

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

CONDITION OF PERMIT - PW - SFR - D/W

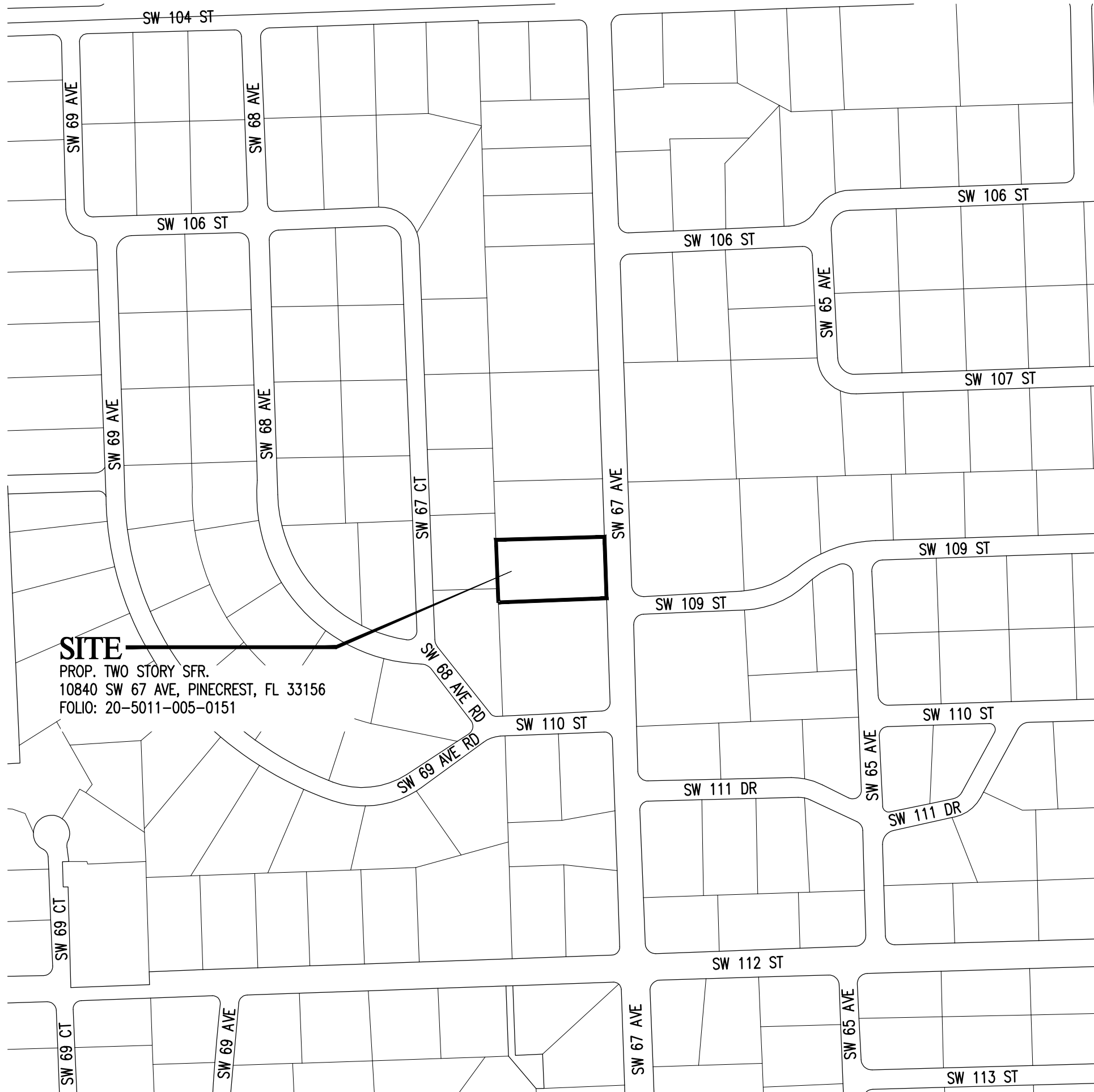
1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN 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 VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS: RICK CARR - CCARR@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 CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE.
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.

