

DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE = **43,588** FT² = **1.001** ACRES
LAND USE: **SINGLE-FAMILY RESIDENCE**
GROSS BUILDING AREA = **10,156** FT²
SEWAGE FLOW = **510** GPD
SEWAGE LOADING = **510** GPD / **1.001** ACRES = **509.5** GPD/ACRE

Y	N	CRITERIA FOR OSTDS TYPE SELECTION
X		PROPERTY WILL BE SERVED BY PUBLIC WATER
X		PROPERTY COMPLETELY OUTSIDE WELLFIELD PROTECTION AREA
X		SURFACE WATER BODIES BEYOND 1000 FEET
X		SEWAGE FLOW IS LESS THAN 500 GPD FOR SFR / DUPLEX
N/A		SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI-FAMILY/OTHER USES
X		SEWAGE LOADING LESS THAN 500 GPD/ACRE
Y	N	OTHER CONSIDERATIONS FOR OSTDS APPROVAL
X		SANITARY SEWERS NOT AVAILABLE, ABUTTING, OR OPERATIVE
X		SYSTEM WILL SERVE ONLY ONE LOT
X		PROPERTY LINES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVED BY A POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: **TYPE 3 -- ADVANCED SECONDARY TREATMENT STANDARDS**
TOTAL NITROGEN TREATED BY: **NORWECO SINGULAR R3**
TOTAL PHOSPHORUS TREATED BY: **BIOKINETIC SYSTEM**
FECAL COLIFORM TREATED BY: **NORWECO SINGULAR R3 -- BIOKINETIC SYSTEM CHLORINATION & DECHLORINATION**
SOURCE OF TREATMENT STANDARDS: **TESTING PERFORMANCE DATA FOR COMPONENTS OF PBTS**

TREATMENT STANDARDS		
POLLUTANT	REQUIRED (mg/L) (ANNUAL AVERAGE)	PROPOSED (mg/L) (ANNUAL AVERAGE)
CBOD ₅	10	5
TSS	10	4.6
TN	50%	65.7%
TP	10	10
FECAL COLIFORM (cfu/100ml)	200	2

OSTDS CALCULATIONS PER CHAPTER 62-6 F.A.C.

NET LOT SIZE = **31,798** FT² = **0.730** ACRES
LAND USE: **SINGLE-FAMILY RESIDENCE**
BUILDING AREA = **7,928** FT² & **7** BEDROOMS

SEWAGE FLOW
MAXIMUM SEWAGE LOADING ALLOWANCE = **2,500** GPD/ACRE (1,500 GPD/ACRE OR 2,500 GPD/ACRE)
AUTHORIZED SEWAGE FLOW = **2,500** GPD/ACRE X **0.730** ACRES = **1,825** GPD
UNIT FLOW CRITERIA (PER TABLE 1): **NUMBER OF BEDROOMS/BUILDING AREA**
SEWAGE FLOW PER UNIT FLOW = **400** GPD FOR 4 BEDS W/ 2251-3300 SQFT + 60 GPD PER ADDITIONAL 750 SQFT
TOTAL SEWAGE FLOW = **820** GPD

TREATMENT TANK AND DRAINFIELD
PROPOSED SYSTEM: **NORWECO SINGULAR R3**
MINIMUM REQUIRED TREATMENT CAPACITY = **820** GPD
DRAINFIELD CONFIGURATION: **TRENCH**
DRAINFIELD TYPE: **STANDARD**
DRAINFIELD MATERIAL: **CHAMBERS**
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD = **0.8** GAL/FT² DAY
DRAINFIELD SIZE = **820** GPD / **0.8** GAL/FT² DAY = **1025** FT²

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS IN NAVD83)
GRADE ELEVATION = **10.6** FT
SEASONAL HIGH WATER TABLE ELEVATION = **4.0** FT
ELEVATION AT THE BOTTOM OF THE DRAINFIELD = **8.6** FT
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD = **55.2** INCHES

