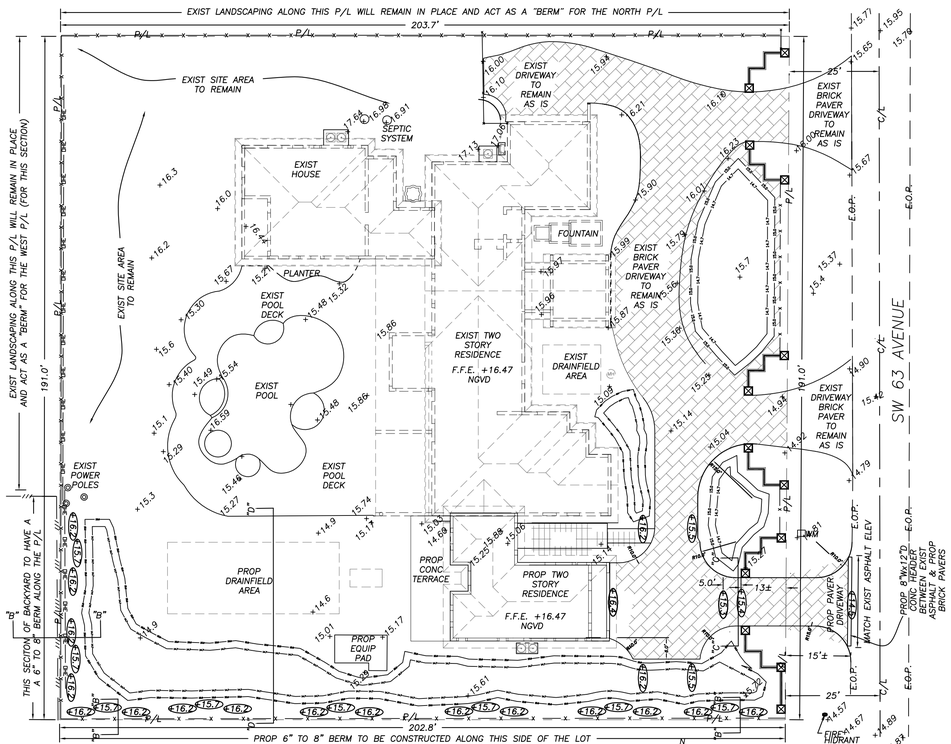
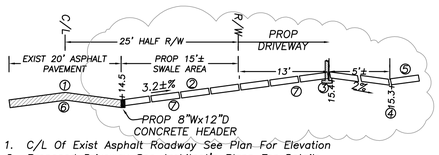


PROPOSED GRADING PLAN

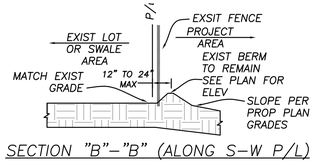
SCALE : 1" = 20'



1. C/L Of Exist Asphalt Roadway See Plan For Elevation
2. Proposed Driveway See Architect's Plans For Details
3. High Point Of Proposed Driveway See Plan For Elevation
4. Low Point Of Proposed Driveway See Plan For Elevation
5. Proposed Driveway See Architect's Plans For Details
6. Existing Compacted Limerock Base & Compacted Subgrade Material
7. Proposed 2" Sand Leveling Course Over A Compacted Subgrade Material @ 95% Density

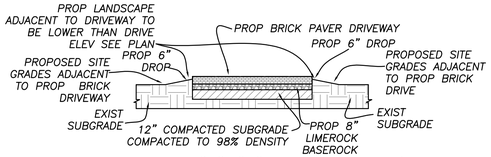
SECTION "A"–"A" THRU DRIVEWAY

SCALE: N.T.S.



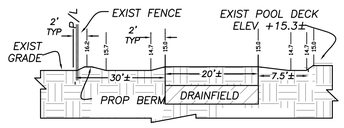
SECTION "B"–"B" (ALONG S–W P/L)

SCALE: N.T.S.

