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CONDITION OF PERMIT - PW - SFR - D/W

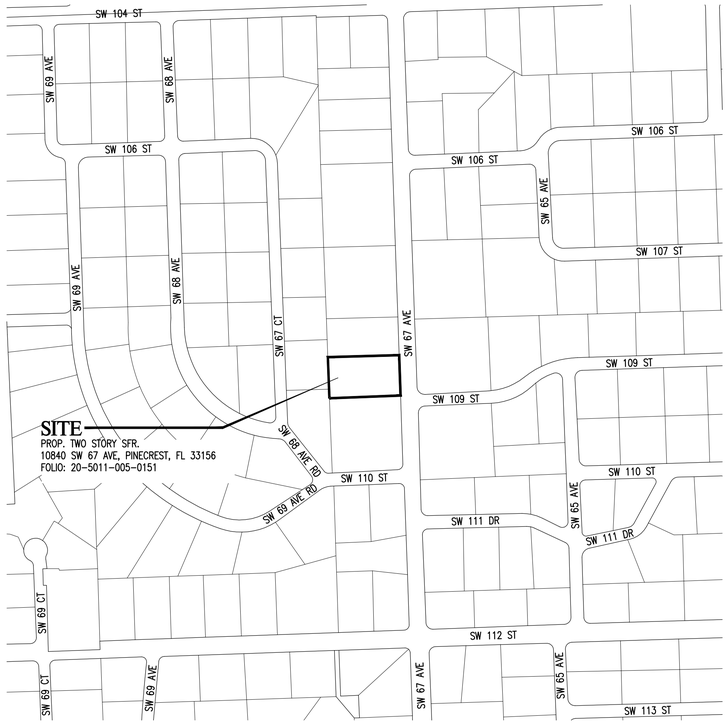
1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE ROW OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE ROW OR ADJACENT PROPERTIES.
3. THE ROW SWALE IS TO BE GRADED USING THE VILLAGE PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN 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 THEE 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.



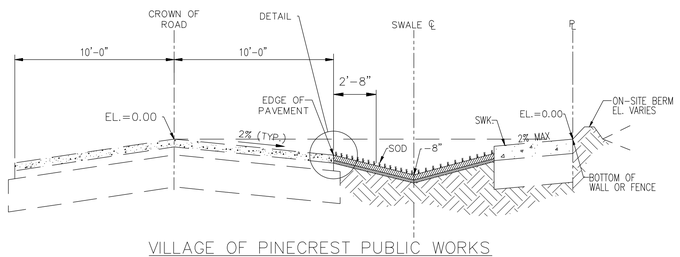
LOCATION MAP

SCALE 1" = 300' S11-T55-R40

LEGAL DESCRIPTION

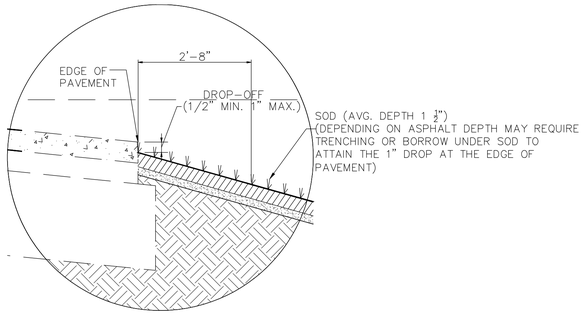
THE SOUTH 1/2 OF LOT 16, BLOCK 1, REPLAT OF HELMS COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 20-5011-005-0151



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL

2021



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!

