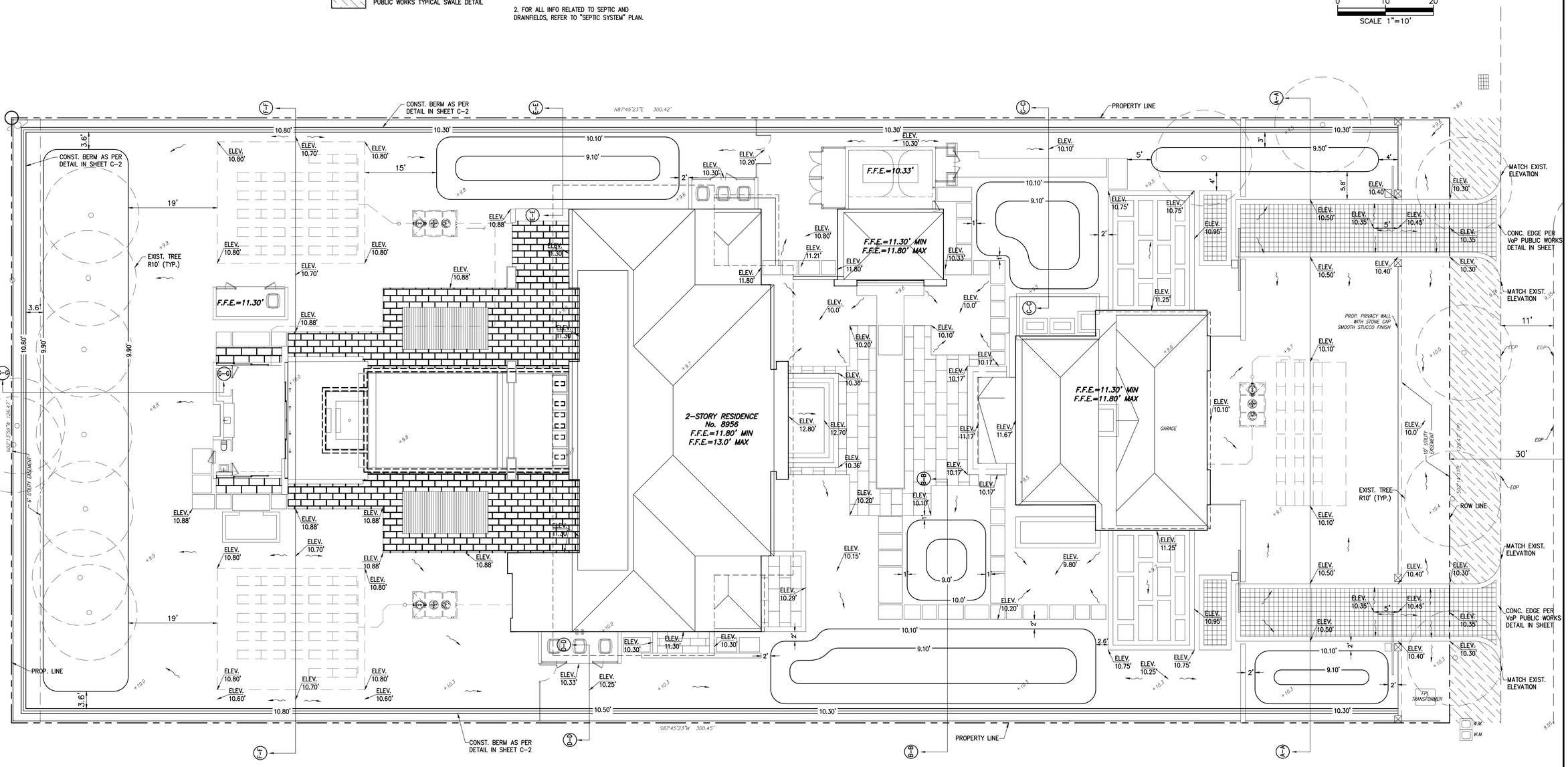
NOTES:

1. FOR TREE INFO PLEASE REFER TO LANDSCAPE PLAN.

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

0 10 20

SCALE 1"=10'



