TOWN OF HILLSBORO BEACH

1210 Hillsboro Mile, Hillsboro Beach, Florida 33062

December 7, 2021 | 9:00 AM

BOARD OF ZONING & APPEALS AGENDA

MAYOR DEBORAH L. TARRANT
VICE MAYOR IRENE KIRDAHY
COMMISSIONER VICKY FEAMAN
COMMISSIONER BARBARA BALDASARRE
COMMISSIONER JANE REISER

TOWN MANAGER WILLIAM 'MAC'SERDA, ICMA-CM
TOWN ATTORNEY DONALD J.DOODY, ESQ
TOWN CLERK SHERRY D.HENDERSON, CMC

YOU ARE HEREBY NOTIFIED that the Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing Tuesday, December 7, 2021. 9:00 A.M. A quorum of the Board of Zoning Appeals will be physically present at the meeting. The public can attend in person. However, for health and public safety during the Covid-19 Pandemic, the meeting will also utilize communications media technology to allow the public to participate via Zoom video conference. LIVE ZOOM Meeting number: 878 4736 1566 Passcode: 951699

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

I. QUASI-JUDICIAL PUBLIC HEARINGS

A. QUASI-JUDICIAL PUBLIC HEARING - Mark Rothenberg, with Ellermar Luxury Home Builders, authorized agent for property owner is Seeking Variance to the height limitations governing the proposed structure located at 925 Hillsboro Mile, Hillsboro Beach, FL 33062, property east of A1A in RS-2 zoning district; parcel number 484320000400.

Code of Ordinance for the Town of Hillsboro Beach Sec. 12-122. - Height regulations governing RS-2 Single-Family Residential District states, "For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation." In the absence of written code clarifying the exception or adherence to height limitations for mechanical equipment, appurtenances, or elevator equipment atop the roof the applicant/authorized agent request a variance for height.

Staff: Presented by Joe Arenal, Development Planner (RMA)

Address: 925 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: The Applicant/Owner is requesting variance to exceed the maximum allowable building height of 35 feet by 4 feet 1 inch for the proposed elevator's mechanicial equipment/penthouse, for an overall height of 39 feet 1 inch. The additional height is only required at the location 33 feet from the North property boundary, 57 feet 8 inches fromt the South property line, 314 feet 11 inches from the Front (West) property line and 226 feet 7 inches from the Rear (East) property line.

All Interested Parties are Sworn in by the Town Attorney

- ☐ Staff Presentation
- ☐ Commission Discussion

- ☐ Public Hearing Opened
- ☐ Public Comments
- ☐ Public Hearing Closed
- ☐ Commission Discussion
- ☐ Commission Motion & Second
- ☐ Commission Vote

B. QUASI-JUDICIAL PUBLIC HEARING - Eric Fordin, with the Related Group, authorized agent for Development Project located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 requests a variance pursuant to Section 12-283 of the Town's Code to exceed the height limitations in Section 12-142 of the Code.

Staff: Presented by Jim Hickey, Development Planner (CG&A)

Address: 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: As to Section 142(a), the Applicant/Owner is seeking a Variance to Permit a 15 Story/175 Feet Building where 3 Story/35 Feedt is Permitted.

All Interested Parties are Sworn in by the Town Attorney

- ☐ Staff Presentation
- ☐ Commission Discussion
- ☐ Public Hearing Opened
- ☐ Public Comments
- ☐ Public Hearing Closed
- ☐ Commission Discussion
- ☐ Commission Motion & Second
- ☐ Commission Vote

C. QUASI-JUDICIAL PUBLIC HEARING - Eric Fordin, with the Related Group, authorized agent for Development Project located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 requests a variance pursuant to Section 12-283 of the Town's Code to exceed the height limitations in Section 12-142 of the Code.

Staff: Presented by Jim Hickey, Development Planner (CG&A)

Address: 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062

Request: As to Section 142(b), a variance to permit rooftop decorative features on 29% of the roof and 20 feet where 20% and 15 feet is permitted.

All Interested Parties are Sworn in by the Town Attorney

- ☐ Staff Presentation
- ☐ Commission Discussion
- ☐ Public Hearing Opened
- ☐ Public Comments
- ☐ Public Hearing Closed
- ☐ Commission Discussion
- ☐ Commission Motion & Second
- ☐ Commission Vote

II. ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision made by the Town Commission, Special Master or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony

and evidence upon which the appeal is to be based. The meeting/hearing may be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact Sherry D. Henderson, CMC, Town Clerk (954) 427-4011 Town Hall - 1210 Hillsboro Mile, Hillsboro Beach, Florida 33062 (email) shenderson@townofhillsborobeach.com

RMA
REDEVELOPMENT
MANAGEMENT
ASSOCIATES

November 30, 2021

Mr. Mac Serda, Town Manager
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 925 Hillsboro Mile (Variance Request - east side of A1A)

Dear MR. Serda:

The purpose of this letter is to provide a report regarding the Variance Request for 925 Hillsboro Mile (east) submitted to the Town on November 9, 2021. The owners of the property, 925 Land Trust, have assigned Mark Rothenberg as the authorized agent. The owner is requesting (1) variances involving (2) sections from the The Town of Hillsboro Code of Ordinances.

Background
The applicant is working on the design for a single family residence on this property zoned RS-2 and are currently responding to Site Plan review comments. The applicant requesting a variance to exceed permitted height for a traction elevator located 33 feet from the north property line and 57 feet – 3 inches from the south property line.

Documents Submitted
Information submitted with the Variance request include an application, variance request statement, code comparison matrix, survey and Architectural Plans.

General Description of the Development Proposal
The proposed residence is 4-stories, 26,465 square feet of air-conditioned space and 38,625 square feet total under roof and is zoned RS-2. The selected traction elevator is locate towards the center of the residence, as stated above.

Site Plan Review and Comments
The variance application and plans submitted in November 9, 2021 have been been reviewed by Joe Arenal. The Variance application was submitted in response to (1) of the comments generated as part of the Site Plan approval request. Response to the balance of the comments are being addressed and Site Plan approval will be a separate request. The request to exceed permitted height for the proposed elevator involves (2) code sections: sections 12-122 RS-2 Height

Regulations and section 12-261 Article XIII additions, exemptions, & modifications; section - Height Regulations Exceptions. Section 12-122 establishes the maximum permitted height (35 feet from average dune elevation) and section 12-261 establishes permitted excemptions (master radio or television antennae, chimneys, flag poles) to section 12-122. The proposed design is inconsistent with the Town's Land Development Regulations. The following requires a variances:

1. Chapter 12 - Land Development Code, Division 4 section 12-261 *Height Regulations* – The height limitations of this article shall not apply to: (A) Master radio or television antennae, (B) Chimneys; or (C) Flag poles.

The request is that the proposed elevator be considered an exception.

Staff Recommendation

The proposed elevator is located close to the center of the Residence, exceeds the permitted height by 4 feet – 1 inch and poses minimal to no impact on adjacent homes to the north and south. If the applicant can justify the selection of elevator type, and physical space necessity to exceed height requirement and Commission acceptance of both, staff recommends acceptance.

Sincerely,

Joe Arenal
Town Planner

RECEIVED
NOV 15 2021
S. Hemphill

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: November 9, 2021 Zoning Board Meeting Date: _____

Property Control # 4843-20-00-0400 Town Commission Meeting Date: _____

PROPERTY OWNER(S)		AUTHORIZED AGENT	
NAME: 925 Land Trust		NAME: Mark Rothenberg	
ADDRESS: 7809 Galleon Court Parkland FL 33067		ADDRESS: 6810 N. State Rd 7 Coconut Creek, FL 33073	
PHONE: 954-650-5085	CELL: 954-647-0004	PHONE: 954 603-0500	CELL: 954-554-7777
E-MAIL: HowardDvorkin@HowardDvorkin.com	FAX: 954-377-9766	E-MAIL: MARK@elleman.com	FAX: 954-603-0501

APPLICANT'S CERTIFICATION

(I) Howard Dvorkin (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

x _____, Trustee
Signature

Howard Dvorkin, Trustee
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 9th day of November 2021, by Howard Dvorkin as Trustee for 925 Land Trust

Personally know ✓ or has produced identification _____. Type of Identification _____

Jana Bradburn
Notary Signature

Jana Bradburn
Print Notary Name

NOTARY PUBLIC STATE OF FLORIDA
JANA BRADBURN
Commission # GG 285047
Expires April 15, 2023
Bonded Thru Budget Notary Services

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00		SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00	X	VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. **If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration.** PLEASE NOTE: THE FEES LISTED ABOVE ARE **ADMINISTRATIVE FEES ONLY**. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 925 Hillsboro Mile, Hillsboro beach, FL 33062 District: RS-2 Residential

Proposed Zoning: RS-2 Residential

Existing Comprehensive Plan Designation: Residential

Proposed Comprehensive Plan Designation: Residential Main House

Existing Land Use: Empty lot

Proposed Land Use: Main House with detached garages

Total Site Area: 57,752 Sq. Ft. 1.33 Acres

Flood Zone Category: X, & V.E

Is site currently serviced by public water? Yes ☑ No ☐

Is site currently serviced by public sewer? Yes ☑ No ☐

Describe briefly the nature of any improvements presently located on the subject property. New Construction of a 4 Story Home with dettached garages

Describe the type of operation or business proposed; or the proposed construction. Residential

Estimated construction cost: _____

Describe in detail the phasing of the proposed development. _____

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

The constraints put on the elevator system requirements by the enviromental conditions caused limitations in the height of the proposed structure. Our request is for an appurtenance 4'-1" over the maximum height that will be architecturally aesthetic congruent with that of the main structure setback & centered whithin the perimeter of the roof for maximum concealment from grand Level.

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☐ No ☐ If yes, briefly describe the nature of the Application. _____

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☐ If yes, please note date of previous approval. _____

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER. THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

HSD Holdings, Inc.
6360 NW 5th Way
Suite 302
Fort Lauderdale, FL 33309

Seacoast National Bank
12 SE 12th St.
Ft. Lauderdale, FL 33316

007521

Pay One Thousand Fifty Dollars and 00 Cents

DATE	AMOUNT
Nov 9, 2021	$1,050.00

Void after 45 days

to the Order of:

Town of Hillsboro Beach

210 North University Drive
Suite 702
Coral Springs, FL 33071

HEAT SENSITIVE COLOR FADES WITH HEAT

[redacted]

HSD Holdings, Inc.

Check Number: 007521

To: Town of Hillsboro Beach TOWN OF HILLSB

Date: 11/09/2021

Invoice Number	Date	Description	Amount	Discount	Paid Amount
21-1109-925 LAND	11/09/2021	925 Land Elevator Variance	$1,050.00	$0.00	$1,050.00
		TOTALS:	$1,050.00	$0.00	$1,050.00

Request for Variance

Ames International Architecture
203 Dixie Blvd,
Delray Beach, FL 33444
(561) 274-6444

RECEIVED
NOV 15 2021

November 10, 2021

Town of Hillsboro Beach
Building Department
1210 Hillsboro Mile,
Hillsboro Beach, Fl 33062

To whom it may concern,

This narrative letter is a request for variance to the height limitations governing the proposed structure located at 925 Hillsboro Mile, Hillsboro Beach, FL 33062, a property east of A1A in a RS-2 zoning district; parcel number 484320000400. *Code of The Town of Hillsboro Beach* Sec. 12-122. – Height regulations governing the RS-2 Single-Family Residential District states, "For property east of SR A1A, no building shall exceed 35 feet in height above the dune elevation." In the absence of written code clarifying the exception or adherence to height limitations for mechanical equipment, appurtenances, or elevator equipment atop the roof we request this variance for height as detailed in this letter.

Our request for variance, in general, mimics the residential height limit exceptions detailed in two municipal codes:

1. *Code of Ordinance of the Town of Highland Beach* Sec. 30-68, paragraph U, subparagraph 4, clause D, which states that, "Elevator housings for single-family dwellings may exceed the height exception limits."
2. *Code of the Town of Hillsboro Beach, Florida Sec. 12-142* governing the heights of zoning district RM-16, which states that, "purely decorative features such as cupolas, tower, railings, not including signs, nor containing any living areas and not covering more than 20 percent of the roof area may be erected to an additional height not to exceed 15 feet, provided that the overall height of the building shall not exceed 50 feet."
3. *Code of the Town of Hillsboro Beach, Florida Sec. 12-162* governing the heights of zoning district *RM*-30, which states that, "the height limitations above, shall not include the housing for stairwells extending to roof or the housing for necessary service and mechanical appurtenances placed upon the roof of the building."

In detail, we are requesting a variance to exceed the maximum allowable building height of 35 feet by 4 feet 1 inch for the proposed elevator's mechanical equipment/penthouse, for an overall height of 39 feet 1 inch. The additional height is only required at the location 33 feet from the North property boundary, 57 feet 8 inches from the South property line, 314 feet 11 inches from the Front (West) property line and 226 feet 7inches from the Rear (East) property line.

The selection of the proposed elevator and subsequently the placement of the mechanical equipment affecting the height of the shaft is dictated by the site requirements, salt conditions, and specification requirements of the proposed elevator. The two elevator types are hydraulic, with a piston cylinder well penetrating the ground beneath the elevator's pit, and traction, which is raised and lowered by ropes attached to an electric motor housed at the top of the elevator shaft in a penthouse machine room. A hydraulic elevator has a sheave that encases the piston cylinder deep below the ground, at a depth at least equal to the rise of the lift. Due to the sheave's depth and proximity to the oceanfront the mechanics will be vulnerable to the effects of a natural calamity prone to this environment. We will see flood water containing sludge, dirt, sand, and other particles leading to the deterioration of the rubber seals caused by the salt conditions, corroding of the elevator's hydraulic shaft, contamination of its hydraulic oil, and particle-based contamination of the pump. As we have witnessed with homes in Miami Beach when hydraulic elevators are used within a structure adjacent to water the property incurs elevator safety concerns much faster and more frequently making the building unsafe for occupancy. For these reasons the proposed traction elevator with mechanical equipment at the top of the shaft was selected. The selection requires a clearance of 17 feet 9 inches from the last F.F leading to the 4 foot 1 inch appurtenance.

During the design process great respect and consideration for the surrounding environment, community, and horizon was made top priority. Design specification in accordance with the written code from surrounding municipalities was considered; municipalities including City of Coconut Creek, Town of Highland Beach, Town of Manalapan, and Town of Gulf Stream. The most detailed code regarding height limitation exceptions is from the *Code of Ordinance of the Town of Highland Beach* Sec. 30-68, paragraph U, subparagraph 4, clause D, subclause(s) 1 thru 4. Our request complies with all (4) subclauses. For example, the requested variance has [1] an approximate surface area on plan of 9 feet x 7 feet 4 inches with a volume of 269.46 cubic feet, is [2] visually protected from ground level as it is centrally located within the roof's perimeter, and [3] has finished architectural and structural framing matching the style of the proposed structure.

We respectfully believe that our request for variance to the building height limit, specifically an appurtenance 4 feet 1 inch greater than the permitted maximum height, should be granted based on Hillsboro Beach building code precedence, detailed in Sec. 12-142 for RM-16 and Sec. 12-162 for RM-30. Furthermore, surrounding municipalities distinctly detailing height limit exceptions for single-family structures in their zoning code provides further clarity on the acceptance of the exception that is currently not included in the *Code of the Town of Hillsboro Beach, Florida* Sec. 12-122 governing height limits for RS-2 height regulations.

Sincerely,

Shane Ames
Architect CEO & Interior Designer

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NOV 15 2021

Request for Variance

Ref. 925 Hillsboro Mile, Hillsboro Beach, FL 33062

Existing & Exemplary Code	Architect's Comment
CODE OF THE TOWN OF HILLSBORO BEACH, FLORIDA • **Chapter 12** – "Land Development Code • **Division 5.** – Zoning • **Article VI.** – RM-16 Multiple Family Dwelling Residential District Regulations (With 3-Story Maximum Limit) • **Sec. 12-142.** – Height regulations. ○ **Paragraph (B)** "It is further provided that purely decorative features such as cupolas, tower, railings, not including signs, nor containing any living areas and not covering more than 20 percent of the roof area may be erected to an additional height not to exceed 15 feet, provided that the overall height of the building shall not exceed 50 feet."	Demonstrates Hillsboro Beach granting appurtenances of decorative nature to exceed the building height limitations. Our requested variance for an appurtenance 4 foot 1 inch above the height limit is decorative, architectural, and congruent with the design of the main roof and structure.
CODE OF THE TOWN OF HILLSBORO BEACH, FLORIDA • **Chapter 12** – "Land Development Code • **Division 5.** – Zoning • **Article VII.** – RM-30 Multiple-Family Dwelling Residential District (With 7-Story Maximum Limit) • **Sec. 12-162.** – Height regulations. ○ For properties on the east side of SR A1A, no building or structure, or part thereof shall be erected to a height exceeding 75 feet or 7 stories, whichever is the lesser, measured from the dune elevation. For properties on the west side of SR A1A, no building or structure, or part thereof shall be erected to a height exceeding 75 feet or 7 stories, whichever is the lesser, measured from the roadway crown elevation of SR A1A adjacent to the property. The height limitations above, shall not include the housing for stairwells extending to roof or the housing for necessary service and mechanical appurtenances placed upon the roof of the building. These housing structures shall not exceed 20 feet in height for elevators or 15 feet in height for stairwells; and they shall be decorative in design and conform to the architectural style of the multiple-family residential dwelling.	Demonstrates Hillsboro Beach granting appurtenances of mechanical purpose to exceed the building height limitations. Our requested variance for an appurtenance 4 foot 1 inch above the height limit is a mechanical penthouse for the structure's traction elevator.

Request for Variance

Ref. 925 Hillsboro Mile, Hillsboro Beach, FL 33062

Existing & Exemplary Code	Architect's Comment

CODE OF ORDINANCES OF THE TOWN OF HIGHLAND BEACH
• **Chapter - 30** "Zoning Code"
• **Article IV.** – Zoning Districts.
• **Sec. 30-68.** - Supplemental district regulations.
  ○ **Paragraph (U)** "Finish floor elevation, building height, and exceptions to building height:"
  ▪ **Subparagraph 4** "Exceptions to building height. The following exceptions to building height limits for single-family and multi-family units containing up to four (4) unit dwellings shall be permitted."
  • **Clause D** "Elevators. Elevator housings for single-family dwellings may exceed the height exception limits as provided herein, provided the structures are consistent with the standards listed below.
  ○ **Subclause 1** "The exterior measurements of the housing or elevator structure shall not exceed six feet by six feet by ten feet (6′ × 6′ × 10′) and a maximum volume of three hundred sixty (360) cubic feet."
  ○ **Subclause 2** "One externally visible elevator housing per single-family residential structure is allowed."
  ○ **Subclause 3** "A canopy or other weather protection for an elevator door may be provided in a scale consistent with the intended function."
  ○ **Subclause 4** "The elevator housing shall be constructed in a manner consistent with the architectural style, colors, and materials of the principal structure."
	Existing Highland Beach, FL code granting exceptions to the zoning height limitations for single-family structures, with conditions.
	
	Our appurtenance leading to the requested variance are "consistent with the standards" listed in the conditional subclauses.

Request for Variance

Ref. 925 Hillsboro Mile, Hillsboro Beach, FL 33062

Existing & Exemplary Code	Architect's Comment
CODE OF ORDINANCES City of COCONUT CREEK, FLORIDA • **Chapter 13** "Land Development Code" • **Article III.** Zoning Regulations • **Division 3.** Zoning District Regulations and Tables • **Sec. 13-331. General provisions.** ○ **Paragraph (H)** Exceptions to height limitations. The height limitations of this article shall not apply to spires, belfries, minarets, cupolas, and domes, not used for human occupancy; nor to bridges, chimneys, ventilators, skylights, water tanks, bulkheads or similar features and necessary mechanical appurtenances usually carried above the roof level, such as elevator penthouses, air-conditioning equipment, etc.	Existing Coconut Creek, FL code granting exceptions to the zoning height limitations for single-family structures, without conditions. Directly describes elevator penthouses as necessary mechanical appurtenances carried above the roof level.
TOWN OF MANALAPAN, FLORIDA CODE OF ORDINANCES • ***Title XV**: - Land Use* • **Chapter - 151** "Town of Manalapan Zoning Code." • **Sec. 151.055** "Height." ○ **Paragraph (D)** "Permitted exceptions to height regulations. Structures for the housing of elevators, stairways, skylights, or similar facilities, vertical radio antennae, television reception antennae except dish type, and church steeples may be erected no more than forty (40) percent above the height of the building on which it is located. However, the highest vertical projection of a chimney may exceed the overall height of the building on which it is located by no more than four (4) feet. All such structures, equipment and facilities located upon the roof area shall not cover in the aggregate a roof area greater than ten (10) percent of the ground floor area of such building or structure. Heating (including solar), ventilating and air conditioning equipment and facilities installed on the roof of a building shall be completely and permanently site screened from view at all points on the lot lines to the permitted height of buildings in the District in which the lot is located. See subsection 151.561(F) for flag pole regulations."	Existing Manalapan, FL code granting exceptions to the zoning height limitations for single-family structures, without conditions. Directly describes elevator penthouses as necessary mechanical appurtenances carried above the roof level. Our appurtenance leading to the requested variance comply with the conditions listed in paragraph D.

Request for Variance

Ref. 925 Hillsboro Mile, Hillsboro Beach, FL 33062

CODE OF ORDINANCES Town of GULF STREAM, FLORIDA
• **Chapter 70** – "Gulf Stream Design Manual"
• **Article V.** – "Areawide Standards"
• **Division 1.** – General Architectural Standards
• **Sec. 70-100.** – Roof and eave heights.
  ○ **Paragraph (A)** Generally.
  ▪ **Subparagraph (3)** "Roof features can provide appropriate design articulation to a roof area, but should be used sparingly to avoid unnecessary and undesirable complexity. Roof features include, but are not limited to, chimneys, cupolas, decorative towers, dormers, and small cut-outs and extensions. Two or more dormers are considered to be one roof feature, as are two or more chimneys."
  ○ **Paragraph (C)** Two-story homes.
  ▪ **Subparagraph (1)** "Preferred."
  • Clause 4 "Roof features: three or less visible per building side."
• **Sec. 70-100.** – Roof and eave heights
  ○ **Exhibit (1)** – Roof height chart
  • In District(s) "Gulf Stream Core," "Ocean West," "North/South," Place Au Soleil" roof features may extend 5 FT above the overall roof height.
	Existing Gulf Stream, FL code granting exceptions to the zoning height limitations for single-family structures, without conditions.
	
	Our appurtenance leading to the requested variance of 4 foot 1 inch above the height limit meets the requirements as described in the Gulf Stream's Roof Height Chart.

CHATEAU DE LA DUCHESS

SYMBOLS LEGEND

- SECTION / DETAIL CROSS REFERENCE
- ELEVATION HEIGHT MARK

+ 10' @ ARCH TOP
+ '9 @ SPRING PT.

