

DRAINAGE REPORT

for:

Castro Residence
12715 Rolling Road Drive, Pinecrest, FL.

Portion of Lot 6, Block 2 "TOWN AND RANCH ESTATES" (Plat Book 50, Page 46)

Section 13, Township 55 South, Range 40 East,

Village of Pinecrest, Florida

September, 2024

Prepared by:

DEVECON, INC.
8006 S.W. 173rd Terrace
Palmetto Bay, Fl. 33157
(305) 989-0587

Ricardo Herrera, P.E.

State of Florida Reg. No. 45896



Summary Report

Generated On : 7/13/2023

Property Information	
Folio:	20-5013-003-0180
Property Address:	12715 ROLLING ROAD DR Pinecrest, FL 33156-5646
Owner	ANTONIO J CASTRO & W CAROL DIAZ CASTRO
Mailing Address	12715 ROLLING ROAD DR MIAMI, FL 33156-5646
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,327 Sq.Ft
Lot Size	44,987 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2023	2022	2021
Land Value	\$1,638,120	\$1,062,564	\$885,470
Building Value	\$256,046	\$259,506	\$199,753
XF Value	\$15,164	\$15,340	\$15,516
Market Value	\$1,909,330	\$1,337,410	\$1,100,739
Assessed Value	\$725,957	\$704,813	\$684,285

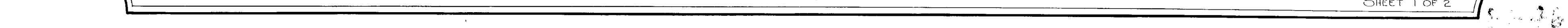
Benefits Information				
Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$1,183,373	\$632,597	\$416,454
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
13 55 40 1.03 AC M/L
TOWN & RANCH ESTS PB 50-46
LOT 6 LESS SELY 150 FT BLK 2
LOT SIZE 51832 SQ FT
OR 11609-1203 1182 1



Taxable Value Information			
	2023	2022	2021
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$675,957	\$654,813	\$634,285
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$700,957	\$679,813	\$659,285
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$675,957	\$654,813	\$634,285
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$675,957	\$654,813	\$634,285

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2005	\$1,100,000	23649-3685	Sales which are qualified
11/01/1982	\$192,500	11609-1203	Sales which are qualified
06/01/1972	\$65,000	00000-00000	Sales which are qualified



INTRODUCTION

Purpose

This report and calculations have been prepared to accompany an application to the Village of Pinecrest as part of the building permit process.

Property Address: 12715 Rolling Road Drive, Pinecrest, FL.

Property Folio: 20-5013-003-0180

All structures on the subject property will be demolished and the proposed development will consist of one (1) single family residence.

Legal Description

See attached Boundary and Topographic Survey

Design Criteria

The storm water management and drainage system designed for this property is based on following design criteria:

1. Retain and treat (through the use of exfiltration trenches) the greater of:
 - a. 1" of generated run-off over the entire site or,
 - b. 2½" times the percentage of the impervious areas
 - c. The difference between the pre-development and post-development run-off

Water Quality Calculation

Total Project Area: 44,960 ft² (1.032 acres)

Total Impervious Area: 17,044 ft² (0.391) acres (37.91%)

- Building Area: 8,407 ft² (0.193 acres) (18.70%)
- Pool, decks, walks, and driveways: 8,637 ft² (0.198 acres) (19.21%)

Total Pervious Area: 27,916 ft² (0.641 acres) (62.09%)

For water quality treatment, the first inch of runoff from the site open land area, or the amount of 2½ inches times the percentage of imperviousness shall be treated, whichever is greater.

1. First inch of runoff:
 - a. Volume required = $0.083^1 \text{ ft} \times 44,960 \text{ ft}^2 = 3,732 \text{ ft}^3$
2. 2½ inches times the percentage of imperviousness²:
 - a. Volume required = $2\frac{1}{2} \times 0.1921 = 0.48 \text{ inches}$
 - b. Volume to be treated = $0.04^3 \times 44,960 \text{ ft}^2 = 1,799 \text{ ft}^3$
3. Difference between pre- and post-development runoff: 2,511 ft³
 - a. See attached "Pre vs. Post development analysis"
4. Condition 1 is greater than Conditions 2 or 3 therefore:
5. Volume to be treated: **3,732 ft³** (0.086 acre-feet)

Drainage trench required:

1. 30 LF (see attached drainage calculations)
2. 80 LF drainage trench provided (see attached drainage calculations).