SWIMMING POOL IS UNDER SEPARATE PERMIT

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.11.12 16:00:01 -05'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT PINECREST, FL 33156 GRADING AND DRAINAGE PLAN

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 11-11-2025

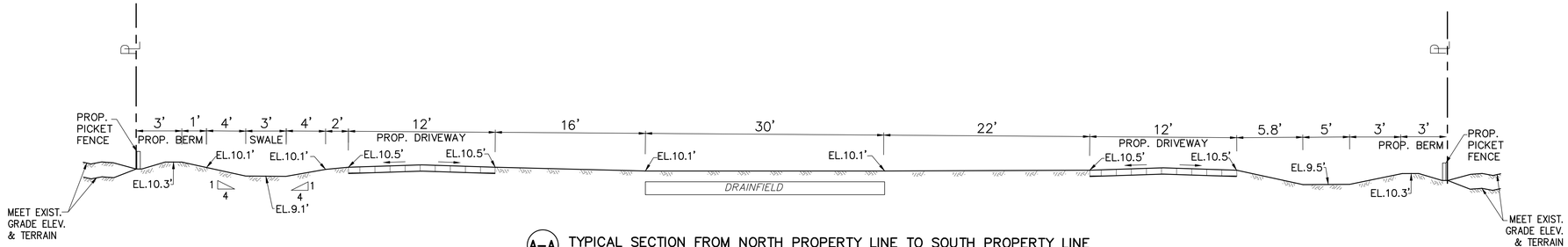
SCALE AS SHOWN

DRAWN I.P.

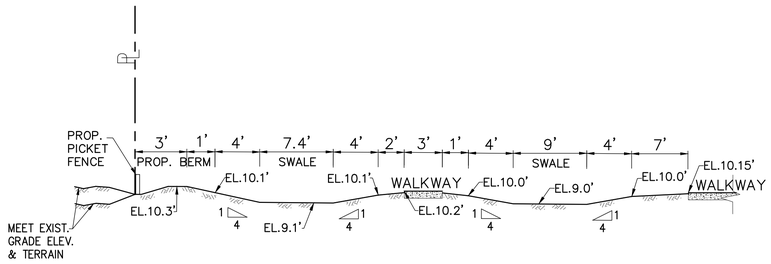
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ACE ENGINEERING SOLUTIONS, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ACE ENGINEERING SOLUTIONS, INC.

SHEET No. 1 of 5

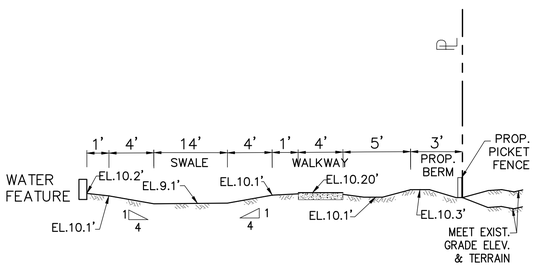
C-1



A-A TYPICAL SECTION FROM NORTH PROPERTY LINE TO SOUTH PROPERTY LINE
N.T.S.



B-B TYPICAL SECTION
N.T.S.



C-C TYPICAL SECTION
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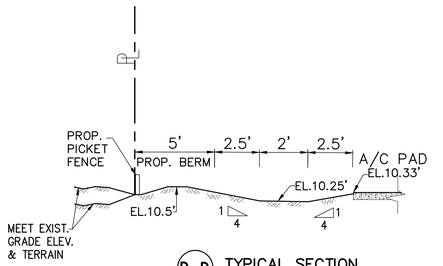

D-D TYPICAL SECTION
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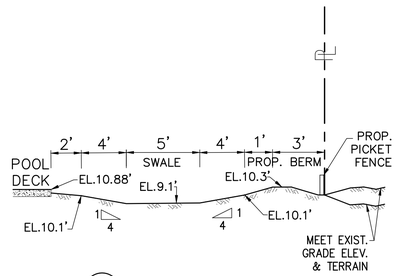