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 = 3.2' NGVD
6. ALL ELEVATIONS REFER TO 1929 N.G.V.D.
7. SHOULD FIELD CONDITIONS CONFLICT WITH THIS PLAN NOTIFY THE ENGINEER IMMEDIATELY.
8. FEMA: ZONE AE ELEVATION 10 COMMUNITY NO. 120425 SUFFIX: L PANEL: 0466 DATED (09/11/09)
9. FOLIO #: 20-5011-005-0151
10. HIGHEST CROWN OF ROAD 10.20' NGVD.
11. CONTRACTOR TO FOLLOW RECOMMENDATION BY GEOTECHNICAL ENGINEER FOR SUB-SURFACE PREPARATION.
12. 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.

SITE NOTES

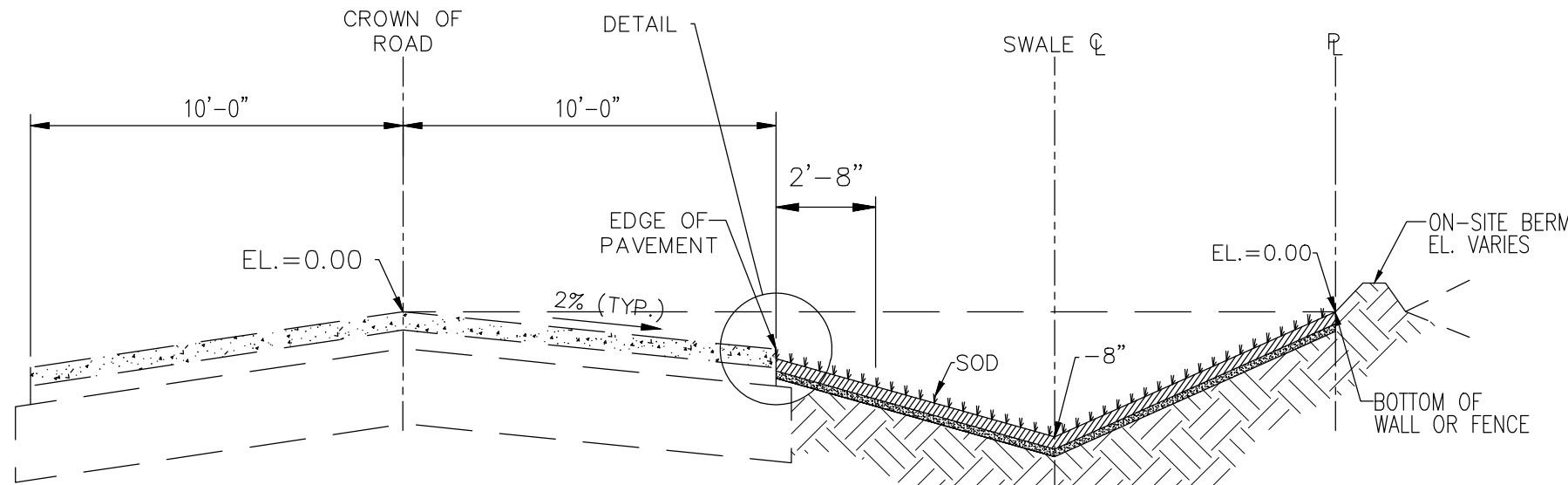
1. FOR EXISTING TREES TO REMAIN AND RELOCATIONS, REFER TO LANDSCAPING PLAN
2. EXISTING TREES TO REMAIN SHALL HAVE A MINIMUM 10' SEPARATION RADIUS SURROUNDING TRUNK WITH NO DISTURBANCE. SEE LANDSCAPING PLANS ADDITIONAL DETAILS.
3. PROPOSED BERM ALONG ALL PROPERTY LINE TO BE MINIMUM 6" ABOVE EXISTING GRADE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