9'/10' ARCH — ARCH DIMENSION PLAN CALL OUTS — 10' ARCH

MATERIALS LIST

- STRUCTURAL CONC. COLUMN OR SHEER WALL
- CONCRETE BLOCK
- STRUCTURAL BEARING WALL
- 1HR FIRE-RATED PARTITION (AS PER S.F.B.C. 37-B #79)
- GYPSUM BOARD
- CONCRETE, MORTAR, OR GROUT
- PLYWOOD
- FINISH WOOD

1 COVER

INDEX OF DRAWINGS	
SHEET No.	SHEET CONTENT
A-01	COVER SHEET
A-02	SITE PLAN
A-03	BASEMENT NOTATION PLAN
A-04	BASEMENT DIMENSION PLAN
A-05	1ST FLOOR NOTATION PLAN
A-06	1ST FLOOR DIMENSION PLAN
A-07	2ND FLOOR NOTATION PLAN
A-08	2ND FLOOR DIMENSION PLAN
A-09	3RD FLOOR NOTATION PLAN
A-10	3RD FLOOR DIMENSION PLAN
A-11	ARCHITECTURAL ROOF PLAN
A-12	BUILDING ELEVATIONS
A-13	BUILDING ELEVATIONS
A-14	BUILDING SECTIONS

ABBREVIATIONS

ABV ABOVE
AFF ABOVE FINISH FLOOR
AP ACCESS PANEL
ADJ ADJUSTABLE
AC AIR CONDITIONING
AHU AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
ANOD ANODIZED
ANN ANNUNCIATOR
APPL. APPLIQUE
APPROX APPROXIMATE
ARCH ARCHITECT(URAL)
@ AT
AWI AMER. WOODWORK INSTITUTE
AWPI AMER. WD. PRESERVERS INSTITUTE

BM BEAM
BLK BLOCK
BLKG BLOCKING
BD BOARD
BF BOTH FACES
BOT BOTTOM
BLDG BUILDING
B.O. BOTTOM OF
B/O BY OTHERS
BS BODY SPRAY

CAB CABINET
CPT CARPET
CI CAST IRON
CK CAULK
CLG CEILING
CH CEILING HEIGHT
CEM CEMENT
C-C CENTER TO CENTER
℄ CENTERLINE
CER CERAMIC
CT CERAMIC TILE
C CHANNEL
CLR CLEAR
CL CLOSET
CJT CONTROL JOINT
COL COLUMN
COMB COMBINATION
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CONST CONSTRUCTION
CON JT CONSTRUCTION JOINT
CONT CONTINUOUS
CONTR CONTRACTOR
CLL CONTRACT LIMIT LINE
CFL COUNTERFLASHING
CTSK COUNTERSINK
CRS COURSE

DS DOWN SPOUT
DP DAMPPROOFING
DBL DOUBLE
DTL DETAIL
DIAG DIAGONAL
DIA DIAMETER
DIFF DIFFUSER
DIM DIMENSION
do DITTO
DR DOOR
DN DOWN
D DRAIN
DWG DRAWING

EA EACH
E EAST
EJ EXPANSION JOINT
ELEC ELECTRICAL / ELECTRIC
EL ELEVATION
EMER EMERGENCY
ENG ENGINEER
EQ - = EQUAL
EQUIP EQUIPMENT
EST ESTIMATE(D)
EXH EXHAUST
EXIST EXISTING
EXP EXPANSION
EXT EXTERIOR

FT FEET
FIN FINISH

FH FIRE HOSE
FP FIREPROOF
FLG FLASHING
FLR FLOOR
FD FLOOR DRAIN
FLUR FLUORESCENT
FL FLUSH
FR.DR. FRENCH DOOR

GALV GALVANIZED
GA GAUGE
GC GENERAL CONTRACTOR
GL GLASS, GLAZING
GYP BD GYPSUM BOARD
GB GRAB BAR

HB HOSE BIB
HDW HARDWARE
HWD HARDWOOD
HTG HEATING
HVAC HEATING/VENTILATING/AIR CONDITIONING
HT,HGT HEIGHT
HM HOLLOW METAL
HOR HORIZONTAL
HS HAND SHOWER

IN INCH
INCL INCLUDE
ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

JT JOINT
JB JUNCTION BOX

KO KNOCK OUT

LB LABEL
LAV LAVATORY
POUND
LH LEFT HAND
LTG LIGHTING
LW LIGHT WEIGHT

MFGR MANUFACTURER
MAS MASONRY
MO MASONRY OPENING
MAT MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MEMB MEMBRANE
MTL METAL
MEZZ MEZZANINE
MWK MILLWORK
MIN MINIMUM
MISC MISCELLANEOUS
MUL MULLION

NOM NOMINAL
N NORTH
NIC NOT IN CONTRACT
NTS NOT TO SCALE
NO. - # NUMBER

OC ON CENTER
OPG OPENING
OPP OPPOSITE
OD OUTSIDE DIAMETER
OA OVERALL
OH OVERHEAD

PNT PAINT
PR PAIR
PNL PANEL
PTN PARTITION
PLAS PLASTER
PLAM PLASTIC LAMINATE
PL PLATE
PLYWD PLYWOOD
PT PRESSURE TREATED

POL POLISHED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PC PRECAST
PROJ PROJECTION

QT QUARRY TILE

RADN RADIATOR, RADIATION
REQD REQUIRED
RVS REVERSE
RH RIGHT HAND
R RISER
RM ROOM
RO ROUGH OPENING

SCHD SCHEDULE
SEAL SEALANT
SEC SECTION
SERV SERVICE
SHT SHEET
SHTH SHEATHING
SO SHUT-OFF
SIM SIMILAR
SL SLIDING
SC SOLID CORE
S SOUTH
SPEC SPECIFICATION
SQ SQUARE
SF SQUARE FOOT
SSTL STAINLESS STEEL
STD STANDARD
STL STEEL
STR STRUCTURAL
SUS SUSPENDED
SW SWITCH
SYM SYMMETRICAL

TEL TELEPHONE
TEMP TEMPERED
TFG TEMPERED FIXED GLASS
THK THICK
T&G TONGUE & GROOVE
T&B TOP & BOTTOM
T/O TOP OF
TC TOP OF CURB
TW TOP OF WALL
TR TREAD
TYP TYPICAL
TP TOILET PAPER HOLDER

UC UNDERCUT
UL UNDERWRITERS LABORATORIES
UNF UNFINISHED
UTIL UTILITY
U.S.P. UNDER SEPERATE PERMIT

VB VAPOR BARRIER
VNR VENEER
VENT VENTILATION
VERT VERTICAL

WF WALL FABRIC
WP WATERPROOFING
WT WEIGHT
W WEST
WI WIDTH, WIDE
WIN WINDOW
W/ WITH
W/O WITHOUT
WD WOOD
WB WOOD BASE

GENERAL NOTES:

1. CONSTRUCTION SHALL FOLLOW "F.B.C. 7TH EDITION 2020" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.

2. BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.

3. BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.

4. TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRELY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

5. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMENDATIONS.

6. WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

7. DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.

8. THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS IT'S COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.

9. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.

10. BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.

11. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.

12. APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

13. NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.

14. ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH "F.B.C. 6TH EDITION 2017".
15. ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
16. ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
17. GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH "F.B.C 6TH EDITION 2017".
18. ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
19. ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

ELLEMAR
LUXURY CONSTRUCTION

CONSULTANTS

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LANDSCAPE:
KWD LANDSCAPE ARCHITECTURE
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561-243-1873

SURVEYOR:
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561-417-0700

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

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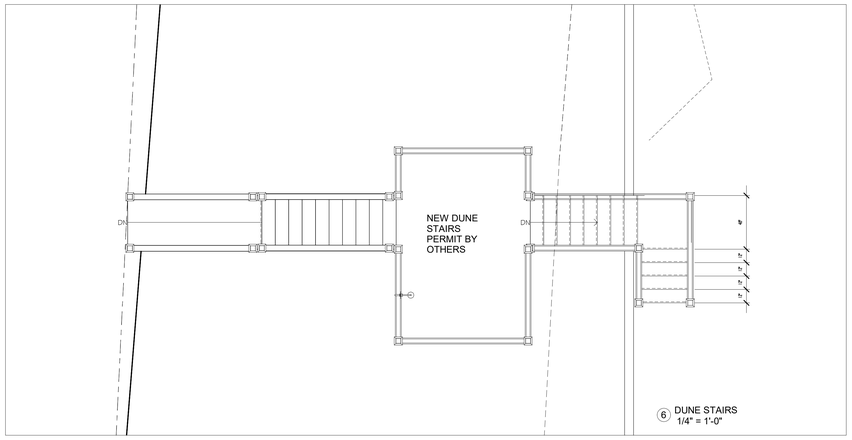
Lic# : AA0002307 ARCH.R.# : AR0012001

DRAWN	P.M
CHECKED	S.AMES
DATE	10/09/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-01

OF # SHEETS

COVER SHEET



SITE PLAN NOTES:

1. LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.

2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.

3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).

4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).

5. SWIMMING POOL, DECK, SPA, ETC., BY OTHERS. SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.

6. LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.

7. SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

CODE PARAMETERS

GOVERNING CODE	2020 7th ED FLORIDA BUILDING CODE
MUNICIPALITY	CITY OF HILLSBORO BEACH
OCCUPANCY CLASS	GROUP R-S2 RESIDENTIAL
CONSTRUCTION TYPE	TYPE III - B UN PROTECTED
ALLOWABLE MAX. BUILDING HEIGHT	35' - 0" ABOVE CROWN OF ROAD
FRONT SETBACK	75' - 0"
REAR SETBACK	15' - 0"
SIDE SETBACK	15' - 0"
POOL SETBACK	15' - 0"
OTHER SETBACKS	-/- - 0"

AREA CALCULATIONS SCHEDULE

BASEMENT		
AIR CONDITIONED AREA	5993	SQF
MAIN PARKING GARAGE	4805	SQF
PARKING GARAGE 1	717	SQF
PARKING GARAGE 2	717	SQF
COVERED VERANDA	1873	SQF
1ST FLOOR		
AIR CONDITIONED AREA	7125	SQF
COVERED VERANDA	1405	SQF
COVERED ENTRY	225	SQF
COVERED PORCH	520	SQF
COVERED BALCONY	278	SQF
OPEN PORCH	1351	SQF
OPEN BALCONY	350	SQF
2ND FLOOR		
AIR CONDITIONED AREA	6801	SQF
COVERED BALCONY	450	SQF
COVERED PORCH	610	SQF
OPEN BALCONY	464	SQF
3RD FLOOR		
AIR CONDITIONED AREA	6546	SQF
COVERED BALCONY	560	SQF
OPEN BALCONY	259	SQF
TOTAL AIR CONDITIONED AREA	26,465	SQF
TOTAL NON AIR CONDITIONED AREA	6,239	SQF
TOTAL UNDER ROOF	38,625	SQF
TOTAL LOT AREA	57,752	SQF
TOTAL LOT COVERAGE (22%)	12,688	SQF
PROPOSED PAVED AREA	0000	SQF
PERVIOUS AREA	0000	SQF

LOCATION MAP - N.T.S

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF THE SOUTH 625.00 FEET OF GOVERNMENT LOT 5,SECTION 20, TOWNSHIP 48 SOUTH,RANGE EAST; SAID LYING, SITUATE AND BEUING IN BROWARD COUNTY,FLORIDA.

MAIN HOUSE WILL BE LOCATED WEST OF THE COASTAL CONSTRUCTION LINE.
NO APPLICATION NEEDED FOR D.E.P.
POOL WILL BE PERMITTED SEPARETLY

PLANS ARE IN COMPLIANCE WITH Sec. 3-9. - Requirements for marine turtle protection.

ALL SITE WALL SHALL COMPLY WITH SEC.12-263 (A) (1) (a)

UTILITIES

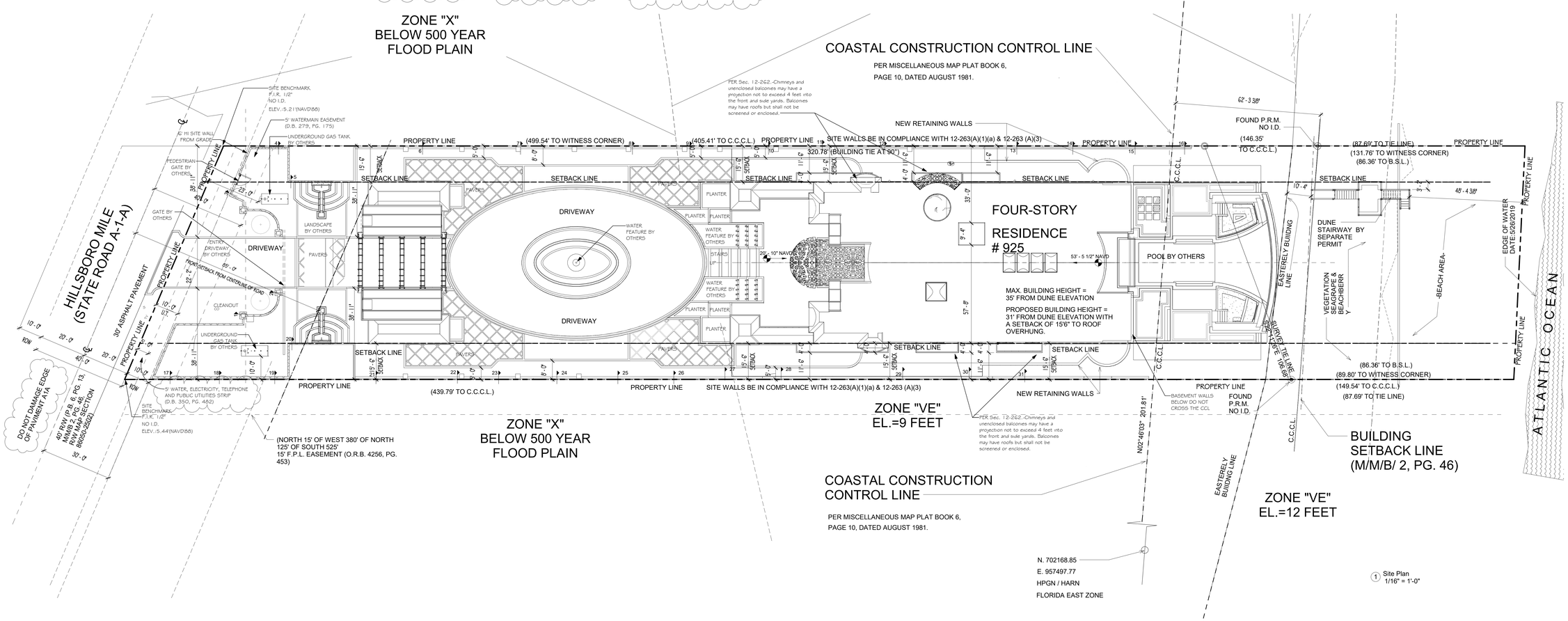
ALL UTILITIES ,INCLUDING ELECTRICAL SHALL BE BURRIED ALONG A1A. ALL WIRING THAT IS APPLICABLE SHALL BE IN COMPLIANCE WITH SECTION 4-7 - UNDERGROUND WIRING OF THE TOWN OF HILLSBORO BEACH,FL.

HEIGHT REGULATIONS

PROPOSED HEIGHT IS IN COMPLIANCE WITH SECTION. 12-122. - Height regulations.

PROPOSED SETBACK IS 15'-6" THE PROPOSED HEIGHT IS 31'-0" FROM DUNE ELEVATION.

AVG.DUNE ELEVATION 22.5' NAVD
MAX BUILDING HEIGHT 35'
MAX BUILDING HEIGHT ALLOWED= 22.5+ 35'= 57.5'NAVD



1 Site Plan
1/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN	P.M
CHECKED	S.AMES
DATE	10/09/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-02
OF # SHEETS	

SITE PLAN

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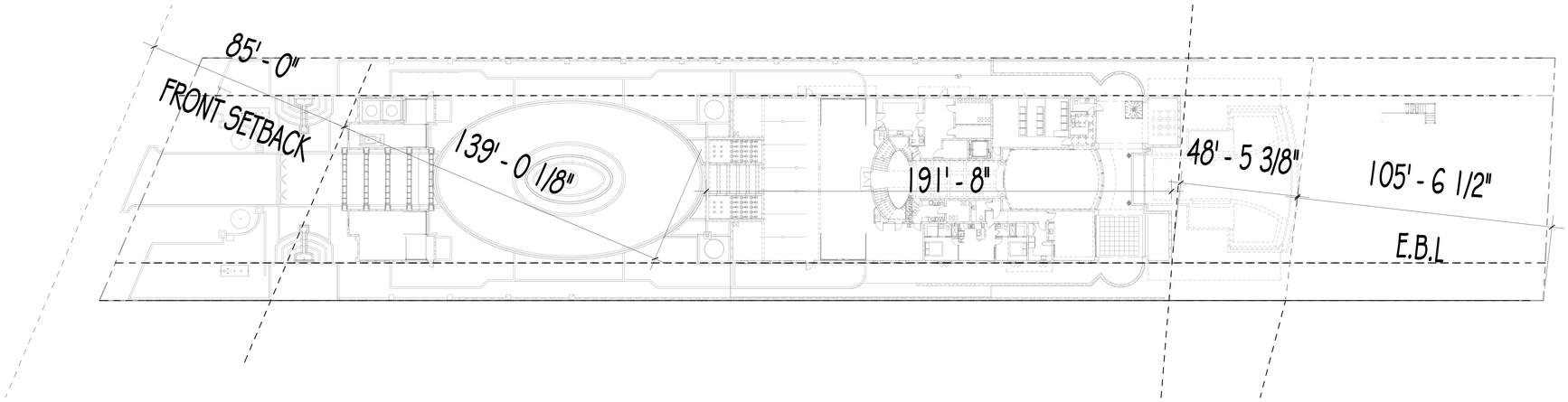


2 0 BASEMENT KEY PLAN
1" = 20'-0"

BASEMENT FLOOR WINDOW SCHEDULE								
Mark	Window Type	Width	Height	Sill	Product App/NOA	Wind Pressure	Egress	Comments
1	FX.GL.	3' - 0"	3' - 0"	<vanes>				
2	FX.GL.	7' - 4"	2' - 0"	6' - 0"				
3	FX.GL.	5' - 0"	6' - 0"	2' - 0"				
4	FX.GL.	5' - 0"	6' - 0"	2' - 0"				
5	CSMNT	6' - 0"	5' - 0"	3' - 0"				
6	FX.GL.	3' - 10"	8' - 2"	0' - 0"				

BASEMENT FLOOR DOOR SCHEDULE								
Mark	Door Type	Width	Height	Product App/ NOA	Wind Pressure	Egress	Comments	
101	O.H.	18' - 0"	9' - 0"					
102	FR.DR.	3' - 0"	9' - 0"					
103	FR.DR.	3' - 0"	8' - 0"					
104	FR.DR.	3' - 0"	8' - 0"					
105	T.G.S.D	10' - 6"	8' - 0"					
106	T.G.S.D	17' - 0"	8' - 0"					
107	T.G.S.D	7' - 4"	8' - 0"					
108	O.H.	18' - 0"	9' - 0"					
109	FR.DR.	3' - 0"	9' - 0"					

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

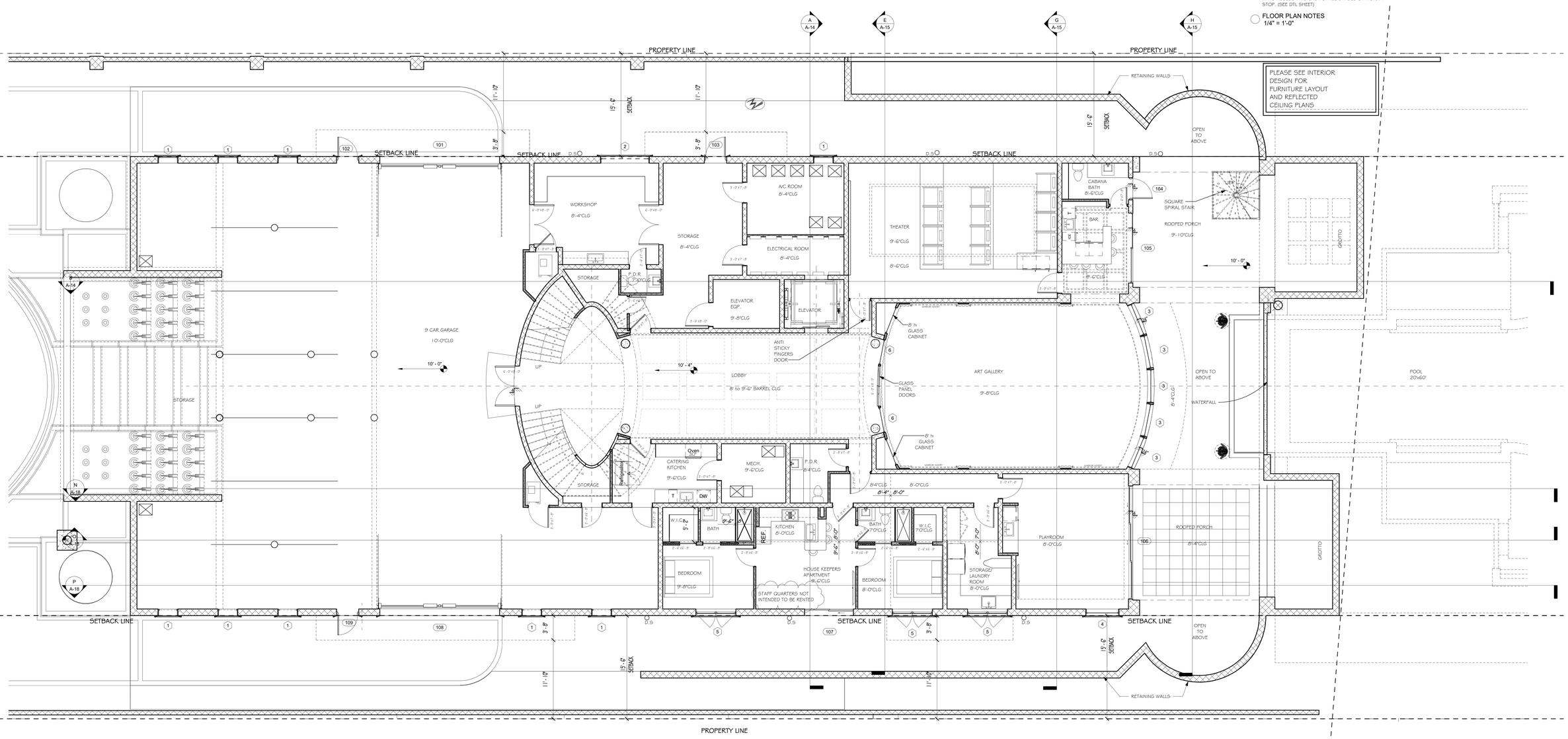
5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"



1 0 BASEMENT NOTATION PLAN
3/16" = 1'-0"

VARIANCE APPLICATION

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HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-20-21	

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

BASEMENT NOTATION PLAN

DRAWN: Author
CHECKED: S.AMES
DATE: 10/09/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-03**
OF # SHEETS