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

CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33155
TEL: 786 385.4093 | 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

CARLAB,INC PROJECT NUMBER
2503-2314

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

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SERGIO LABISTE
2025.07.17 11:14:33 -04'00'

SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 07/17/25 SEAL

SERGIO C. LABISTE P.E. #61733

SHEET TITLE
CIVIL COVER SHEET AND NOTES

SHEET NUMBER
C-1

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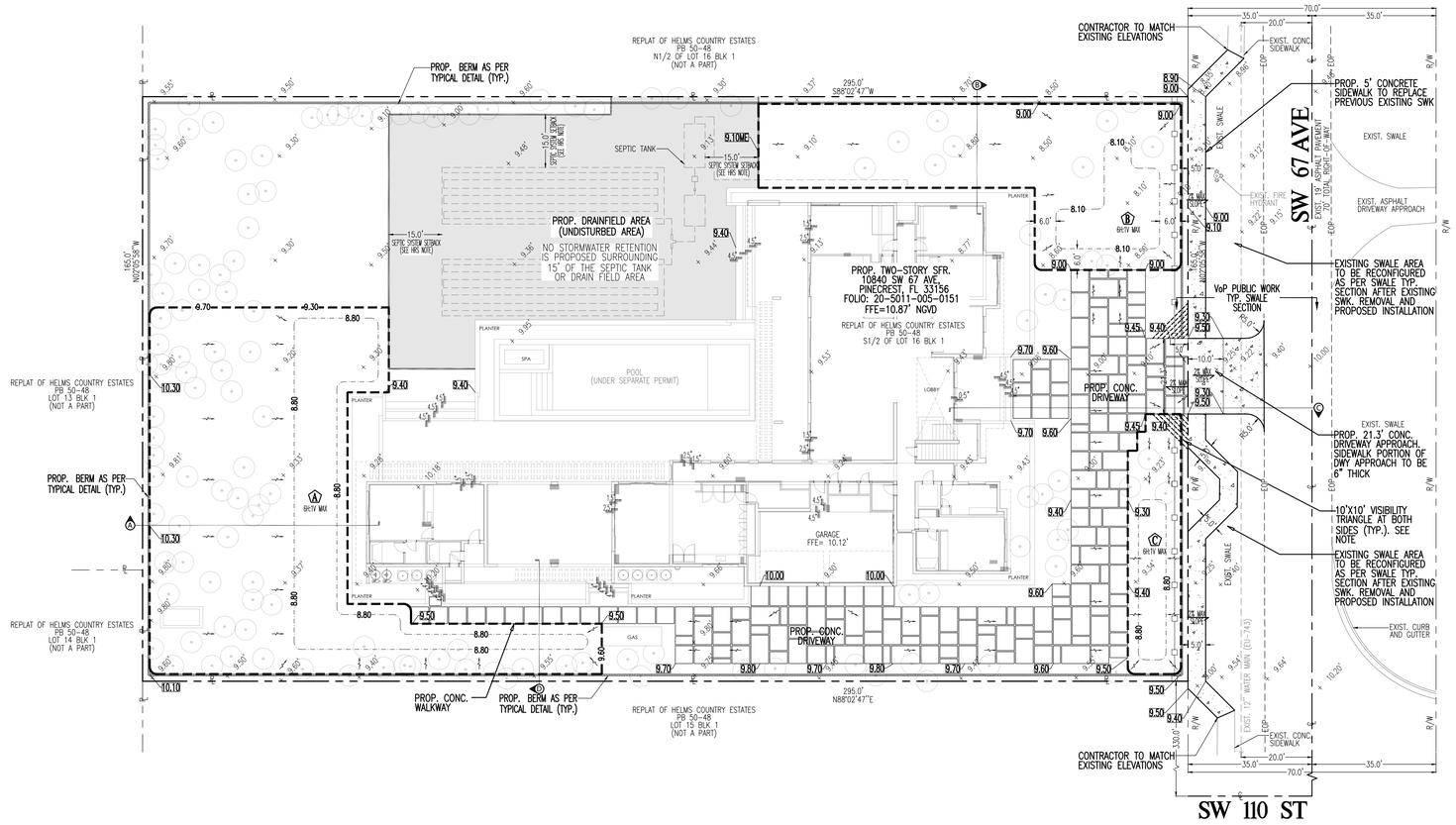
SCALE 1" = 20'

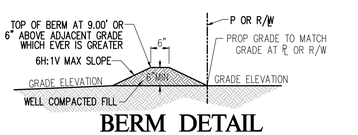
0 10 20 40

GRAPHIC SCALE (IN FEET)

LEGEND

RIGHT-OF-WAY	R/W
MONUMENT LINE	M
PROPERTY LINE	P
CENTER LINE	C
BASE LINE	BBL
EDGE OF PAVEMENT	EOP
EXISTING OVERHEAD WIRE	
EXISTING CHAIN LINK FENCE	X
DENOTES PROPOSED	PROP.
DENOTES EXISTING	EXIST.
DENOTES SIDEWALK	SWK.
DENOTES INVERT	INV.
DENOTES TOP OF PIPE	TOP
DENOTES TYPICAL	TYP.
TO BE FIELD VERIFIED	TBFV
EXISTING UTILITY BOX	
PROPOSED WATER METER	
EXISTING WATER METER	WM
EXISTING SIGN	
EXISTING UTILITY POLE	
EXISTING SANITARY SEWER MANHOLE	SS
EXISTING STORM DRAINAGE MANHOLE	SD
EXISTING ELECTRIC MANHOLE	EM
EXISTING WATER MANHOLE	WM
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	
DENOTES EXIST. FLOW DIRECTION	
PROPOSED TAPPING SLEEVE	
PROPOSED BACKFLOW	
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
EXISTING ELEVATION	X 10.00
PROPOSED ELEVATION	XX.XX
MATCH EXISTING ELEVATION	ME X.XX±
EXISTING CATCH BASIN	
PROPOSED CATCH BASIN AND FRENCH DRAIN	





BERM DETAIL

N.T.S.

VISIBILITY TRIANGLE NOTE

NOTHING SHALL BE ERECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO FORM A "MATERIAL IMPEDIMENT" TO "VISIBILITY" BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2½) 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 CALCS), OR 6 INCHES ABOVE THE ADJACENT GRADE, THE MOST STRINGENT OF THE TWO VALUES

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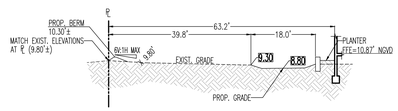

SECTION A

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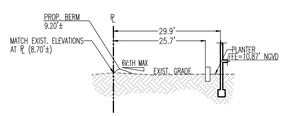

SECTION B

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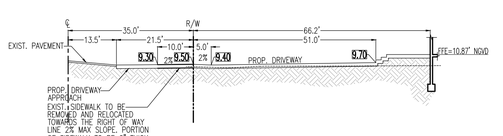

SECTION C

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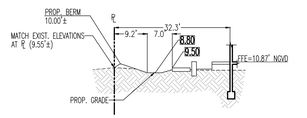

SECTION D

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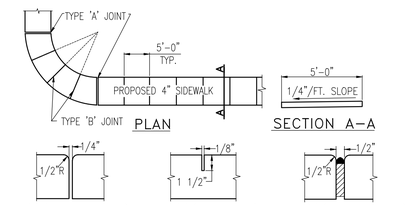

TYPE 'A' (OPEN TYPE JOINTS) TO BE PROVIDED AT P.C. AND P.T. OF CURVES AND REQUIRED CONSTRUCTION JOINT.

TYPE 'B' (SAWED JOINTS) TO BE PROVIDED EVERY 5'-0" CENTER TO CENTER.

TYPE 'C' (EXPANSION JOINTS) TO BE PROVIDED WHERE SIDEWALK ABUTS BUILDING, CONCRETE CURB.

SIDEWALK CONSTRUCTION

N.T.S.

CARLAB, INC.
ENGINEERS AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 STREET, MIAMI, FL 33165
TEL: 786 385.4093 | 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
VoP COMMENTS	07/15/25	AMG

CARLAB,INC PROJECT NUMBER
2503-2314

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

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SERGIO C. LABISTE LICENSE No.61733 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 07/17/25 SEAL

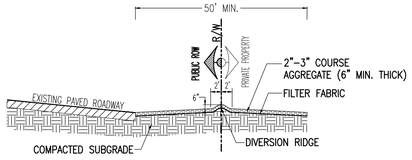
SERGIO C. LABISTE P.E. # 61733

SHEET TITLE

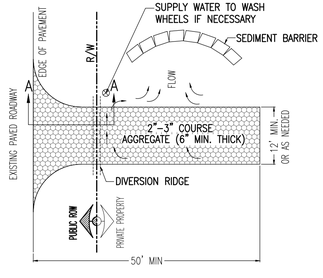
PROPOSED GRADING & DRAINGE PLAN AND SECTIONS

