

ZAMORA & ASSOCIATES, INC.

Engineering Land Planning
6601 S.W. 80th Street
Suite 109
South Miami, Florida 33143
(305)273-7801

JOB 2026-11
SHEET No. 1 of 3
CALCULATED BY: G. Zamora
DATE: 1/15/2026

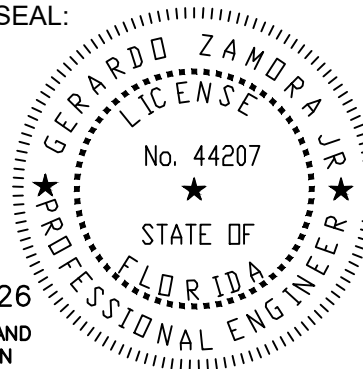
PARODY SINGLE FAMILY RESIDENCE

6300 Southwest 98th Street

Village of Pinecrest, Florida

DRAINAGE CALCULATIONS

SEAL:



1/17/2026

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State of Florida

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SHEET No. 2 of 3
CALCULATED BY: G. Zamora
DATE: 1/16/2026

6300 SOUTHWEST 98TH STREET PINECREST, FLORIDA

FLOOD ROUTING CALCULATIONS (POST-DEVELOPMENT)

SITE DATA AND CRITERIA:

SOUTH FLORIDA WATER MANAGEMENT METHOD (SFWMD)
DESIGN STORMS: INTENSITY

25 YEAR FREQUENCY / 24 HOUR DURATION (P) 9.0 IN
PROVIDE WATER QUALITY REQUIREMENTS AS PER SFWMD

OCTOBER WATER TABLE AS PER MIAMI-DADE COUNTY DERM W.C. 2.2A
= ELEVATION 3.00 FEET

C: RUNOFF COEFFICIENTS (RATIONAL METHOD)

= 0.90 IMPERVIOUS AREA
= 0.40 PERVIOUS AREA

LAND USE TABLE (EXISTING):

TOTAL LAND AREA	=	38,768 SQ. FT	=	100 %
TOTAL IMPERVIOUS AREA	=	8,307 SQ. FT.	=	21.4 %
TOTAL PERVIOUS AREA	=	30,461 SQ. FT.	=	78.6 %

SOILS STORAGE CALCULATIONS: (EXISTING)

DEPTH TO WATER TABLE:	AVERAGE PROPOSED GRADE	=	10.00
	AVERAGE WET SEASON ELEVATION	=	3.00
	DEPTH TO WATER TABLE = (10.0 - 3.0)	=	*7.00'

*** USE A MAXIMUM ALLOWABLE DEPTH OF 4.0**

FROM TABLE ON SHEET C-III-1 (COMPACTED WATER STORAGE) = 8.18 (@ 4.00')

SOIL STORAGE: $S = (\text{Pervious Area} / \text{Site Area}) * (\text{Compacted Soil Storage}) = 30,461 / 38,768 * 8.18$

SOIL STORAGE = 6.427"

EXISTING DEVELOPMENT CONDITION:

S (Exist.) = 6.427 in.

Runoff (R) = $(P - 0.2S)^2 / (P + 0.8S) = 4.209$

Volume of Runoff (V) = $A * R / 12 = 38,768 * 4.209 / 12 = 13,598 \text{ C.F. (PRE)}$

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LAND USE TABLE (PROPOSED):

TOTAL LAND AREA	=	38,768 SQ. FT.	=	100 %
TOTAL IMPERVIOUS AREA	=	13,632 SQ. FT.	=	35.2%
HOUSE		7,717 SQ. FT.		
POOL		800 SQ. FT.		
SIDEWALK/DRIVEWAYS		5,115 SQ. FT.		
TOTAL PERVIOUS AREA	=	25,136 SQ. FT.	=	64.8%

SOILS STORAGE CALCULATIONS: (PROPOSED)

DEPTH TO WATER TABLE:	AVERAGE PROPOSED GRADE	=	10.00
	AVERAGE WET SEASON ELEVATION	=	3.00
	DEPTH TO WATER TABLE = (10.00 - 3.0)	=	<u>*7.00'</u>

*** USE A MAXIMUM ALLOWABLE DEPTH OF 4.0**

FROM TABLE ON SHEET C-III-1 (COMPACTED WATER STORAGE) = 8.18" (@ 4.00')

SOIL STORAGE: $S = (\text{Pervious Area} / \text{Site Area}) * (\text{Compacted Soil Storage}) = 25,136 / 38,768 * 8.18$

SOIL STORAGE = 5.304"

PROPOSED DEVELOPMENT CONDITION:

$S (\text{Prop.}) = 5.304 \text{ in.}$

$\text{Runoff } (R) = (P - 0.2S)^2 / (P + 0.8S) = 4.760$

Volume of Runoff (V) = $A * R / 12 = 38,768 * 4.760 / 12 = 15,378 \text{ C.F. (POST)}$

CRITERIA:

$15,378 \text{ C.F.} - 13,598 \text{ C.F.} = 478 \text{ C.F.}$

$1.0 \text{ in} * 38,768 \text{ s.f.} / 12 \text{ in/ft.} = 3,231 \text{ C.F. (CONTROLLING FACTOR)}$

$2.5 \text{ in} * 5,915 \text{ s.f.} / 12 \text{ in/ft.} = 1,232 \text{ C.F.}$

PROVIDED STORAGE:

TOTAL SWALE AREA

EAST SIDE

Swale Area of Storage = (Top Area + Bottom Area) / 2 * Depth of Swale area

SWALE FROM CONTOUR 10.00 TO 9.500

Depth of Swale area = $10.00' - 9.50' = 0.50 \text{ feet}$

Swale Area Storage $(7,954 + 5,750) / 2 * 0.50 = \underline{\underline{3,426 \text{ C.F. PLUS ADDITIONAL SWALES ON WEST \& NW SIDES}}}$

3,426 C.F. > 3,231 C.F. COMPLIES WITH PINECREST DRAINAGE REQUIREMENTS