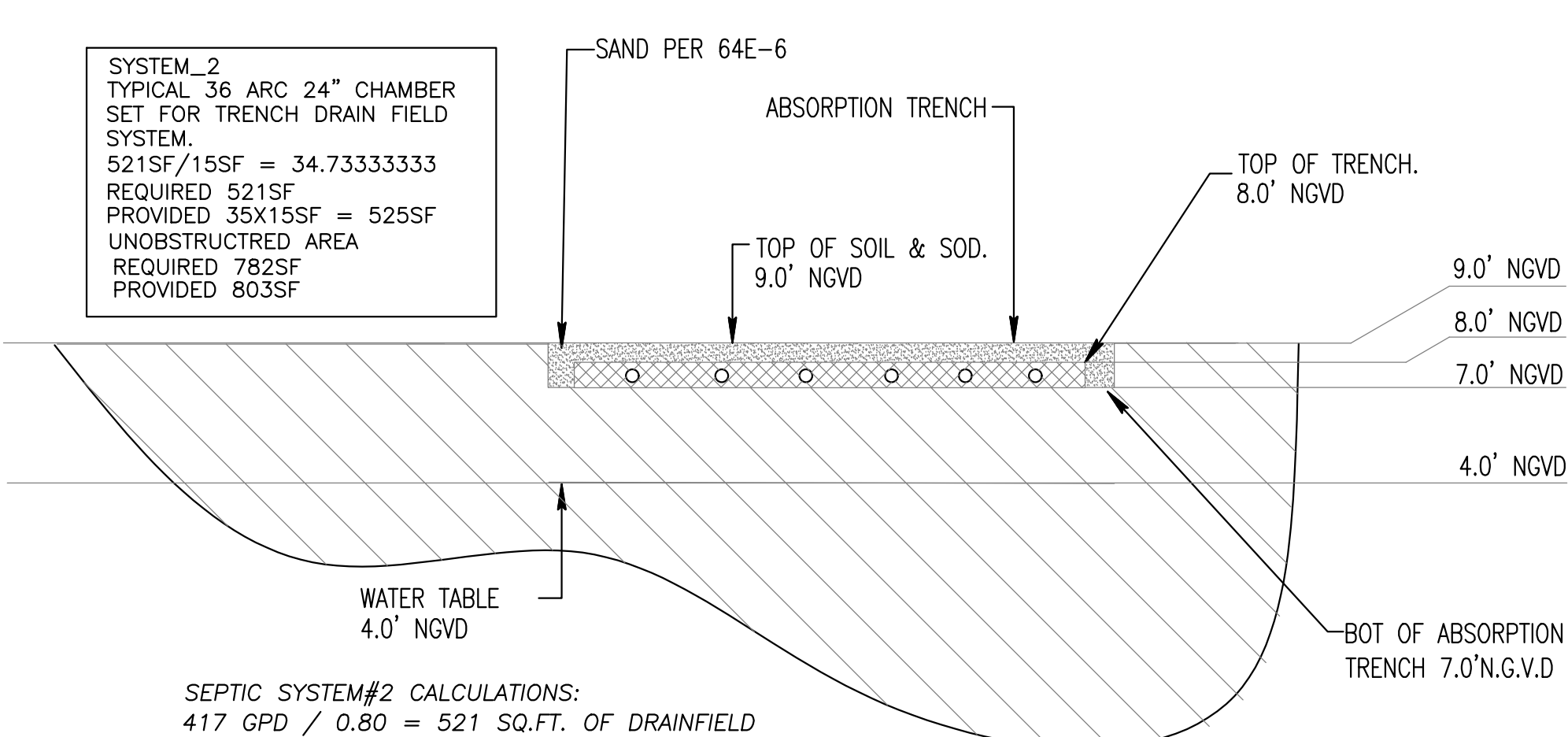