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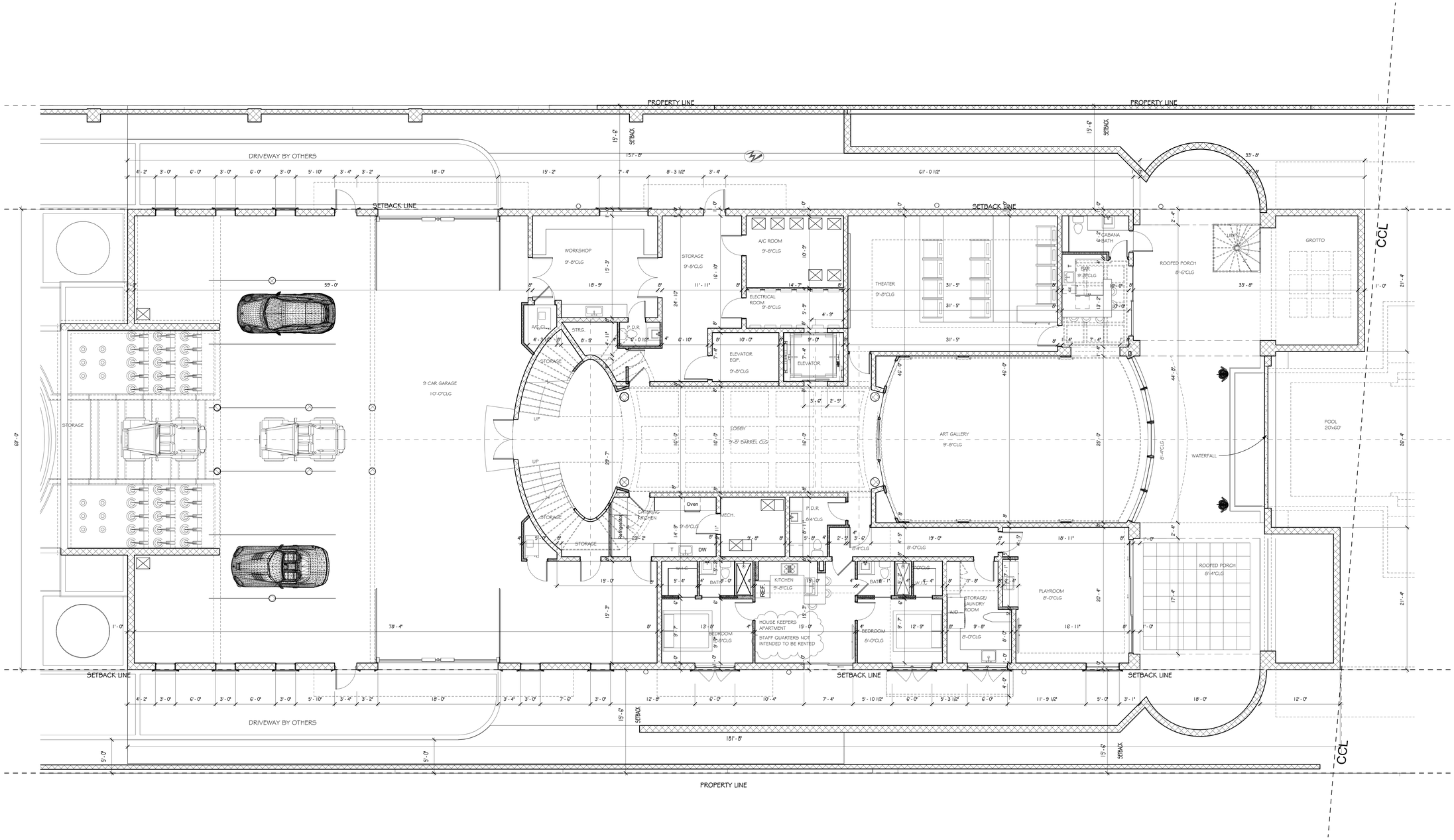
List: AA0000291 ARCHITECTURE - AA0000291



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- EXISTING CMU WALL
- NEW CMU WALL
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Shawn Ames - Architect

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INTERNATIONAL ARCHITECTURE

BASEMENT DIMENSION PLAN

DRAWN	Author
CHECKED	S.AMES
DATE	10/09/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-04
OF	# SHEETS

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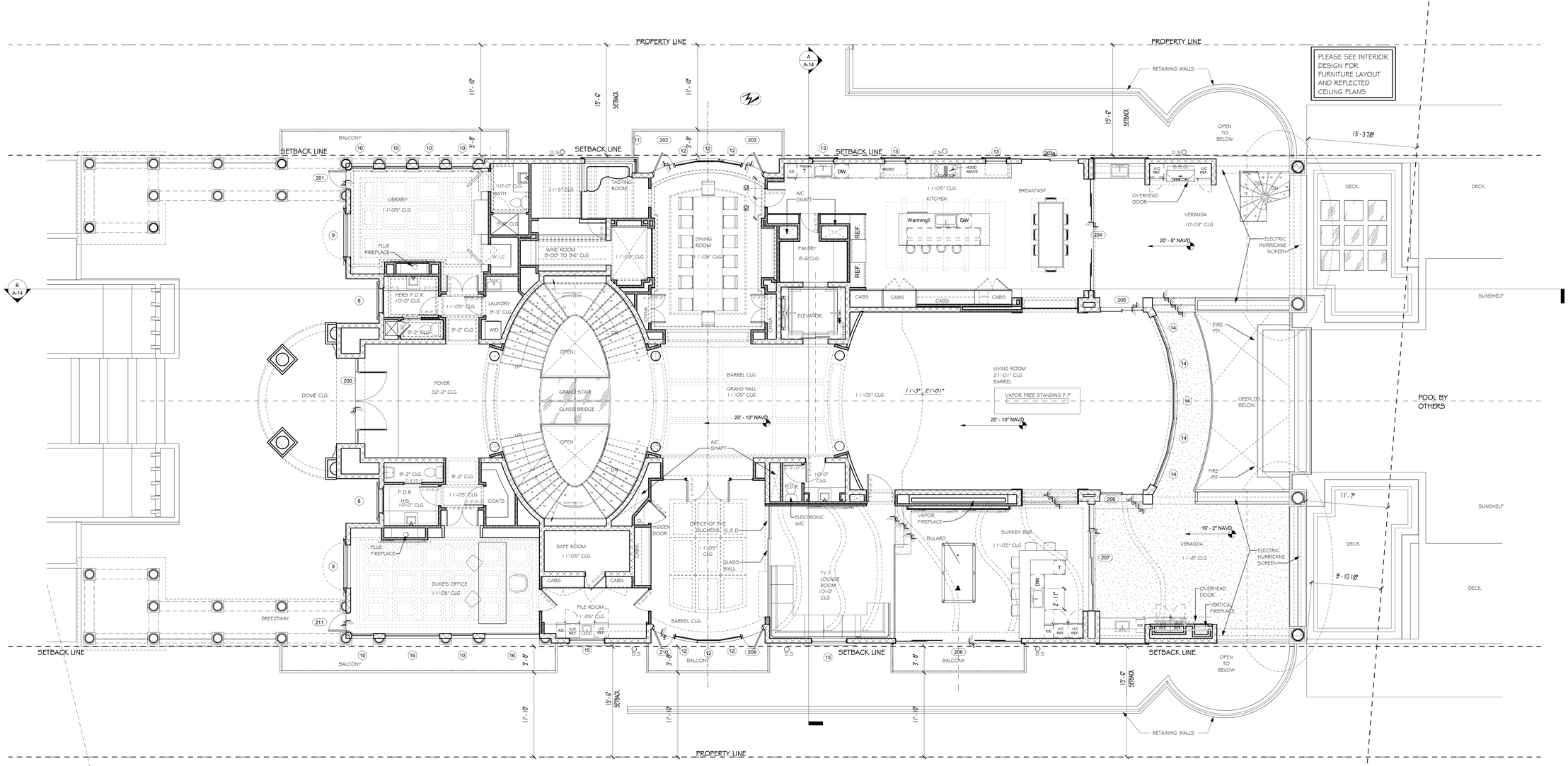
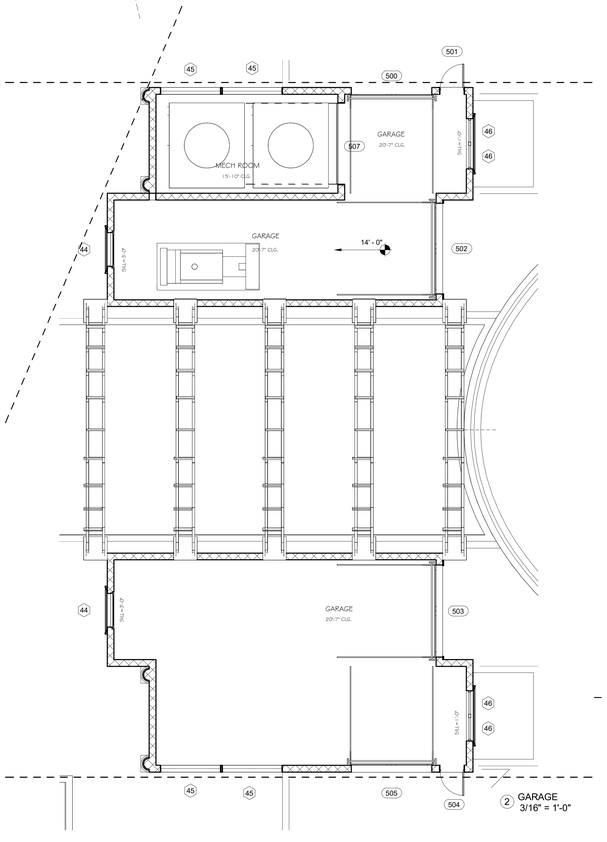




2 GARAGE
3/16" = 1'-0"

GARAGE DOOR SCHEDULE							
Mark	Door Type	Width	Height	Product App/ NOA	Wind Pressure	Egress	Comments
500	O.H.	8' - 0"	8' - 0"				
501	FR.DR.	2' - 4"	8' - 0"				
502	O.H.	9' - 0"	8' - 0"				
503	O.H.	9' - 0"	8' - 0"				
504	FR.DR.	2' - 4"	8' - 0"				
505	O.H.	8' - 0"	8' - 0"				
507	O.H.	8' - 0"	8' - 0"				

GARAGE WINDOW SCHEDULE									
Mark	Window Type	Width	Height	Sill	Product App/NOA	Wind Pressure	Actual Height	Egress	Comments
44	FIX.GL.	3' - 4"	12' - 0"	2' - 6"			6' - 6 7/8"		ARCHED
45	LOUVER	6' - 0"	6' - 6"	<vanes>					LOUVER
46	FIX.GL.	2' - 6"	6' - 0"	2' - 0"					
47	FIX.GL.	2' - 0"	3' - 0"	12' - 0"					OVAL

1ST FLOOR DOOR SCHEDULE							
Mark	Door Type	Width	Height	Product App/ NOA	Wind Pressure	Egress	Comments
200	FR.DR.	8' - 4"	12' - 0"				
201	FR.DR.	2' - 6"	10' - 0"				
202	FR.DR.	3' - 0"	10' - 0"				
203	FR.DR.	3' - 0"	10' - 0"				
203a	T.G.S.D	8' - 0"	10' - 0"				
204		15' - 8"	10' - 0"				
205	T.G.S.D	6' - 0"	10' - 0"				
206	T.G.S.D	6' - 0"	10' - 0"				
207	T.G.S.D	15' - 0"	11' - 6"				
208	T.G.S.D	17' - 8"	11' - 6"				
209	FR.DR.	3' - 0"	10' - 0"				
210	FR.DR.	3' - 0"	10' - 0"				
211	FR.DR.	2' - 6"	10' - 0"				

1ST FLOOR WINDOW SCHEDULE									
Mark	Window Type	Width	Height	Sill	Product App/NOA	Wind Pressure	Actual Height	Egress	Comments
8	FIX.GL.	3' - 4"	7' - 6"	3' - 0"					
9	CSMNT	6' - 0"	8' - 0"	3' - 0"				Yes	
10	FIX.GL.	3' - 0"	6' - 7"	3' - 0"			6' - 7"		ARCHED
11	FIX.GL.	7' - 4"	6' - 0"	3' - 0"					
12	FIX.GL.	3' - 2"	10' - 0"	0' - 0"					
13	FIX.GL.	3' - 0"	6' - 10"	3' - 2"					
14	FIX.GL.	5' - 0"	12' - 0"	0' - 0"					
15	FIX.GL.	5' - 0"	6' - 0"	4' - 0"					
16	FIX.GL.	7' - 8"	7' - 6"	3' - 0"			7' - 6"		ARCHED

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

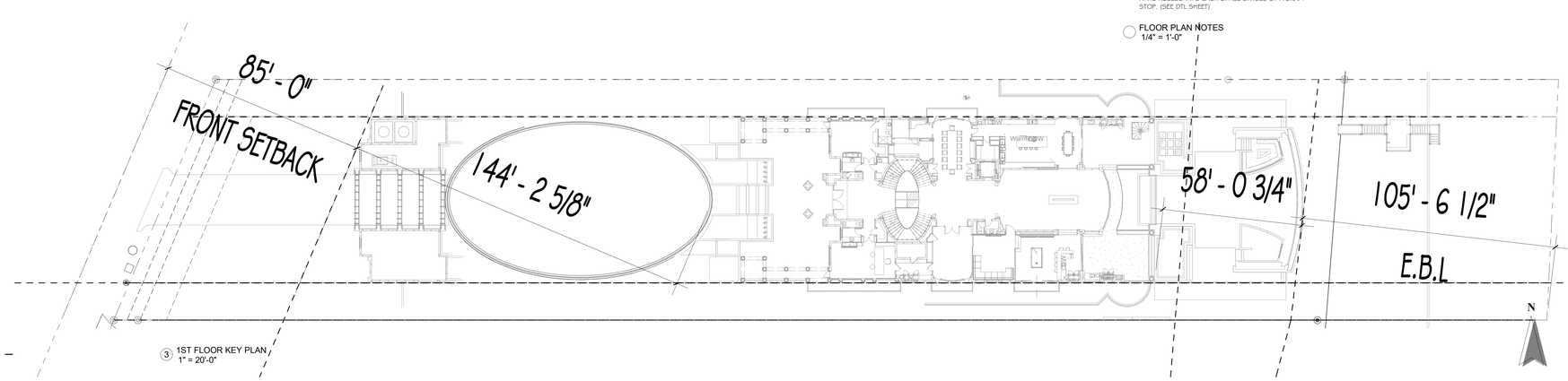
5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"



3 1ST FLOOR KEY PLAN
1" = 20'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-20-21	

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

1ST FLOOR NOTATION PLAN

DRAWN: Author
CHECKED: Checker
DATE: 10/09/2021
SCALE: As indicated
JOB NO: 19-4865
SHEET: **A-05**
OF # SHEETS

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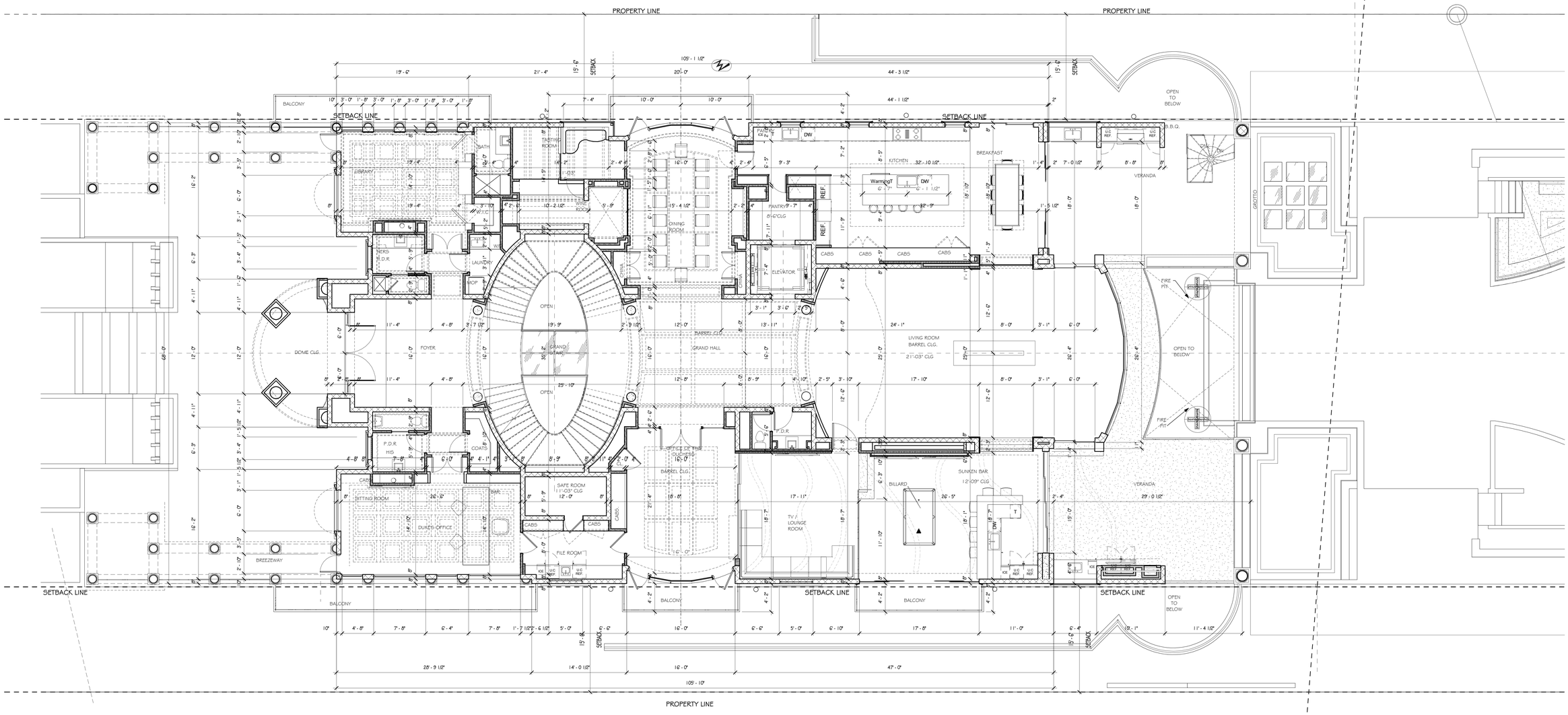
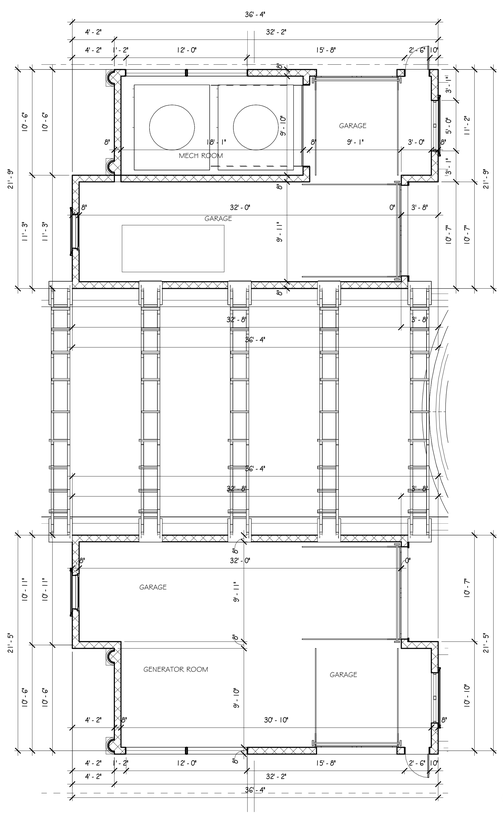
ADDRESS: HISTORIC DEL RAY PARK PROFESSIONAL DISTRICT, 2100 NE EDGE LAKE DRIVE, DELRAY BEACH, FLORIDA 33444 PHONE: (561)317-6444 FAX: (561)317-6445

Lot: A00000001 ARCHVILA ARADVISH





2 GARAGE DIM PLAN
3/16" = 1'-0"

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- NEW CMU WALL
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- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"

N

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

1ST FLOOR DIMENSION PLAN

DRAWN: Author
CHECKED: Checker
DATE: 10/09/2021
SCALE: As indicated
JOB NO.: 19-4865
SHEET: **A-06**
OF # SHEETS

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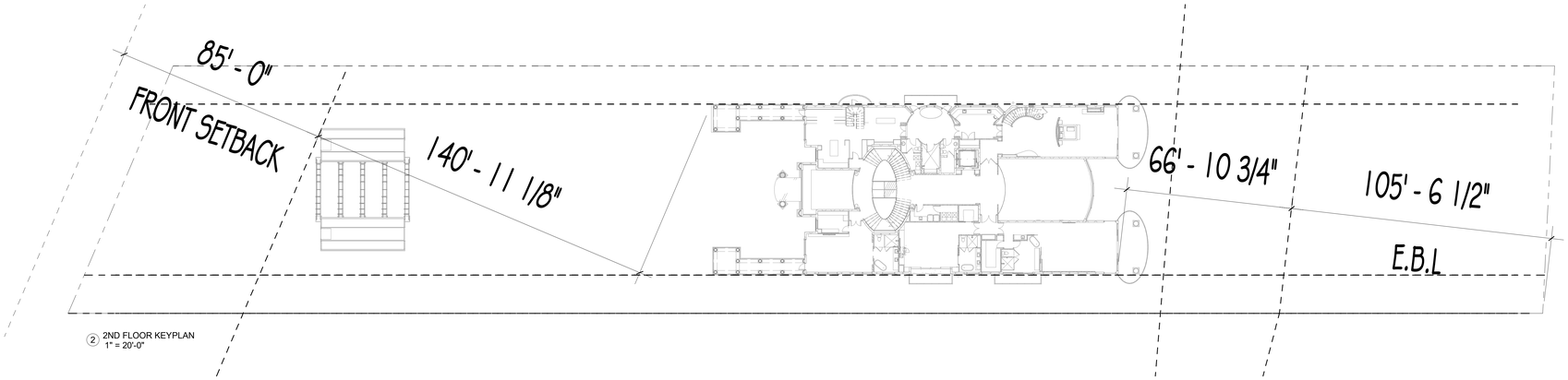
ADDRESS: HISTORIC DEL RAYMAR, PROFESSIONAL DISTRICT, 2100 SE EDGE LAKES DELRAY BEACH FLORIDA 33444 PHONE: (561)274-6464 FAX: (561)274-6465
LIC# AA0003097 ARCHITECT# AR0012091



2 2ND FLOOR KEYPLAN
1" = 20'-0"

2ND FLOOR DOOR SCHEDULE							
Mark	Door Type	Width	Height	Product Appr/NOA	Wind Pressure	Egress	Comments
300	FR.DR.	2' - 6"	8' - 0"				
301	FR.DR.	2' - 6"	8' - 0"				
302	FR.DR.	6' - 0"	8' - 0"				
303	FR.DR.	2' - 8"	8' - 0"				
304	FR.DR.	2' - 8"	8' - 0"				
305	T.G.S.D	19' - 0"	12' - 0"				
306	T.G.S.D	19' - 0"	8' - 0"				
307	T.G.S.D	12' - 0"	8' - 0"				
309	T.G.S.D	8' - 0"	8' - 0"				
310	T.G.S.D	8' - 0"	8' - 0"				
312		4' - 6"	7' - 8"				
313		2' - 6"	7' - 8"				
314		2' - 8"	7' - 8"				

2ND FLOOR WINDOW SCHEDULE									
Mark	Window Type	Width	Height	Sill	Product Appr/NOA	Wind Pressure	Actual Height	Egress	Comments
21	FIX.GL.	15' - 8"	16' - 11"	2' - 0"			16' - 11"		ARCHED
22	FIX.GL.	3' - 4"	7' - 6"	1' - 3"					
23	CSMNT	6' - 0"	8' - 0"	0' - 0"				Yes	
24	FIX.GL.	2' - 0"	3' - 0"	3' - 2"					OVAL
25	FIX.GL.	3' - 6"	5' - 0"	3' - 0"					
26		3' - 0"	12' - 0"	0' - 0"					
27	FIX.GL.	5' - 0"	5' - 0"	3' - 0"					
28	FIX.GL.	4' - 9"	11' - 0"	1' - 0"					
30	FIX.GL.	4' - 9"	8' - 0"	0' - 0"					
31	FIX.GL.	5' - 0"	5' - 0"	3' - 0"					
32	FIX.GL.	3' - 10"	5' - 0"	<varies>					