E-E TYPICAL SECTION
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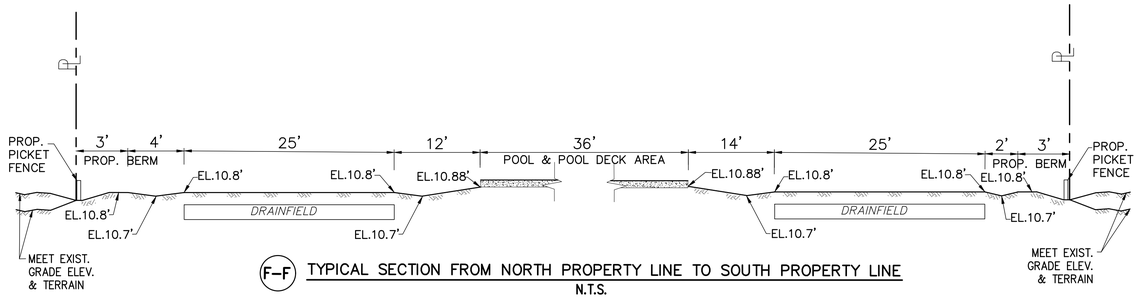

F-F TYPICAL SECTION FROM NORTH PROPERTY LINE TO SOUTH PROPERTY LINE
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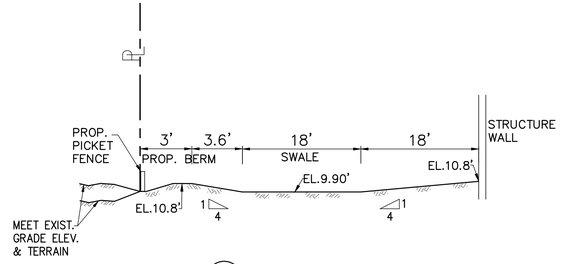
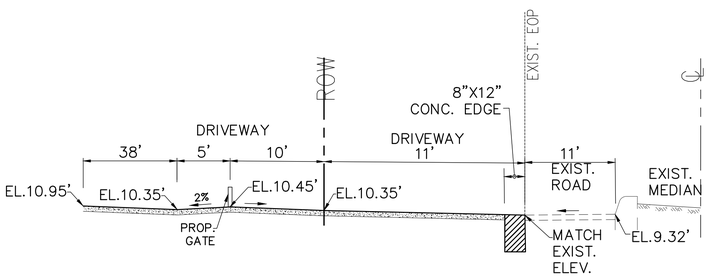
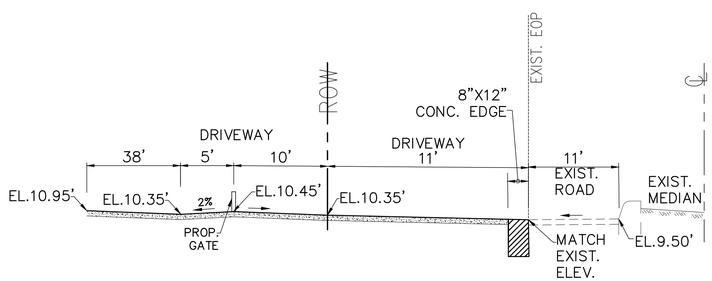


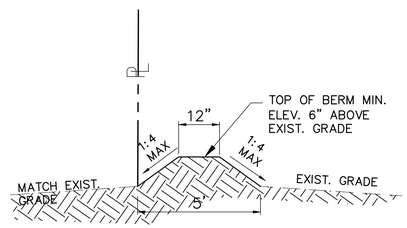
G-G TYPICAL SECTION
N.T.S.



TYPICAL SECTION FOR PROP. SOUTHERNMOST DRIVEWAY
N.T.S.



TYPICAL SECTION FOR PROP. NORTHERNMOST DRIVEWAY
N.T.S.



BERM DETAIL
N.T.S.

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.

Ivonne Planas
Digitally signed by Ivonne Planas
Date: 2025.11.12 16:00:26 -05'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
CROSS SECTIONS

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 11-11-2025
SCALE AS SHOWN
DRAWN I.P.