SHEET NUMBER

C-2



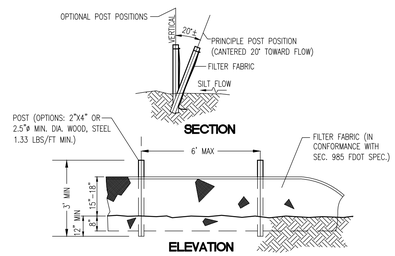
SECTION A-A



PLAN

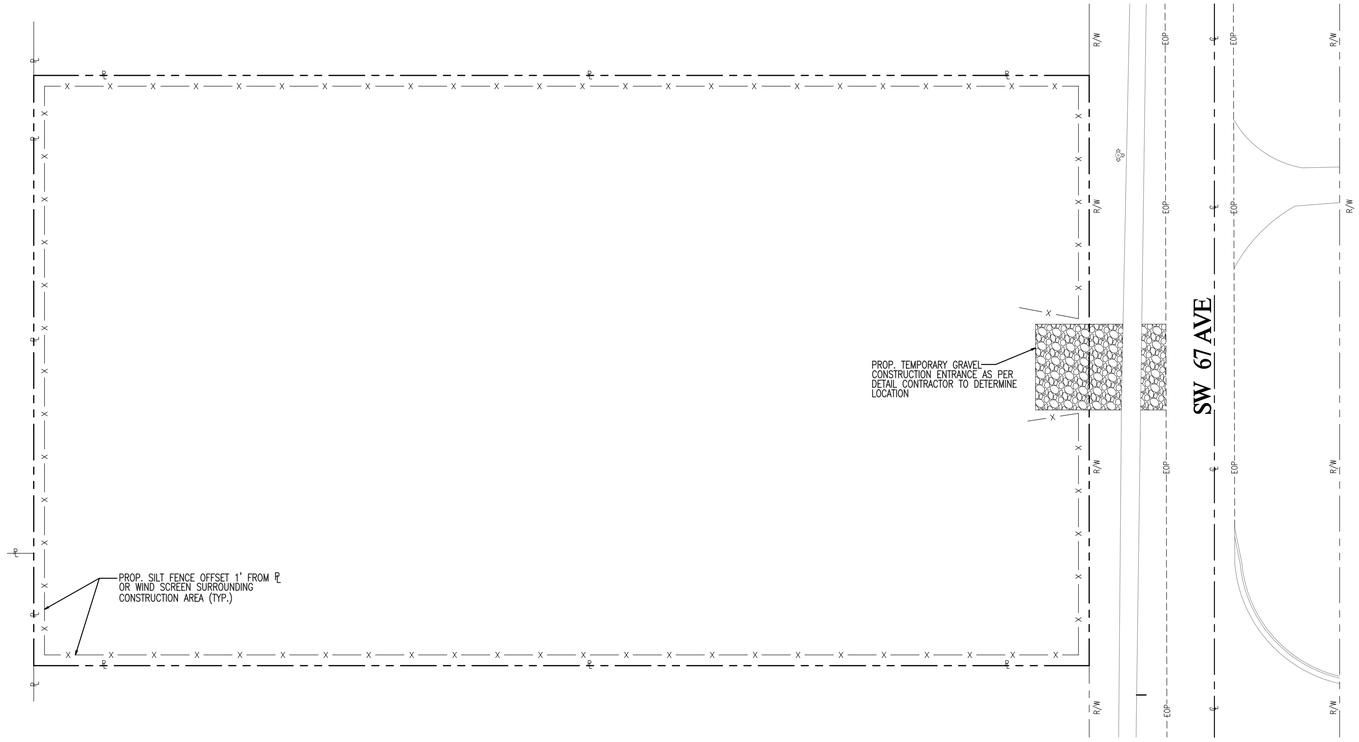
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.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

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SERGIO C. LABISTE P.E. #61733

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

SHEET NUMBER
C-3

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