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

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FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND
- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
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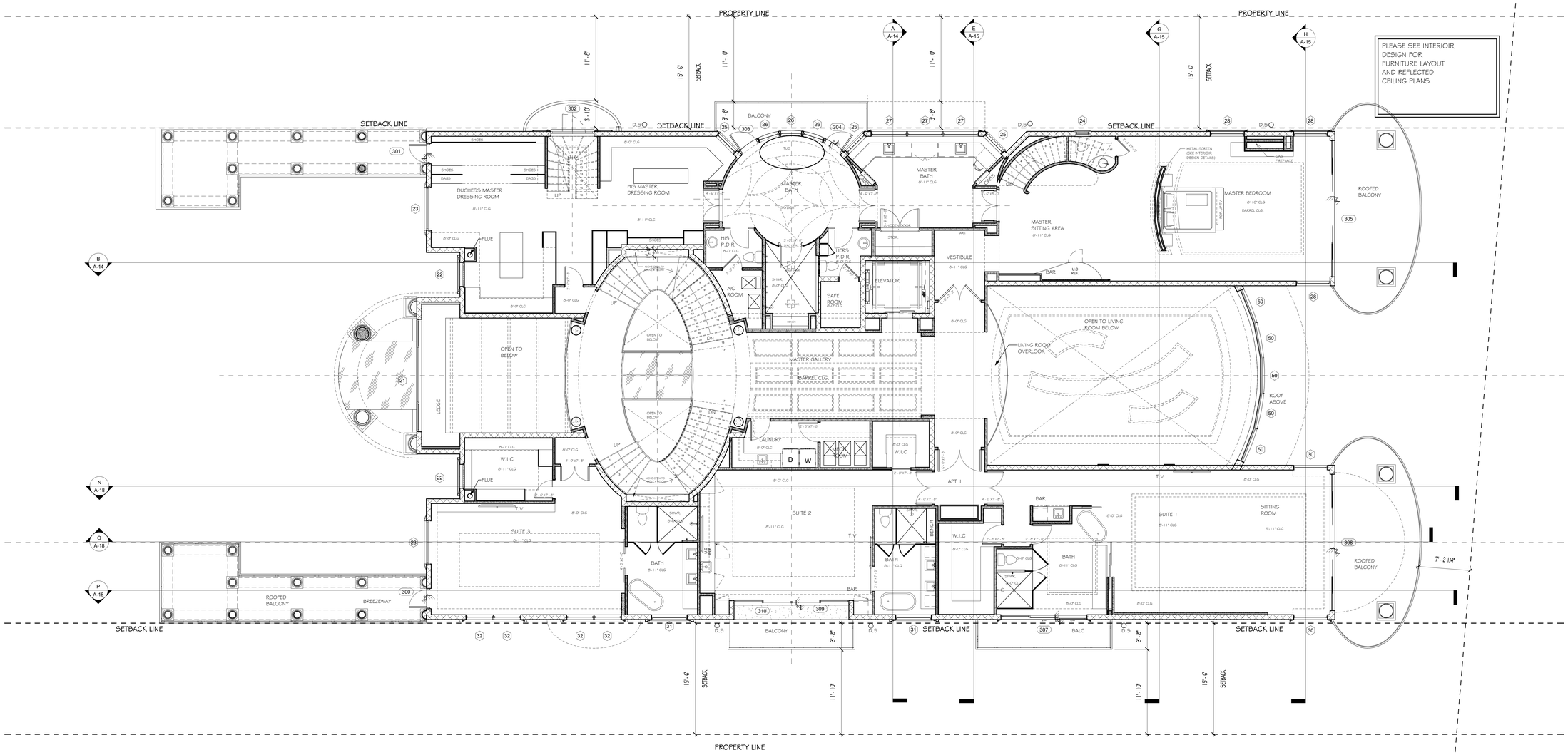
WALL LEGEND
1/4" = 1'-0"



1 2ND FLOOR NOTATION PLAN
3/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

2ND FLOOR NOTATION PLAN

DRAWN	Author
CHECKED	S.AMES
DATE	10/09/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-07
OF	# SHEETS

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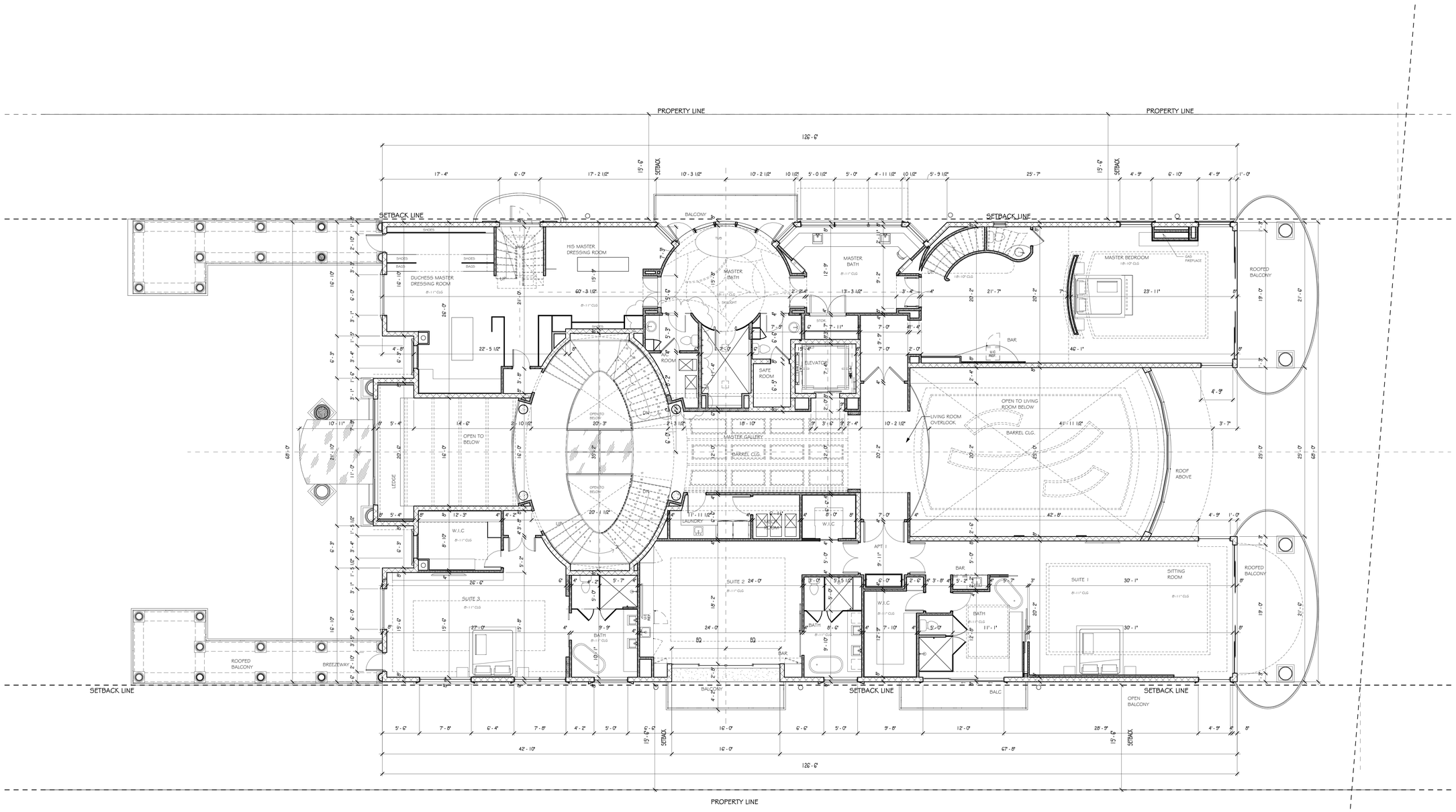
WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL



VARIANCE APPLICATION

CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

2ND FLOOR DIMENSION PLAN

DRAWN	Author
CHECKED	S.AMES
DATE	10/09/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-08
OF	# SHEETS

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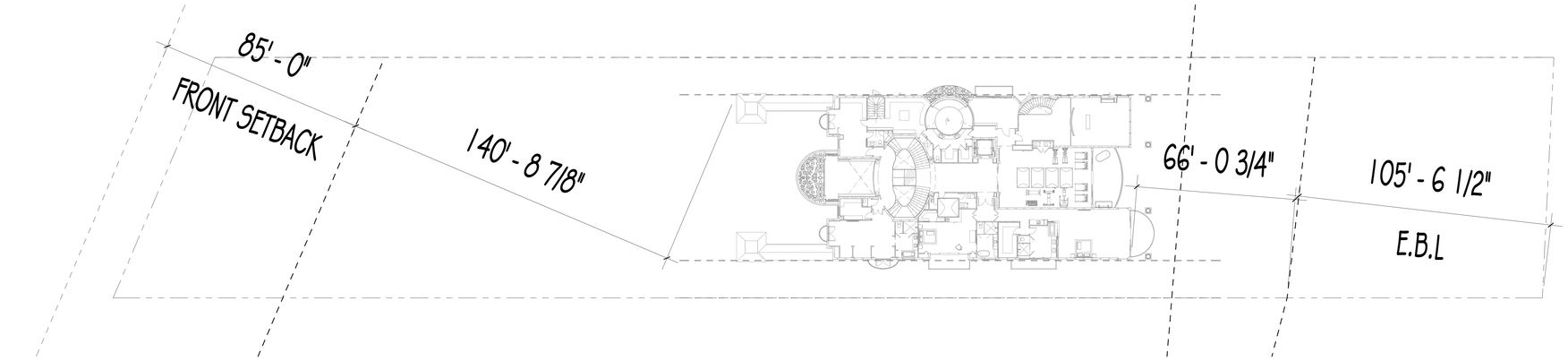

② 3RD FLOOR KEY PLAN
1" = 20'-0"

3RD FLOOR DOOR SCHEDULE								
Mark	Door Type	Width	Height	Product App/NOA	Wind Pressure	Actual Height	Egress	Comments
400	FR.DR.	6' - 0"	7' - 0"			7' - 10 5/8"		ARCHED
401	T.G.S.D	15' - 0"	8' - 0"					
402		22' - 0"	8' - 0"					
403	T.G.S.D	19' - 0"	8' - 0"					
404	T.G.S.D	12' - 0"	8' - 0"					
405	T.G.S.D	8' - 0"	8' - 0"					
406	T.G.S.D	8' - 0"	8' - 0"					
407	FR.DR.	6' - 0"	7' - 0"			7' - 10 5/8"		ARCHED
408	FR.DR.	6' - 0"	7' - 0"			7' - 10 5/8"		ARCHED

3RD FLOOR WINDOW SCHEDULE									
Mark	Window Type	Width	Height	Sill	Product App/NOA	Wind Pressure	Actual Height	Egress	Comments
34	FIX.GL.	3' - 4"	5' - 6"	1' - 10"			6' - 6 7/8"		ARCHED
35	FIX.GL.	6' - 0"	4' - 0"	2' - 11"			4' - 10"		TRANSOM
37	FIX.GL.	3' - 6"	8' - 0"	0' - 0"					
37b	FIX.GL.	3' - 0"	3' - 8"	8' - 4"					
38	FIX.GL.	3' - 6"	8' - 0"	-0' - 1"					
39	FIX.GL.	4' - 9"	5' - 7"	2' - 4"					
40	FIX.GL.	4' - 0"	8' - 0"	0' - 0"					
41	FIX.GL.	5' - 0"	5' - 0"	3' - 0"				<varies>	

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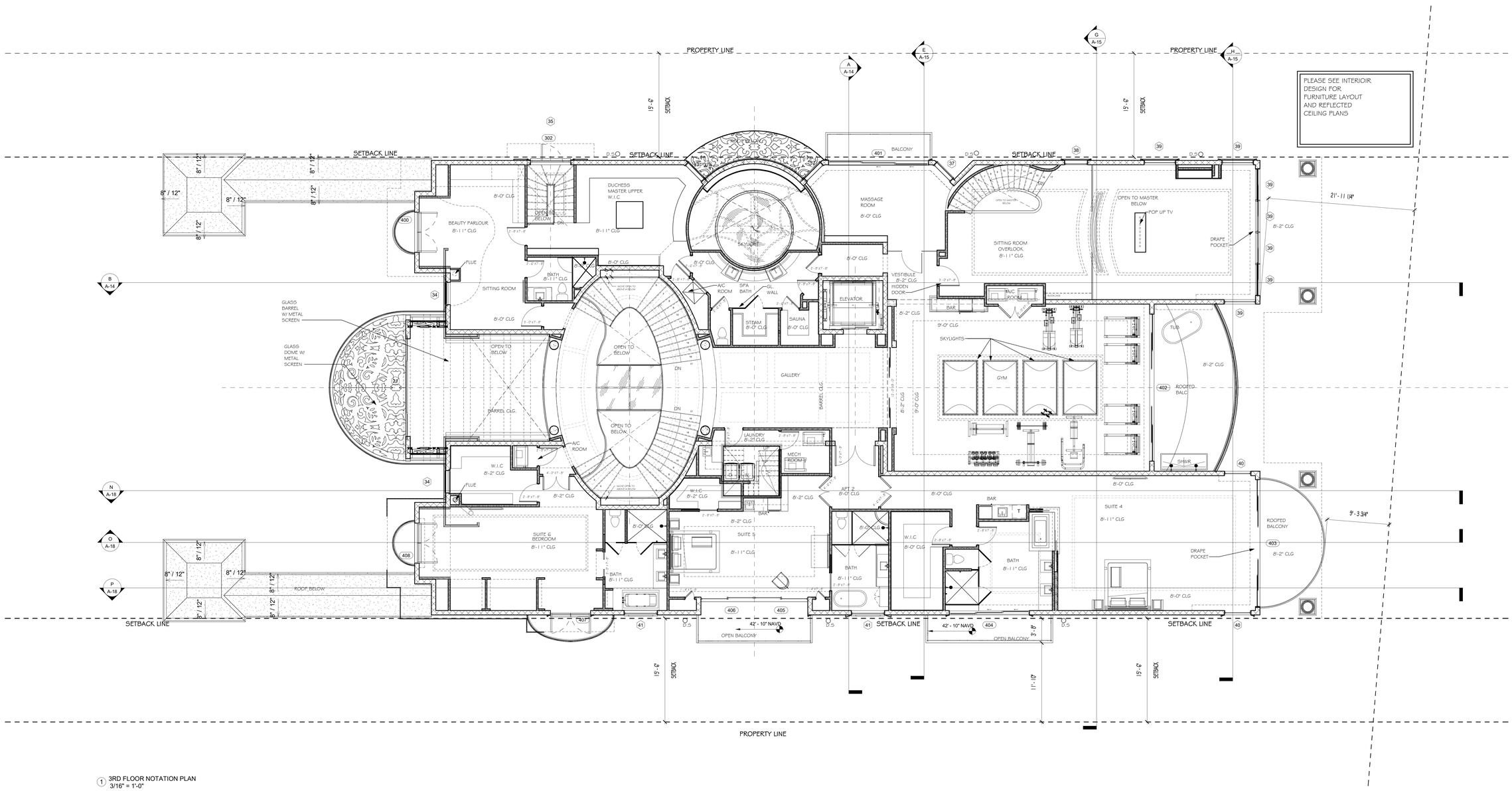

① 3RD FLOOR NOTATION PLAN
3/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect
Ames
INTERNATIONAL ARCHITECTURE

3RD FLOOR NOTATION PLAN

DRAWN	Author
CHECKED	Checker
DATE	10/09/2021
SCALE	As indicated
JOB NO.	19-4865
SHEET	A-09
OF	# SHEETS

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Shane Ames - Architect
ADDRESS: HISTORIC BELL BAYWALK PROFESSIONAL DISTRICT 2930 SE BOULEVARD DELRAY BEACH FLORIDA, 33444 PHONE: (561)274-4444 FAX: (561)278-4445

FLOOR PLAN GENERAL NOTES:

1. SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS,FILLED BLOCK CELLS, ETC.

2. VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.

3. USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.

4. PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.

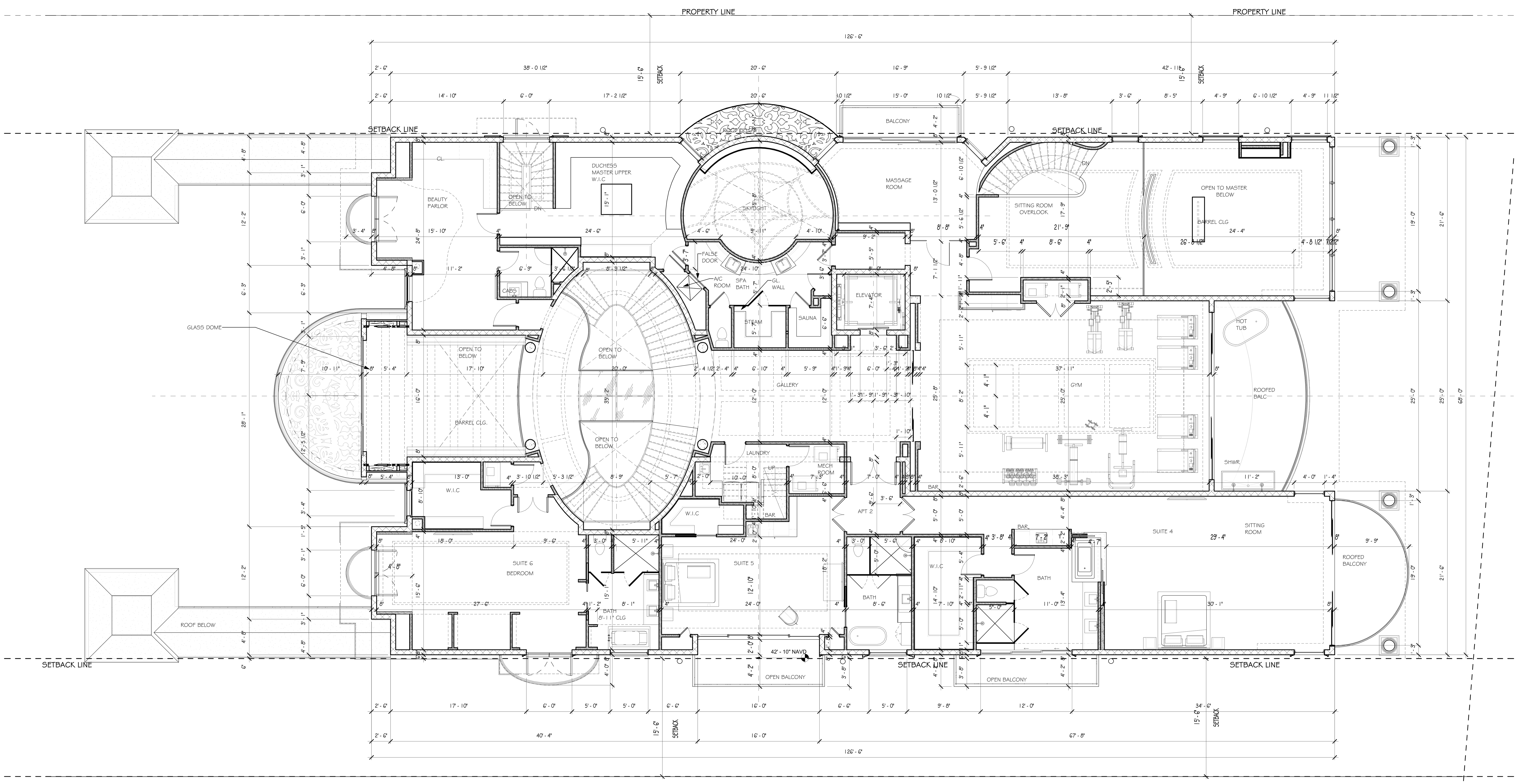
5. ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

FLOOR PLAN NOTES
1/4" = 1'-0"

WALL TYPE LEGEND

- EXISTING CMU WALL
- NEW CMU WALL
- EXISTING FRAME WALL
- NEW FRAME WALL

WALL LEGEND
1/4" = 1'-0"



1 3RD FLOOR DIMENSION PLAN
3/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

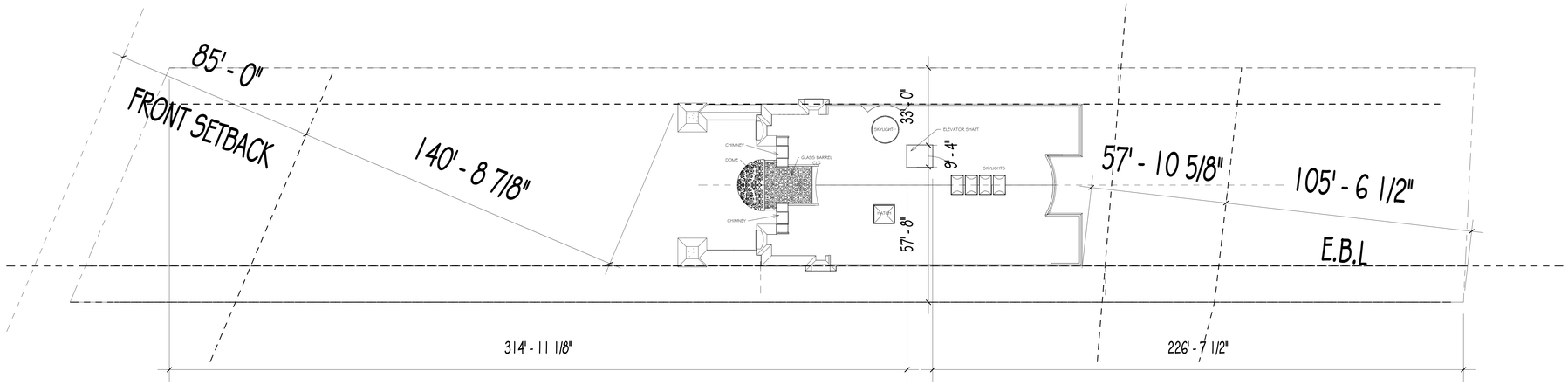
Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

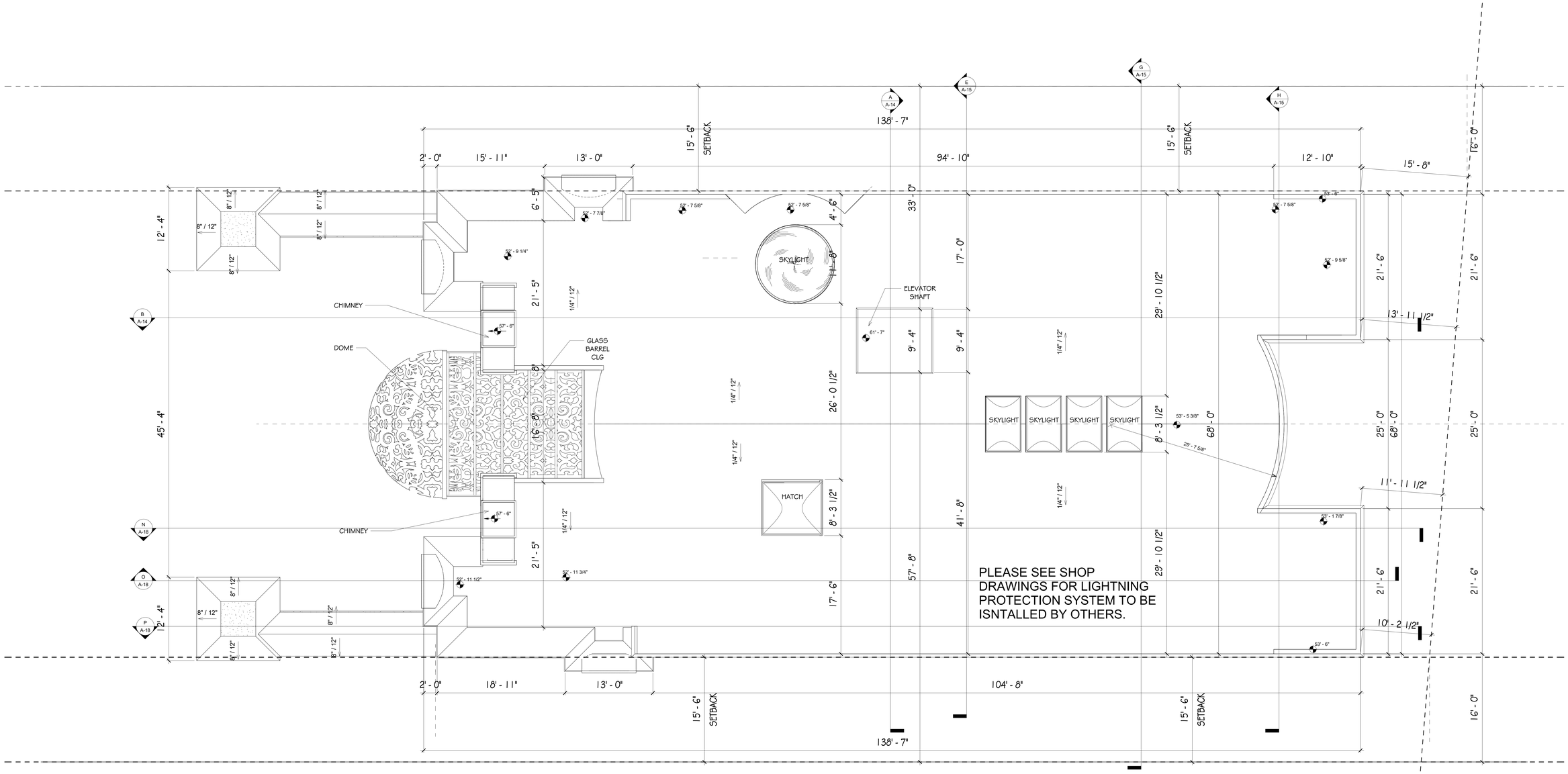
Lic#.: AA0002307 ARCH.R.#.: AR0012001 ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274 6444, FAX : (561)2746449.

3RD FLOOR DIMENSION PLAN

DRAWN Author
CHECKED Checker
DATE 10/09/2021
SCALE As indicated
JOB NO. 19-4865
SHEET
A-10
OF # SHEETS



2 ROOF KEY PLAN
1" = 20'-0"



1 ROOF
3/16" = 1'-0"

N

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN
Author
CHECKED
S.AMES
DATE
10/09/2021
SCALE
As indicated
JOB NO.
19-4865
SHEET

A-11

OF # SHEETS

ARCHITECTURAL ROOF PLAN

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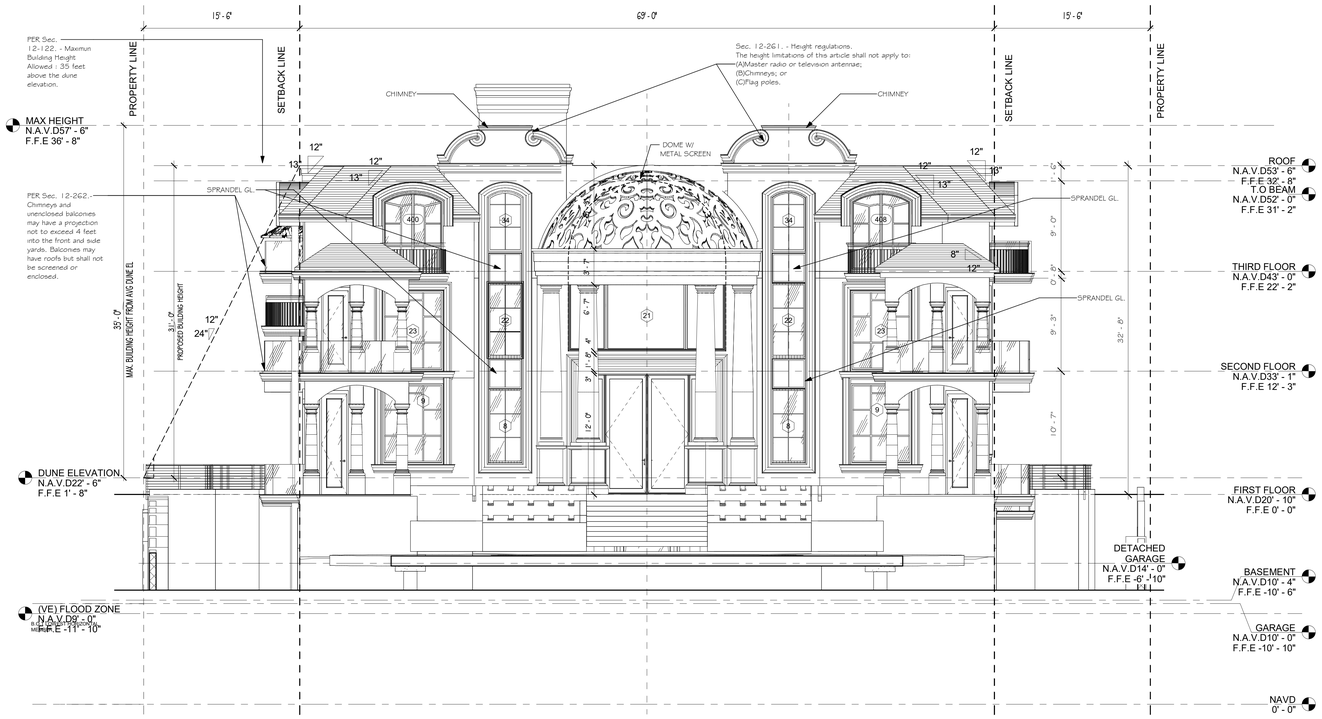
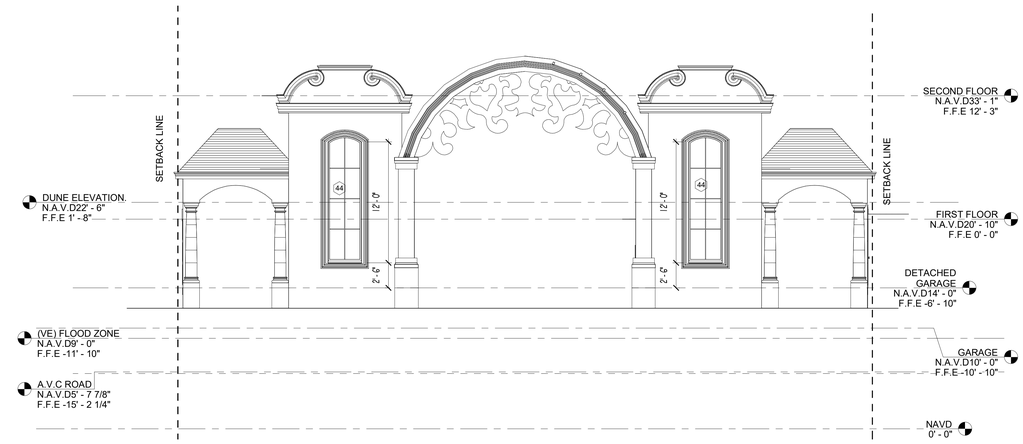
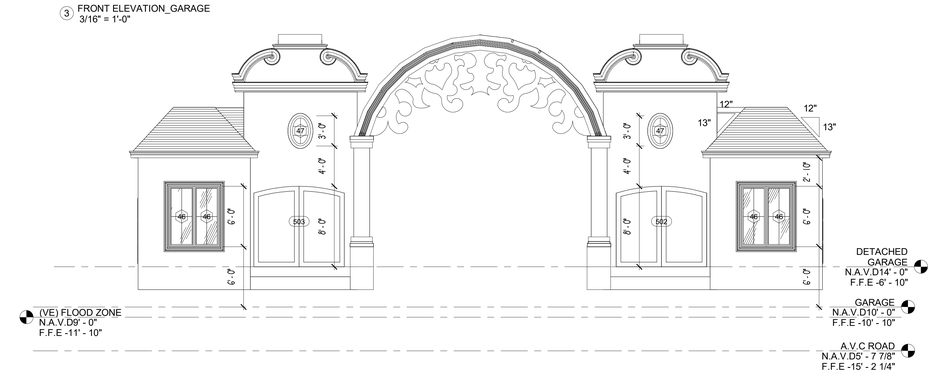
Cell: A0000000 ARCHITECT# A0000001 ADDRESS: 1 HISTORIC DELRAY PLAZA, PROFESSIONAL DISTRICT, 2000 WEST DELRAY BOULEVARD DELRAY BEACH, FLORIDA, 33444 - PHONE: (561)274-4444 FAX: (561)274-4445



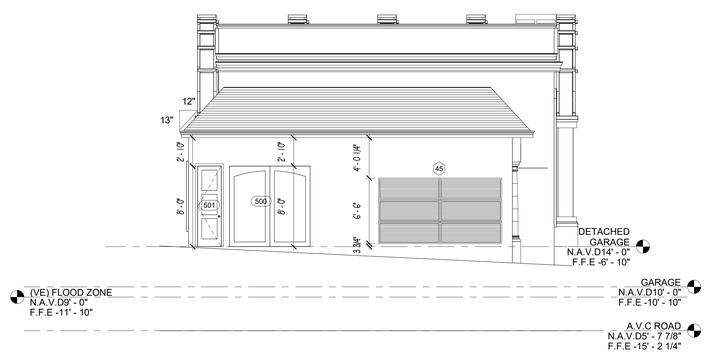
1 FRONT ELEVATION_WEST
3/16" = 1'-0"



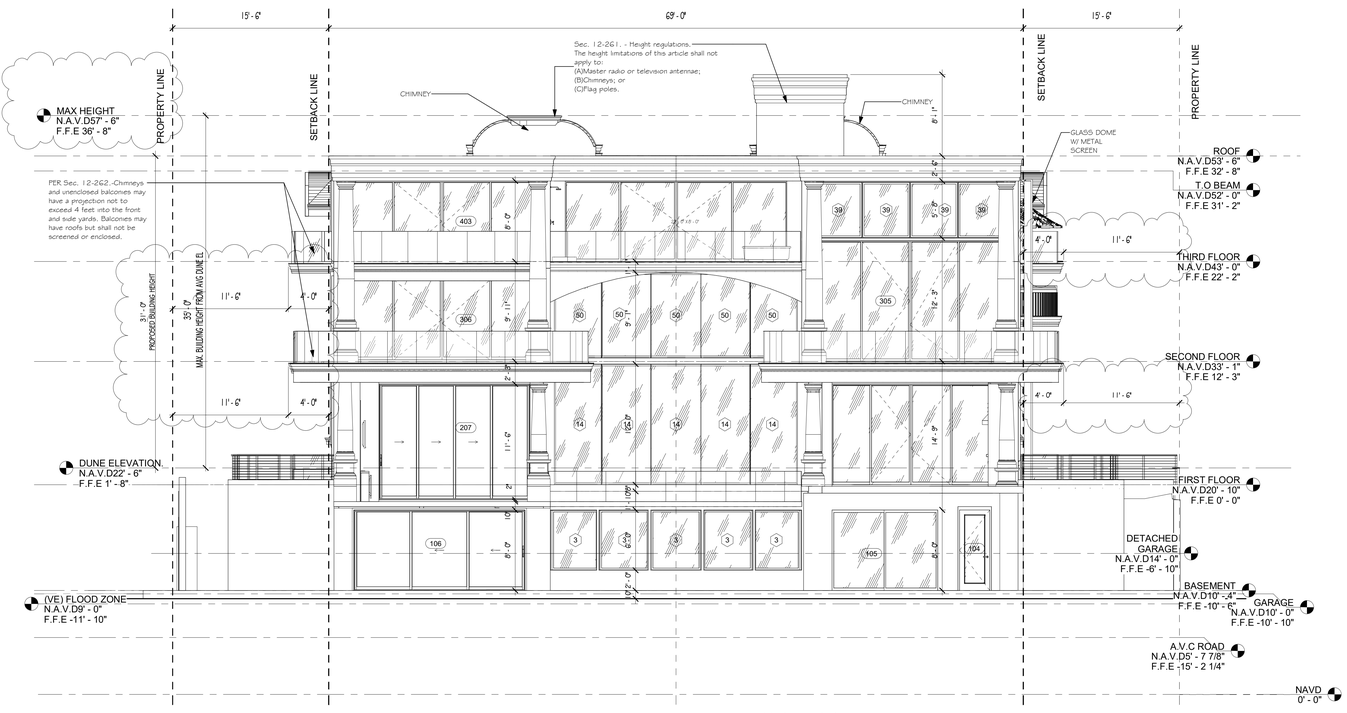
3 FRONT ELEVATION_GARAGE
3/16" = 1'-0"



4 GARAGE REAR ELEV
3/16" = 1'-0"



5 GARAGE SIDE ELEV
3/16" = 1'-0"



2 REAR ELEVATION_EAST
3/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN	Author
CHECKED	S.AMES
DATE	10/09/2021
SCALE	3/16" = 1'-0"
JOB NO.	19-4865
SHEET	A-12
OF	# SHEETS

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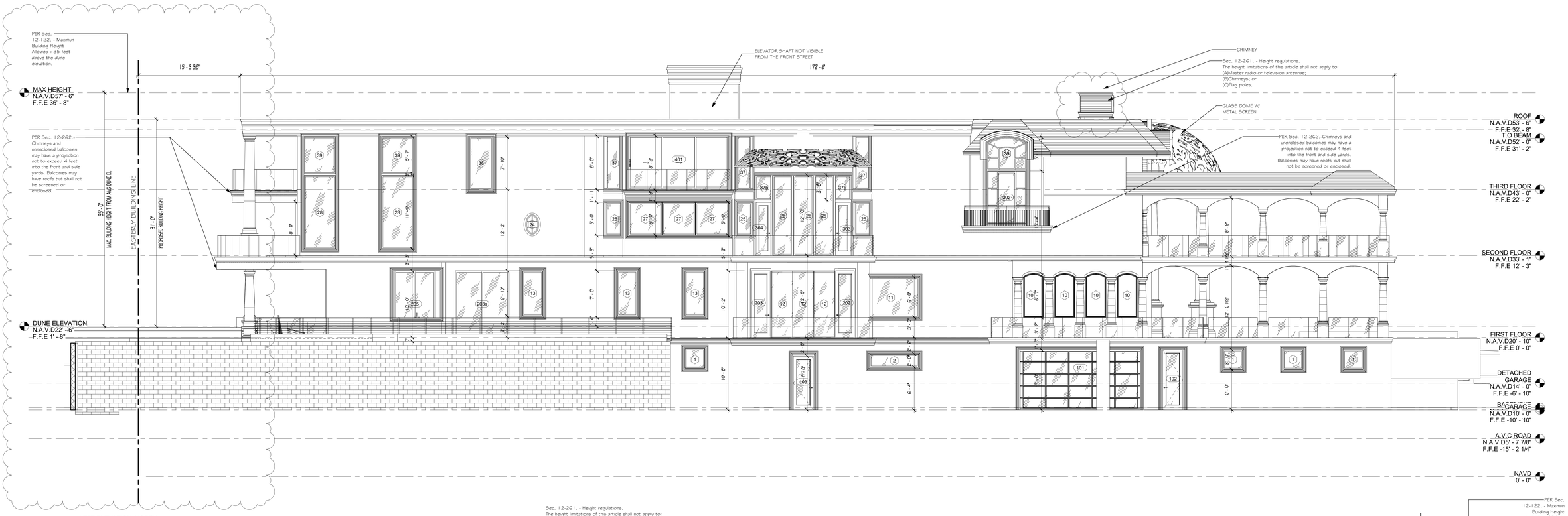
LOT: LAAAAAAAAA ARCHITECT# - AAAAAAAAA ADDRESS - HISTORIC DELEAH PARK PROFESSIONAL DISTRICT, ZIP CODE EXCLUDED, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274-6444 FAX: (561)274-6445



1 LEFT ELEVATION_NORTH
3/16" = 1'-0"

2 RIGHT ELEVATION_SOUTH
3/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS

925 HILLSBORO MILE
HILLSBORO BEACH,
FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY
1	Revision 1	10-25-21	

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

BUILDING ELEVATIONS

DRAWN: Author
CHECKED: S.AMES
DATE: 10/09/2021
SCALE: 3/16" = 1'-0"
JOB NO.: 19-4865
SHEET: A-13
OF # SHEETS

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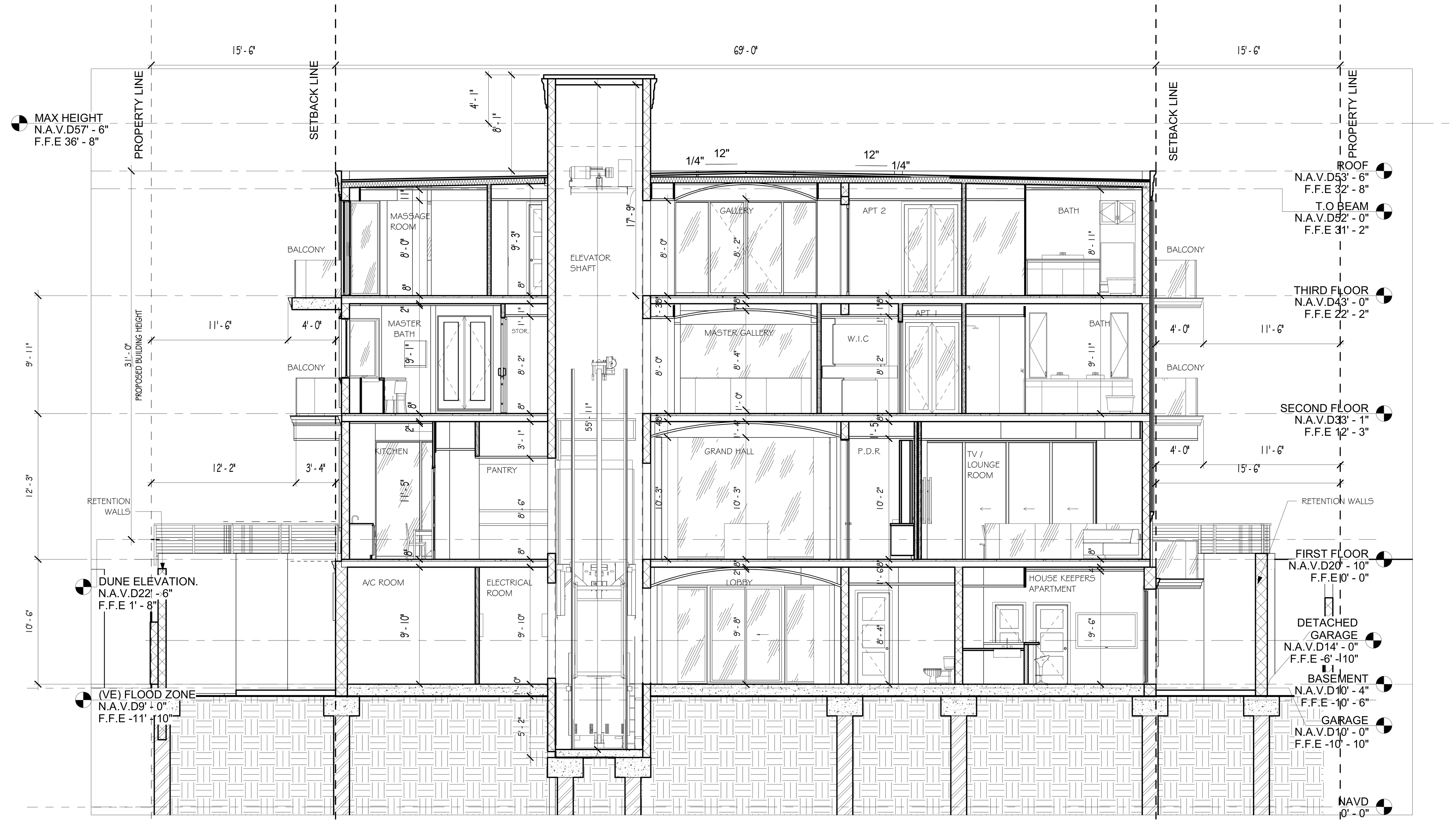
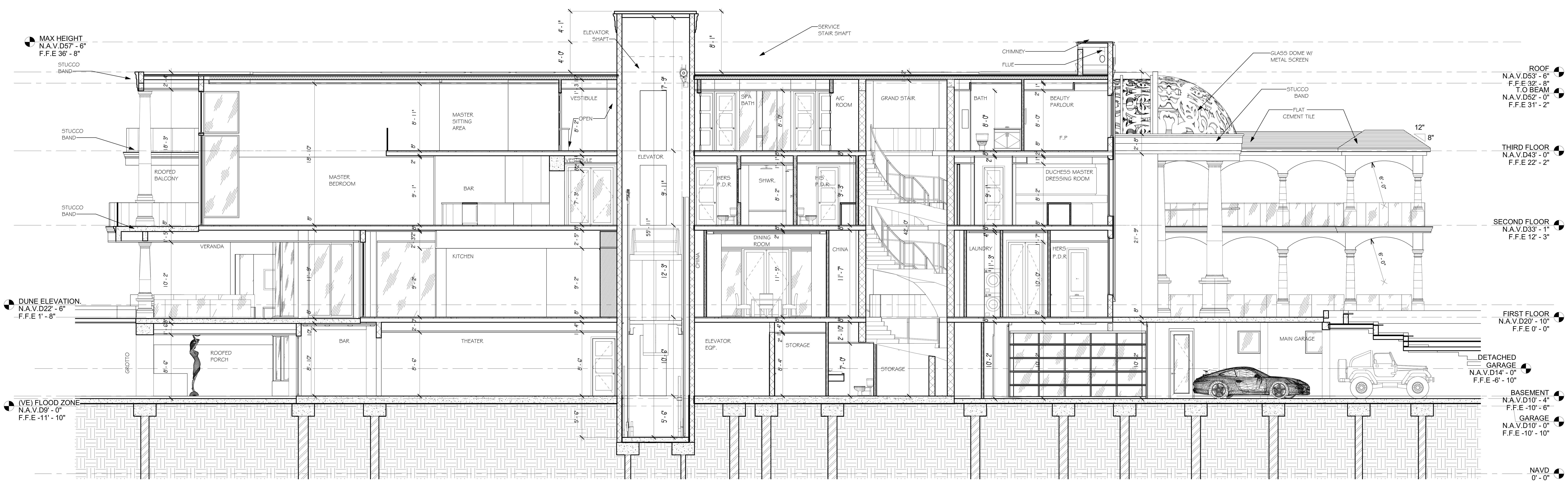


(A) SECTION D
3/16" = 1'-0"



(B) SECTION B
3/16" = 1'-0"

VARIANCE APPLICATION

CHATEAU DE LA DUCHESS
925 HILLSBORO MILE
HILLSBORO BEACH, FLORIDA

REVISIONS

#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

Lic# : AA0002307 ARCH.R.# : AR0012001 ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444, PHONE : (561)274 6444, FAX : (561)2746449.

BUILDING SECTIONS

DRAWN: Author
CHECKED: S.AMES
DATE: 10/09/2021
SCALE: 3/16" = 1'-0"
JOB NO.: 19-4865
SHEET: **A-14**
OF # SHEETS

SUN-SENTINEL

Sold To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Bill To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting , Town Of Hillsboro Beach
Was published in said newspaper in the issues of; Nov 27, 2021

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper
has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this: November 29, 2021.

Signature of Notary Public

LEANNE ROLLINS
Notary Public - State of Florida
Commission # GG 982233
My Comm. Expires Apr 27, 2024
Bonded through National Notary Assn.

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7093824

TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING
TUESDAY, DECEMBER 7, 2021, AT 9:00AM

FOR PROPERTY LOCATED AT:
925 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach will hold a Quasi-Judicial Public Hearing on December 7, 2021, at 9:00 A.M. Mark Rothenberg, authorized agent for property located a 925 Hillsboro Mile, Hillsboro Beach, FL 33062 is requesting (1) variance from the Town's Land Development Code in order to construct a house east of A1A. The variance is from section 12-122 RS-2 Height Regulation and section 12-261 Height Regulation (exemption to 12-122 requirements). The applicant is seeking to exceed the maximum permitted height by 4 feet – 1 inch for an elevator.

Information on the VARIANCE REQUEST can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on December 7, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
11/27/2021 7093824

Order # - 7093824

SUN-SENTINEL

Sold To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Bill To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting , Town Of Hillsboro Beach
Was published in said newspaper in the issues of; Nov 27, 2021

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper
has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this: November 29, 2021.

Signature of Notary Public

LEANNE ROLLINS
Notary Public - State of Florida
Commission # GG 982233
My Comm. Expires Apr 27, 2024
Bonded through National Notary Assn.

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7093780

TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING
TUESDAY, DECEMBER 7, 2021, AT 9:00AM

FOR DEVELOPMENT PROJECT LOCATED AT:
1174-1185 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing on December 7, 2021, at 9:00 A.M. Eric Fordin, with the Related Group, authorized agent for development project located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 requests a variance pursuant to Section 12-283 of the Town's Code to exceed the height limitations in Section 12-142 of the Code as follows:

• As to Section 142(a), a variance to permit 15 story/175 feet building where 3 stories/35 feet of height is permitted.

Information on the VARIANCE REQUEST can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on December 7, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

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In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
11/27/2021 7093780

Order # - 7093780

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
Fax: (954) 427-4834

TO: Mayor Tarrant and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Jim Hickey, Planning Consultant
DATE: December 7, 2021
SUBJECT: Variance to allow for Additional Height and Number of Stories located at 1174 -1185 Hillsboro Mile.

The Property Owner, Hillsboro Mile Property Owner, LLC and authorized agent, Eric Fordin (Applicant) are requesting approval of a variance from Sec. 12-142A of the Land Development Code (LDC) to allow for an increase in height and number of stories within the Residential Medium (RM-16) zoning district. The agent is also requesting consideration of a variance for the percentage of usage of the rooftop which will be processed through a separate variance request and analysis.

Background

The subject property is located at 1174 -1185 Hillsboro Mile and contains two vacant parcels. The current owners purchased the property in December 2020 and are in the process of developing the property. The site includes two separate parcels. Parcel A is 5.4 acres and is located between Hillsboro Mile (A1A) and the Intracoastal Waterway. Parcel B is 6.4 acres and is located on the east side of Hillsboro Mile. Parcel B is identified a Local Area of Particular Concern (LAPC) and includes approximately 1/3 of the parcel. The parcel includes portions of the beach area which cannot be developed. The variance request is for Parcel B only. All buildings proposed on Parcel A will meet the requirements set forth in Sec. 12-142.

On July 29, 2021, the Applicant submitted a site plan to develop the site. The proposed site plan includes a total of 121 units. Nine residential units are proposed for Parcel A (west of Hillsboro Mile) within 3-story structures with a maximum height of 35 feet. There are 112 multi-family condominium-style units proposed for Parcel B on the east side of Hillsboro Mile. These units would be constructed within a 15-story, 170-foot tower with two underground stories for garage and storage and a rooftop level with private amenities. The maximum height within the RM-16 zoning district is 3 stories and 35 feet.

The consultant planner, along with analysis by survey, traffic, engineering, and landscaping reviewed the initial site plan and provided comments to the Applicant on November 2, 2021. As part of these comments, the Applicant was informed that the proposed 170-foot, 15-story portion of the development does not comply with the height requirements set forth within the RM-16 district as provided below:

Sec. 12-142. - Height regulations.

(A) For property on the east side of SR A1A, no building or structure shall be erected or altered to a height exceeding 35 feet and shall not exceed 3 stories above the dune elevation. For property on the west side of SR A1A, no building or structure shall be

erected or altered to a height exceeding 35 feet and shall not exceed 3 stories above the roadway crown elevation of SR A1A adjacent to the property.

The Applicant resubmitted the required site plan information on Monday, November 8, 2021 along with a Development Application for a variance from Sec. 12-142. The proposed site plan for cannot be approved by the Town Commission without first consideration and approval of the requested variance. In addition, if this variance is ultimately approved, the rooftop of the building would be allowed to be an additional 15 feet above the 170-foot building height to a maximum of 185 feet if this variance for height is considered and approved.

Analysis

Per Section 12-283, the Board of Zoning Appeals has the powers and should be its duty to grant variances from the Code. The Applicant is requesting relief through the criteria set forth in 12-283(C)(2) Instances of Hardship, which is as follows:

(2) Instances of hardship. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the use, construction or alterations of buildings or structures, or the use of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

Below are excerpts from the Code-required criteria listed above with consultant planner's analysis of how the proposed development relates to the criteria shown in italics below.

"…the use of land will impose upon him or her unusual and practical difficulties or particular hardship,…"

The Applicant has stated the property is identified as a Local Area of Particular Concern and contains a conservation easement which was executed in 1992. Based on the Applicant's backup, the conservation area is 2.88 acres or 47 percent of the property. Therefore, the use of this property is hindered by the conservation area. It should be noted that 0.78 acres is located east of the Eastern Building Line and includes area which could not contain any vertical structures. Therefore, approximately 2.1 acres or 33% of the developable parcel is impacted by the conservation easement. The conservation area does reduce the overall footprint of the building creating some practical difficulties to develop the site.

"….such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent,…"

The Applicant has stated the application is consistent with the general intent of the Town Code. Strict application would not allow the Applicant to maximize the intensity of development onsite due to one-third of the development site being conservation area. The request for

additional height is in conflict with sections within the Town Code. There are locations within the Land Development Code where the RM-16 district is identified and further described, "(with 3-Story maximum limit)" They include: Sec. 12-100, Sec. 12-102, Article VI, and further defined within Sec 12-142.

"…but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

The Applicant has stated that they can only utilize two-thirds of the existing site due to the conservation area. This parcel is also unique in the Town as it is the only parcel with a large conservation area along the entire eastern portion of the property and does create an unusual hardship.

The Town's Comprehensive Plan specifically identifies LAPC's as provided below:

> *Policy 7.3.6 Preserve environmentally sensitive lands (Local Areas of Particular Concern) and use the land development regulation procedures for protection and preservation which involve notification and protection of private property owner rights.*

<u>Recommendation</u>

The parcel contains a large conservation area which makes this site unique and does present a hardship in maximizing the development of this site. The Applicant's request for additional height will assist in providing sufficient use of the land, however, the proposed development would increase the height by 135 feet and increase the number of stories five times beyond the allowable height of 3 stories.

Should the Board of Zoning Appeals consider and approve the variance request, the consultant planner recommends the following conditions of approval:

- Proposed site plan must meet the number of stories and height approved by the Board;
- Applicant must receive approval by Broward County for any alteration and improvement of the conservation area;
- Should the proposed site plan associated with this variance request not be approved, submittal of a revised variance application will require reconsideration by the Board along with site plan approval;
- Site plan shall include access for Town vehicles and their contractors for beach renourishment and/or for emergency purposes.

Attachments:

Development Application including Applicant's backup
`

Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
+1 954-468-7871
Debbie.Orshefsky@hklaw.com

November 8, 2021 (via hand delivery and email/share file)

Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Attn: William "Mac" Serda, Town Manager

Re: Development Application of Hillsboro Property Owner, LLC ("Applicant") regarding 1174-1185 Hillsboro Mile (the "Property")

Dear Mr. Serda:

On behalf of the Applicant, we are hereby submitting the following:

1. Updated Site Plan Approval plans and related documentation, revised in response to Town development review consultant comments dated October 31, 2021 and public input;

2. Legal descriptions for the requested amendments to the existing platted Non-vehicular Access Lines (NVAL) to supplement the plat note amendments requested in our July 29th submission; and,

3. Development Application requesting that the Town Board of Zoning Appeals consider a variance request to permit additional height for the proposed residential building on the east parcel of the subject property, together with the application fee of $1050.00. The variance application form requests that the applicant submit letter from adjoining property owners ("with approvals, if possible"). Although the Applicant has had virtual and in person meetings with adjoining property owners, no letters have been obtained as of the date of this filing.

Respectfully submitted,

HOLLAND & KNIGHT LLP

Debbie M. Orshefsky

Debbie M. Orshefsky, Esq. on behalf of the Applicant

cc: Donald J. Doody, Town Attorney (with encl. via share file)
Sherry Henderson, Town Clerk (original and via share file)
Mr. Arthur Gallagher (via email without encl.)
Mr. Eric Fordin (via email without encl.)
Mr. Ray Fort (via email without encl.)

Mr. John McWilliams (via email without encl.)

Appeal of Hillsboro Property Owner, LLC ("Owner") Submitted Pursuant to Section 12-283 of the Code of Ordinances of The Town of Hillsboro Beach ("Code") Regarding a Variance from Section 12-142 of the Code

INTRODUCTION

On July 29, 2021, Owner filed an application for site plan approval for the development of 121 residential units upon the 11.2 +/- acre property located at 1174-1185 Hillsboro Mile and described on Exhibit A hereto (the "Development Property"). The Development Property comprises two parcels bisected by SR A1A/Hillsboro Mile. The East and West Parcels are described on Exhibit A hereto and are approximately 6.1 and 5.1 net acres, respectively and 11.7 gross acres including A1A. On the East Parcel, the Owner proposes to develop a 15-story condominium building with a measured height not to exceed 175 feet (the "East Building"). On the West Parcel, the Owner proposes to develop low rise condominium units and related amenities intended for exclusive use by the project's residents, including a recreational building, tennis courts and a private 11-slip marina.

REQUESTED VARIANCE AND APPLICABLE CRITERIA FOR REVIEW

On October 31, 2021, the Town's Consulting Planner, Jim Hickey, issued review comments regarding the site plan submitted for approval on July 29, 2021, and noted that the proposed East Building exceeds the currently permitted height for development within its existing RM-16 zoning pursuant to Section 12-142 of the Code. Pursuant to Section 12-142(a) of the Code, buildings are limited to three stories or 35 feet of height; Section 12-142(b) limits roof top features which exceed the maximum height of the building to "decorative features…not covering more than 20% of the roof area" which may be "erected to an additional height not to exceed 15 feet."

The proposed East Building is 15 stories or 175 feet; the roof top features which exceed 175 feet include a 15 foot high decorative screen (setback a minimum of 16 feet from the roof edge) which covers 29 percent of the roof top area and the building elevator returns within the screened area which elevator returns extend to 20 feet above the roof top . The Owner hereby requests a variance pursuant to Section 12-283 of the Code to exceed the height limitations in Section 12-142 of the Code as follows:

1. As to Section 142(a), a variance to permit a 15 story/175 foot building where 3 stories/35 feet of height is permitted; and

2. As to Section 142(b), a variance to permit roof top decorative features which cover 29 percent of the roof top area (a 9% increase over that permitted) and elevator returns extending 20 feet higher than the roof.

In support of these variances the Owner offers the following justification.

Section 12-283 of the Code provides that the Board of Zoning Appeals has the power and duty to authorize a such a variance from the strict application of the Code:

> [W]henever a property owner can show that a strict application of the terms of this chapter relating to the use, construction or alterations of buildings or structures, or the use of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

In authorizing such variances, the Board must also:

> [F]irst determine that it will not impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach.

ARGUMENT IN SUPPORT OF REQUESTED VARIANCE

In support of the requested variance, the Owner offers the following:

> (1) a description of the "unusual and practical difficulties or particular hardship" imposed by "a strict application of the terms of [the Code]";
>
> (2) an explanation that "such variances of the strict application of the terms of this chapter [i.e. Chapter 12 of the Code] as are in harmony with its general purpose and intent";
>
> (3) an assurance "that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter and at the same time, the surrounding property will be properly protected"; and
>
> (4) a description of how the requested variance "will not impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach."

(1) Description of the "unusual and practical difficulties or particular hardship" imposed by "a strict application of the terms of this chapter"

The Development Parcel is designated on the Broward County Land Use Plan as a "Local Area of Particular Concern" ("LAPC"). This LAPC contains portions of the beach and

dune community that are considered an endangered habitat within Broward County. In 1992, the then-owner of the Development Property entered into an agreement (the "Conservation Agreement") with Broward County establishing and designating a "Conservation Area" within the East Parcel in order to "preserve the best portion" of the property. Exhibit B hereto depicts the Conservation Area. The Conservation Area is approximately 2.877 acres, or 47 percent of the entire East Parcel. In accordance with the Conservation Agreement, the Conservation Area cannot be developed, and no structure, foundations or pilings may be placed within its boundaries, other than dune crossovers.

As a result of the Conservation Agreement and the requirement to preserve the Conservation Area, the strict application of the 3-story/35-foot height limitation to development within the East Parcel imposes "unusual and practical difficulties or particular hardship" upon the Owner in that:

(a) the Conservation Area is the *only* conservation area in the Town of Hillsboro Beach ("Town"), and as such, by its very existence and concomitant restrictions, creates an "unusual and practical difficult[y] or particular hardship" upon the Owner by constraining the area on which development can occur to less than 53 percent of the East Parcel; and

(b) the depth of the East Parcel, including the Conservation Area to the Easterly Building Line, is approximately 443 feet, but the area outside of the Conservation Area which can be developed is only 220 feet; this limited depth, together with the required building setback under the Code of 85 feet from the center line of A1A/Hillsboro Mile, leaves a physically constrained developable area that is only 135 feet deep.

(2) <u>"[S]uch variances of the strict application of the terms of this chapter are in harmony with its general purpose and intent"</u>

The general purposes and intent of Chapter 12 of the Code is to protect the public health, welfare and safety of the residents of the Town. The proposed development plan for the Development Parcel meets these purposes and intent, as more particularly described in (4) below. The requested variances result in a development plan which creates harmony between these fundamental standards and the resulting project.

Moreover, the granting of this variance is consistent with and in furtherance of Policies 2.23.3 and 2.23.4 of the Broward County Land Use Plan (applicable in the Town pursuant to the Broward County Charter and Land Development Code), which, provide:

> POLICY 2.23.3 Broward County shall implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; **adoption of innovative land development regulations**; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants. (emphasis added)
>
> POLICY 2.23.4 By 2019, Broward County shall work with Broward's municipalities and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled.

The requested variances are an example of an innovative land development regulation that will allow the Owner to develop its site while preserving the environmentally sensitive lands in the Conservation Area.

(3) **"[A] granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by [the Code], and at the same time, the surrounding property will be properly protected"**

The requested variance to permit a 15-story/175-foot residential building upon the East Parcel is not a "mere convenience to the applicant" but rather "will alleviate" the "demonstrable and unusual hardship or difficulty" associated with the Conservation Area as described above.

The 2.1 acre portion of the Conservation Area to the Easterly Building Line reduces the developable area of the East Parcel by 33%. This hardship makes it difficult, if not completely impossible, for the Owner to avail itself of the entitlements provided by the Code for the East Parcel, including the 16-units per acre density. If the Development Parcel were developed in accordance with the RM-16 height limitations, the proposed development would provide limited sight lines, reduced green and open space,close proximity to the neighboring properties and create a “canyon” effect on State Road A1A, all of which are undesirable consequences. The requested variance would permit greater side setbacks, better view corridors and increase the amount of green space on the development.

(4) **The granting of the variance " will not impair an adequate supply of light, air and sunshine to adjacent property or unreasonably increase the congesting in streets or highways or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Town of Hillsboro Beach."**

Side yard requirements, density requirements and landscape and open space requirements are provided to assure that development provides an "adequate supply of light, air and sunshine to adjacent property", doesn’t add to congestion on streets and highways and generally protects the "public health, safety, comfort, morals and welfare" of the residents of the Town.

The requested variance to permit the additional height of the East Building and related development plans are intended to directly address and improve these conditions. The proposed luxury, for sale, residential condominium, with its reduced density, greater sight lines, and additional green space, will enhance the Town’s welfare and benefit the Town and its residents.

With the additional height, the Owner has planned side yards which create a separation between the East Building and its neighbors to the north and south which is considerably wider than would be provided by the 17.5 foot side yards required for a 3 story/ 35 foot high building pursuant to Section 12-142 of the Code. Thus, as proposed, a 15 story/ 175 foot building provides a greater supply of light, air and sunshine to adjacent property than would be provided by 17.5 foot side yards required for a 3 story/ 35 foot building.

In addition, upon the authorization of the requested variance, the Owner has agreed to reduce the density of the proposed development of both the East Parcel and the West Parcel from the 188 units which could be developed pursuant to the RM-16 zoning. A density reduction results in a reduction in the traffic generated by the proposed development.

Based upon the foregoing, we respectfully request that the Board of Zoning Appeals grant the requested variances.

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

SEE ARQUITECTONICA RESPONSES IN RED.

DATE: 11.08.2021

Planning and Zoning Comments
First DRC Review
1174-1185 Hillsboro Mile

Jim Hickey – Consultant Planner
jhickey@cgasolutions.com
(954) 766-2786

1. Plat note amendment will be required as development allows 6 single-family homes on Parcel A and six single-family homes on Parcel B or a total of 12 units. 1. OK
2. Verify that Access openings on plat are consistent with locations of proposed driveways 2. OK
3. Proposed height of tower on Parcel B does not meet height maximum set forth in Sec 12-142 of the Land Development Code 3. see appeal
   a. No building or structure shall exceed 35 feet and shall not exceed 3 stores above the dune elevation east of Hillsboro Mile and 35' above crown of road west of Hillsboro Mile
   b. Decorative features, not including signs, nor containing any living areas and not covering more than 20 percent of the roof area may be erected to an additional height not to exceed 15 feet.
4. Verify that garage is not higher than 30' to meet required setback. 4. see dimensions in A3-01 and A3-02
   a. Side yard on each side of the building must have a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater.
5. Density is a maximum gross density of 16 dwelling units per acre Sec. 12-215 5. see A0-05
6. Provide SF of residential in data table for the site plan 6. see A0-06
7. Parking required space size is 9x18 and must have direct and unobscured access from a paving aisle unless waived by DRC. 7. parking spaces measure 9x18. Waiver to be requested.
   a. Using Tandem parking for required parking. 7a. no tandem space used to meet min. parking requirement.
8. Site needs to be accessible by single use truck 12-489(A)(3)(a) 8. See updated civil plans
9. Provide construction site management plan which is considered by the Town Commission prior to approval of site plan and building permit. 9. to be provided
10. 45' setback for the podium ends at the edge of the 10' roadway easement. Required setbacks are within the 10' roadway easement. Staff to review FDOT plans to determine impact of roadway construction on required setback. Utility easements also part of this area. 10. see prepared FDOT document
11. Remove wheel stops from A1-07 in front of garages of townhomes. 11. see sheet, wheel stops removed.
12. Provide heights of all structures of building on A3-02 and identify what is included in each. 12. see updated A3-02
13. Provide maximum height of townhomes on A3-03 13. see updated A3-03
14. Provide maximum height of private recreation area on A3-04 14. see updated A3-04

Building Code Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Services
Data Technologies & Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Geographic Information Systems (GIS)
Governmental Services
Indoor Air Quality
Landscape Architecture
Planning
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Traffic Engineering
Transportation Planning
Water / Utilities Engineering
Website Development

1800 Eller Drive
Suite 600
Fort Lauderdale, FL 33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

15. Provide rendering of delivery area for east side of AA from roadway 15. see A4-03
    a. Need to verify traffic has reviewed truck movements in this location.
16. Provide photometrics for main pool areas to ensure light spillover does not encroach into adjacent properties. 16. see A1-21
17. What are the hours of operation for the tennis center? Is the center for owners of the development only? 17. Tennis Center for owners and their guests only.
    a. If utilized by FDOT, there will be no front landscaping area between roadway and podium.
    b. Same for east and west side of A1A.
    c. 22' utility easement also part of this area. Are there requirements/restrictions on what can be planted here?
18. Setback for dock on NW corner should me a minimum of 15' from property line 18. Setback is 31ft
19. State whether gross or net acreage is being used in A0-05 19. See updated A0-05. using gross SF
20. Show neighboring ownership and zoning on A1-00 19. See updated A1-00.
21. Provide dimensions of all landscape buffers including beach path on north side of property on A-00 21. See updated A1-00.
22. 107' 7" measurement for side setbacks do not include balconies. What is the setback with balconies included? 22. See updated A1-00.
23. Remove wheel stops from A1-07 for garage parking 23. See A1-07, wheel stops removed.
24. Are restaurant/coffee areas being used by the public or residents only? If public, restaurant will require a Conditional use 24. Future amenities only to be used by residents and their guests. Not for public use.
25. A3-03 height of building including all structures 25. See updated A3-03
26. Provide percentage of roof area per Sec 12-142(B) "It is further provided that purely decorative features such as cupolas, tower, railings, not including sign, nor containing any living areas and not covering more than 20% of the roof area may be erected to an additional height not to exceed 15 feet…" 26. See updated A1-17

2900 Oak Avenue Miami, Florida 33133
305.372 1812 Fax 305.372 1175

ARQUITECTONICA

Variance Request
RE: 1174-1185 Hillsboro Mile
Land Development

Transmittal Form

PROJECT: Hillsboro Mile **PROJECT NO:** 010349

TO: Ms. Sherry D. Henderson, CMC
Town of Hillsboro Beach
1210 Hillsboro Mile
Hillsboro Beach, FL 33062
Tel.: 954.427.4011

RECEIVED
NOV 10 2021
Sherry D Henderson
1174-1185 HM
Variance Request

DATE: 11/09/21

WE TRANSMIT:

- [x] herewith
- [ ] at your request
- [ ] under separate cover
- [ ] information

FOR YOUR:

- [ ] review and comment
- [x] use
- [ ] information
- [x] record

THE FOLLOWING:

- [x] documents
- [ ] shop drawings/submittals
- [x] Check

VIA:

- [ ] Courier
- [ ] PICK UP
- [ ] Other: Deliver by ARQ

COPIES	DATE	DESCRIPTION
1 set	11/9/21	Completed & notarized Development Application w/ payment (check)

REMARKS:

Please call us with any issues or concerns.
Thank you,
Alice
305.372.1812

COPIES TO: **BY:**

1174-1185 Hillsboro Mile
Hillsboro Beach, FL 33062
Land Development - VARIANCE

RE: 1174-1185 Hillsboro Mile
Land Development
Variance Request

RECEIVED
NOV 10 2021

TOWN OF HILLSBORO BEACH
1210 HILLSBORO MILE, HILLSBORO BEACH, FL 33062
PHONE (954) 427-4011 • FAX (954) 427-4834
www.townofhillsborobeach.com

DEVELOPMENT APPLICATION

Submittal Date: _____ Zoning Board Meeting Date: _____

Property Control # _____ Town Commission Meeting Date: _____

PROPERTY OWNER(S)			AUTHORIZED AGENT		
NAME:	Hillsboro Mile Property Owner LLC		NAME:	Eric Fordin	
ADDRESS:	315 S. Biscayne Boulevard Miami, FL 33131		ADDRESS:	315 S. Biscayne Boulevard Miami, FL 33131	
PHONE: 954-418-8033		CELL: 786-402-0807	PHONE: 954-418-8033		CELL: 786-402-0807
E-MAIL efordin@relatedgroup.com		FAX:	E-MAIL efordin@relatedgroup.com		FAX:

APPLICANT'S CERTIFICATION

(I) Eric Fordin (owner), (architect) or (authorized agent) affirm and certify that I understand and will comply will all provisions and regulations of the Town of Hillsboro Beach Florida. I certify that all drawings and specifications for buildings or structures costing $5,000 or over for commercial buildings or $10,000 for residential building must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Hillsboro Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Hillsboro Beach, Florida, and are not returnable.