LEGAL DESCRIPTION

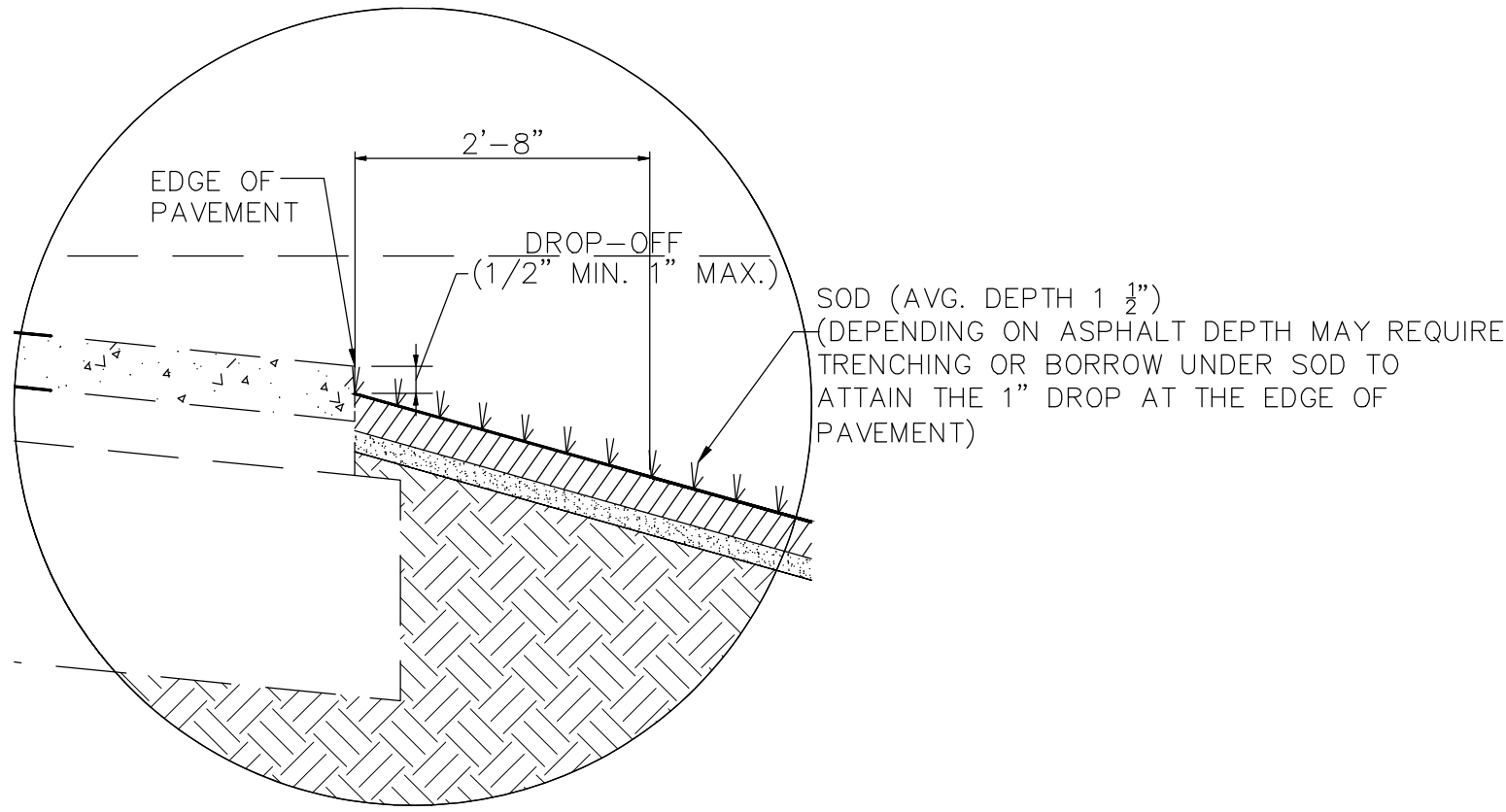
THE SOUTH 1/2 OF LOT 16, BLOCK 1, REPLAT OF HELMS COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 20-5011-005-0151



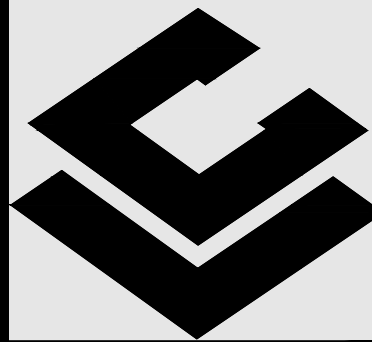
VILLAGE OF PINECREST PUBLIC WORKS  
TYPICAL SWALE DETAIL

2021



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!