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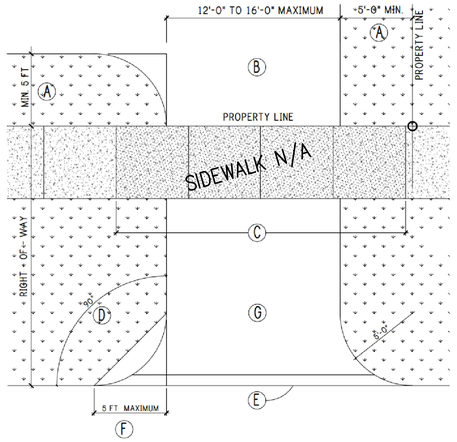


(A) MINIMUM SETBACK OF PAVED SURFACE TO PROPERTY LINE

(B) MINIMUM WIDTH 12'-0" MAXIMUM WIDTH 16'-0"

(C) FOR EXISTING SIDEWALK @ EXISTING DRIVEWAY-NO CHANGES REQUIRED. NEW DRIVEWAY LOCATION @ EXISTING SIDEWALK REQUIRES REPLACEMENT 6" NON-REINFORCED CONCRETE SLAB. SEPARATE PUBLIC WORKS PERMIT REQUIRED.

(D) DRIVEWAY APPROACH SHOULD BE @ 90 DEG. ANGLE TO ADJACENT STREET EDGE.

(E) SAW CUT @ CONNECTION TO STREET EDGE. PROVIDE A 12"(D) x 8"(W) 3000 psi UNREINFORCED CONCRETE EDGE

(F) MIN./MAX. FLARE / RADIUS ALLOWABLE.

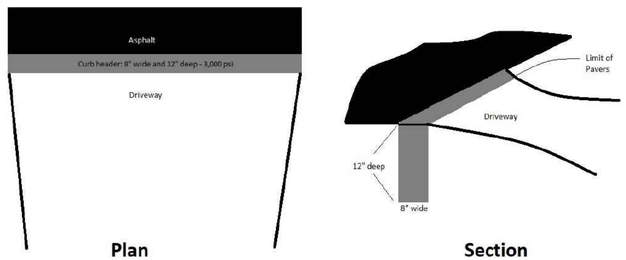
(G) ANY WORK IN THE RIGHT-OF-WAY REQUIRES A RECORDED COVENANT: INCLUDES: STAMPED CONCRETE, BRICK, FIBERMESH CONC., STOVE PAVERS (GRAVEL NOT PERMITTED), ASPHALT AND NON REINFORCED CONC.

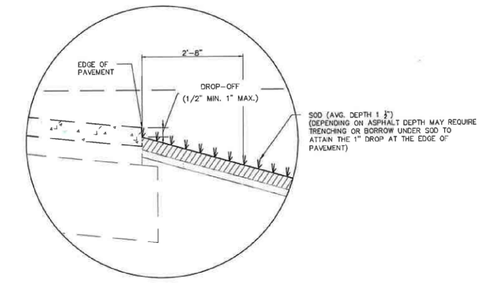
VILLAGE OF PINECREST — **DRIVEWAY APPROACH STANDARDS AND CONDITIONS**

Revised 5.24.23

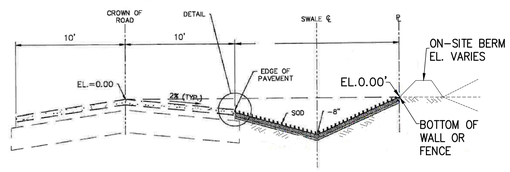
Driveway Header Curb Detail

(N.T.S.)





DETAIL



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

2021

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 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 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 (OR EDGE NEW DRIVEWAY APPROACH) WILL BE A MINIMUM OF 20' FROM THE EDGE OF THE OPPOSITE SIDE OF THE ROAD FOR RESIDENTIAL STREETS AND 22' FOR ALL SECTION–LINE AND HALF–SECTION LINE ROADS. THIS STANDARD ALSO APPLIES TO CONCRETE OR ASPHALT DRIVEWAYS.

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. COMPLY WITH ADA SURFACE REQUIREMENTS.

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.

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.11.12 16:00:40 -05'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
GENERAL NOTES AND DETAILS

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 11–11–2025

SCALE AS SHOWN

DRAWN I.P.

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GENERAL NOTES:

1. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE.

2. 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:

   A) 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.

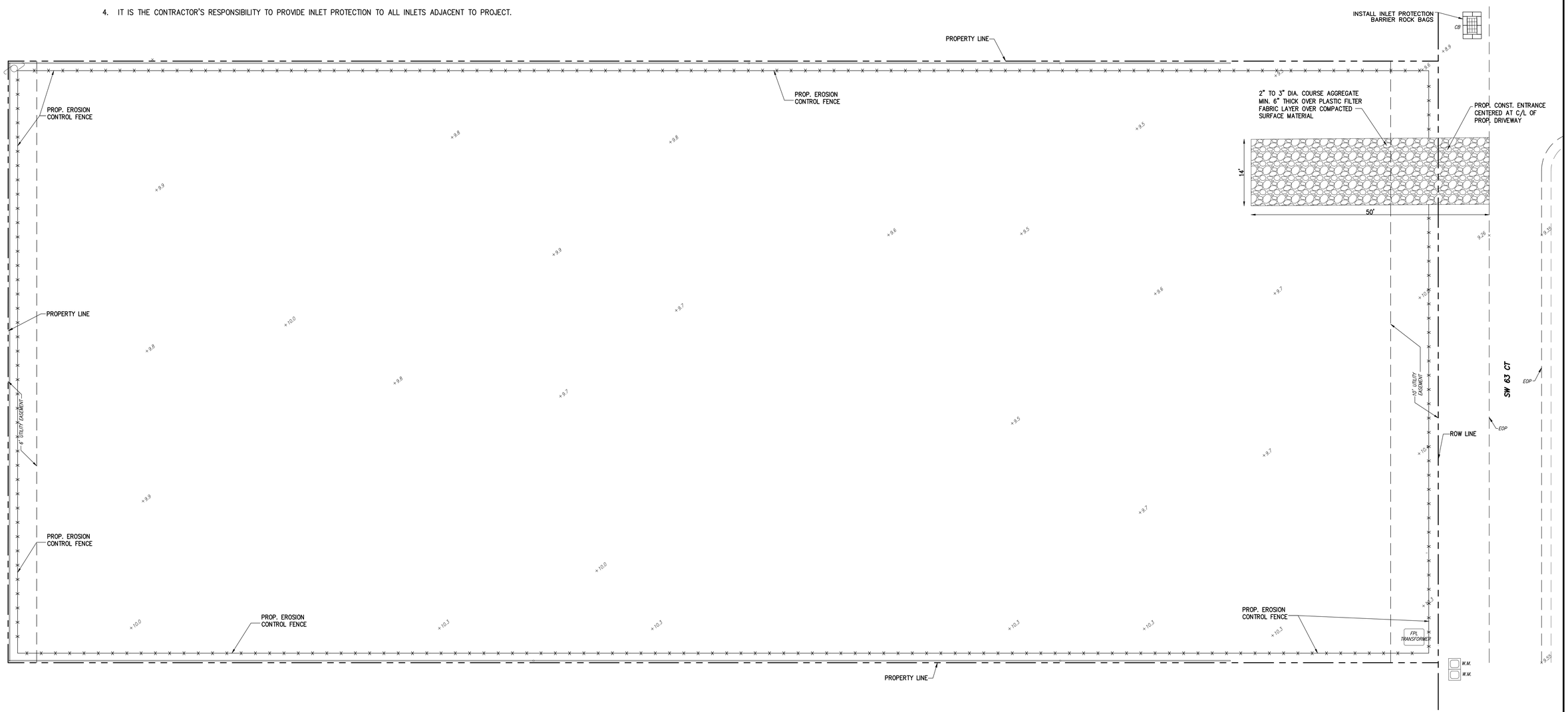
   B) SANITARY/SEPTIC FACILITIES FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION IN ORDER TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH.

   C) 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.

3. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS FOR WASTE DISPOSAL, AND SANITARY SEWER OR SEPTIC SYSTEMS.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE INLET PROTECTION TO ALL INLETS ADJACENT TO PROJECT.

0 10 20
SCALE 1"=10'



Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.11.12 16:00:55 -05'00'

ACE ENGINEERING SOLUTIONS, INC.
DESIGN AND CONSULTING SERVICES
IPLANASR@OUTLOOK.COM

REVISIONS	BY

8965 SW 63 CT
PINECREST, FL 33156
SWPPP SITE PLAN

IVONNE PLANAS LICENSE No. 67358 STATE OF FLORIDA PROFESSIONAL ENGINEER

IVONNE PLANAS, P.E.
FL. LICENSE 67358

DATE 11-11-2025
SCALE AS SHOWN
DRAWN I.P.

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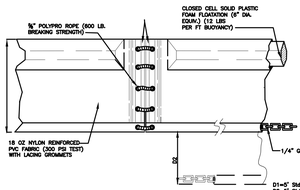
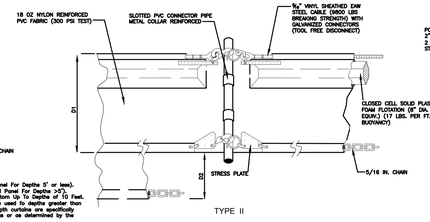
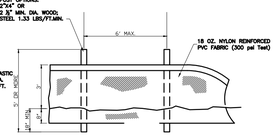


TYPE I

D1=6' Std (Single Panel For Depths 6' or less). D2=3' Std (Additional Panel Required For Depths Greater Than 6' and Additional Panels For Depths of 12 Feet. Two (2) Panels to be used to depths greater than 10' unless special depth curtains are specifically called for in the plans or as determined by the Engineer.



TYPE II



STAKED TURBIDITY BARRIER (TYP.)

LEGEND:

- PILE LOCATIONS
- DREDGE OR FILL AREA
- MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION

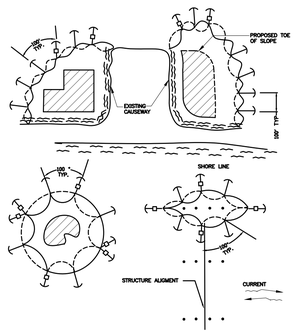
NOTES:

1– TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.

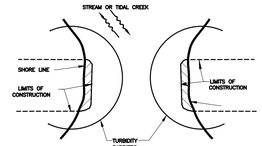
2– NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.

3– DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.

4– NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.

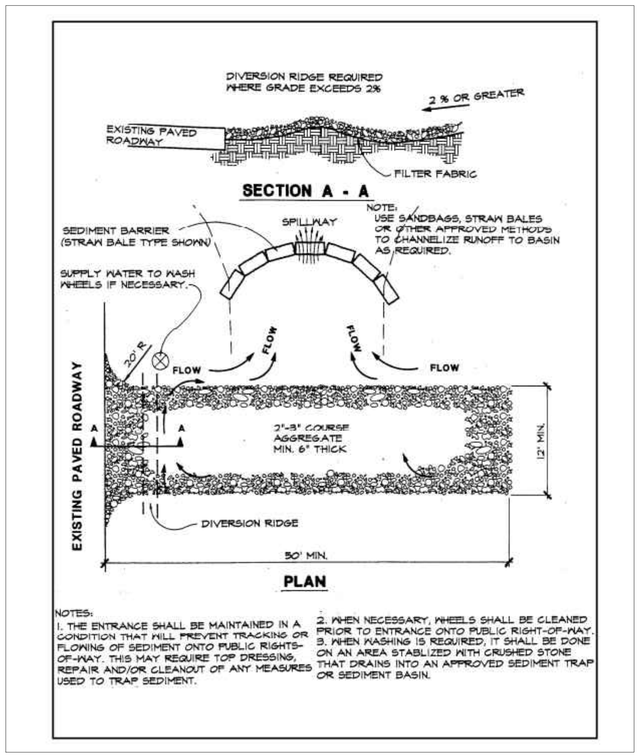


TURBIDITY BARRIER APPLICATIONS
FLOATING TURBIDITY BARRIERS (TYP.)