¹ $1" \div 12" = 0.083 \text{ ft.}$

² Pursuant to SFWMD Permit Manual (2013), roof area may be deducted from site area for water quality calculation purposes (Part IV – Stormwater Quality, Section 4.2.2(c).

³ $0.48" \div 12" = 0.04 \text{ ft.}$

Water Quality Treatment provided:

1. If 30 LF exfiltration trench (required-see drainage calculations) stores expected runoff
 - a. $\text{Runoff} = CiA = 0.6082 \times 6.2 \text{ iph} \times 1.032 \text{ acres} = 3.8915 \text{ ac/in.} = 0.3243 \text{ ac/ft.}$
2. Then 80 LF exfiltration trench (provided) will provide $10.377 \text{ ac/in.} = 0.865 \text{ ac/ft.}$
 - a. $\frac{\text{Exfil. trench}_{(\text{required})}}{\text{Volume treated}_{(Q \text{ required})}} = \frac{\text{Exfil.Trench}_{(\text{provided})}}{\text{Volume treated}_{(Q \text{ provided})}} = \frac{30 \text{ LF}}{3.8915 \frac{\text{acre}}{\text{inches}}} = \frac{80 \text{ LF}}{x \frac{\text{acre}}{\text{inches}}} =$
 - b. $30x = 3.8915 \times 80$
 - c. $x = 10.377 \frac{\text{acre}}{\text{inches}} = 0.865 \frac{\text{acre}}{\text{feet}}$
3. $0.865 \frac{\text{acre}}{\text{feet}} (\text{provided}) > 0.086 \frac{\text{acre}}{\text{feet}} (\text{required})$
4. Safety factor: $0.865 / 0.086 = 10.1$

Conclusion

1. This analysis and corresponding calculations confirm that the storm water retention system designed for this project exceeds the local and state requirements for storm water management systems.

Pre-development vs. Post-development Runoff Analysis

Project: **Castro Residence**

Date: 7/13/2023

Job No. 24-103

Design Data

Rainfall Depth (P):	9.0	(per SFWMD 25yr - 24hr map)
Design Ground Water Elev.(H _{WT}):	4.0	(per MDPW WC-2.2)

Area Distribution

Pre-development				Post-development			
Description	ft ³	Acres	%	Description	ft ³	Acres	%
Total:	44960	1.03	100%	Total:	44960	1.03	100%
Pervious:	35311	0.81	78.54%	Pervious:	27916	0.64	62.09%
Impervious:	9649	0.22	21.46%	Impervious:	17044	0.39	37.91%

Compacted Water Storage (CWS) Calculation

	High Elevation	Low Elevation	Average Elevation	Hwt	Depth	Storage (CWS)	Storage Capacity (SSC)
Pre-Development:	19.02	17.00	18.01	4.00	14.01	8.18	6.42
Post-Development:	19.20	16.90	18.05	4.00	14.05	8.18	5.08

Runoff Calculation

	Rainfall (P)	Storage Capacity (SSC)	Runoff (R) (in.)	Runoff Area (A) (ft ²)	Total Runoff (V _{Tot}) (ft ³)
Pre-Development (R _(Pre)):	9.0	6.42	4.21	44960	15772
Post-Development (R _(Post)):	9.0	5.08	4.88	44960	18283

$$R = \frac{(P - 0.2SSC)^2}{(P + 0.8SSC)}$$

Runoff Volume to be Retained On-Site

$$\Delta V_{(Tot)} = V_{(Tot)(Post)} - V_{(Tot)(Pre)} : \quad \mathbf{2511} \quad \text{ft}^3$$