CARLAB, INC.  
ENGINEERS AND PLANNERS  
CERTIFICATE OF AUTHORIZATION 6419  
8730 S.W. 25 STREET MIAMI, FL 33165  
TEL: 785.385.4093 | FAX: 305.226-0438  
E-MAIL: SLABISTE@CARLABINC.COM

PROJECT NAME:  
**NEW CONSTRUCTION**  
10840 SW 67 AVE, PINECREST, FL 33156  
FOLIO: 20-5011-005-0151

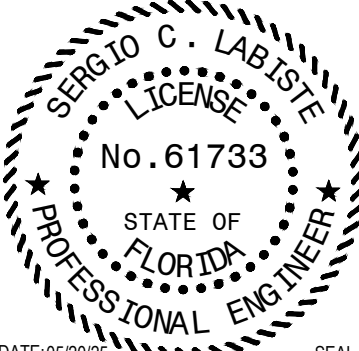
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CARLAB, INC PROJECT NUMBER  
2503-2314

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| DRAWN    | AMG      |
| CHECKED  | BMN      |
| DESIGNED | AMG      |
| SCALE    | AS SHOWN |
| DATE     | 04/23/25 |

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SERGIO LABISTE  
2025.05.20 09:32:27  
-04'00'



DATE: 05/20/25 SEAL  
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE

CIVIL COVER  
SHEET AND  
NOTES

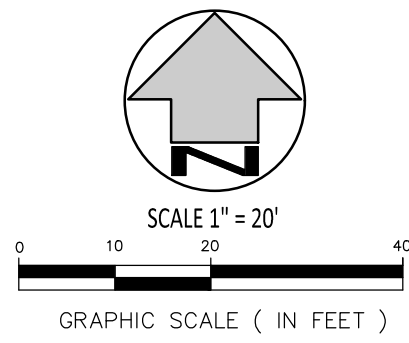
SHEET NUMBER

INDEX OF SHEETS:

- C-1 CIVIL COVER SHEET AND NOTES
- C-2 PROPOSED GRADING & DRAINAGE PLAN AND SECTIONS
- C-3 STORM WATER POLLUTION PREVENTION PLAN