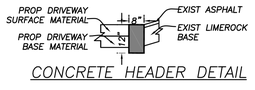


SECTION "C"–"C" THRU DRIVEWAY)

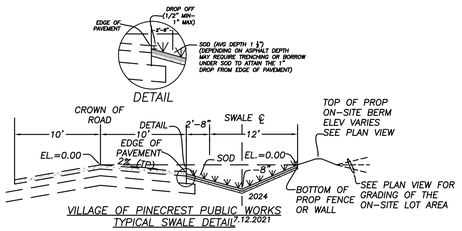
SCALE: N.T.S.



SEPTIC SYSTEM SECTION "D"–"D"



CONCRETE HEADER DETAIL



VILLAGE OF PINECREST PUBLIC WORKS
TYPICAL SWALE DETAIL 7.12.2021

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 FOOT PRINT
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 SHALL BE PLANTED IN THE ROW SWALE BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GRADING OF THE SWALE HAS BEEN APPROVED BY THE 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 THE 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, 3000 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 10' FROM THE CENTERLINE OR TO THE EDGE OF THE EXISTING ASPHALT EDGE
9. NO MATERIALS OF ANY KIND SHALL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE
10. EXISTING SIDEWALKS SHALL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIALS, 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 APPROACH LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MINIMUM CROSS SLOPE IS 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH A CROSSWALK MUST BE PARALLEL WITH THE CROSSWALK AND WILL HAVE DETECTABLE WARNING SURFACE PLACE PERMANENTLY PLACED 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 ON 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 SHALL BE SAND GROWN "EMPIRE ZOYSIA"
16. ALL DRIVEWAY APPROACHES WILL MEET ADA REQUIREMENTS FOR OBSTRUCTIONS, BOTH VERTICAL AND HORIZONTAL AND FOR SLOPE, BOTH CROSS SLOPE AND LONGITUDINAL

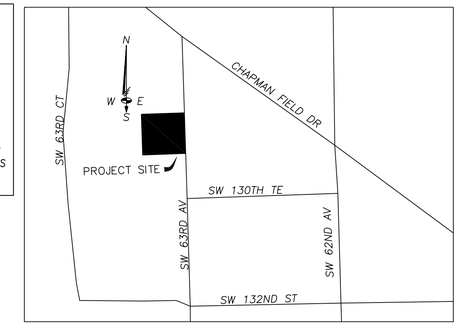
12940 SW 63 AVENUE
PINECREST, FL 33156

PROPERTY FOLIO #:

20–5013–005–0030

PROPERTY LEGAL:

LOT 3 BLOCK 1 OF "BAY RIDGE ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA



LOCATION MAP

SCALE: 1" = 300'
Section 12 Township 55S Range 40E

ENGINEER'S NOTES

SITE GRADING NOTES:

1. ALL GRADES SHOWN ARE BASED ON N.G.V.D. 1929 DATUM
2. SITE CONTRACTOR TO GRADE SITE TO CREATE A PERIMETER 6" TO 8" BERM PRIOR TO INSTALLING PROPOSED PERIMETER LANDSCAPING
3. PROPOSED GRADES ARE TO BE ADJUSTED AROUND EXISTING TREES TO REMAIN TO NOT EXPOSE OR COVER THEM UP
4. SITE CONTRACTOR RESPONSIBLE FOR VERIFYING THE EXISTING GRADES TO ENSURE THAT THE PROPOSED GRADES WILL NOT IMPACT THE ADJACENT PROPERTIES PRIOR TO PREPARING THE PROPOSED PERIMETER BERM
5. THE SITE & LANDSCAPE CONTRACTORS SHALL MAINTAIN THE PROPOSED CONTOURS, SITE GRADES AND PERIMETER BERM ELEVATIONS TO ENSURE THAT THE PROPOSED LANDSCAPING DOES NOT ELIMINATE THE "DRY RETENTION" AREAS AS SHOWN ON THE CROSS SECTIONS AND THE SITE GRADING PLAN
6. SITE CONTRACTOR SHALL CALL FOR A PRELIMINARY (48 HOURS NOTICE) REVIEW OF THE PROPOSED SITE GRADING BEFORE INSTALLING ANY FINAL LANDSCAPING OR SOD. THE ENGINEER SHALL BE NOTIFIED AT 48 HOURS IN ADVANCE OF THIS PRELIMINARY SITE VISIT
7. THE SITE CONTRACTOR SHALL COORDINATE THE PROPOSED SITE GRADING PLAN (CONTOURS, ELEVATIONS, BRM, ETC.) WITH THE PROPOSED LANDSCAPE PLANS. THE SITE GRADING PLAN SHALL GOVERN OVER ANY CONFLICTS WITH THE PROPOSED LANDSCAPE PLANS

