DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE = 43,792 FT² = 1.001 ACRES
LAND USE: SINGLE–FAMILY RESIDENCE
GROSS BUILDING AREA = 11,224 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 SINGULAIR R3
TOTAL PHOSPHORUS TREATED BY : BIOKINETIC SYSTEM
FECAL COLIFORM TREATED BY : NORWECO SINGULAIR R3 – BIOKINETIC SYSTEM CHLORINATION & DECHLORINATION
SOURCE OF TREATMENT STANDARDS : TESTING PERFOMANCE 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

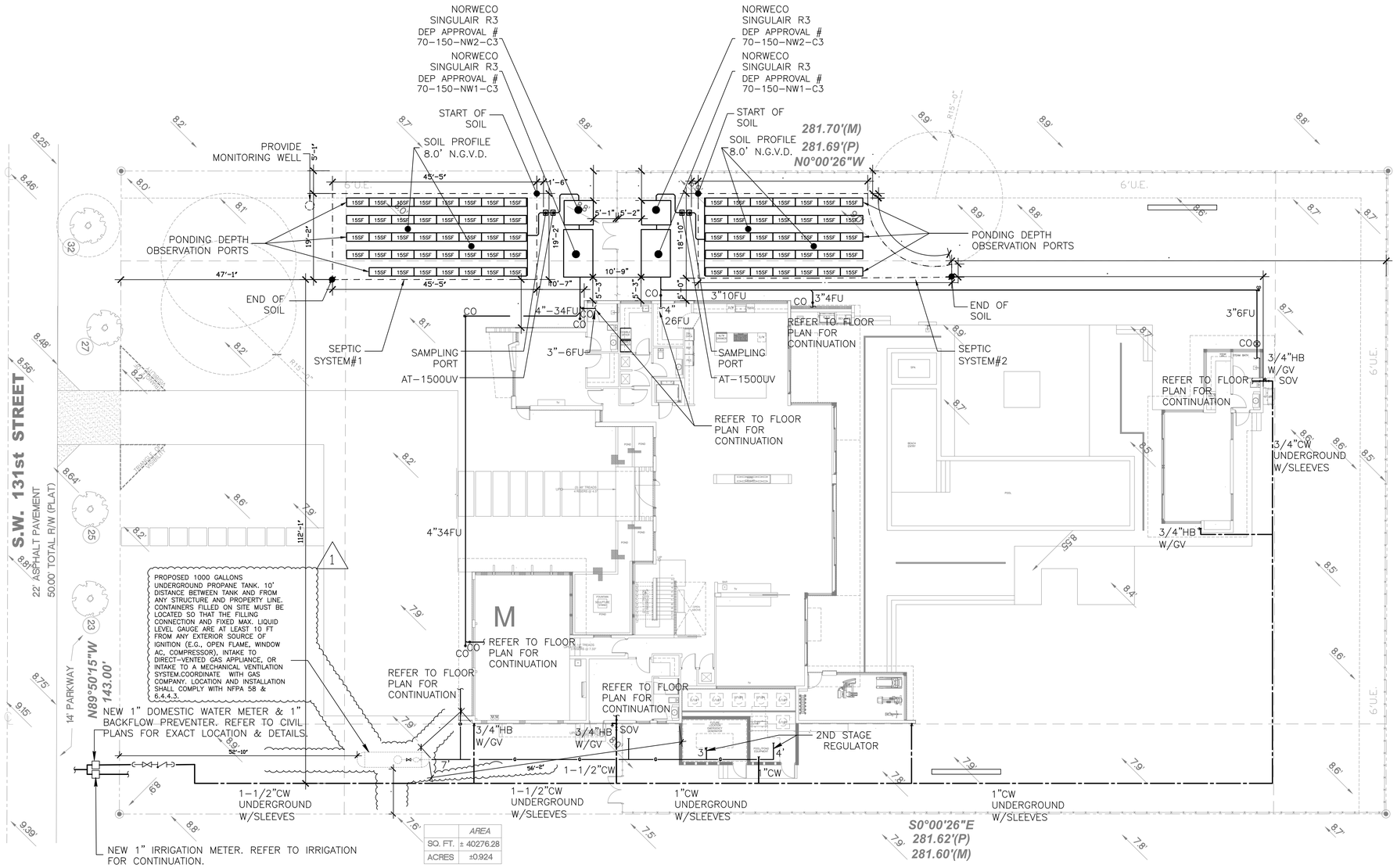
OSTDS CALCULATIONS PER CHAPTER 62-6 F.A.C.