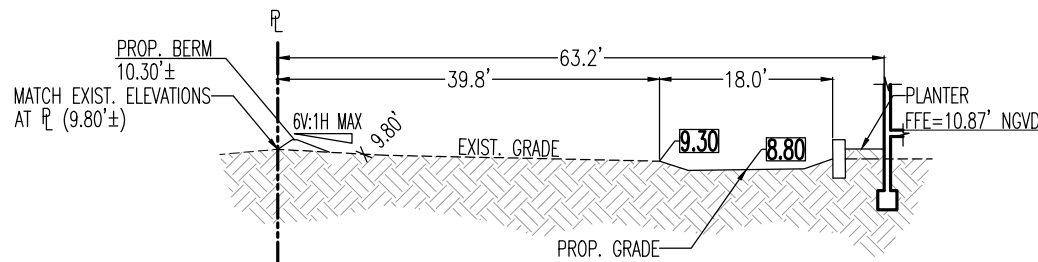
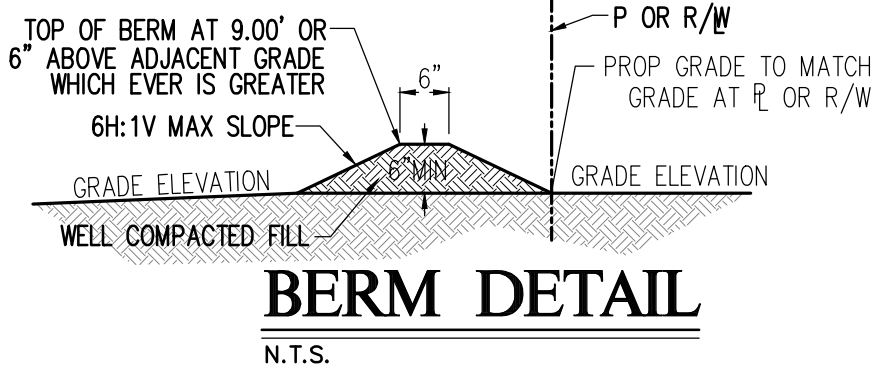
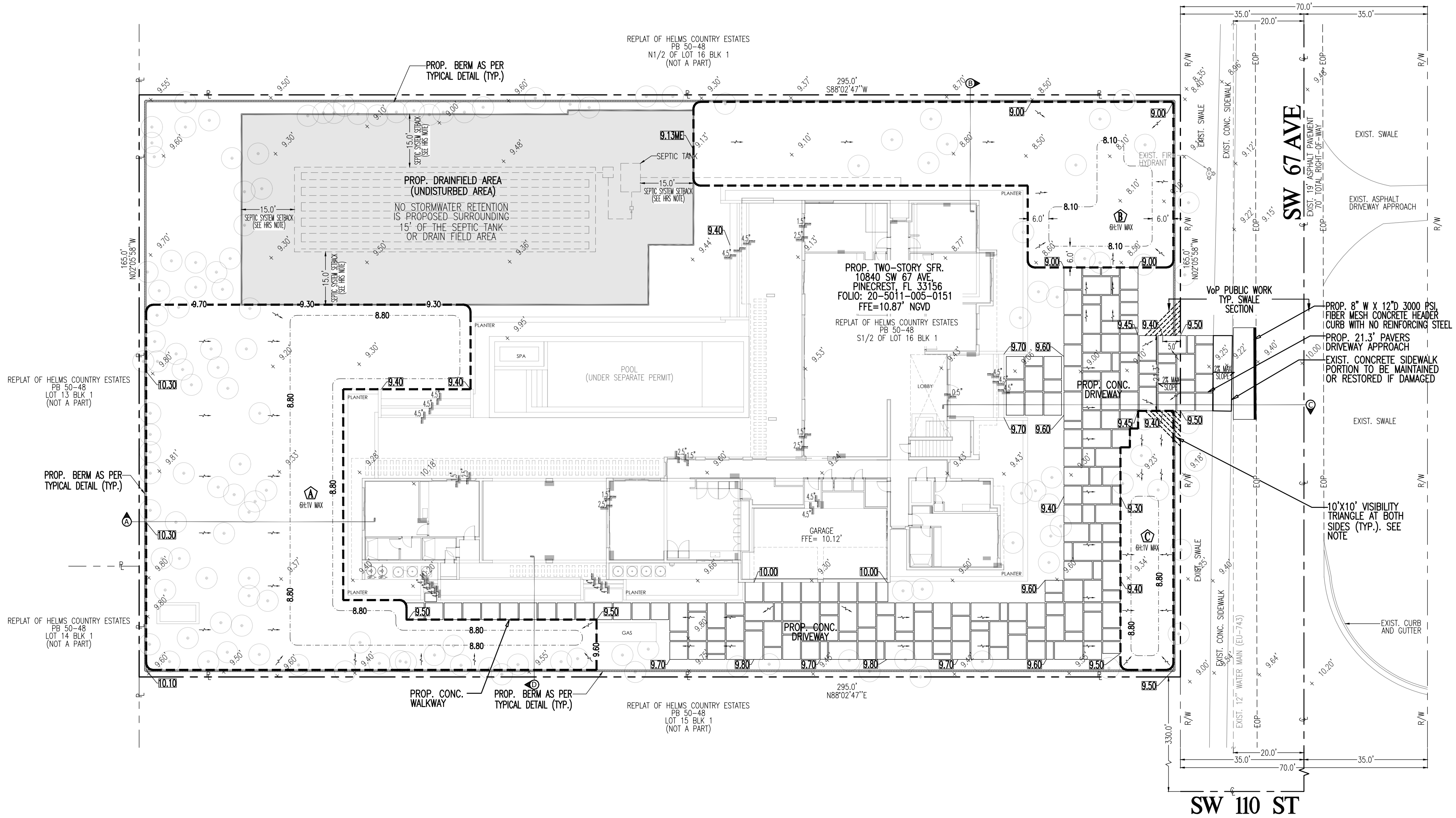
C-1

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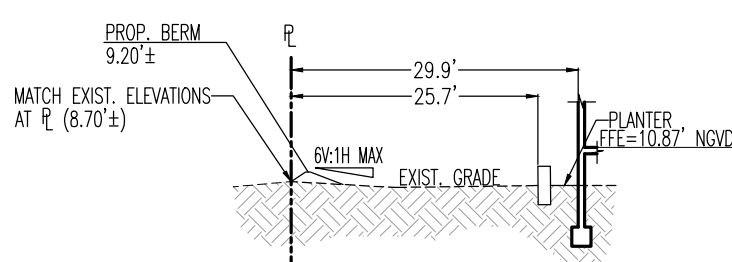