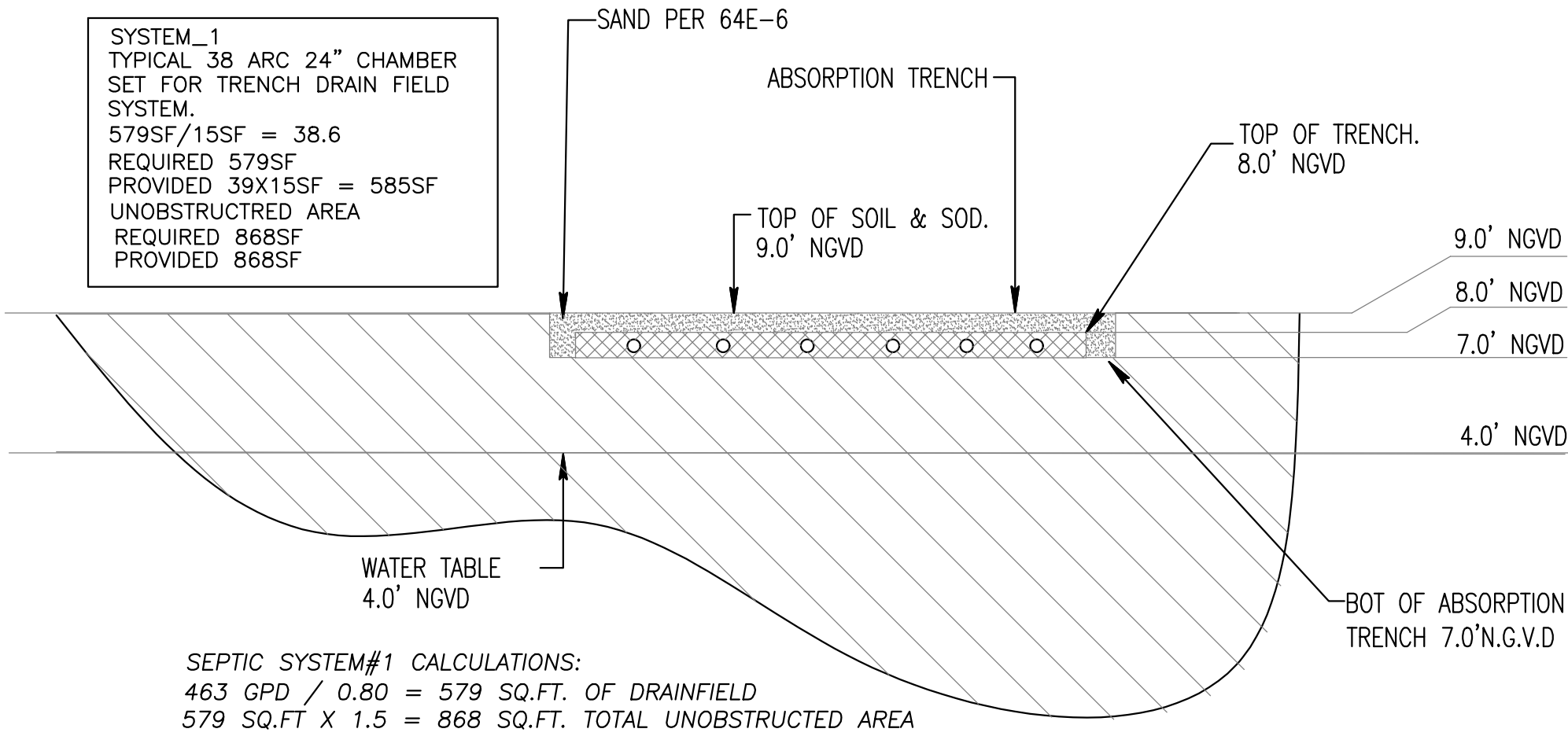


DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7		
GROSS LOT SIZE = 43,792 FT ² = 1.001 ACRES		
LAND USE: SINGLE-FAMILY RESIDENCE		
GROSS BUILDING AREA = 11,224 FT ²		
SEWAGE FLOW = 510 GPD		
SEWAGE LOADING = 510 GPD / 1.001 ACRES = 509.5 GPD/ACRE		
Y	N	CRITERIA FOR OSTDS TYPE SELECTION
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 SINGULAIR R3		
TOTAL PHOSPHORUS TREATED BY : BIOKINETIC SYSTEM		
FECAL COLIFORM TREATED BY : NORWECO SINGULAIR 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 = 40,276 FT ² = 0.925 ACRES		
LAND USE: SINGLE-FAMILY RESIDENCE		
BUILDING AREA = 8,936 FT ² & 8 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 0.93 ACRES = 2,325 GPD		
UNIT FLOW CRITERIA (PER TABLE 1) : NUMBER OF BEDROOMS/BUILDING AREA		
SEWAGE FLOW PER UNIT FLOW = 400 GPD FOR 4 BEDS W/ 2281-3300 SQFT + 60 GPD PER ADDITIONAL 750 SQFT		
TOTAL SEWAGE FLOW = 880 GPD		
TREATMENT TANK AND DRAINFIELD		
PROPOSED SYSTEM : NORWECO SINGULAIR R3		
MINIMUM REQUIRED TREATMENT CAPACITY = 880 GPD		
DRAINFIELD CONFIGURATION : TRENCH		
DRAINFIELD TYPE : STANDARD		
DRAINFIELD MATERIAL : CHAMBERS		
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD = 0.8 GAL/FT ² /DAY		
DRAINFIELD SIZE = 880 GPD / 0.8 GAL/FT ² /DAY = 1100 FT ²		
SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS IN ~~N.A.V.D.~~ N.G.V.D.)		
GRADE ELEVATION = 8.0 FT		
SEASONAL HIGH WATER TABLE ELEVATION = 4.0 FT		
ELEVATION AT THE BOTTOM OF THE DRAINFIELD = 7.0 FT		
SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD = 36.0 INCHES		