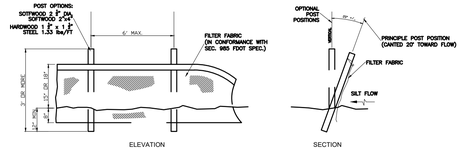


NOTE:

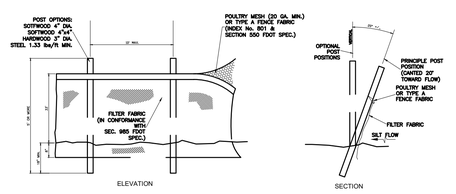
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPES(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEMS(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.



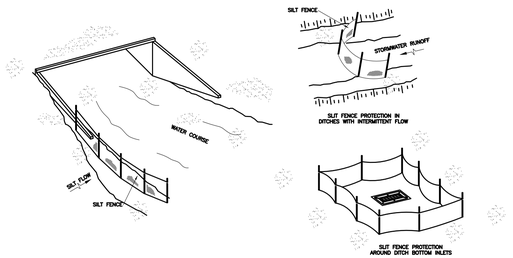
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



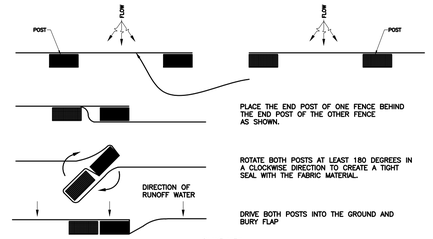
TYPE III SILT FENCE (TYP.)



TYPE IV SILT FENCE (TYP.)



SILT FENCE APPLICATIONS (TYP.)



JOINING TWO SILT FENCES (TYP.)

NOTES FOR SILT FENCES:

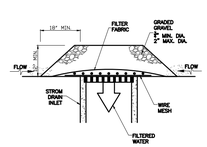
1– TYPE III SILT FENCE TO BE USED AT MOST LOCATIONS. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1, SHEET 1 OF 2010 FDOT DESIGN STANDARDS INDEX 102.

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.

3– DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

4– WHERE USED AS SLOPE PROTECTION, SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

SEDIMENT BARRIERS (TYP.)
OR APPROVED ALTERNATIVE



GRAVEL APPLICATIONS (TYP.)
OR APPROVED ALTERNATIVE

NOTES FOR INLET PROTECTION GRAVEL:

1– INSTALLATION/APPLICATION CRITERIA:

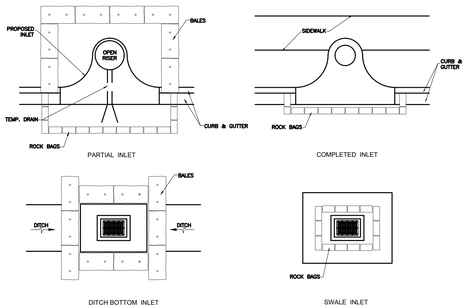
- PLACE WIRE MESH (WITH ½ INCH OPENINGS) OVER THE INLET GRATE EXTENDING ONE FOOT PAST THE GRATE IN ALL DIRECTIONS.
- PLACE FILTER FABRIC OVER THE MESH. FILTER FABRIC SHOULD BE SELECTED BASED ON SOIL TYPE.
- PLACE GRADED GRAVEL, TO A MINIMUM DEPTH OF 12 INCHES, OVER THE FILTER FABRIC AND EXTENDING 18 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.
- PONDING WILL OCCUR AT INLET.



PROTECTION ALONG INLETS WITH ROCK BAGS BALES
OR APPROVED ALTERNATIVES

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.

INLET PROTECTION SYSTEM (TYP.)
OR APPROVED ALTERNATIVE

Ivonne Planas

Digitally signed by Ivonne Planas
Date: 2025.11.12 16:01:09 -05'00'

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REVISIONS	BY

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DATE 11-11-2025
SCALE AS SHOWN
DRAWN I.P.

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