## LEGEND

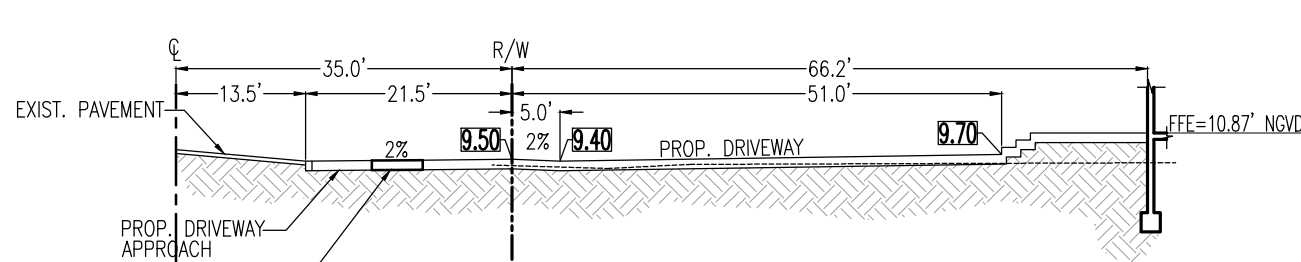
|                                       |     |
|---------------------------------------|-----|
| RIGHT-OF-WAY                          | --- |
| MONUMENT LINE                         | --- |
| PROPERTY LINE                         | --- |
| CENTER LINE                           | --- |
| BASE LINE                             | --- |
| EDGE OF PAVEMENT                      | --- |
| EXISTING OVERHEAD WIRE                | --- |
| EXISTING CHAIN LINK FENCE             | --- |
| PROPOSED                              | --- |
| EXIST.                                | --- |
| SWK.                                  | --- |
| INVERT                                | --- |
| TOP OF PIPE                           | --- |
| DEMOTES 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       | --- |
| EXISTING ELECTRIC MANHOLE             | --- |
| EXISTING WATER MANHOLE                | --- |
| EXISTING AT&T MANHOLE                 | --- |
| EXISTING TRAFFIC SIGN                 | --- |
| EXISTING TELEPHONE UTILITY            | --- |
| EXISTING TRAFFIC SIGN                 | --- |
| EXISTING ELECTRICAL UTILITY           | --- |
| EXISTING TRAFFIC SIGN POLE            | --- |
| PROPOSED CLEAN-OUT                    | --- |
| PROPOSED CORPORATION STOP             | --- |
| PROPOSED TEE                          | --- |
| PROPOSED REDUCER                      | --- |
| DEMOTES EXIST. FLOW DIRECTION         | --- |
| PROPOSED TAPPING SLEEVE               | --- |
| PROPOSED BACKFLOW                     | --- |
| PROPOSED WATER VALVE                  | --- |
| EXISTING WATER VALVE                  | --- |
| EXISTING ELEVATION                    | --- |
| PROPOSED ELEVATION                    | --- |
| MATCH EXISTING ELEVATION              | --- |
| EXISTING CATCH BASIN                  | --- |
| PROPOSED CATCH BASIN AND FRENCH DRAIN | --- |



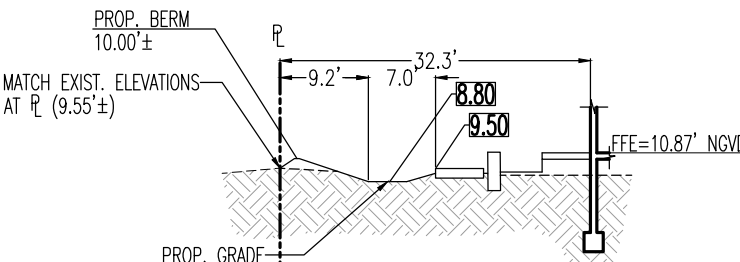
SECTION A  
SCALE: N.T.S.



SECTION B  
SCALE: N.T.S.



SECTION C  
SCALE: N.T.S.



SECTION D  
SCALE: N.T.S.

VISIBILITY TRIANGLE NOTE  
NOTHING SHALL BE ERECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO FORM A "LATERAL IMPEDIMENT" TO "VISIBILITY" BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2) FEET AND TEN (10) FEET ABOVE THE STREET GRADE LEVEL WITHIN "VISIBILITY TRIANGLES".