SEPTIC TANK CALCULATION

NUMBER OF SYSTEMS	1		
TOTAL LIVING AREA	7,928	SF	
TOTAL OF BEDROOMS	7		
	7,928	-3300	4 bedrooms (400 GPD)
	4,628 / 750		
FLOW ALLOWANCE	6.2	add	420 GPD
		820	GPD
TOTAL LOT AREA	0.7300	ACRES	
TOTAL FLOW PER DAY PER ACRE ALLOW	1825	GPD	
FIXTURE COUNT CALCULATION			
SYSTEM #1	FU	#	TOTAL
FULL BATHROOM	6	5	30
WASHER	2	2	4
POOL BATH	4	1	4
LAUNDRY SINK	2	1	2
TOTAL FIXTURES			40
SYSTEM #2	FU	#	TOTAL
FULL BATHROOM	6	1	6
KITCHEN SINK W/DISHWASHER	2	1	2
DISHWASHER	2	1	2
POWDER	4	1	4
BBQ SINK	2	1	2
BBQ ICEMAKER	2	1	2
MASTER BATHROOM	12	1	12
TOTAL FIXTURES			30
TOTAL HOUSE FU	70		
FLOW CALCULATION			
SYSTEM	1		DRAIN FIELD REQUIRED BED (SF)
SYSTEM FLOW =	#FU	X TOTAL FLOW	= GPD/0.8
TOTAL FU			
	= 40	X	820
		70	
	= 469	GPD	
UNOBSTRUCTED AREA			586
			879
SYSTEM	2		
SYSTEM FLOW =	30	X TOTAL FLOW	
TOTAL FU			
	= 30	X	820
		70	
	= 351	GPD	
UNOBSTRUCTED AREA			439
			659

PROPOSED 1000 GALLONS UNDERGROUND PROPANE TANK. 10' DISTANCE BETWEEN TANK AND FROM ANY STRUCTURE AND PROPERTY LINE. COORDINATE WITH GAS COMPANY. LOCATION AND INSTALLATION SHALL COMPLY WITH NFPA 58 & 6.4.4.3.

AREA
SQ. FT. ±31960.01
ACRES ±0.7337

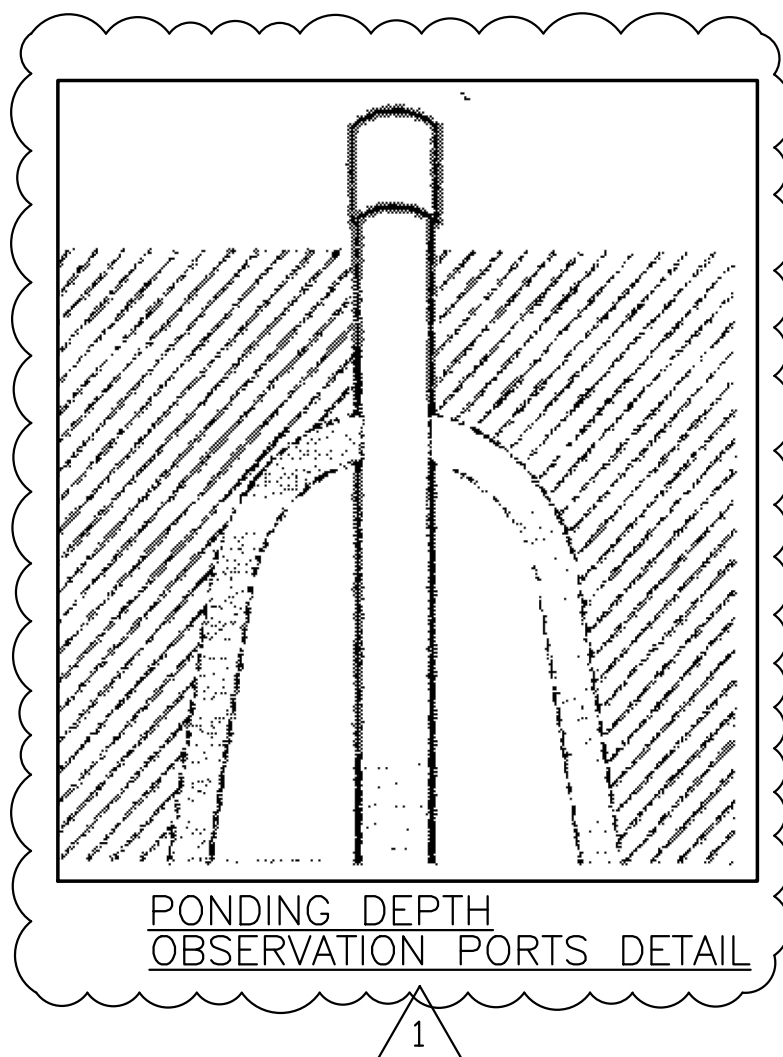
NOTE
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION SEWAGE DISPOSAL AND TREATMENT SYSTEM INSTALLATION.

BENCHMARK ELEVATION
BM # SC-25 Elev.=16.85'

LEGEND
-- UNOBSTRUCTED AREA

GROSS LOT SIZE = 43,588 SQFT = 1.001 ACRES
GROSS BUILDING AREA = 10,156 SQFT

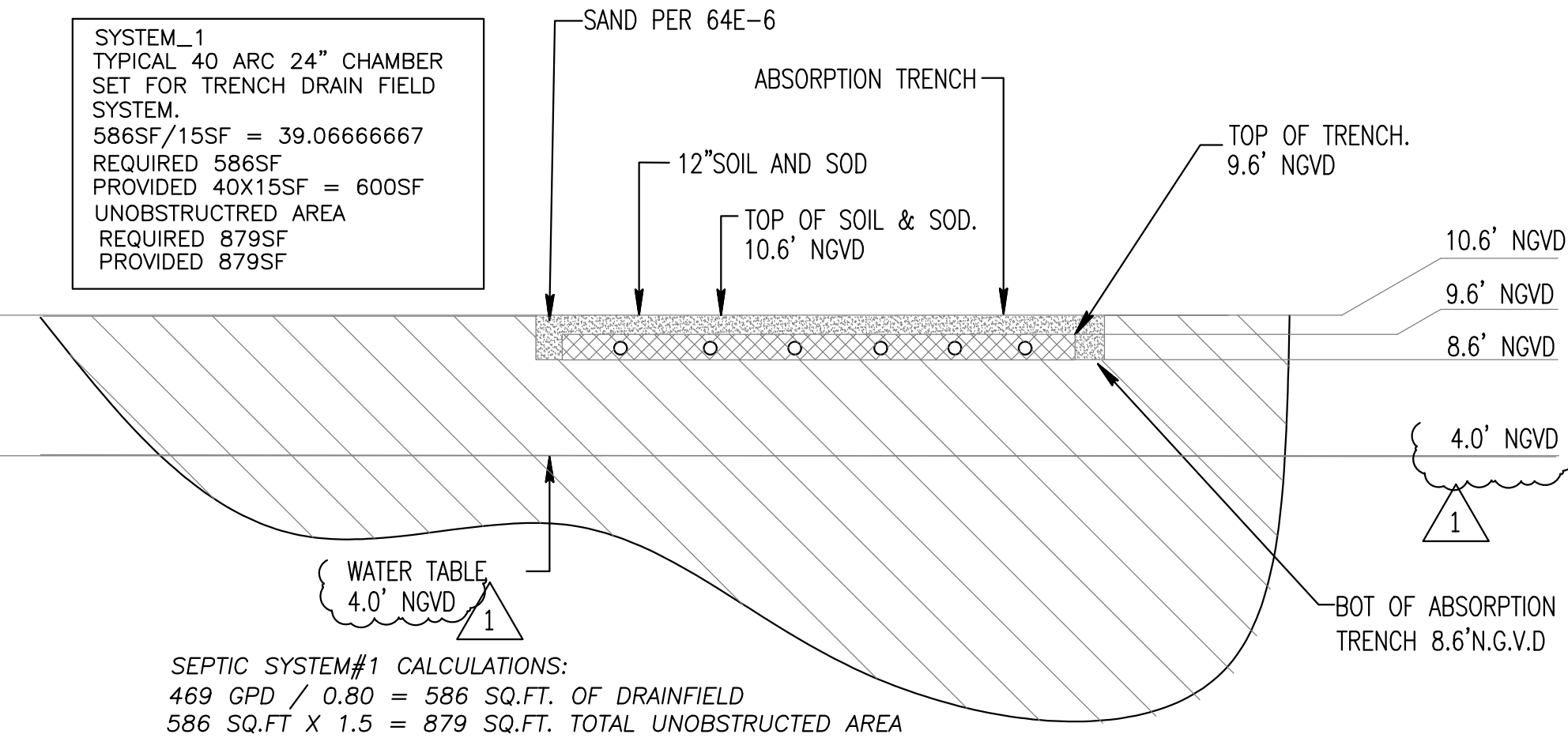
LOT SIZE = 31,798 SQFT = 0.730 ACRES
FIRST FLOOR LIVING AREA = 4,814 SQFT
SECOND FLOOR LIVING AREA = 3,114 SQFT
TOTAL LIVING AREA = 7,928 SQFT