Signature

Eric Fordin
Print Name

STATE OF FLORIDA, COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on this 5 day of November 20 21, by ERIC FORDIN as authorized agent for Hillsboro Mile Property Owner, LLC

Personally know ✓ or has produced identification _____. Type of Identification _____

Notary Signature

Shila M. Nieves
Print Notary Name

SHILA M. NIEVES
Notary Public - State of Florida
Commission # GG 194239
My Comm. Expires Jun 29, 2022
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

	FINAL PLAT - $1,000.00		REZONING - $3,500.00
	LAND USE PLAN AMENDMENT - $3,500.00		SITE PLAN REVIEW - $2,000.00
	PRELIMINARY PLAT - $1,000.00	X	VARIANCE – $1,050.00

Hillsboro Beach Town Code Sec. 12.1.3d provides for the collection of service charges or fees, consultant review fees, etc. for the administrative processing and review of applications for development permits submitted to the Town for review and approval. The owner, architect or other authorized agents are urged to attend the Zoning Board of Appeals and Town Commission meetings. Each applicant must familiarize himself with the criteria and procedures. If all required information is not presented with this application by the submittal date, the project will not be placed on the agenda for review and consideration. PLEASE NOTE: THE FEES LISTED ABOVE ARE ADMINISTRATIVE FEES ONLY. YOU WILL BE BILLED BY THE TOWN OF HILLSBORO BEACH FOR ANY AND ALL ADDITIONAL EXPENSES WHICH WILL BE INCURRED BY THE TOWN THROUGH THE SERVICES OF THE TOWN ENGINEER/PLANNER, LEGAL ADVERTISING, REBUTTALS, CONSULTATION AS WELL AS POSTAGE FOR MAILINGS AND COURIER SERVICES RELATED TO YOUR PROJECT.

Items Required for Submittal: Must be submitted **30 days prior** to the Town Commission Meeting date.

1. This application and all applicable fees
2. Narrative letter describing the request
3. Letters from each adjoining property owners (with approvals, if possible) – Variance Application only
4. Approval letter from the Association and minutes (when applicable)
5. Agent's authorization letter (when applicable)
6. 1 electronic copy and 2 signed and sealed – Plans are to be standard architectural size
7. 1 set of plans for the City of Deerfield Fire Inspector / Plans Examiner (when applicable)

Code References: (All sections are available for viewing and printing n the website)

- Chapter 12 – Division 1. General Provisions
- Chapter 12 – Division 2. Development Review Requirements
- Chapter 12 – Division 3. Platting and Subdivision Regulations
- Chapter 12 – Division 4. Site Plan Procedures & Requirements
- Chapter 12 – Division 5. Zoning

GENERAL DATA

Project Location: 1174-1185 Hillsboro Mile District: _____

Proposed Zoning: RM-16 (same as existing)

Existing Comprehensive Plan Designation: Residential Medium 16 Units per acre

Proposed Comprehensive Plan Designation: No change

Existing Land Use: Vacant

Proposed Land Use: Residential

Total Site Area: _____ Sq. Ft. 11.768 Acres

Flood Zone Category: Various (see survey)

Is site currently serviced by public water? Yes ☒ No ☐

Is site currently serviced by public sewer? Yes ☒ No ☐

Describe briefly the nature of any improvements presently located on the subject property Vacant

Describe the type of operation or business proposed; or the proposed construction. Residential

Estimated construction cost: $333,000,000.00

Describe in detail the phasing of the proposed development. 1 Phase

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances must be addressed. (Attach a separate Justification Statement if insufficient space.)

See attached Appeal Submitted Pursuant to Section 12-283 of the Town Code.

Has any previous Application been filed within the last year in connection with the subject property?

Yes ☒ No ☐ If yes, briefly describe the nature of the Application.

Site Plan Application and Plat Note Amendment Letter of No Objection filed July 29,2021.

Has a site plan been previously approved by the Town Commission for this property?

Yes ☐ No ☒ If yes, please note date of previous approval.

(A) Every general contractor or other person being issued a building permit, shall deposit with the Town Clerk a bond in the amount of $500 per each $100,000 with a minimum of $1,000 for any complete new building or an addition to existing building. The bond shall be in the form of a cashier's check.

(B) By the deposit of the funds the contractor authorizes the Town of Hillsboro Beach, through its proper officials, to expend all or any portion of the bond to effect cleanup, during and after construction, if not satisfactorily performed by the contractor or person. Subsequent to the satisfactory cleanup of the vicinity of the construction, unused funds in whole or in part will be refunded to the contractor or person.

(C) (1) It shall be the duty of the general contractor or other person receiving the permit to see that the premises and adjoining public areas shall be policed at all times during and after construction to prevent debris from being discarded on adjoining properties.

(2) The DRO or the DRO's designate shall certify in writing to the Town Commission his or her determination and recommendation. The building plans and specifications shall be approved by the Town Commission prior to the issuance of a building permit. (1976 Code, CH. 12, Div. 5, Art. XV § 9)

memo

TO: Terri Lusk – Inframark

FROM: Sherry D. Henderson, Town Clerk

Date: November 16, 2021

RE: **PAYMENT – Variance Request (Land Development)**

Hello Terri,

Please note the attached check as payment for Development Application – **Variance Request** for **1174-1185 Hillsboro Mile Land Development** Project.

Check #1060 is for $1,050.00

DATE:11/04/2021 CK#:1060 TOTAL:$1,050.00*** BANK:BOTO #4183(201565oa)
PAYEE:Town of Hillsboro Beach(v0012291) MEMO: Variance Application Fee

Property Address - Code	Invoice - Date	Description	Amount
Hillsboro Mile Property Owner LLC	20211104 - 11/04/2021	Variance Application Fee	1,050.00
			1,050.00

CHECK IS VOID IF ANY OF THE FOLLOWING SECURITY FEATURES ARE ABSENT: ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER

Hillsboro Mile Property Owner LLC
2850 Tigertail Ave
Suite 800
Miami, FL 33133

Bank of the Ozarks
17901 Chenal Pkwy
Little Rock, AR 72223

082907273

1060

**** ONE THOUSAND FIFTY AND 00/100 DOLLARS

TO THE ORDER OF

11/04/2021 $1,050.00***

Town of Hillsboro Beach
210 N University Drive Ste 702
Coral Springs, FL 33071

Non Negotiable after 90 Days

MEMO: Variance Application Fee

RUB RED IMAGE. - DISAPPEARS WITH HEAT.

SEE BACK FOR TRUE WATERMARK

Security Features Included Details on back.

[redacted]

APPLICATION FOR FINAL SITE PLAN APPROVAL
ARCHITECTURAL SET

SHEET LIST

SHEET NAME	SHEET NUMBER
COVER	A0-00
SURVEY	A0-01
SURVEY	A0-02
AVG. DUNE ELEVATION CERTIFICATE	A0-03
LOCATION MAP	A0-04
ZONING DATA SUMMARY	A0-05
PROJECT DATA	A0-06
STREET VIEWS	A0-07
STREET VIEWS	A0-08
REQUIRED SETBACKS (OVERALL)	A0-09
REQUIRED SETBACKS - PARCEL A	A0-10
REQUIRED SETBACKS - PARCEL B	A0-11
PROPOSED SETBACKS (OVERALL)	A0-12
PROPOSED SETBACKS - PARCEL A	A0-13
PROPOSED SETBACKS - PARCEL B	A0-14
OVERALL SITE PLAN	A1-00
PARCEL B - UNDERGROUND PARKING - LOWER LEVEL	A1-01
PARCEL B - UNDERGROUND PARKING - UPPER LEVEL	A1-02
PARCEL B - LOBBY LEVEL	A1-03
PARCEL B - LEVEL 01 - 07	A1-04
PARCEL B - LEVEL 08 - 14	A1-05
PARCEL B - ROOF LEVEL	A1-06
PARCEL A - GROUND LEVEL	A1-07
PARCEL A - LEVEL 02	A1-08
PARCEL A - ROOF LEVEL	A1-09
AMENITY AREAS	A1-10
OPEN AREA PLAN	A1-11
GREEN AREA PLAN	A1-12
CONSERVATION AREA PLAN	A1-13
PAVED RECREATIONAL AREA PLAN	A1-14
BUILDING COVERAGE PLAN	A1-15
PAVED DRIVEWAYS AND PARKING PLAN	A1-16
ADDITIONAL HEIGHT COVERAGE	A1-17
PEDESTRIAN ACCESS DIAGRAM	A1-18
VEHICULAR ACCESS DIAGRAM	A1-19
LOADING AREA DIAGRAM	A1-20
PHOTOMETRICS STUDY	A1-21
SECTION - PARCEL B	A3-01
SECTION 02 - PARCEL B	A3-02
SECTION - PARCEL A	A3-03
SECTION 02 - PARCEL A	A3-04
SHADOW STUDY - SPRING	A3-05
SHADOW STUDY - SUMMER	A3-06
SHADOW STUDY - FALL	A3-07
SHADOW STUDY - WINTER	A3-08
RENDERING	A4-01
RENDERING	A4-02
RENDERING	A4-03

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

COVER

SCALE:

Sherri Gutierrez

Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez, OU=A01410C000003769165000AD000006273, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:03:49-05'00'

DATE:
11/08/2021

A0-00

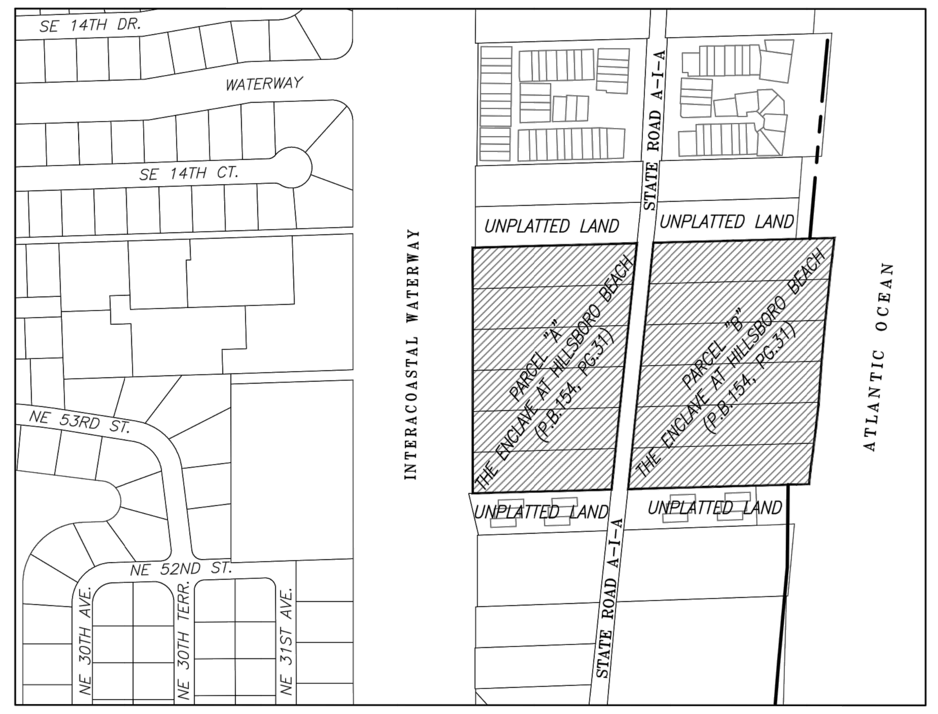
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
COMMUNICATION PULL BOX
CURB INLET
DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
ELECTRIC BOX (ABOVE GROUND)
ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
CH.D denotes CHORD LENGTH or CHORD DISTANCE
CH.B denotes CHORD BEARING
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
C.L.F. denotes CHAINLINK FENCE
MF denotes METAL FENCE
WF denotes WOOD FENCE
FFE denotes FINISH FLOOR ELEVATION
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CIP denotes CORRUGATED IRON PIPE
CLR. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL. denotes PLANTER
B.S. denotes BUS SHELTER
I.E. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — APPROXIMATE VEGETATION LINE
WM — WATER
/// — LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 08-48S-43E, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL B OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

PARCEL A, LESS THE NORTH 100 FEET OF THE SOUTH 200 FEET, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S05°54'16"W ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ADJACENT TO PARCEL A & PARCEL B, THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED IN THE TITLE COMMITMENT REFERENCED BELOW.
3. NET AREAS OF THE PROPERTY DESCRIBED HEREON:
   PARCEL A = ± 222,214 SQ.FT. (± 5.101 ACRES).
   PARCEL B (AS PLATTED)= ± 266,214 SQ. FT. (± 6.111 ACRES).
   PARCEL B (LYING WEST OF THE EROSION CONTROL LINE) ± 232,212 SQ. FT. (± 5.331 ACRES).
   GROSS AREAS OF THE PROPERTY DESCRIBED HEREON:
   PARCEL A = ± 234,316 SQ.FT. (± 5.379 ACRES).
   PARCEL B (AS PLATTED)= ± 278,316 SQ. FT. (± 6.389 ACRES).
   PARCEL B (LYING WEST OF THE EROSION CONTROL LINE) ± 244,314 SQ. FT. (± 5.609 ACRES)
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 5), FEDERAL FLOOD HAZARD ZONE "VE" (ELEVATION 9) AND FEDERAL FLOOD HAZARD ZONE "VE" (ELEVATION 12) PER FLOOD INSURANCE RATE MAP NO. 12011C0187H, COMMUNITY NO. 120040, PANEL NO. 0187, SUFFIX H, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED AUGUST 18, 2014.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THIS SURVEY REFLECTS ALL PLOTTABLE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS LISTED AS EXCEPTIONS IN THAT CERTAIN TITLE COMMITMENT ORDER NO. 8636057 (REV. F - 10/21/2020) ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF 10/12/2020 AT 11:00 PM.
10. THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET.
11. VERTICAL DATUM CONVERSION: N.G.V.D. 1929 - 1.57' = N.A.V.D. 1988
12. BENCHMARKS:
    A. BROWARD COUNTY ENGINEERING BENCHMARK "1931"
    C&GS BM DISC STAMPED "X 311 1970" SET IN THE TOP OF A CONCRETE POST PROJECTING 2" ABOVE THE LEVEL OF THE GROUND 21' EAST OF CENTERLINE A1A, 1.5' WEST OF CONCRETE POWER POLE, 1.5'S OF SOUTHWEST CORNER OF FIBER OPTIC AND CABLE JUNTION BOX., 1ST POWER POLE NORTH OF DRIVEWAY, OCEAN VISTA #1223 A1A.
    ELEVATION = 14.596' N.G.V.D 1929 (ELEVATION = 13.026' N.A.V.D. 1988)
    B. BROWARD COUNTY ENGINEERING BENCHMARK "3842"
    CONCRETE MARKER AND STANDARD DNR BRASS DISC STAMPED "R 10 BROWARD CO 74" IN VICINITY OF 2 PINK MEDITERRANEAN TRIPLEX TOWNHOUSES (#1173 HWY A1A). 92.0' NORTH OF C/L OF A WALKWAY & 31.0' SOUTH OF A CLEFT IN SEAGRAPE FOLIAGE (SPANISH BAYONETS GROWING IN SAID CLEFT). 15.0' W OF E EDGE OF SEAGRAPES
    ELEVATION = 14.48' N.G.V.D 1929 (ELEVATION = 12.91' N.A.V.D. 1988)
13. FIELD SURVEYED BEARINGS AND COORDINATES REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1983 (N.A.D. 83).
14. THE PROPERTY HAS DIRECT ACCESS TO STATE ROAD A-1-A AND THE INTRACOASTAL WATERWAY, BOTH BEING PUBLICLY DEDICATED RIGHTS OF WAY.
15. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
16. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
18. THERE WAS NO EVIDENCE OF WETLAND DELINEATION MAKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SCHEDULE B-II TITLE EXCEPTIONS:

6. The following matters as contained on the Plat of ENCLAVE AT HILLSBOROUGH BEACH, recorded in Plat Book 154, Page 31, of the Public Records of Broward County, Florida.
   AFFECTS PROPERTY - SHOWN HEREON
7. Compliance With Conditions of Environmental Impact Report, recorded August 4, 1993, in Official Records Book 20937, Page 844, and that Joint Stipulation of Settlement and Agreed Order recorded September 27, 1993, in Official Records Book 21170, page 375.
   AFFECTS PROPERTY - SHOWN HEREON
8. Educational Impact Agreement recorded August 6, 1993, in Official Records Book 20946, Page 448, as partially released by instrument recorded June 16, 2004, in Official Records Book 37658, Page 839.
   AFFECTS PROPERTY - NOT PLOTTABLE; PARTIAL RELEASE AFFECTS THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A
9. Recreational Impact Agreement recorded August 6, 1993, in Official Records Book 20946, Page 458, as partially released by instrument recorded June 16, 2004, in Official Records Book 37658, Page 838.
   AFFECTS PROPERTY - NOT PLOTTABLE; PARTIAL RELEASE AFFECTS THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A
10. Waiver of Sidewalk Requirements recorded August 6, 1993, in Official Records Book 20946, Page 468.
    AFFECTS PROPERTY - BLANKET IN NATURE - NOT PLOTTABLE
11. Declaration of Restrictions recorded April 29, 1994, in Official Records Book 22069, Page 99.
    AFFECTS PROPERTY - BLANKET IN NATURE - NOT PLOTTABLE
12. Erosion Control Line as established by that Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Resolution recorded June 11, 1998, in Official Records Book 28378, Page 533 and 534.
    AFFECTS PROPERTY - SHOWN HEREON
13. Sovereignty Submerged Land Lease with Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, recorded January 29, 2008 in Official Records Book 45042, Page 825, together with Sovereignty Submerged Land Lease Renewal recorded August 24, 2012, in Official Records Book 49023, Page 1170.
    AFFECTS PROPERTY - SHOWN HEREON
14. Restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line recorded in Miscellaneous Map Book 6, Page 10, of the Public Records of Broward County, Florida.
    COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON

CERTIFIED TO:

- CHICAGO TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, P.A.
- PRH HILLSBORO MILE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR
- HILLSBORO MILE PROPERTY OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- BANK OZARK, ITS SUCCESSORS AND/OR ASSIGNS

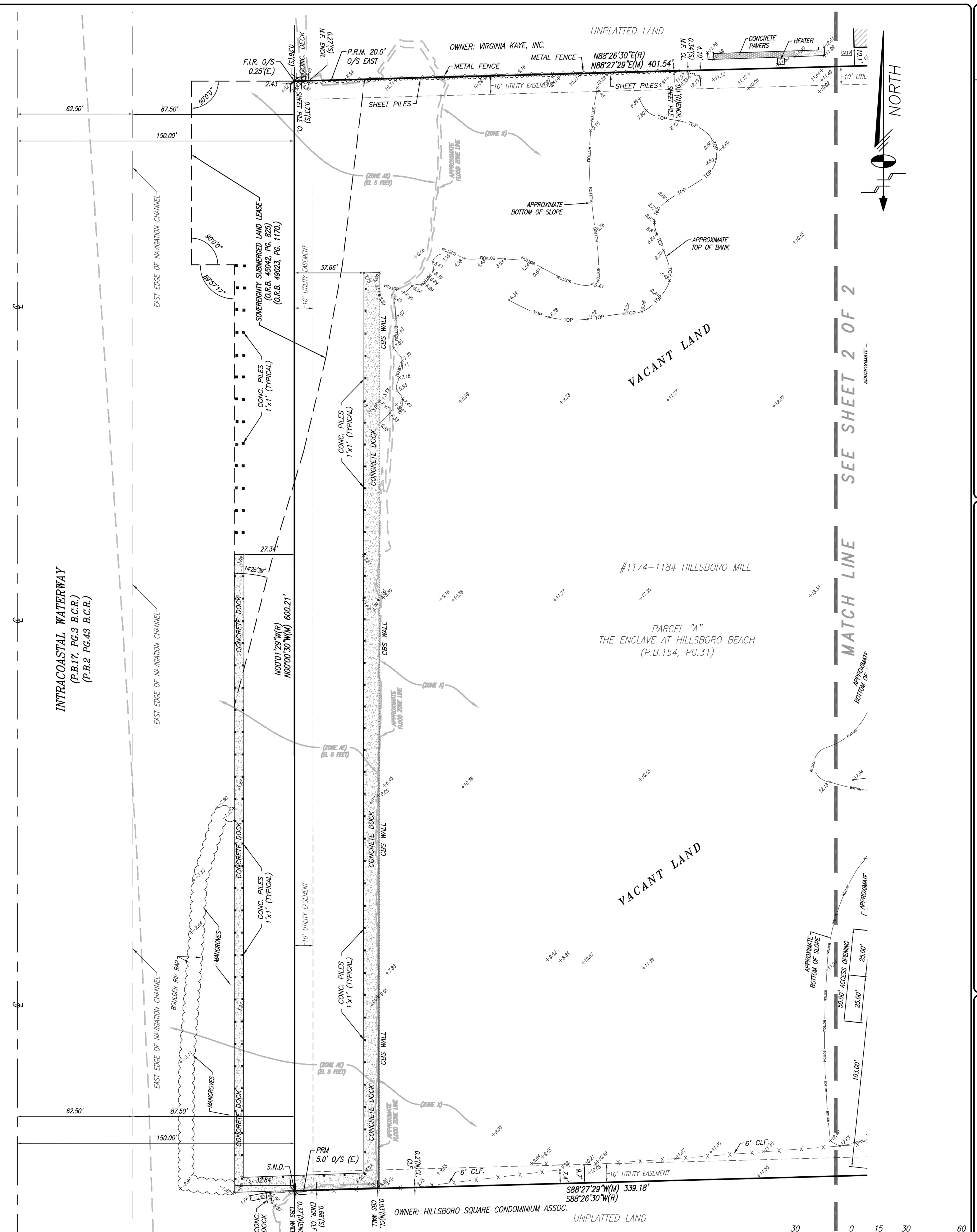
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES OPTIONAL ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)1, 7(C), 8, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A.
THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
THE FIELDWORK WAS COMPLETED ON 10-19-2020.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Schwebke-Shiskin & Associates, Inc.

BY: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\Survey\DWG\BOUNDARY SURVEY - PARCELS A & B (10-30-20).dwg, SHEET 1



ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

Drawn By: EM	Survey Date: 08-27-2020	Checked By: M.S.J. Date: 10-21-2020
Order No. 212346	F.B. No.: BC 596 Pg. 09	Scale: AS SHOWN
File No. B-2054		Sheet 1 of 2 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

ALTA/NSPS LAND TITLE SURVEY

Section 08, Township 48 South, Range 43 East, Broward County, Florida.