NET LOT SIZE = 40,276 FT² = 0.925 ACRES
LAND USE: SINGLE–FAMILY RESIDENCE
BUILDING AREA = 8,936 FT² & 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/ 2251–3300 SQFT + 60 GPD PER ADDITIONAL 750 SQFT
TOTAL SEWAGE FLOW = 880 GPD

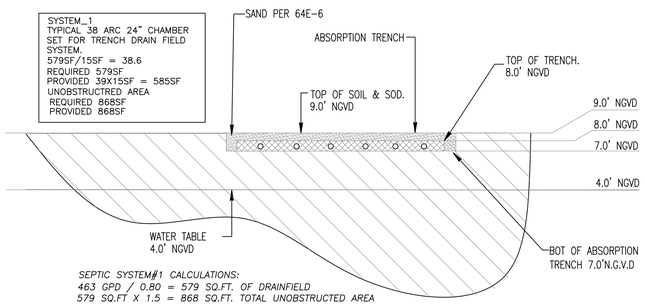
TREATMENT TANK AND DRAINFIELD
PROPOSED SYSTEM : NORWECO SINGULAIR R3
MINIMUM REQUIRED TREATMENT CAPACITY = 880 GPD
DRAINFIELD CONFIGURATION : TRENCH
DRAINFIELD TYPE : STANDARD
DRAINFIELD MATERIAL : CHAMBERS
MAXIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD = 0.8 GAL/FT²DAY
DRAINFIELD SIZE = 880 GPD / 0.8 GAL/FT²DAY = 1100 FT²

SEPARATION BETWEEN THE SHWT AND BOTTOM OF THE DRAINFIELD (ELEVATIONS IN ~~NAVD 88~~ 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



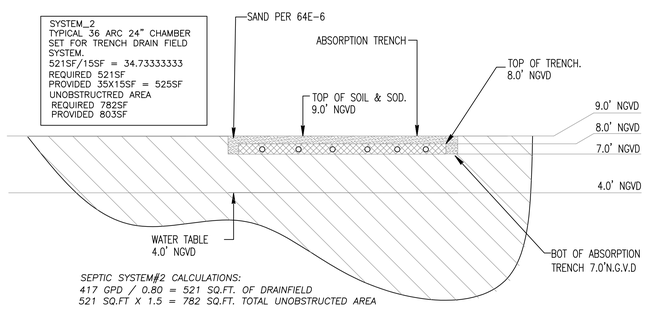
	AREA
SQ. FT.	± 40276.28
ACRES	±0.924

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



SEPTIC SYSTEM#1 CALCULATIONS:
463 GPD / 0.80 = 579 SQ.FT. OF DRAINFIELD
579 SQ.FT X 1.5 = 868 SQ.FT. TOTAL UNOBSTRUCTED AREA

DRAINFIELD SYSTEM#1 SECTION
N.T.S



SEPTIC SYSTEM#2 CALCULATIONS:
417 GPD / 0.80 = 521 SQ.FT. OF DRAINFIELD
521 SQ.FT X 1.5 = 782 SQ.FT. TOTAL UNOBSTRUCTED AREA

DRAINFIELD SYSTEM#2 SECTION
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

This item has been digitally signed and sealed by Amarilis Rodriguez, PE, on _____. 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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FAO ARCHITECTURE
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MIAMI BEACH, FLORIDA 33139
P 786.448.5630

PROJECT NO: 2305

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97THCOURT
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NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
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TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
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CASA ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

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SEAL:

FELIPE ALVARADO AR 91841

PHASE: CONSTRUCTION DOCUMENTS

ISSUE DATE: JUNE 4, 2024

SHEET TITLE: SITE PLAN

SHEET:

PS-100