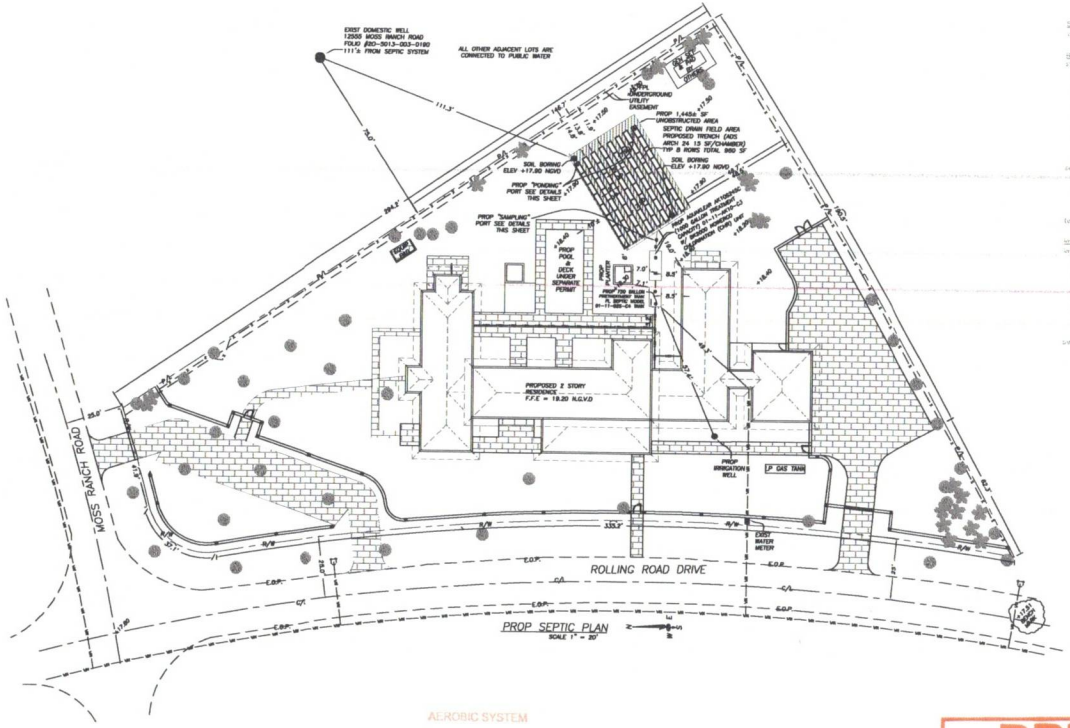


SITE DATA:

TOTAL LOT LAND = 44,940 SF (1.031 ACRES)

BUILDING COVERAGE (GROSS NGVD)

First Floor

residence (under a/c)	4,422.0	sf
garage	737.7	sf
CANOPIES	105.0	sf
covered patio / walkway	671.1	sf
covered porch	441.0	sf
total / lot area	6,377.0	sf
outside bath/utility (under a/c)	63.0	sf
total	7,197.1	sf (14.4%) <25%

Second Floor

residence (under a/c)	2,692.7	sf
covered terrace / balcony	555.1	sf
total =	3,248.8	sf (7.8%) <10% (up)

total area (under a/c) 7,166.1 sf

HARDSCAPE / OPEN SPACE (NGVD)

residence	7,644.6	SF
pool / pool deck	1,895.4	sf
driveway	5,424.1	sf
patio / walks	388.3	sf
walkways	1142.6	sf
equipment pads	297.8	sf
total =	16,793.0	sf (36.7%) <40%

Surplus area 28,607.0 SF (63.8%) >50%

SITE DATA:

LEGAL DESCRIPTION:

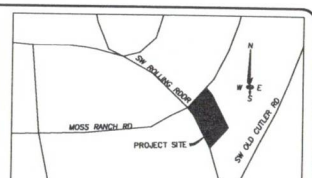
Lot 6 Less the Southeasterly 150 Feet Of Lot 6 in Block 2 Of "Town And Ranch Estates" As Recorded In Plat Book 50 Page 46 As Recorded In The Public Records Of Miami-Dade County Florida