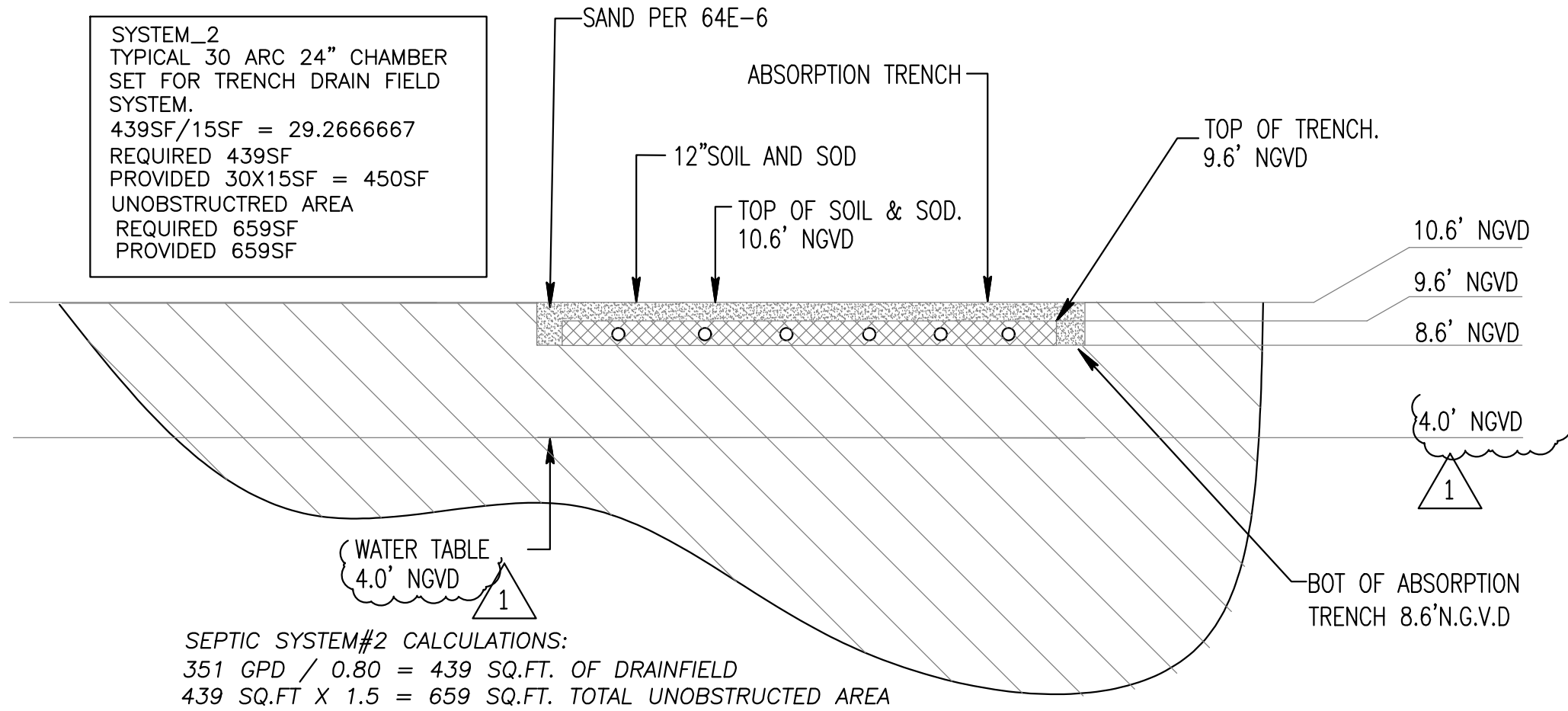
SEPTIC SYSTEM#1 CALCULATIONS:
469 GPD / 0.80 = 586 SQ.FT. OF DRAINFIELD
586 SQ.FT X 1.5 = 879 SQ.FT. TOTAL UNOBSTRUCTED AREA

DRAINFIELD SYSTEM#1 SECTION

N.T.S



PLUMBING SITE PLAN
SCALE: 3/32"=1'-0"



DRAINFIELD SYSTEM#2 SECTION

N.T.S

This form has been digitally signed and sealed by Amaris Rodriguez, P.E. on the date adjacent to the seal.
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> Mechanical > Electrical
> Plumbing > Fire Protection
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Amaris Rodriguez, P.E.
License Number: 20236
C.A.S.E.
Date: 2024.01.30
Signature: [Signature]
Date: 4:20:40-05'00'

401 BISCAYNE BLVD
SUITE 5-5
MIAMI BEACH, FLORIDA 33139
P 786 445 5830

PROJECT NO: 2308

CLIENT:
RONALDO FL1, LLC
1200 BISCAYNE BLVD
MIAMI, FLORIDA 33181

REVISIONS:
A CITY COMMENTS 01-30-2024

CRS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168
40PE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134
ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4459 NW 97TH COURT
DORAL, FLORIDA 33178
NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037
TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA OHAD
6200 SW 123RD TERRACE PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

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SEAL:

FELIPE ALVARADO AR 91841

CONSTRUCTION DOCUMENTS

DATE: DECEMBER 12, 2023

SHEET TITLE: PLUMBING SITE PLAN

SHEET: