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

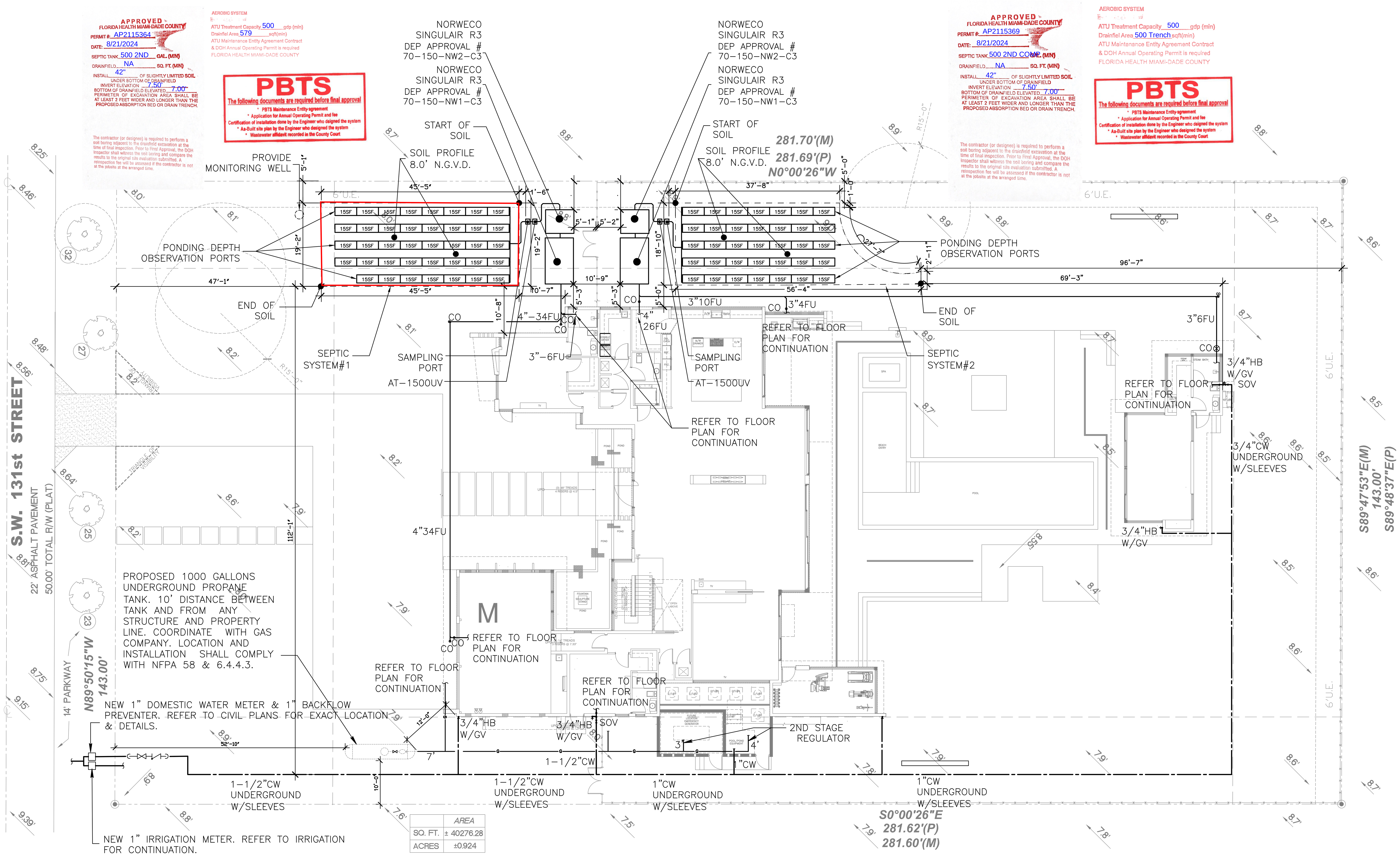
OSTDS CALCULATIONS PER CHAPTER 62-6 F.A.C.

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 N.G.V.D. ~~NAVD 88~~)
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