Site Address:

12715 Rolling Road Drive, FL 33156

Property Folio #:

30-5013-003-0180



LOCATION MAP
SCALE 1" = 50'
Section 13 Township 54S Range 40E

OPERATION & MAINTENANCE NOTES:

1. PBTS Operation:

Power Supply To All Electrical Components Shall Remain On At All Times In Order For The Proper Cycle Be Initiated Off & To Perform Maintenance On The Equipment. Components In The System Components Shall Not Be Shut Off When The Building Is Not Occupied. Substances Or Chemicals Shall Not Be Added To The Effluent Treatment Tank To Treat The Wastewater Liquid, Unless Noted By The System Components (i.e. ATU Unit, Pump Tank, Distributor Unit).

2. Maintenance & Inspection:

System Maintenance And Inspections Shall Be Performed As Required By Florida Administrative Code (F.A.C.) Chapter 62.6 Part 1. The Property Owner Is Required To Have A Minimum Two (2) Year Maintenance Contract With A Florida Health Department and/Or Department Of Environmental Protection Approved On-Site Wastewater Treatment Maintenance Contractor. The System Will Be First Inspected Upon Completion Of The Installation, Then After The Sixth (6th) Month Of Operation, Thereafter It Shall Be Visually Inspected every Six (6) Months. An Inspection Log Shall Be Kept On The Premises For Viewing By The Staff Of The Local Office Of The Florida Department Of Health, Florida Department Of Environmental Protection and Or The Miami Dade County Department Of Environmental Resources. All Components Shall Be Checked For Operating Condition And Functionality. Any Component Found To Not Operating Properly Shall Be Replaced And Sold Replacement Noted In The Log The Tanks Shall Be Pumped Out Every Three (3) Years Minimum and Five (5) Years Maximum

3. Sampling & Monitoring:

The System Shall Be Sampled At The Sample Point Located At the Sampling Port Or At The "Headworks" Vault (Only Systems Only) Every Six (6) Months (F.A.C. Chapter 62-6.029(2)(c)) For CBOD5 (≤ 10 mg/l); TSS (≤ 10 mg/l); TN (≤ 20 mg/l); TP (≤ 10 mg/l); And Fecal Coliform (≤ 200 fc cu/100 ml) (When Drainfield Reduction is Requested (F.A.C. Chapter 62-6.029(4) Sampling Shall Be Every Four (4) Months)

4. Contingency Plan:

If The Alarm Bell/Light (Only When Pump Tanks Are Part Of The System) is Activated The Property Owner Shall Call The Maintenance Entity Within 24 Hours Of The Alarm Being Triggered. The Maintenance Entity Shall Perform All Necessary Repairs or Parts Replacement To Place The System Back Into Operation Within 30 Hours Of The Alarm Notification Per F.A.C. Chapter 62.6 Paragraph 62.6029. The Property Owner Shall Have The Tanks Pumped As Required To Prevent Any Wastewater Overflow Into A Public Access Area

DETERMINATION OF OSTDS TYPE AND STANDARDS PER SECTION 24-42.7

GROSS LOT SIZE: 56,389 SF = 1.29 ACRES
LAND USE: ZONED 101 RESIDENTIAL SINGLE FAMILY 1 UNIT
GROSS BUILDING AREA: 10,868.93 SF
SEWER FLOW: 310 GPD
SEWAGE LOADING: 310 GPD/1.29 ACRE = 240 GPD/ACRE

Y	N	CRITERIA FOR OSTDS SELECTION
Y		PROPERTY WILL BE SERVED BY PUBLIC WATER
Y		PROPERTY COMPLETELY OUTSIDE WELL FIELD PROTECTION AREA
	N	SURFACE WATER BODIES BEYOND 1000 FEET
	N	SEWAGE FLOW IS LESS THAN 500 GPD FOR SFH/DUPLEX
N.A.	N.A.	SEWAGE FLOW IS LESS THAN 1000 GPD FOR MULTI FAMILY / OR OTHER USES
Y		SEWAGE LOADING IS LESS THAN 500 GPD/ACRE

Y	N	OTHER CONSIDERATIONS FOR OSTDS APPROVAL
Y		SANITARY SEWERS NOT AVAILABLE, LIMITING OPERATING, OR UNDER MORATORIUM
Y		SEPTIC SYSTEMS WILL SERVE ONLY ONE LOT
NA	NA	PROPERTY LIES OVER 50 FEET FROM OSTDS FOR PROPERTIES SERVED BY ON-SITE PRIVATE POTABLE WATER WELL

TYPE OF SYSTEM REQUIRED: TYPE 3 ADVANCED SECONDARY TREATMENT SYSTEM
TOTAL NITROGEN TREATED BY: AQUAKLEAR AK1500AS (1000 GPD) NSF245
TOTAL PHOSPHORUS TREATED BY: NOT APPLICABLE
TOTAL COLIFORM TREATED BY: NOMERCO BIOCOD UNIT
SOURCE OF TREATMENT STANDARDS: FDEP THIRD PARTY TESTING PERFORMANCE DATA FOR PBTS

SEPTIC SYSTEM TREATMENT STANDARDS

POLLUTANT	REQUIRED (mg/L) (ANNUAL AVERAGE)	PROPOSED (mg/L) (ANNUAL AVERAGE)
$CBOD_5$	10 mg/L	7 mg/L
TSS	10 mg/L	6 mg/L
TN	20 mg/L	16.4
TP	10 mg/L	10 mg/L
FECAL COLIFORM (cfu/100ml)	200 cfu/ 100 ml	100 cfu/ 100 ml w/ Chlorination Unit After The ATU Unit

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

AREAS PER CHAPTER 62-6 F.A.C.

1. NET LOT SIZE: 44,940 SF = 1.03 ACRES
2. LAND USE: ZONED 101 RESIDENTIAL SINGLE FAMILY 1 UNIT
3. NET BUILDING AREA: 7,181.16 SF UNDER A/C (5 BED)

SEWER FLOW PER CHAPTER 62-6 F.A.C.

1. MAX SEWAGE LOADING ALLOWANCE: 2300 GPD/ACRE WITH PUBLIC WATER
2. AUTHORIZED SEWAGE FLOW: 1.03± ACRES ×(2300 GPD/ACRE) = 2,370 GPD (NO SINGLE AREA USED)
3. UNIT FLOW CRITERIA (PER TABLE 1) 5 BEDROOM / BUILDING AREA SEWAGE FLOW PER UNIT FLOW: 150 GPD X BEDROOM OR PER 750 SF AFTER 400 GPD ADD 75 GPD FOR EACH ADDITIONAL BEDROOM OR EACH ADDITIONAL 750 SF
4. TOTAL FLOW FOR SINGLE FAMILY: 750 GPD

TREATMENT TANK AND DRAINFIELD CHAPTER F.A.C. 62-6

1. PROPOSED SYSTEM: AQUAKLEAR AK1525ASC & NOMERCO BK2000
2. MINIMUM TREATMENT CAPACITY: 1000 GPD
3. DRAINFIELD CONFIGURATION: TRENCH
4. DRAINFIELD TYPE: ADS ARCH24 CHAMBERS
5. DRAINFIELD MATERIAL: STANDARD SUBSURFACE
6. MINIMUM SEWAGE LOADING RATE FOR THE PROPOSED DRAINFIELD 0.80 GAL/SF-DAY
7. DRAINFIELD SIZE: 750 GPD/ 0.80 GAL/SF-DAY = 950 SF REQUIRED = 960 SF PROVIDED