TOP OF BERM IS PROPOSED TO BE AT 9.00' MINIMUM (CONTROL ELEVATION, SEE DRAINAGE REPORT AND CALC'S), OR 6 INCHES ABOVE THE ADJACENT GRADE, THE MOST STRINGENT OF THE TWO VALUES



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!



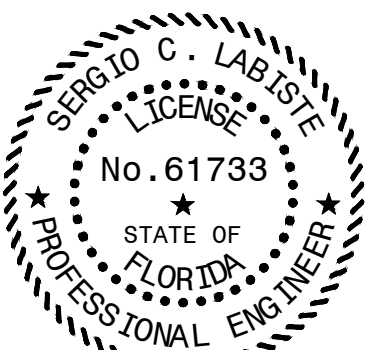
CARLAB, INC.  
ENGINEERS AND PLANNERS  
CERTIFICATE OF AUTHORIZATION 6419  
8730 S.W. 25 STREET MIAMI, FL 33165  
TEL: 785 385 4093 | FAX: 305 226-0438  
E-MAIL: SLABISTE@CARLABINC.COM

PROJECT NAME:  
**NEW CONSTRUCTION**  
10840 SW 67 AVE, PINECREST FL 33156  
FOLIO: 20-5011-005-0151

| REVISIONS | DATE | BY |
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| DRAWN                      | AMG       |
| CHECKED                    | BMN       |
| DESIGNED                   | AMG       |
| SCALE                      | AS SHOWN  |
| DATE                       | 04/23/25  |

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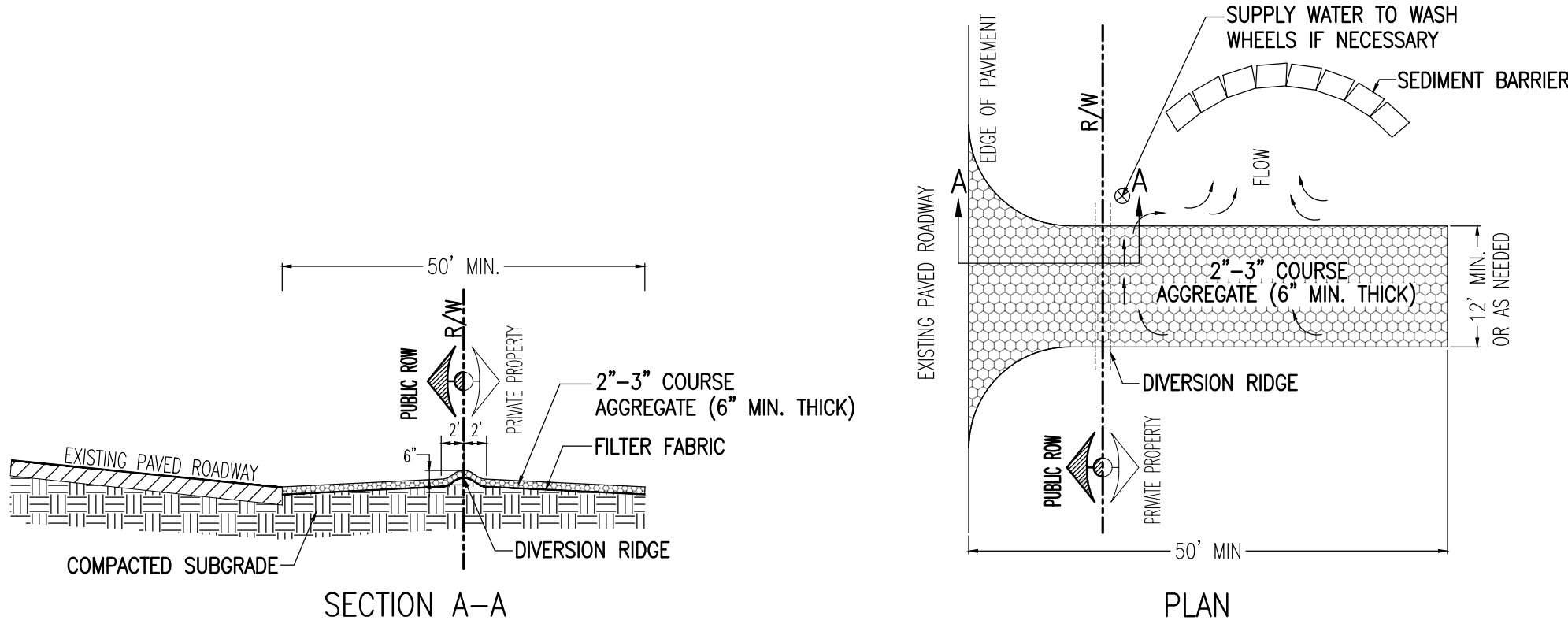
DATE: 05/20/25  
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE

PROPOSED  
GRADING & DRAINAGE  
PLAN AND SECTIONS

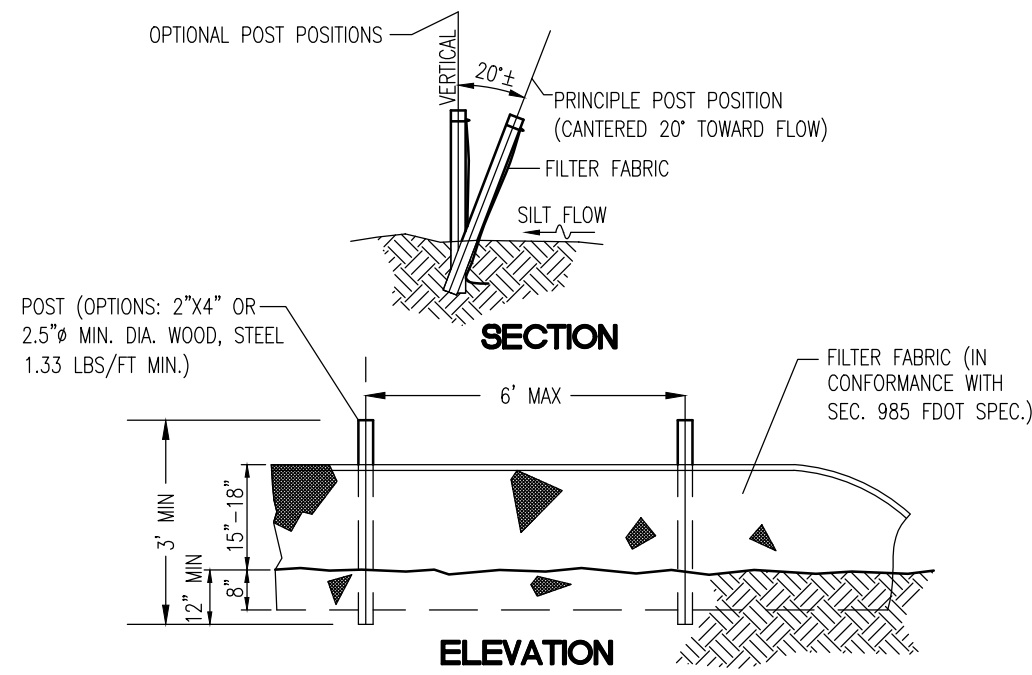
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1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL 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



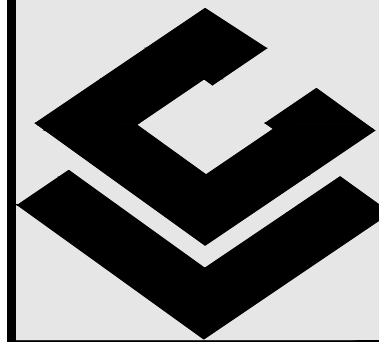
## TYPE III SILT FENCE

SCALE: NTS



## STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1"=20'



**CARLAB, INC.**  
ENGINEERS AND PLANNERS  
CERTIFICATE OF AUTHORIZATION 6419  
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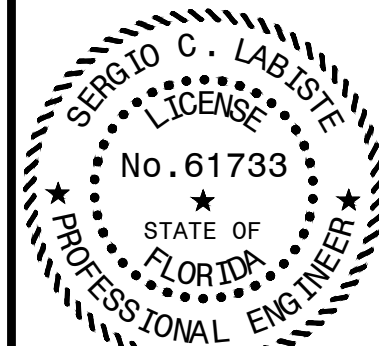
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2503-2314

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DATE: 05/20/25 SEAL  
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE

STORM WATER  
POLLUTION PREVENTION  
PLAN

SHEET NUMBER

C-3