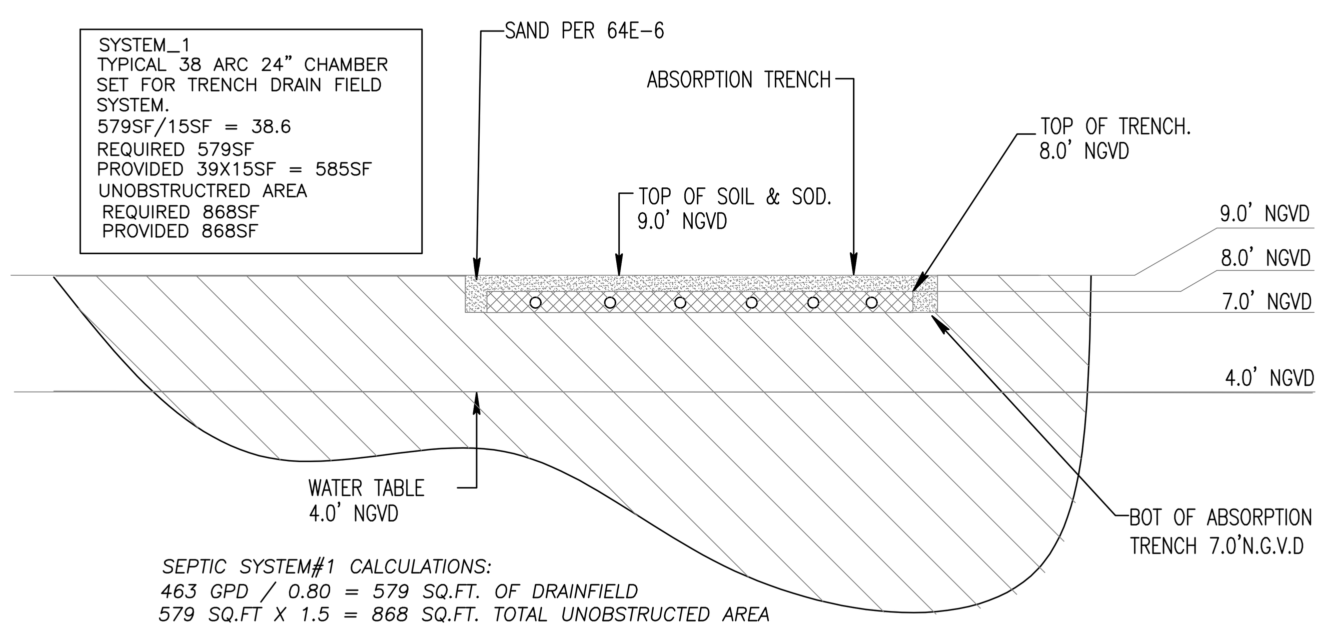
GROSS LOT SIZE = 43,792 SQFT = 1.001 ACRES	
GROSS FIRST FLOOR BUILDING AREA = 5,998 SQFT	
GROSS SECOND FLOOR BUILDING AREA = 4,624 SQFT	
GROSS GUEST HOUSE BUILDING AREA = 602 SQFT	
GROSS TOTAL BUILDING AREA = 11,224 SQFT	

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	

PLUMBING SITE PLAN

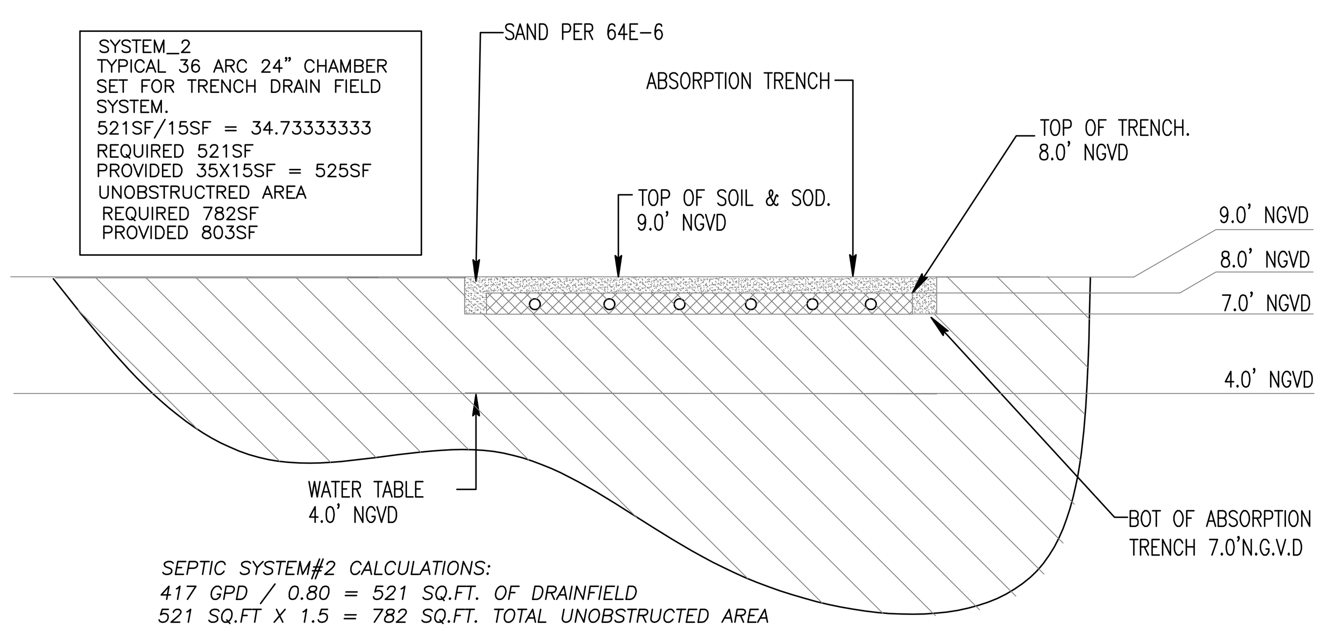
1 / PS–100

SCALE: 3/32"=1'-0"



DRAINFIELD SYSTEM#1 SECTION

N.T.S



DRAINFIELD SYSTEM#2 SECTION

N.T.S

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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PROJECT NO: 2305

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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