DEVECON, INC.
8006 S.W. 173rd TERRACE
Palmetto Bay, FL. 33157
305-989-0587

PROJECT: Castro Residence
JOB No: 24-103

DATE: 9/8/2024

$$\text{VOLUME TREATED (V)} = C_w \times A \times R$$

TRENCH LENGTH FORMULAS **

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + 1.39 \times 10^{-4}(WD_U)}$$

**** Taken from South Florida Water Management District Permitting Information Manual (2013).**

BASE DATA

Grate Elevation:	16.80 (N.G.V.D.)	
Water-Table Table Elev:	4.00 (WC 2.2.) (Wt)	
Trench Depth (ft):	15	
Bottom Trench Elevation:	1.80	(bottom)
Impervious Area Coefficient:	0.90 (constant)	(Ci)
Sodded Swale Area Coefficient:	0.30 (constant)	(Cs)
Grassed Lot Area Coefficient:	0.40 (constant)	(Cg)
Roof Area Coefficient	1.00 (constant)	(Cr)
Rainfall (Inches):	6.20 (in.)	(i)
Trench width (ft):	3 (feet)	(w)
Depth to Water Table (H2)	12.80 (feet)	(H2)
Unsaturated Depth	11.13 (feet)	(Du)
Saturated Depth	2.20 (feet)	(Ds)

Table

Drainage Area	Total
Gross Area (ft2):	44960
Lot Area (ft2):	44960
Grassed Area (ft2):	27916
Impervious Area (ft2):	8637
Roof Area (ft2):	8407
Weighted Coefficient (Cw):	0.6082
Volume of Runoff (Acre-inch.)(Q):	3.8923
Conductivity Coefficient (k)	4.92E-04

Length of Trench required (LF):	30
Trench length provided (LF):	80

Project Name: Castro Residence
Project Number: 2097



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, August 16, 2017

Mr. Tony Castro
12715 Rolling Road Drive
Miami, FL 33156

Re: Casa Grande @
12715 Rolling Road Drive
Miami, FL

Dear Mr. Castro:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed Percolation Tests on August 16, 2017 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 16' below existing ground surface at the time of drilling. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is **anticipated** due to seasonal variations and run off as well as varying ground elevations, construction dewatering and pumping activities in the area and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level.

In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.



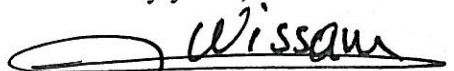
Re: 12715 Rolling Road Drive, Miami, FL

This report was prepared in compliance with the 2014 Florida Building Code, 5th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations, the nature and extent of such variations may not become evident until, during or after construction; therefore; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



PERCOLATION TEST



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : August 16, 2017
CLIENT : MR. TONY CASTRO
PROJECT : Casa Grande @
PROJECT LOCATION : 12715 Rolling Road Drive, Miami, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-1

TEST DEPTH (feet) 0-15'
AVERAGE FLOW (GPM) 12.8
AVERAGE K (CFS/Sq. Ft-Ft Head) 5.20x10⁻⁴

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

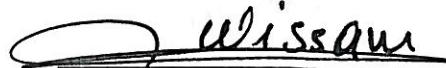
Water Table 16'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 1'-6"	Brown medium sand w/rock fragments
1'-6" to 3'-0"	Light tan medium sand w/rock fragments
3'-0" to 15'-0"	White sandy limerock

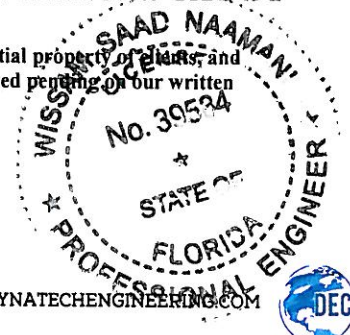
Respectfully submitted,

Field Tech: A.S.



Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Certificate of Authorization No.: CA 5491

* As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending our written approval.





DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : August 16, 2017
CLIENT : MR. TONY CASTRO
PROJECT : Casa Grande @
PROJECT LOCATION : 12715 Rolling Road Drive, Miami, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-2

TEST DEPTH (feet) 0-15'
AVERAGE FLOW (GPM) 11.4
AVERAGE K (CFS/Sq. Ft-Ft Head) 4.63x10⁻⁴

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 16'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

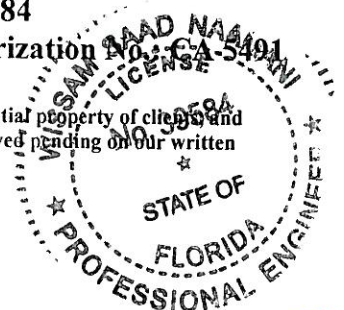
<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 1'-0"	Tan medium sand
1'-0" to 15'-0"	White sandy limerock

Field Tech: A.S.

Respectfully submitted,

Wissam Naamani, P. E.
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Certificate of Authorization No. CA-5491

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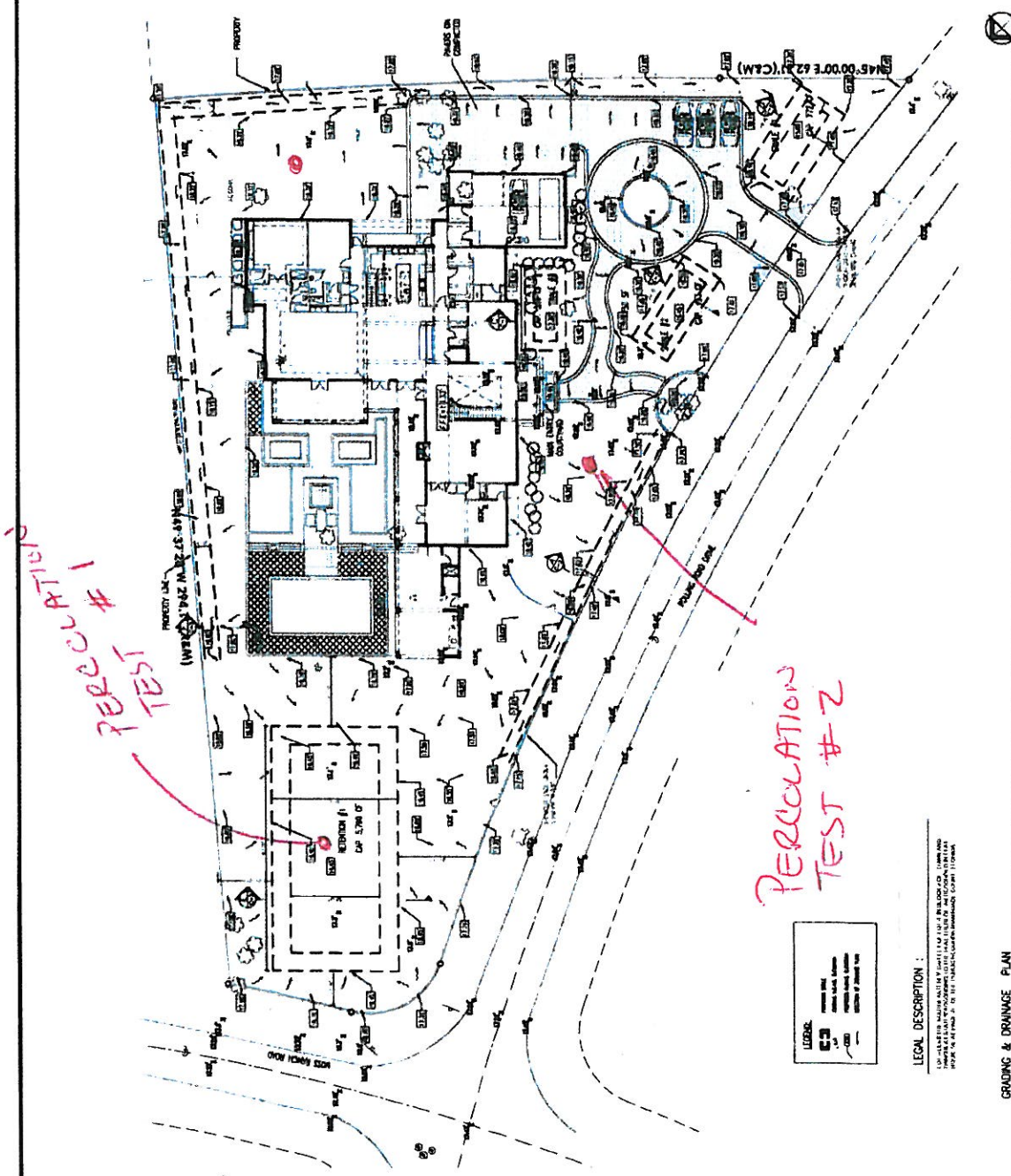


