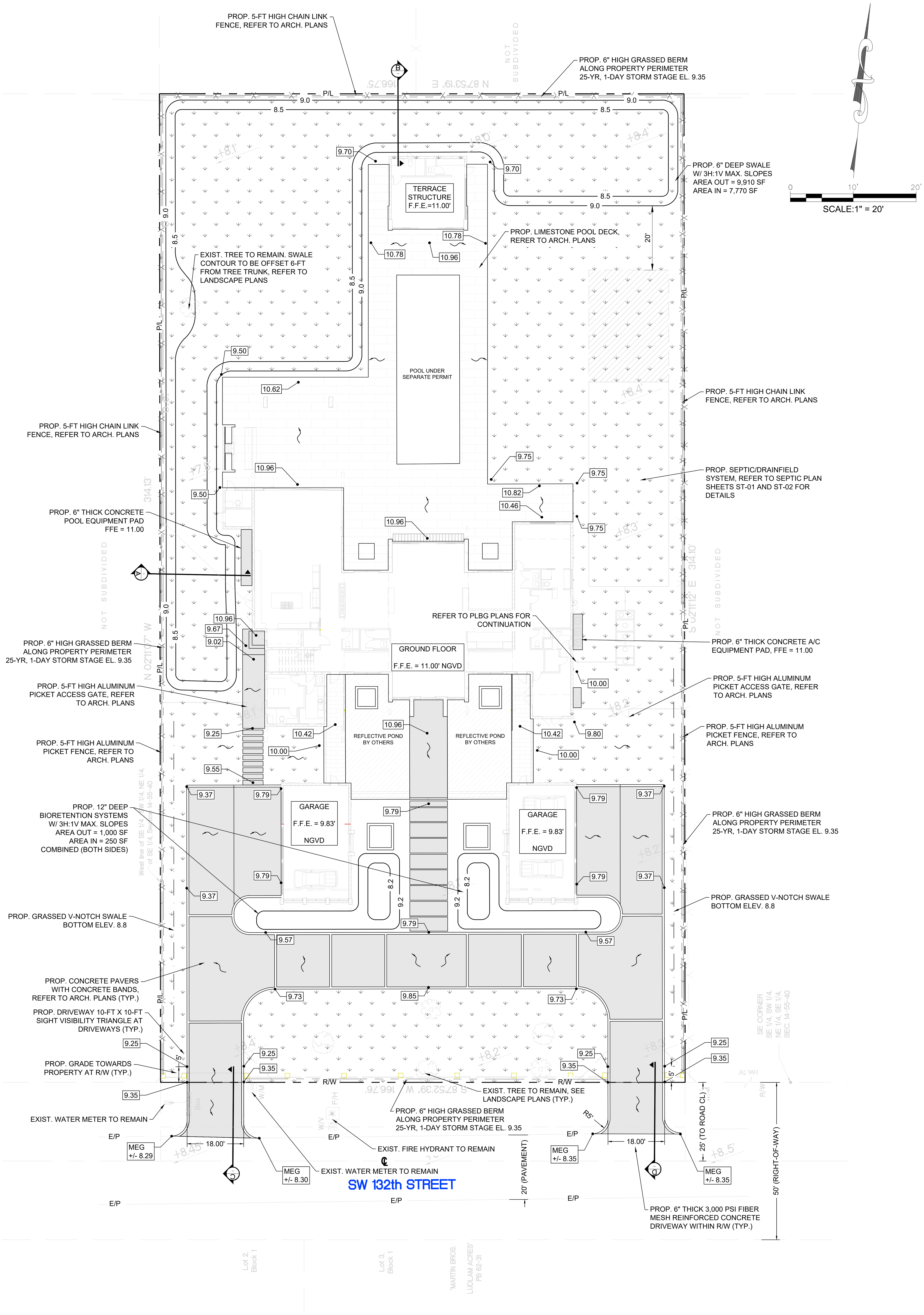


PAVING, GRADING, & DRAINAGE PLAN

SCALE: 1" = 20'

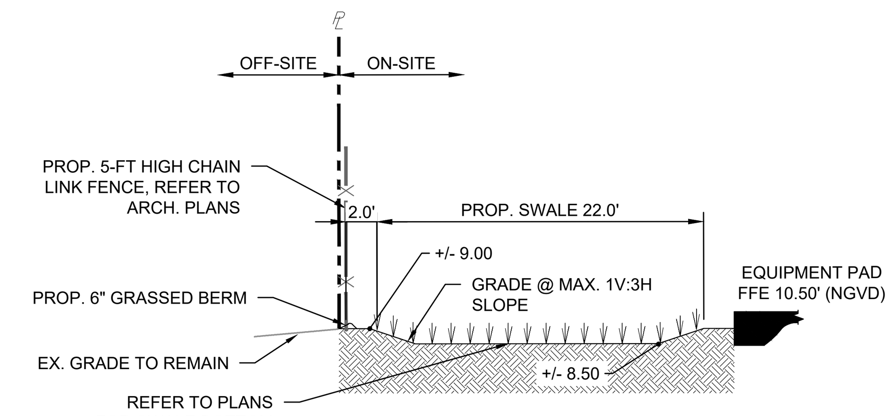
Sunshine 811

LEGAL DESCRIPTION

THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTH 25 FEET THEREOF, OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

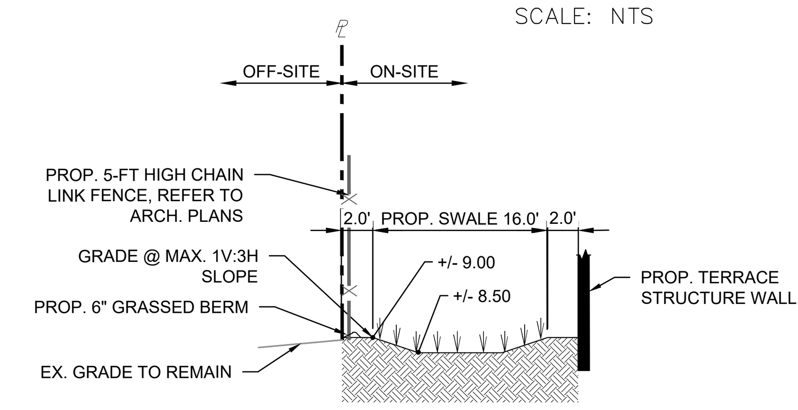
UTILITIES NOTE

EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS DATA. THE CONTRACTOR SHALL MARK AND DELINEATE PRIOR TO EXCAVATION TO AVOID DAMAGE.



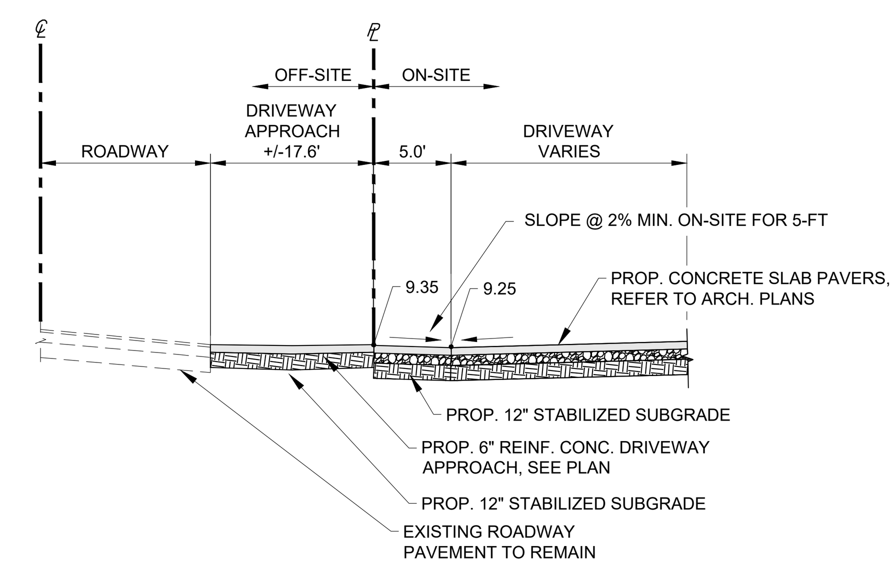
SECTION "A"

SCALE: NTS



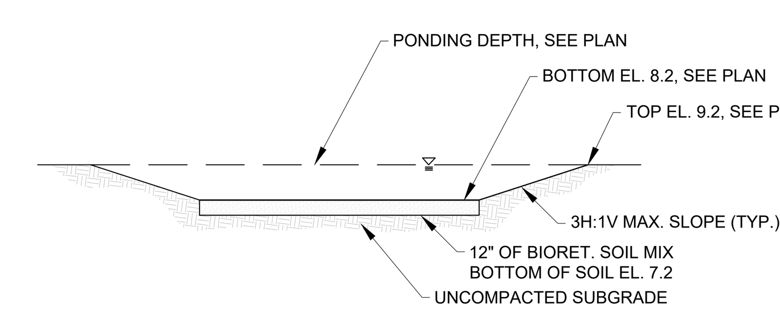
SECTION "B"

SCALE: NTS



SECTION "C" & "D"

SCALE: NTS



BIORETENTION DETAIL

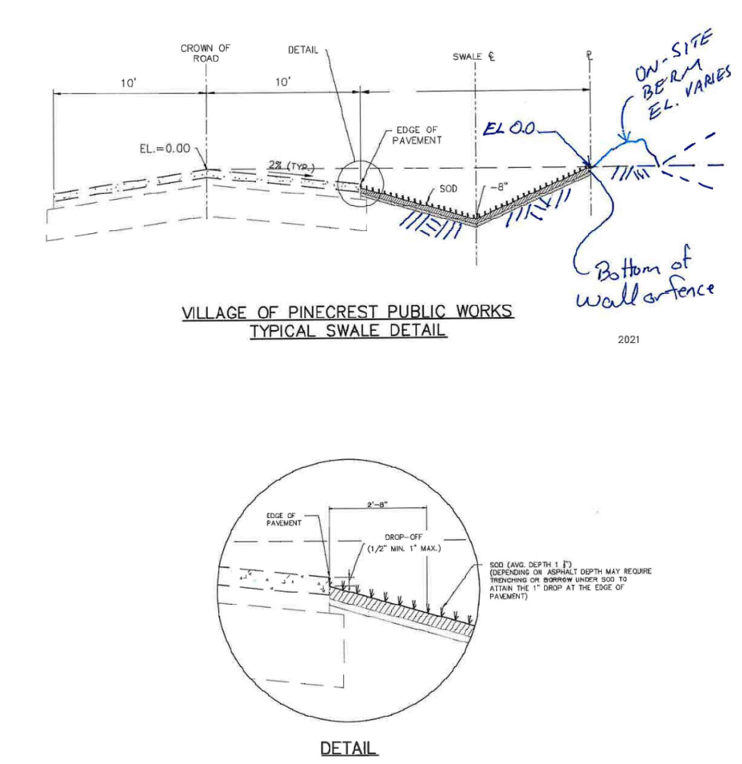
SCALE: NTS

VILLAGE OF PINECREST CONDITION 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 PUBLIC WORKS 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-FT; 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 DRIVEWAY 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.

PAVING, GRADING & DRAINAGE PLAN LEGEND

	PROPOSED GRASSED AREA
X 3.56	EXISTING ELEVATIONS
FFE	FINISHED FLOOR ELEVATION
	DENOTES GRADE TO DRAIN
9.50	PROPOSED SPOT ELEVATION
MEG	MATCH EXISTING GRADE
P/L	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT OF WAY LINE
	PROPOSED LIMESTONE AREA
	PROPOSED CONCRETE AREA
	PROPOSED GRASSED SWALE



TYPICAL VILLAGE SWALE DETAIL

N.T.S.

GENERAL NOTES:

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.-29), UNLESS NOTED OTHERWISE.
2. IN CASE OF CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL GOVERN. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. ALL GRADES SHOWN IN PLAN ARE FINISHED GRADES.
4. ALL DIMENSIONS PRESENTED IN THE SECTIONS ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO THE PLAN VIEW FOR EXACT MEASUREMENTS.
5. THE LOCATION AND SIZE OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY PRE-TRENCHING IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS MUST BE RESOLVED BY THE ENGINEER AND THE OWNER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
6. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL AT 1-(800)-432-4770 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
7. NPDES CONPLIANCE: CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. IN PARTICULAR, SEDIMENT AND EROSION CONTROLS AND STORM WATER MANAGEMENT MEASURES SHALL BE STRICTLY FOLLOWED.
8. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH THE EXISTING PAVEMENT.
9. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL THE FINAL ACCEPTANCE OF OWNER, ENGINEER, AND THE VILLAGE OF PINECREST.

PAVEMENT SPECIFICATIONS:

SURFACE COURSE:

CONCRETE PAVERS SHALL BE: 3 1/8" THICK SOLID CONCRETE INTERLOCKING PAVING UNITS (PER ASTM C 936). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CUT SHEETS FOR APPROVAL TO THE ARCHITECT.

RIGID CONCRETE SURFACE SHALL BE: 6" CLASS I CONCRETE, ATTAINING A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND REINFORCED WITH 6"X6" 10/10 WELDED WIRE MESH.

ASPHALTIC CONCRETE SURFACE SHALL BE: 2" TYPE S-III HAVING A MINIMUM 7% ASPHALT CONTANT (PER FDOT 2000 SPECS SECTION 320, 330 AND 331).

ROCK BASE:

8" LIMEROCK COMPACTED TO 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT PER A.A.S.H.T.O. T-180, METHOD "D". EXTEND 6" BEYOND EDGE OF SURFACE COURSE OR BACK OF CURB, AS APPLICABLE (PER FDOT SPECS SECTION 200) PRIME COAT ON LIME ROCK BASE COURSE SHALL MEET FDOT SPECS SECTION 300.

SUBGRADE:

12" STABILIZED GRANULAR MATERIAL COMPACTED TO 98% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT PER .A.S.H.T.O. T-180, METHOD "D" - IF EXISTING MATERIAL PROVIDES MINIMUM LBR OF 40, STABILIZATION IS NOT REQUIRED. EXTEND 12" BEYOND EDGE OF SURFACE COURSE OR BACK OF CURB, AS APPLICABLE (PER FDOT SPECS SECTION 160).
ALL DRIVEWAY AREAS SHALL BE DEMUCKED OR STABILIZED WITH GEOTEXTILE MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS, AND CITY SPECIFICATIONS AND REQUIREMENTS.

Dillon J Swiderski Soto

Digitally signed by Dillon J Swiderski Soto
DN: CN=Dillon J Swiderski Soto, dnQualifier=A01410C0000018AE7DB696E000004BD, O=Puerto Rico, C=US
Date: 2025.05.08 22:35:22-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DILLON SWIDERSKI, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT SET

HERRERA RESIDENCE

6825 SW 132ND STREET
PINECREST, FL 33156

SEAL

DSS ENGINEERING, LLC
CIVIL ENGINEERING CONSULTANTS

DILLON SWIDERSKI SOTO, P.E., CFM
FL PE NO. 90406

REVISIONS

NO.	DESC	DATE

PERMIT SET

BALLI - TRAUTMAN
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	20250205
CHECKED BY:	DJS
ISSUE DATE:	03/04/2025
SCALE:	AS NOTED

SHEET TITLE

PAVING, GRADING, & DRAINAGE PLAN

SHEET NUMBER

C-100

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1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143