1. ALL ELEVATIONS REFER TO N.A.V.D (1988 DATUM)
2. ALL MATERIAL IMPORTED TO THE SITE THAT IS TO BE USED FOR IN AREAS OTHER THAN THE PERIMETER BERM SHALL MEET THE VILLAGE OF PINECREST PUBLIC WORKS DEPARTMENT AND SHALL BE APPROVED BY THE VILLAGE OF PINECREST PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT ON THE SITE
3. ALL WORK SHALL CONFORM TO VILLAGE OF PINECREST PUBLIC WORKS DEPARTMENT'S GRADING AND DRAINAGE REGULATIONS AND STANDARDS, RER WATER MANAGEMENT REGULATIONS AND STANDARDS AND FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
4. LIME ROCK BASE COURSE FOR ASPHALT DRIVEWAYS: AT LEAST 97% (BY WEIGHT) OF THE MATERIAL SHALL PASS A 3.5" SIEVE AND NO MORE THAN 70% SHALL PASS A 3/4" SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. ALL CRUSHING WHICH MIGHT BE NECESSARY IN ORDER TO MEET SUCH SIZE REQUIREMENT SHALL BE DONE BEFORE THE MATERIAL IS PLACED ON THE PARKING & DRIVES AREA.
5. MATERIAL HAVING A LIME ROCK BEARING RATIO (L.B.R.) LESS THAN 100 WILL NOT BE ALLOWED FOR BASE MATERIAL. STABILIZED SUB–BASE SHALL HAVE A MIN. L.B.R.= 40 UNDER ALL ASPHALT AREAS.
6. BASE MATERIAL SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR COMPACTION TEST, PER AASHTO T–180 METHOD. SUB–BASE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR COMPACTION TEST, PER AASHTO T–180 METHOD.
7. PRIME COAT ON LIME ROCK BASE COURSE SHALL MEET F.D.O.T. STANDARD AS SET FORTH IN SECTION 300.
8. ASPHALTIC CONCRETE SHALL BE OF TYPE S–3. TYPE S–3 ASPHALTIC CONCRETE SHALL MEET F.DOT STANDARD SPECIFICATIONS AS SET FORTH IN SECTION 331, UNLESS SPECIFIED OTHERWISE.
9. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND/OR BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
10. TRAFFIC MARKING, STRIPING AND SIGNS TO BE IN CONFORMANCE WITH MIAMI–DADE COUNTY SPECIFICATIONS AND MANUAL ON UNIFORM TRAFFIC DEVICES.
11. IN THE EVENT THAT UNSUITABLE SOILS (MUCK) ARE FOUND WITHIN THE LIMITS OF THE PROPOSED PARKING LOT & DRIVES, THE CONTRACTOR SHALL REMOVE SAID SOILS TO ITS FULL DEPTH. THE EXCAVATED MATERIAL SHALL BE SUBSTITUTED WITH 40 LBR SOILS COMPACTED TO 95% IN 12" LAYERS.
11. CONTRACTOR:
 a. COORDINATE YOUR WORK WITH WATER & SEWER CONTRACTOR TO AVOID POTENTIAL CONFLICTS. IF EXISTING IMPROVEMENTS ARE DAMAGED, RESTORE THEM TO THEIR CONDITION AT THE BEGINNING OF YOUR WORK.
 c. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK.
 d. YOU ARE SOLELY RESPONSIBLE FOR COORDINATING AND GIVING NOTICE OF REQUIRED INSPECTIONS. IN DOING THIS HONOR THE LEAD TIME NEEDS OF THE RESPECTIVE AGENCIES.
12. ALL DISPOSAL MATERIAL, RUBBISH AND DEBRIS SHALL BE MADE AT LEGAL DISPOSAL SITE OR BY OTHER PRIOR APPROVED MANNER. MATERIAL CLEARED FROM THE SITE AND DEPOSITED ON ADJACENT OR NEARBY PROPERTY WILL NOT BE CONSIDERED AS HAVING BEEN DISPOSED SATISFACTORILY. NO SEPARATE PAYMENT WILL MADE FOR THIS
11. TRENCHES SHALL BE BACK FILLED WITH APPROVED MATERIAL FREE OF LARGE LOGS, STONES OR ROCKS AND CAREFULLY DEPOSITED AND COMPACTED IN LAYERS NOT TO EXCEED 6" UNTIL ENOUGH FILL HAS BEEN PLACED TO PROVIDE A COVER OF NOT LESS THAN ONE FOOT ABOVE THE PIPE. THE REMAINDER OF BACK FILL MATERIAL SHALL BE PLACED IN 12" LAYERS MOISTENED AND COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR TEST AS PER AASHTO T–180 METHOD

