

October 28, 2025

RE: Herrera Residence Response to Comments (VoP)

Storm Drainage Comment:

2. C-100: Provide additional elevations for the proposed d/w between the PL and parking area.

City Response: (10-13-25: Elevations provided, but the difference in elevation is more than 1.5' from the edge of the driveway to the bottom of the swale. Provide a section from the edge of pavement to the building entrance.)

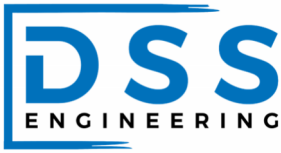
Response: Additional grading elevations and a new section titled “Section E” have been added to the Paving, Grading & Drainage Plan (Sheet C-100) to further clarify the proposed grading of the driveways, and building entrance.

2.a. C-100: Provide sections adjacent to the driveways on the east and west sides of the property.

Response: Sheet C-100 has been revised to include a driveway section view titled “Section C& D”. Driveway Section C and D show in detail the grading of the two proposed entrance driveways as requested by the above comment.

2b. C-100: All proposed work in the ROW will be included on the Civil sheets, ie, no reference to other component plans, especially proposed pavement in the ROW.

Response: Acknowledged. Sheet C-100 has been revised to ensure that all work within the ROW does not make reference to other plans, and that these items are clarified in this Civil Sheet.



2.c. C-100: the swales directly south of the garages show a contour line of 9 directly adjacent to a proposed elevation of 9.57 on the driveway, even with a 1:4 slope this distance is more than 2' from the driveway edge.

Response: The grading of the proposed swales, shown in Sheet C-100, has been revised to ensure a maximum side slope of 1:4.

2.d. C-100: Provide the roof slopes for the garages and the house – the orientation inside the garage of proposed vehicles is not needed.

Response: Please also refer to architectural sheet A-7 & P-104. The civil plans refer to the ground floor plan, not the roof plan.

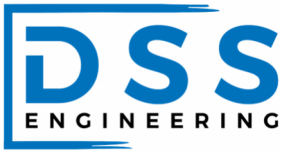
2.e. C-100: All sections: provide horizontal dimensions for all slopes and provide elevations at all changes in elevation.

Response: All sections have been revised to provide horizontal dimensions and elevations for all changes in slopes.

3. C-100: Clarify the percolation properties of the proposed "BIORET" soil mix shown in the BIORETENTION DETAIL.

City Response: (10-13-25: provide the supplier of this proposed material and how the Village will certify the material is composed as shown in the plan.)

Response: The previously proposed bioretention swale has been substituted to a planted swale. The previously proposed bioretention swale was not needed to provide water quality for the site; it was proposed as a good intent to provide additional water quality and more ecological habitat within the site limits. The planted swale will be able to provide similar benefits without the need for the bioretention soil mixture. Per the geotechnical engineering report prepared by All State Engineering & Testing Consultants, the site is located within sandy soils, therefore, it was considered that the additional filtering capability of the



bioretention mixture were not needed. The planting and seeding of the planted swale will be determined during construction in accordance with the project's landscape architect recommendations.

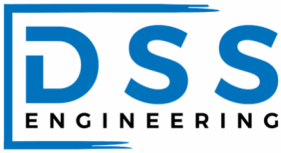
4. C-100: Clarify Sections C and D with respect to Condition 8.

City Response: (10-13-25: No change to plans)

Response: The revised plans include revised sections C & D to clarify items related to condition 8 in the general notes provided by VoP.

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.

Response to PW Conditions Notes above: Standard notes provided above have been pasted on PGD plan as requested.

Should you have any questions please do not hesitate to contact us at 305-773-0258.

Respectfully,

DSS Engineering, LLC
Dillon Swiderski, P.E., CFM
PE Lic. No. 90406