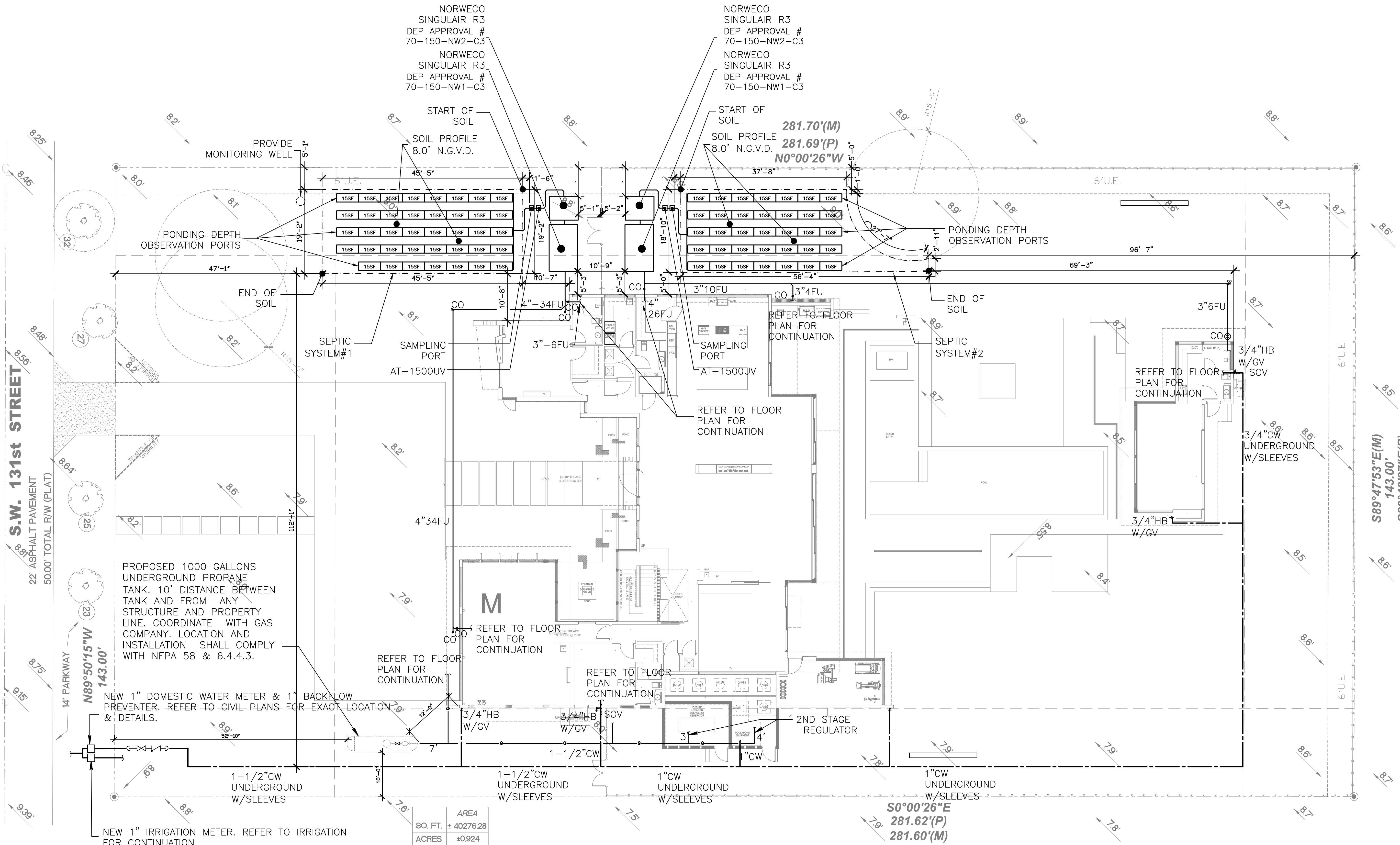


Drainfield System#1 Section

Drainfield System#2 Section

N.T.S.

N.T.S.



GROSS LOT SIZE = 43,792 SQFT = 1.001 ACRES
GROSS FIRST FLOOR BUILDING AREA = 5,998 SQFT
GROSS SECOND FLOOR BUILDING AREA = 4,624 SQFT
GROSS GUEST HOUSE BUILDING AREA = 602 SQFT
GROSS TOTAL BUILDING AREA = 11,224 SQFT

LOT SIZE = 40,276 SQFT = 0.93 ACRES
FIRST FLOOR LIVING AREA = 4,519 SQFT
SECOND FLOOR LIVING AREA = 3,815 SQFT
GUEST HOUSE LIVING AREA = 602 SQFT
TOTAL LIVING AREA = 8,936 SQFT

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/REFERENCE POINT ELEVATION
C/L OF SW 131 ST / SW PROP. LINE 8.46' N.G.V.D.

LEGEND
-- UNOBSTRUCTED AREA

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

This item has been digitally signed and sealed by Amarilis Rodriguez, PE, on 2024.06.06. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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• Plumbing • Fire Protection
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Amarilis Rodriguez, P.E.
License # 60286

Date:
2024.06.06
Signature:
22:22:23-04'00"

4875 BOLLARD ROAD
SUITE 5-5
MIAMI BEACH, FLORIDA 33139
P 786 445 5830
PROJECT NO: 2305
CLIENT:
RONALDO R2, LLC
1200 BISGAYNE BLVD
MIAMI, FLORIDA 33181

REVISIONS:
02: ENGINEERING GROUP, INC.
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MIAMI BEACH, FLORIDA 33138
03: ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD., SUITE 1002
CORAL GABLES, FLORIDA 33134
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LANDSCAPE ARCHITECT
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DORAL, FLORIDA 33178
05: NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33057
06: TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

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SEAL:

FELIPE ALVARADO AR 91841

NAME:
CONSTRUCTION DOCUMENTS

DATE:
JUNE 4, 2024

SHEET TITLE:
SITE PLAN

SHEET: