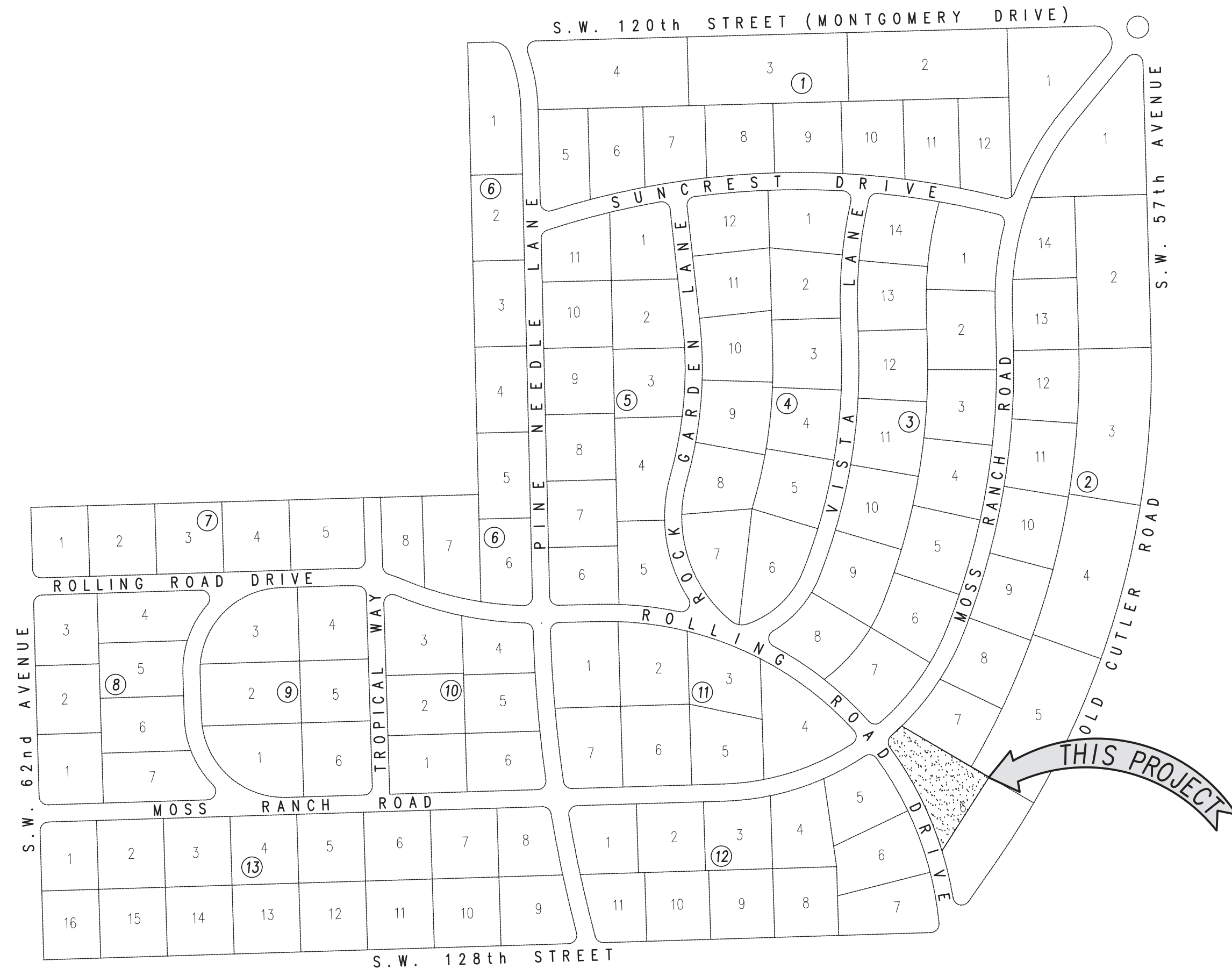
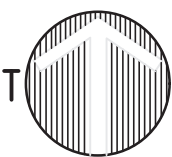


Grading & Drainage Plan
for
Castro Residence (12715 Rolling Rd. Drive)



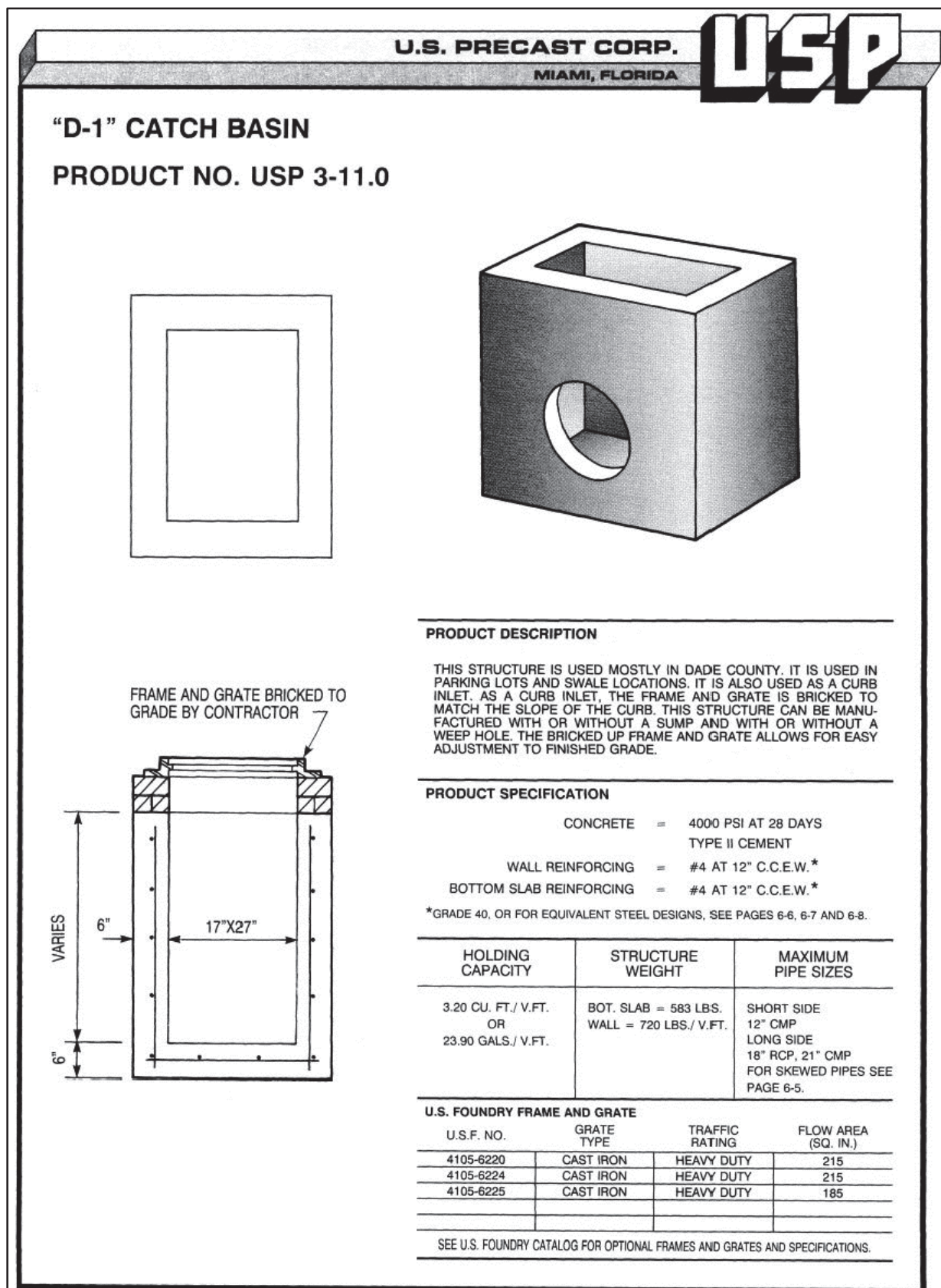
LOCATION SKETCH
A PORTION OF SECTION 13,
TOWNSHIP 55 SOUTH, RANGE 40 EAST
VILLAGE OF PINECREST, FLORIDA
SCALE: 1" = 300'



- GENERAL NOTES:**
- All work shall be performed in accordance with the requirements, specifications and standards of the City of Pinecrest and D.E.R.M.
 - Deviations from the approved plan shall not be permitted by the Engineering Contractor without the written consent of the Engineer of Record, the City of Pinecrest and D.E.R.M.
 - All elevations refer to the National Geodetic Vertical Datum (NGVD).
 - All existing structures and utilities shall be protected at all times during the excavation and construction. Neither the Engineer nor the Owner / Developer shall be responsible for damages resulting from the Engineering Contractor's work. All existing pavement, utilities (above & below ground), or surface features disturbed during construction shall be restored to equal or better condition by the engineering contractor in accordance with City of Pinecrest Standards and Specifications or as directed by the Engineer / Inspector.
 - Services connected with job safety are not part of this plan / contract.
 - Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
 - OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
 - Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
 - Adhere to any special shoring requirements of the state or other governmental agency.
 - Engineering Contractor shall coordinate maintenance of traffic (MOT) during construction with the City of Pinecrest and shall meet the requirements of the State of Florida "Manual on Traffic Control and Safe Practices for Street and Highway Construction".
 - No runoff from this project shall be discharged into any adjacent property.
 - Finish Floor Elevation (F.F.E.) = 19.2 (NGVD) (per architectural site plan)
 - Miami-Dade County Flood Criteria: 6.0 (NGVD)
 - October Water Table Elevation (per WC 2.2): 4.0 (NGVD)
 - Flood Insurance Rate Map (FIRM) data:
 - Map-Panel: 120425-0468L
 - Zone: "X"
 - Date: 09/11/2009
 - Refer to architectural site plan for pavement and landscaping materials and specifications.
- VILLAGE OF PINECREST CONDITION OF PERMIT -PW-SFR-D/W:**
- No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
 - No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
 - The ROW swale is to be graded using the Village PW Standard.
 - 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.
 - No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
 - No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
 - 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 - ccar@pinecrest-fl.gov.
 - Any decorative d/w in the ROW shall have an 8"W x 12" D, 3000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w.
 - No materials of ANY kind will be stored for any length of time on the public swale.
 - 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.
 - 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.
 - ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 series for MOT.
 - 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.
 - No portion of the public ROW and can be enclosed by the contractor's fence at any time.

DRAINAGE STRUCTURE TABLE														
INLET NO.	GRATE TYPE	INLET TYPE	INVERT ELEVATION				GRATE ELEV.	BOTTOM ELEV.	PIPE DIAMETER (inches)				PIPE LENGTH (LF)	
			NORTH	SOUTH	EAST	WEST			NORTH	SOUTH	EAST	WEST	SOLID	F.DRAIN
S-1	USF 4105-6225	D-1	-	12.30	-	-	17.00	10.30	-	15	-	-	5	20
S-2	USF 4105-6225	D-1	-	-	12.30	-	17.60	10.30	-	-	15	-	5	20
S-3	USF 4105-6225	D-1	13.00	-	-	-	17.45	11.00	15	-	-	-	77	-
S-4	USF 4105-6225	D-1	12.30	12.69	-	-	17.35	10.30	15	15	-	-	49	20
S-5	USF 4105-6225	D-1	-	12.30	-	-	17.25	10.30	-	15	-	-	-	-
S-6	USF 4105-6225	D-1	-	-	13.00	-	16.90	11.00	-	-	15	-	39	-
S-7	USF 4105-6225	D-1	-	12.30	-	12.86	16.80	10.30	-	15	-	15	87	20
S-8	USF 4104-6225	D-1	12.30	-	-	-	17.30	10.30	15	-	-	-	-	-

TOTALS: 262 80



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICARDO HERRERA, P.E. ON THE DATE ADJACENT TO THE SEAL.
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RICARDO HERRERA
LICENSE
No. 45896
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SIGNATURE DATE: 06/05/25
Ricardo Herrera, P.E.
State of Florida Reg. No. 45896
Cert. of Authorization No. 26397

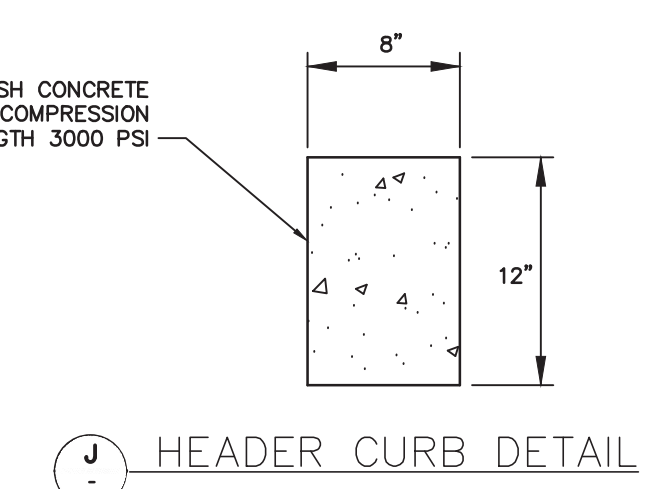
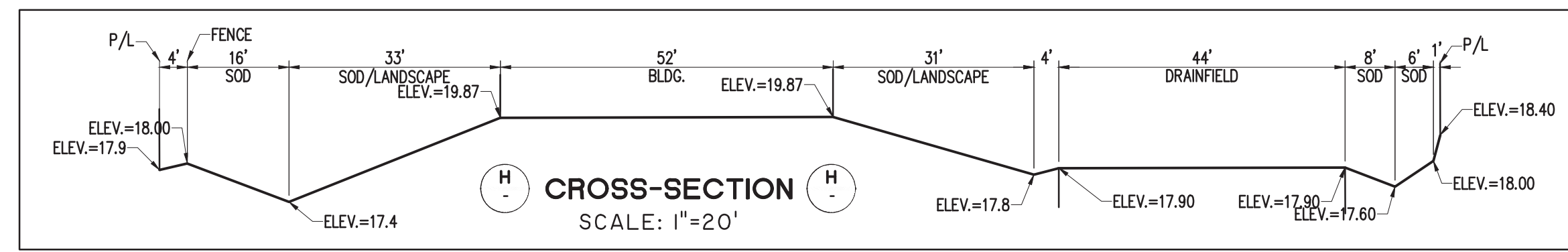
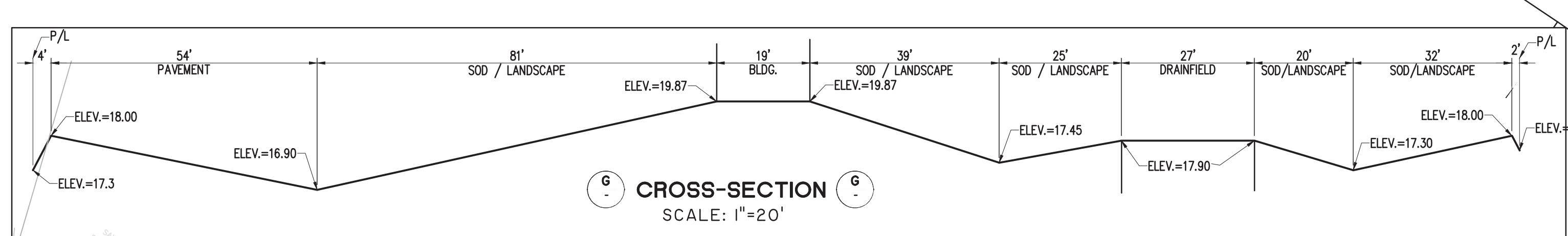
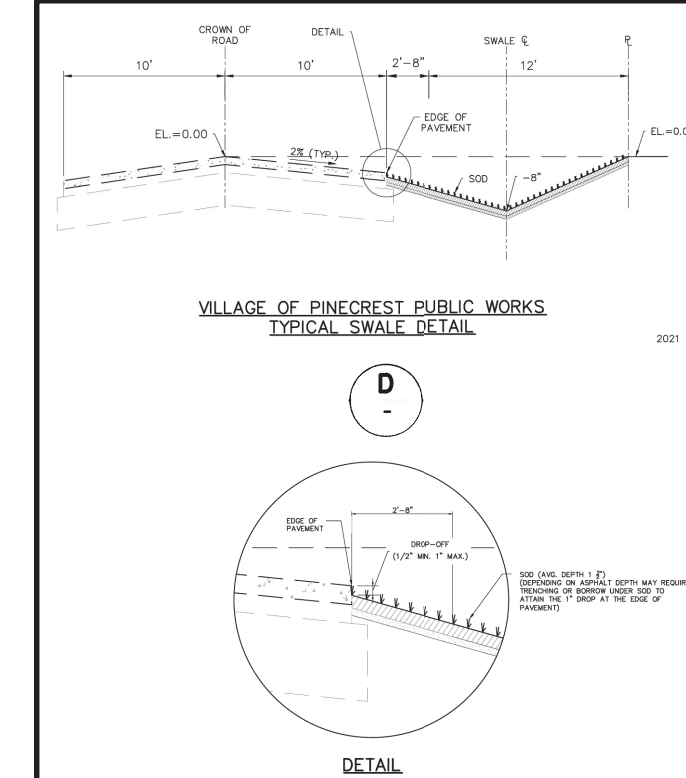
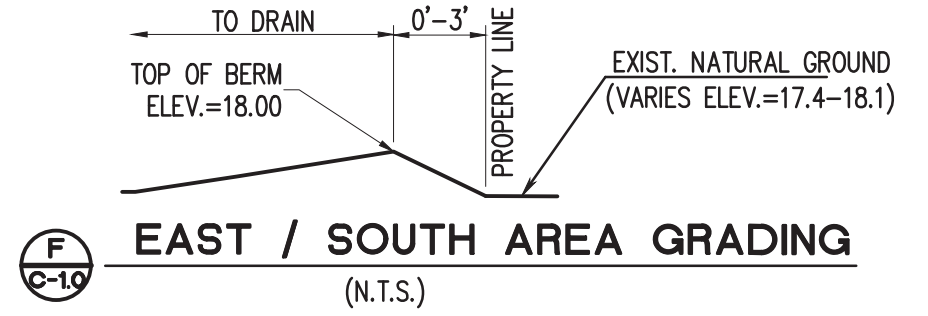
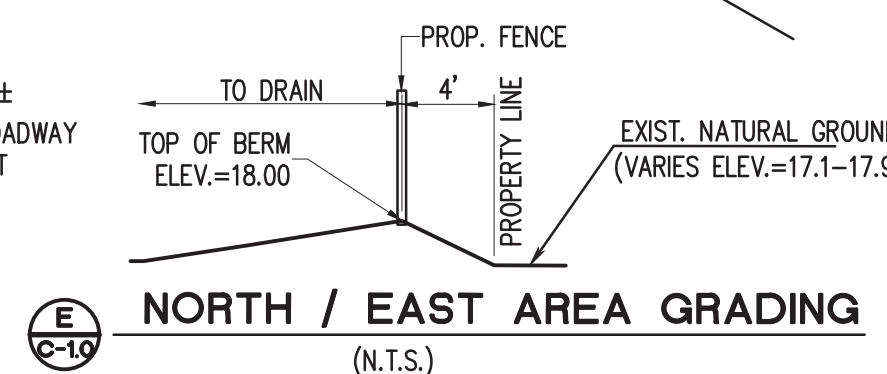
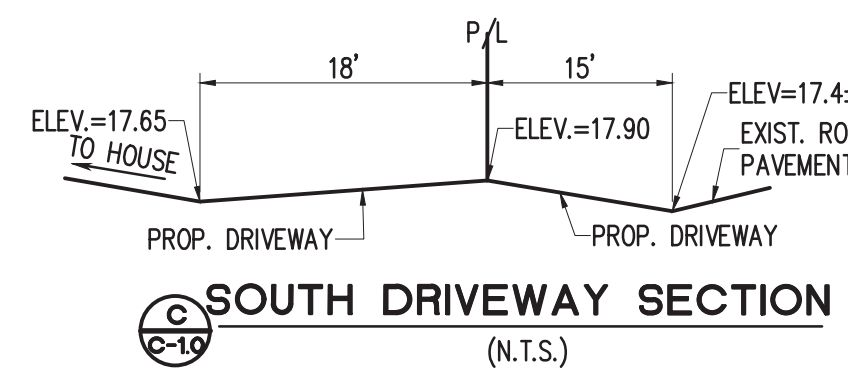
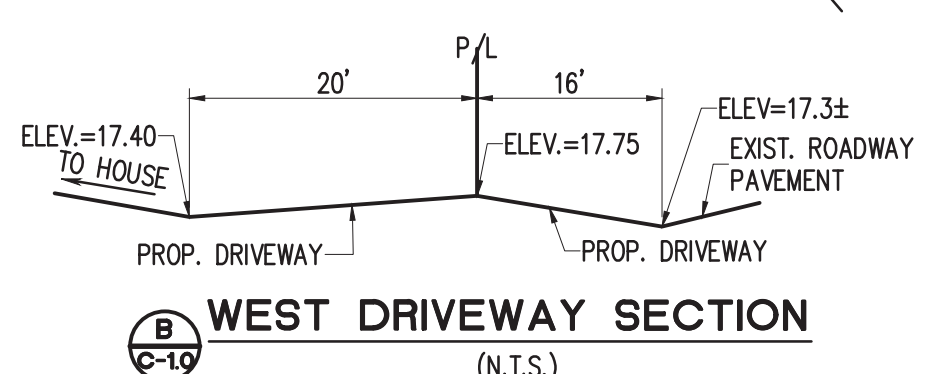
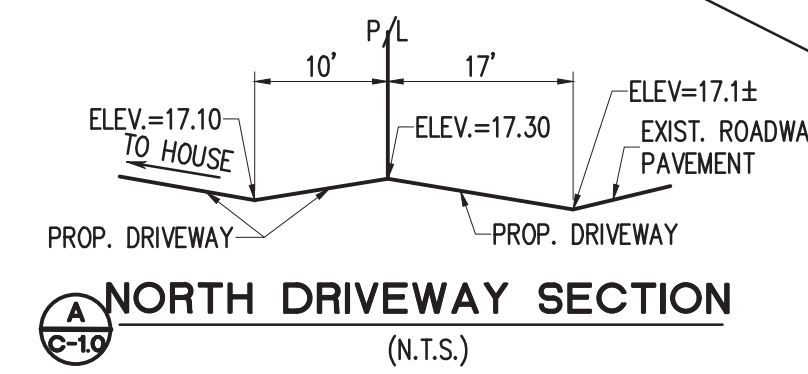