SITE PLAN

Rolling Road
11.1 mi. E.H.

AB ENGINEERS, INC. 1010 N. W. 10th Ave., Suite 100 Fort Lauderdale, FL 33304 (954) 572-1111 FAX (954) 572-1112		TONY CASTRO RESIDENCE MR. & MRS. CASTRO RESIDENCE 1010 N. W. 10th Ave., Suite 100 Fort Lauderdale, FL 33304 (954) 572-1111 FAX (954) 572-1112	
PAYING, DRAINAGE & GRADING PLAN		1-3	

- GENERAL NOTES**
1. ALL DIMENSIONS SHOWN ON THESE PLANS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



LEGAL DESCRIPTION:
 LOT 10, TRACT 10, TOWNSHIP 10, RANGE 10, SECTION 10, COUNTY 10, STATE OF FLORIDA.

GRADING & DRAINAGE PLAN

GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring(s) to be drilled after building pad(s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings would need to be performed after the structure(s) has been demolished and proposed new building staked out.

As a mutual protection to clients, the public and ourselves, all reports are submitted as confidential property of clients, and authorization for publication of statements, conclusions, extracts from or regarding our reports is reserved pending our written approval.

KEY CLASSIFICATION & SYMBOLS

<u>Correlation of Penetration Resistance With Relative Density and Consistency</u>				<u>Particle Size</u>	
	<u>Cone Penetration Tests (Kg/cm³)</u>	<u>Standard Penetration (Blows/ft.)</u>	<u>Relative Density</u>		
Sands	0-16	0-4	Very Loose	Boulders	> 12 in.
	17-40	5-10	Loose	Cobble	3 in. to 1 in.
	41-80	11-20	Firm	Gravel	4.76 mm to 3 in.
	81-120	21-30	Very Firm	Sand	0.07 mm to 4.67 mm.
	Over 120	31-50	Dense	Silt	0.005 mm. to 0.074 mm
Silts & Clay	0-3	0-2	Very Loose	Clay	< 0.005 mm
	4-9	3-4	Soft		
	10-17	5-8	Firm		
	18-31	9-15	Stiff		
	32-60	16-30	Very Stiff		
	Over 60	31-50	Hard		
				<u>Modifiers</u>	
				5% - 10 %	Slightly Silty or Clayey
				10% - 30%	Silty or Clayey
				30% - 50%	Very Silty or Very Clayey
				0% - 5%	Slightly Trace
				6% - 10%	Trace
				11% - 20%	Little
				21% - 35%	Some
				> 35% And	

Rock Hardness Description

Soft	Rock core crumbles when handled
Medium	Can break with your hands.
Moderate Hard	Thin edges or rock core can be broken with fingers
Hard	Thin edges or rock core cannot be broken with fingers
Very Hard	Rock core rings when struck with hammer (cherts)