LEGEND:

O.H.E.	= OVERHEAD ELECTRIC	ELEC	= ELECTRIC
U.T.	= UNDERGROUND TELEPHONE	SV	= SEWER VALVE
U.E.	= UNDERGROUND ELECTRIC	SS	= STORM SEWER
C&G	= CURB & GUTTER	S	= SANITARY SEWER
EOP	= EDGE OF PAVEMENT	MH	= MANHOLE
P/L	= PROPERTY LINE	PP	= POWER POLE
C/L	= CENTER LINE	LP	= LIGHT POLE
R/W	= RIGHT OF WAY	FD	= FRENCH DRAIN
EXIST.	= EXISTING		= EXIST/NEW SEWER LATERAL
+7.51	= EXISTING GRADE		= EXIST GATE/BUTTERFLY VALVE
GTBD	= PROPOSED GRADE		= NEW GATE/BUTTERFLY VALVE
D.I.P.	= DUCTILE IRON PIPE		= FLOW DIRECTION
W.M.	= WATER MAIN		= EXIST/NEW FIRE HYDRANT ASSEMBLY
ELEV.	= ELEVATION		= SINGLE/DUAL WATER SERVICE
T.O.P.	= TOP OF PIPE		= EXIST/NEW REDUCER
BLDG	= BUILDING		= EXIST/NEW MANHOLE
UNK	= UNKNOWN		= TEES & BENDS
WV	= WATER VALVE		= PROP DRAINAGE
CI	= CAST IRON		= EXIST DRAINAGE
BST	= BELL SOUTH TELEPHONE	CL SWL	= C/L OF SWALE
SAN	= SANITARY		= PROPOSED SEWER
	= PROPOSED WATER		= EXISTING SEWER
	= EXISTING WATER		

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CIVIL ENGINEERS
5821 SW 51 TERRACE, MIAMI, FLORIDA 33155
Phone: 305.205.2361; E–Mail: kwgroce@att.net
Certificate of Authorization 27419

EVA VACCARO RESIDENCE
SITE GRADING FACILITIES
PLAN VIEW, NOTES & DETAILS
19240 SW 63 AVENUE
PINECREST, FLORIDA

REVISIONS

Date	Remarks	By
4.15.2024	UPDATED PER PINECREST PW REVIEW COMMENTS	K.W.G.
7.23.2024	UPDATED PER PINECREST PW REVIEW COMMENTS	K.W.G.
2.5.2025	UPDATED PER NEW PINECREST NEW REVIEW COMMENTS	K.W.G.

KEN W. GROCE LICENSE No. 35944 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digital Signature Approved By Ken W Groce P.E. FL #35944 2025.09.25 14:23:22-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEN W. GROCE P.E. ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

For The Firm By:
KEN W. GROCE, P.E.
FL Reg. No. 35944
Civil Engineer

Scale:	As Shown In Views
Designed By:	KWG
Drawn By:	CDS
Checked By:	KWG
Date:	5.15.2023
Project No:	23–29

Sheet:
PD-1 1 OF 2