GROUND WATER/DRAINFIELD SEPARATION CHAPTER F.A.C. 62-6

1. EXISTING GRADE ELEVATION AT SEPTIC SYSTEM: +17.80 NGVD
2. SEASONAL HIGH WATER TABLE: +4.00 NGVD
3. DRAINFIELD BOTTOM ELEVATION: +18.20 NGVD
4. SEPARATION BETWEEN SHWT AND BOTTOM OF DRAINFIELD: 165.8 INCHES

ADDITIONAL SEPTIC SYSTEM DATA CHAPTER F.A.C. 62-6

1. BASIS OF SYSTEM DESIGN: TRENCH FORMS & ATU
2. REDUCTION NUMBERS ARE BASED ON TESTING OF AK95240
3. SEASONAL HIGH WATER TABLE IS FROM HEALTH DEPT. CONTOUR MAP
4. CHLORINATOR UNITS AFTER THE ATU AND BEFORE THE DRAINFIELD
5. SEPARATE NOMERCO CHLORINATION UNIT PROVIDED TO TREAT FECAL COLIFORM PRIOR TO EFFLUENT FLOWING TO DRAINFIELD AREA
6. TO CONVERT NOMBOX UNITS TO NOMERCO SUBTRACT ELEVATION BY 1.58 FT. NOTE THE PLANS AND ALL HEALTH DEPT FORMS ARE IN NGVD29 DATUM

SPECIAL SEPTIC SYSTEM SITE NOTES:

1. No Trees Or Heavy Vegetation Shall Be Installed Of The Drain Field Area
2. Only Solid Grass Sod Allowed Over The Drain Field Area
3. The Proposed On-Site Wastewater Treatment System As Shown On The Site Plan Shall Not Be Closer Than 100 Feet To A Proposed Or Existing Non-Potable Well, 100 Feet To a Proposed or Existing Domestic Drinking Water Well, No Closer Than 3 Feet To a Public Water Service Line, And No Closer Than 10 Feet To A Public Water Main
4. There Shall Be No Vehicle Parked Or Driven Over The Proposed Drain Field And Drip Line Area Shown On The Site Plan
5. The Proposed Aerobic Treatment Unit (ATU) Tank Shown On The Site Plan Shall Be Located In A Landscape Area Only, If Located In A Traffic Area The ATU Unit Shall Be In A Traffic Rated Tank
6. The Proposed Pump Tank Shown On The Site Plan Shall Be Located In A Landscape Area Only, If Located In A Traffic Area The Pump Tank Shall Be Traffic Rated Tank.

AEROBIC SYSTEM

ATU Treatment Capacity 1000 gdp (min)
Drainfield Area 875 sqft(min)
ATU Maintenance Entity Agreement Contract & DOH Annual Operating Permit is required
FLORIDA HEALTH MIAMI-DADE COUNTY

PBTS

The following documents are required before final approval

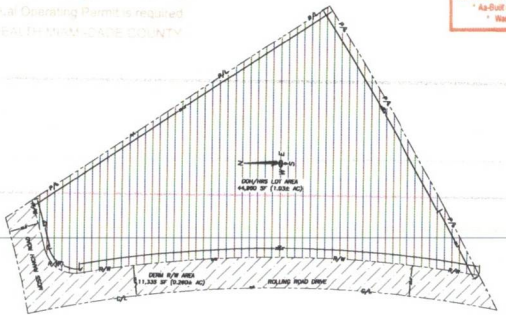
* PBTS Maintenance Entity agreement
* Application for Annual Operating Permit and fee
Certification of installation done by the Engineer who designed the system
* As-Built site plan by the Engineer who designed the system
* Wastewater affidavit recorded in the County Court

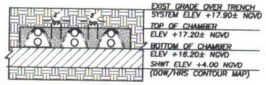
APPROVED
FLORIDA HEALTH MIAMI-DADE COUNTY
PERMIT #: AP2180179-N
DATE: 12/6/2024
SEPTIC TANK N/A GAL. (MIN)
DRAINFIELD N/A SQ. FT.(MIN)
INSTALL 42" OF SLIGHTLY LIMITED SOIL UNDER BOTTOM OF DRAINFIELD
INVERT ELEVATION 15.90'
BOTTOM OF DRAINFIELD ELEVATED 15.40'
PERIMETER OF EXCAVATION AREA SHALL BE AT LEAST 2 FEET WIDER AND LONGER THAN THE PROPOSED ABSORPTION BED OR DRAIN TRENCH.

The contractor (or designee) is required to perform a soil boring adjacent to the drainfield excavation at the time of final inspection. Prior to final Approval, the DOH inspector shall review the soil boring and compare the results to the original site evaluation submitted. A reinspection fee will be assessed if the contractor is not at the jobsite at the arranged time.

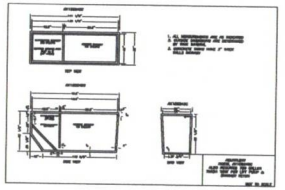
NOTE:
THERE ARE NOT PERTINENT FEATURES ON THE ADJACENT PROPERTIES THAT MAY AFFECT THE SYSTEM INSTALLATION

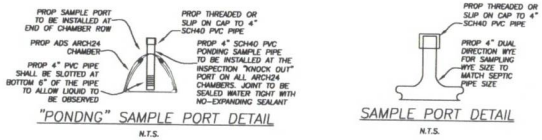
SOIL BORING LOCATIONS (PER SOIL REPORT)





TRENCH SYSTEM CROSS SECTION
N.T.S.





"PONDNG" SAMPLE PORT DETAIL
N.T.S.

SAMPLE PORT DETAIL
N.T.S.

LEGEND:

O.C.E.	= OVERHEAD ELECTRIC	BFP	= BACKFLOW
U.G.	= UNDERGROUND ELECTRIC	WM	= WATER METER
U.G.	= UNDERGROUND TELEPHONE	WV	= WATER VALVE
U.G.	= CABLE TV WATER	SD	= SANITARY SEWER
U.G.	= GAS WATER	SD	= SANITARY SEWER
U.G.	= UNDERGROUND TELEPHONE	SD	= SANITARY SEWER
W.C.V.	= WATER CONTROL VALVE	CO	= CLEAN OUT
W.M.	= WATER METER	CO	= CLEAN OUT
W.W.P.	= WHERE WATER PRESENT		= EXISTING CONTOUR LEVELS
	= EXISTING		= EXISTING SANITARY SEWER
	= PROPOSED		= PROPOSED SANITARY SEWER
	= PROPOSED SEWER		= PROPOSED SANITARY SEWER
	= PROPOSED TOP OF SEWER		= PROPOSED TOP OF SEWER
	= PROPOSED BOTTOM OF SEWER		= PROPOSED BOTTOM OF SEWER

CHEROKEE CONSULTING, INC
CIVIL ENGINEERS
5821 SW 51 TERRACE, MIAMI, FLORIDA 33155
Phone: 305.205.3861; E-Mail: kwgroce@att.net
Certificate of Authorization: 27418

CAROL CASTRO RESIDENCE
WATER AND SEWER FACILITIES
SEPTIC PLAN, NOTES & DETAILS
12715 ROLLING ROAD DRIVE
MIAMI, FLORIDA

REVISIONS

No.	Date	Description	Dwn.	Chk'd

KEN W. GROCE LICENSE No. 35944 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ken W Groce
Digital Signature: Ken W. Groce, P.E. ou=Ken W. Groce, P.E., c=US, email=kwgroce@att.net, 2025.06.11 09:51:36 -04'00'
THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF KEN W. GROCE, P.E. AND MUST BE RETURNED UPON REQUEST. NO REPRODUCTION OR USE WITHOUT WRITTEN CONSENT.

For The Firm By:
KEN W. GROCE, P.E.
Fl. Reg. No. 35944
Civil Engineer

Render As Shown In Views
Designed By: KWG
Drawn By: CDG
Checked By: KWG
Date: 5.8.2025
Project No: 23-26

Sheet:
WS-1 1 OF 1