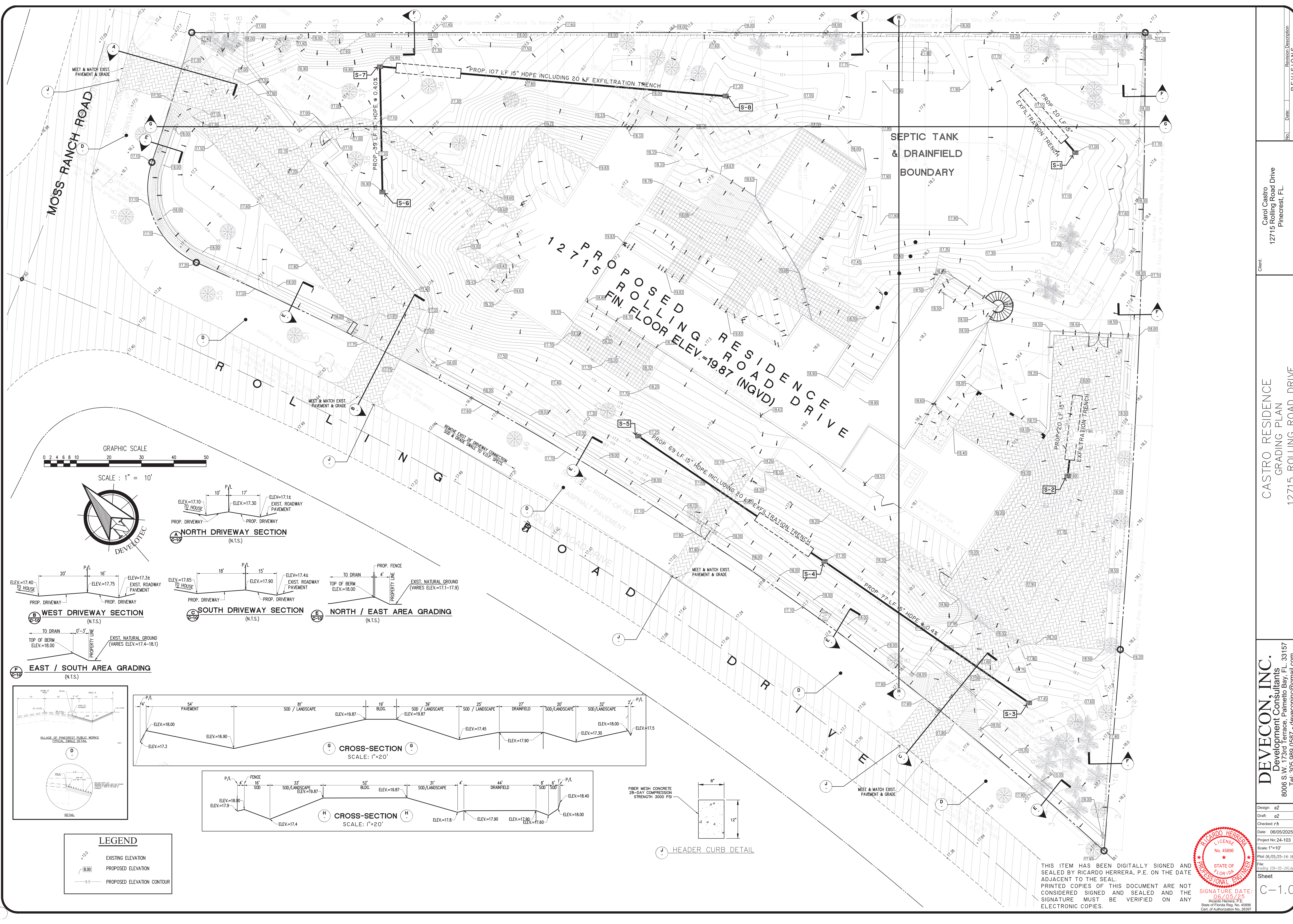
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Draft: a2
Checked: rh
Date: 06/05/2025
Project No: 24-103
Scale: 1"=10'
Plot: 06/05/25-14: 20
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Sheet
C-0.0

CASTRO RESIDENCE
GRADING PLAN
12715 ROLLING ROAD DRIVE

DEVECON, INC.
Development Consultants
8006 S.W. 173rd Terrace, Palmetto Bay, FL 33157
Tel: 305.989.0587 - deveconinc@gmail.com

Client:
Carol Castro
12715 Rolling Road Drive
Pinecrest, FL.

No. Date Revision Description
REVISIONS



LEGEND	
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED ELEVATION CONTOUR

Client: Carol Castro
12715 Rolling Road Drive
Pinecrest, FL

CASTRO RESIDENCE
GRADING PLAN
12715 ROLLING ROAD DRIVE

DEVECON, INC.
Development Consultants
8006 S.W. 173rd Terrace, Palmetto Bay, FL 33157
Tel: 305.989.0587 - deveconinc@gmail.com

Design: a2
Draft: a2
Checked: r.h.
Date: 06/05/2025
Project No: 24-103
Scale: 1"=10'
Plot: 06/05/25-14: 16
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