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
10/19/2020	212638	BC.596/Pg.23	UPDATE SURVEY (TOPO - DUNES)	E.M.
10/26/2020			UPDATED TITLE COMMITMENT	CSJ
10/30/2020			UPDATED TREE SURVEY	E.M.

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\SURVEY\DWG\BOUNDARY SURVEY - PARCELS A & B (10-30-20).DWG

FILE NO. B-2054

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SURVEY

SCALE:

Sherri Gutierrez
Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez, OU=A01410C00000176916500AD000092F3, O=Arquitectconica International Corporation, C=US
Date: 2021.11.08 13:04:09-05'00'

DATE: 11/08/2021

A0-01

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SURVEY

SCALE:

Sherri Gutierrez
Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez, OU=A01410C000003.7691650DAD00000F3, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:04:24-05'00'

DATE:
11/08/2021

A0-02

SCHWEBKE SHISKIN + ASSOCIATES

JULY 14, 2021

RE: 1174-1185 HILLSBORO MILE, HILLSBORO BEACH, FL

TO WHOM IT MAY CONCERN:

1. I AM A PROFESSIONAL LAND SURVEYOR AND MAPPER DULY LICENSED TO PRACTICE IN THE STATE OF FLORIDA UNDER P.L.S. NO. 4775, WITH THE FIRM OF SCHWEBKE-SHISKIN & ASSOCIATES, INC. THE PROPERTY DESCRIBED BELOW HAS RECENTLY BEEN SURVEY UNDER MY DIRECT SUPERVISION.

2. THE TOP OF THE DUNE OF THE PROPERTY SHOWN HAS AN AVERAGE ELEVATION OF **19.10**' (NAVD-1988) AS DETERMINED BY OUR SURVEY ON NOVEMBER 24, 2020, UNDER FILE NUMBER B-2054.

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL B OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

PARCEL A, LESS THE NORTH 100 FEET OF THE SOUTH 200 FEET, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

3240 CORPORATE WAY – MIRAMAR, FLORIDA 33025 // PHONE (954) 435-7010

THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Respectfully submitted,
SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Mark Steven Johnson, P.S.M.4775
Professional Surveyor and Mapper, State of Florida
Principal

Mark S Johnson

Digitally signed by Mark S Johnson
DN: CN=Mark S Johnson, OU=A01427E00000168CE2B32BA000003EED, O=Schwebke Shiskin and Associates, C=US
Location: Miramar, Fl
Reason: THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, PSM.4775 ON THE DATE BELOW
Contact Info: 954-435-7010
Date: 2021.07.14 15:28:56-04'00'

SCHWEBKE SHISKIN+ASSOCIATES

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

AVG. DUNE ELEVATION CERTIFICATE

Sherri Gutierrez

Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez, OU=A01410C00000176916500AD000006F3, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:04:38-05'00'

SCALE:

DATE:
11/08/2021

A0-03

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

LOCATION MAP

SCALE:

N

Sherri Gutierrez

Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez, C=US, O=Arquitectonica International Corporation, OU=AB1410C000000F6B7D0000A0000092F3, E=sherri.gutierrez@arquitectonica.com
Date: 2021.11.08 13:04:51 -05'00'

DATE:
11/08/2021

A0-04

	PERMITTED/ALLOWED	PROPOSED
Product Type	SFR, Multifamily Residential	SFR, Multifamily Residential
PARCEL A		
Lot size:	±234,316 sf(5.379 Acres)	
To be developed as		Townhouses + Private Recreation Buildings
Density	See combined parcel requirement below	9 Units
Stories	3 Stories max.	2 Stories + Roof level
Height (measured from Crown of Road)	max. 35 FT	Private Recreation Building: 24'-4" (29'-4" with Pool Interstitial) Townhouses: 20'-4" (25'-4" with Pool Interstitial)
Side Setback North Property Line	Required: 15'-0"	Provided: 31'-0"
Side Setback South Property Line	Required: 15'-0"	Provided: 25'-3"
Front setback of Building from centerline of A1A	Required: 85'-0"	Provided: 100'-0"
Rear setback of Building from outer edge of seawall	Required: 15'-0"	Provided: 32'-5
Total Parking Spaces #	Required Parking: 1 1/2 parking spaces for each dwelling unit. (9 Units x 1.5 = 14 spaces)	Townhouses: 18 enclosed parking spaces; 18 open parking spaces in total Private Recreational Building: 15 open parking spaces in total
PARCEL B		
Lot size:	±278,316 sf (6.389 Acres)	
To be developed as		Condo
Density	See combined parcel requirement below	112 Units
Stories	15 Stories (Subject to increased height approval)	15 Stories + Roof level
Building Height (measured from Avg. Dune Elevation, See A0-03 Survey)	max. 175 FT (Subject to increased height approval)	170'-0"
Podium Height (measured from Avg. Dune Elevation, See A0-03 Survey)	See Sec. 12-143 (A)	See Sec. 12-143 (A)
Side Building Setback North Property Line	Required: 87'-6"*	Provided: 107'-7" (excluding balconies)
Side Building Setback South Property Line	Required: 87'-6"*	Provided: 107'-10" (excluding balconies)
Side Podium Setback North Property Line	Required: 15'-0"	Provided: 25'-0"
Side Podium Setback South Property Line	Required: 15'-0"	Provided: 25'-0"
Front setback of Building from centerline of A1A	Required: 85'-0"	Provided: 105'-2"
Front setback of Podium from centerline of A1A	Required: 45'-0"	Provided: 45'-0"
Total Parking Spaces #	Required Parking: 1 1/2 parking spaces for each dwelling unit. (112 Units x 1.5 = 168 spaces)	Condo Units: 224 enclosed parking spaces in total Visitor parking: 3 enclosed parking spaces in total & 5 open parking spaces in total
COMBINED DATA		
Combined lot size (Gross area of the property as per survey):	278,316 sf (6.389 Acres)+234,316 sf(5.379 Acres) = 512,632 SF(11.768 Acres)	
Total Density	Allowed: 16 dwelling units per acre max. (11.768 x 16 = 188 Units)	Provided: 121 Units
Building Coverage (Percentage based on gross area of property)	Allowed: 35% max. (179,421.2 SF)	Provided: 24.67% (126,473.4 SF)
Paved driveways and parking areas (Percentage based on gross area of property)	Allowed: 15% max. (76,894.8 SF)	Provided: 12.4% (63,650 SF)
Open Area (Open space for open recreational and green areas.) (Percentage based on gross area of property)	Required: 50% min. (256,316 SF)	Provided: 61.5% (315,668 SF)
Green Area (All green areas shall be planted and maintained in lawn and/or landscaping.) (Percentage based on gross area of property)	Required: 35% min. (179,421.2 SF)	Provided: 37.64% (192,967 SF)
Conservation Area (Please refer to the 1993 Broward Co. Agreement - Conservation Area Map) (percentage based on gross area of property)	Required**: 20% min. (102.526.4 SF)	Provided: 24.44% (125,309.7 SF)
Paved Recreational area (swimming pools, pool deck, shuffle board, tennis courts.) (percentage based on gross area of property)	Allowed: 15% max. (76,894.8 SF)	Provided: 14.28% (73,180 SF)

*Applying the 6 inches per foot of building height standard (See Sec. 12-144 (B)).

**Subject to increased height approval.

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

ZONIING DATA SUMMARY

Sherri Gutierrez

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Date: 2021.11.08 13:05:09-05'00'

SCALE:

DATE: 11/08/2021

A0-05

PROPOSED

PARCEL B
Oceanfront Condo

	Units	Resi NSF	Amenity SF	Parking SF	Parking Spaces #	Tandem Parking Spaces	Non Tandem Parking Spaces	GSF	Floorplate SF
Roof Level			Private Recreation Area + Mechanical					6,290 SF	43,780 SF
Level 14	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 13	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 12	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 11	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 10	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 09	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 08	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 07	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 06	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 05	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 04	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 03	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 02	8 Units	31,600 SF						34,837 SF	43,780 SF
Level 01	8 Units	31,600 SF						34,837 SF	43,780 SF
Lobby Level	LOBBY		20,316 SF		5 Spaces		5 Spaces	29,977 SF	89,565 SF
Underground Parking - Upper Level	PARKING			80,868 SF	104 Spaces	4 Spaces	100 Spaces	89,565 SF	89,565 SF
Underground Parking - Lower Level	PARKING			88,379 SF	123 Spaces	4 Spaces	119 Spaces	97,471 SF	97,471 SF
TOTAL	**112 Units**	**442,400 SF**	**20,316 SF**	**169,247 SF**	**232 Spaces**	8 Spaces	224 Spaces	**711,021 SF**	**933,301 SF**

PARCEL A
Intracoastal Townhomes

	Units	Parking SF	Private Garage Parking Spaces #	Resi NSF	GSF	Floorplate SF	Parking Spaces #	Amenity SF	Amenity GSF	Floorplate SF	Parking Spaces #	Vault SF
								Private Recreation Building + Tennis Amenity				Vault
Roof Level							(Non-tandem)				(Non-tandem)	
Level 14			(Non-tandem)									
Level 13												
Level 12												
Level 11												
Level 10												
Level 09												
Level 08												
Level 07												
Level 06												
Level 05												
Level 04												
Level 03												
Level 02												
Level 01												
Roof Level						23,669 SF				3,876 SF		
Level 02	9 Units			18,850 SF	18,850 SF	23,669 SF		3,876 SF	3,876 SF	3,876 SF		
Ground Level		3,780 SF	18 Spaces	15,070 SF	18,850 SF	18,850 SF	18 Spaces	5,418 SF	5,418 SF	5,418 SF	15 Spaces	400 SF
TOTAL	**9 Units**	**3,780 SF**	**18 Spaces**	**33,920 SF**	**37,700 SF**	**66,188 SF**	**18 Spaces**	**9,294 SF**	**9,294 SF**	**13,170 SF**	**15 Spaces**	**400 SF**

COMBINED TOTAL

Units	**121 Units**
Parcel B Parking Spaces #	**232 Spaces**
Parcel B Parking Ratio	**2 Spaces** per unit (8 spaces for visitor parking)
Parcel A Parking Spaces #	**36 Spaces**
Parcel A Parking Ratio	**4.00 Spaces** per unit
Combined Parking Spaces #	**283 Spaces**
Parking SF	**173,027 SF**
Resi NSF	**476,320 SF**
Resi GSF	**748,721 SF**
Total GSF	**758,415 SF**
Total Floorplate SF	**1,013,059 SF**

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PROJECT DATA

SCALE:

Sherri Gutierrez

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STREET VIEWS

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Sherri Gutierrez

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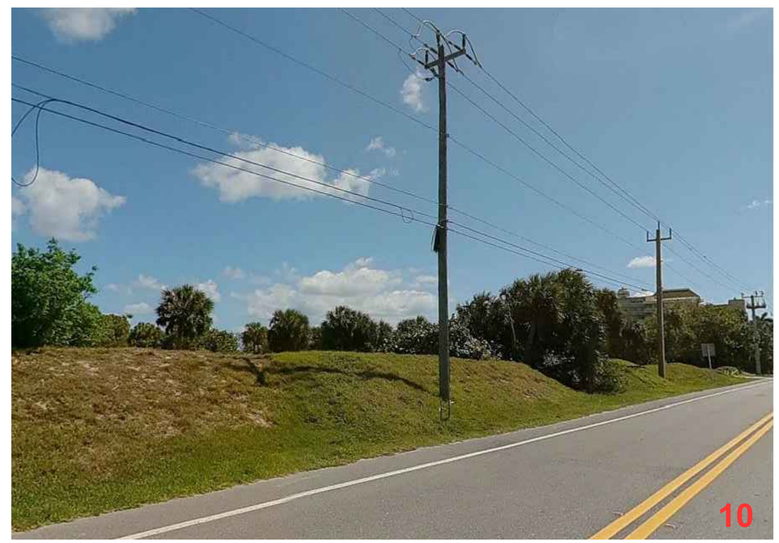

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STREET VIEWS

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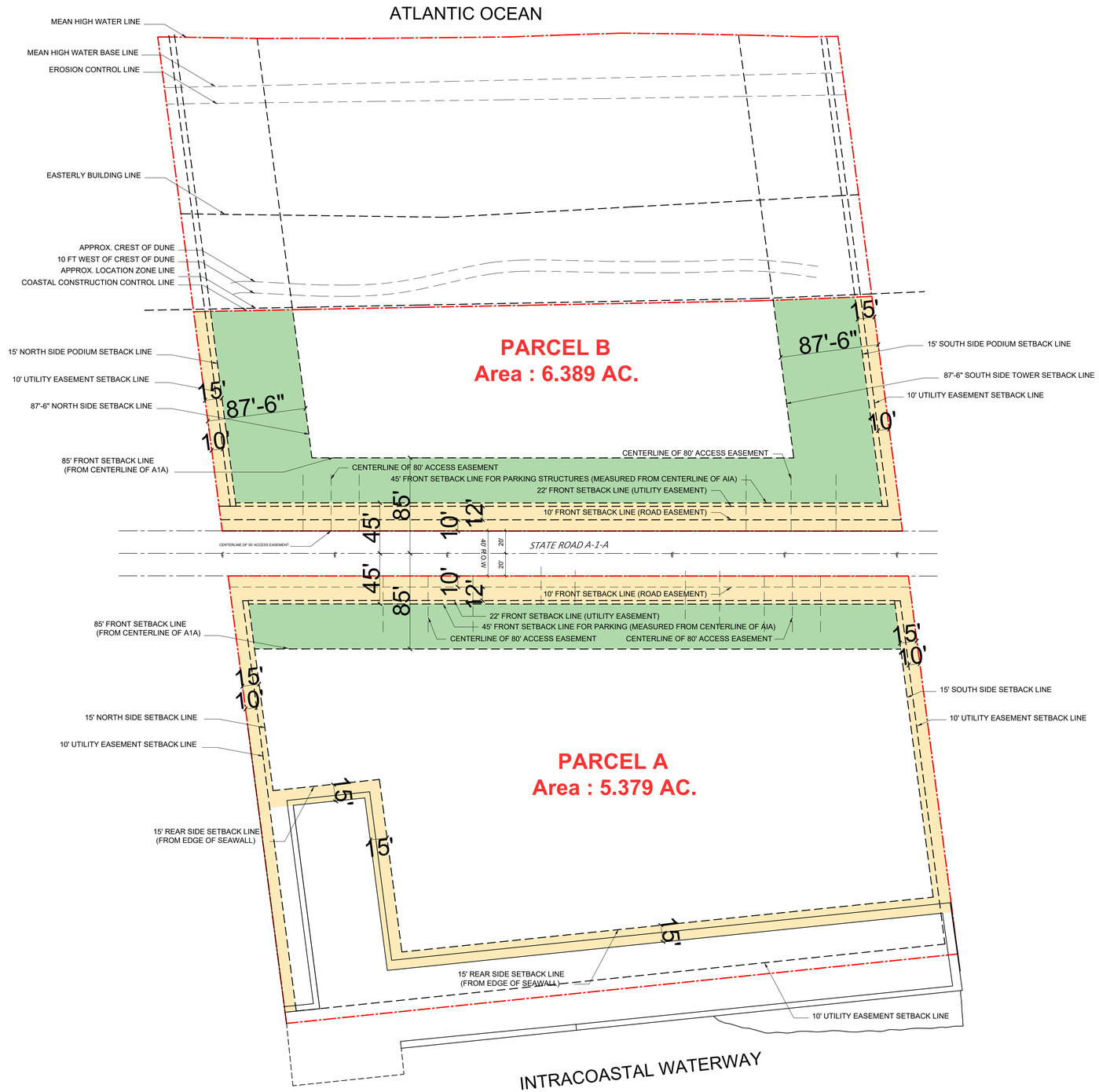

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REQUIRED SETBACKS (OVERALL)

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Sherri Gutierrez

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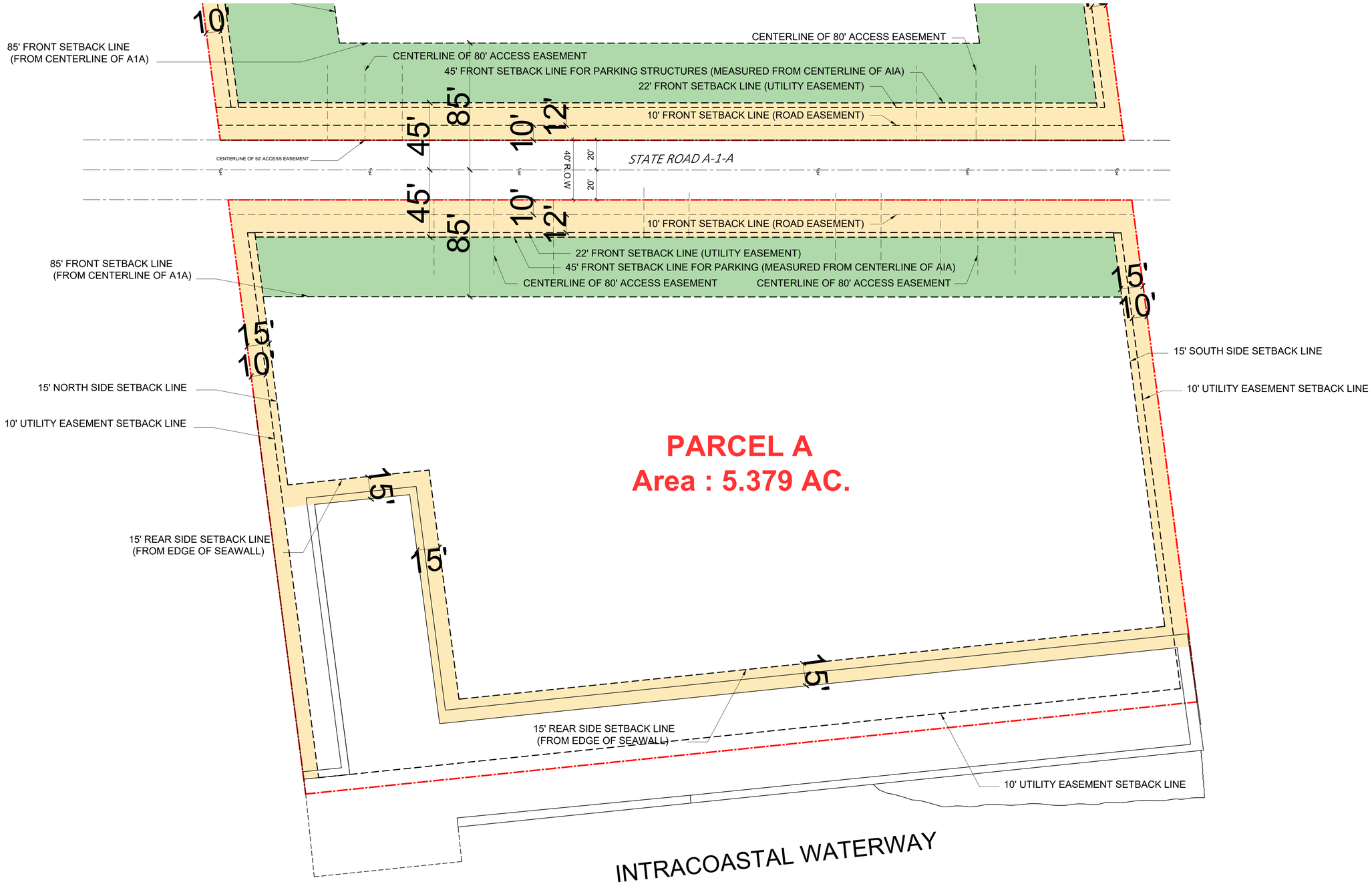

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REQUIRED SETBACKS - PARCEL A

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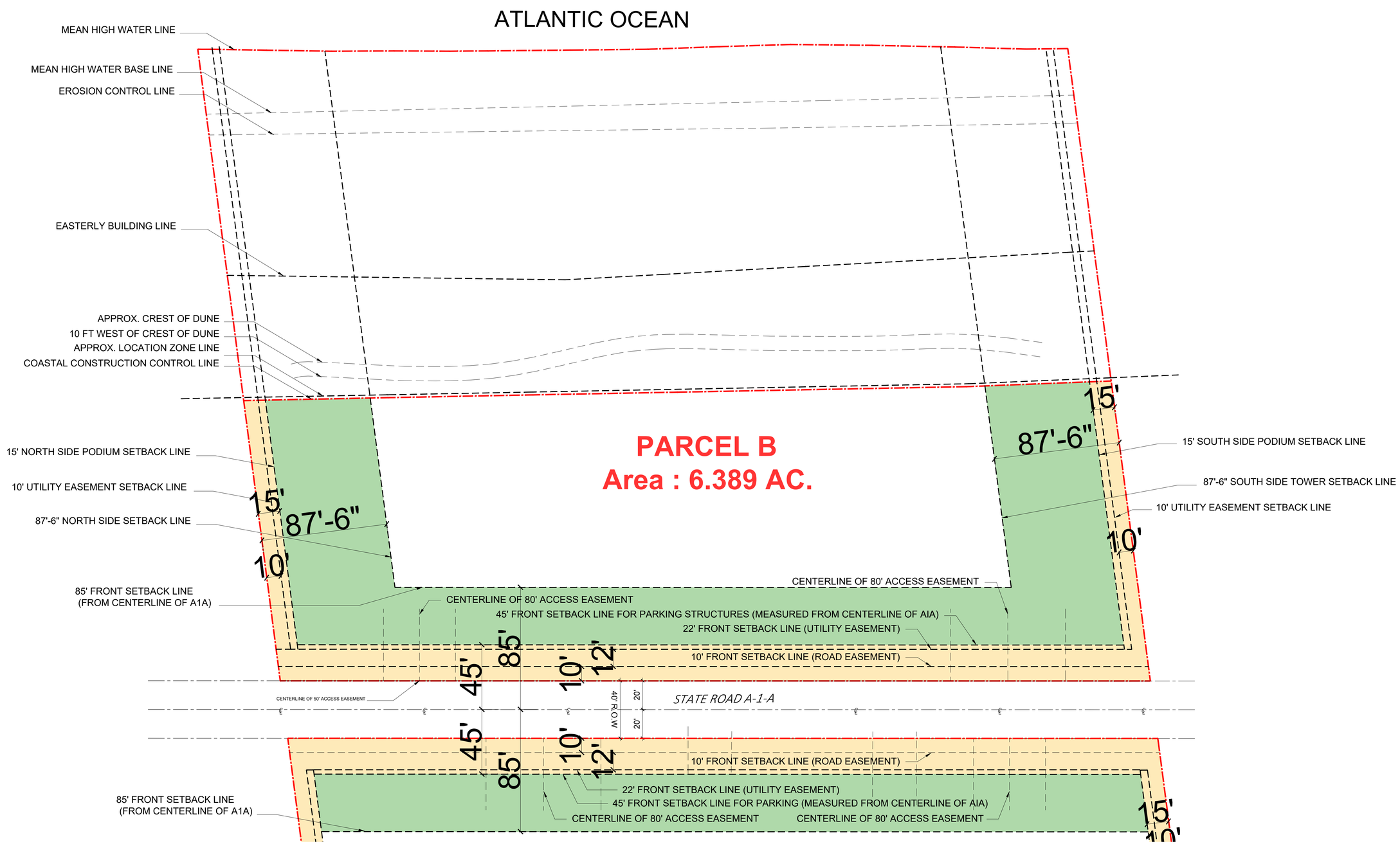

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REQUIRED SETBACKS - PARCEL B

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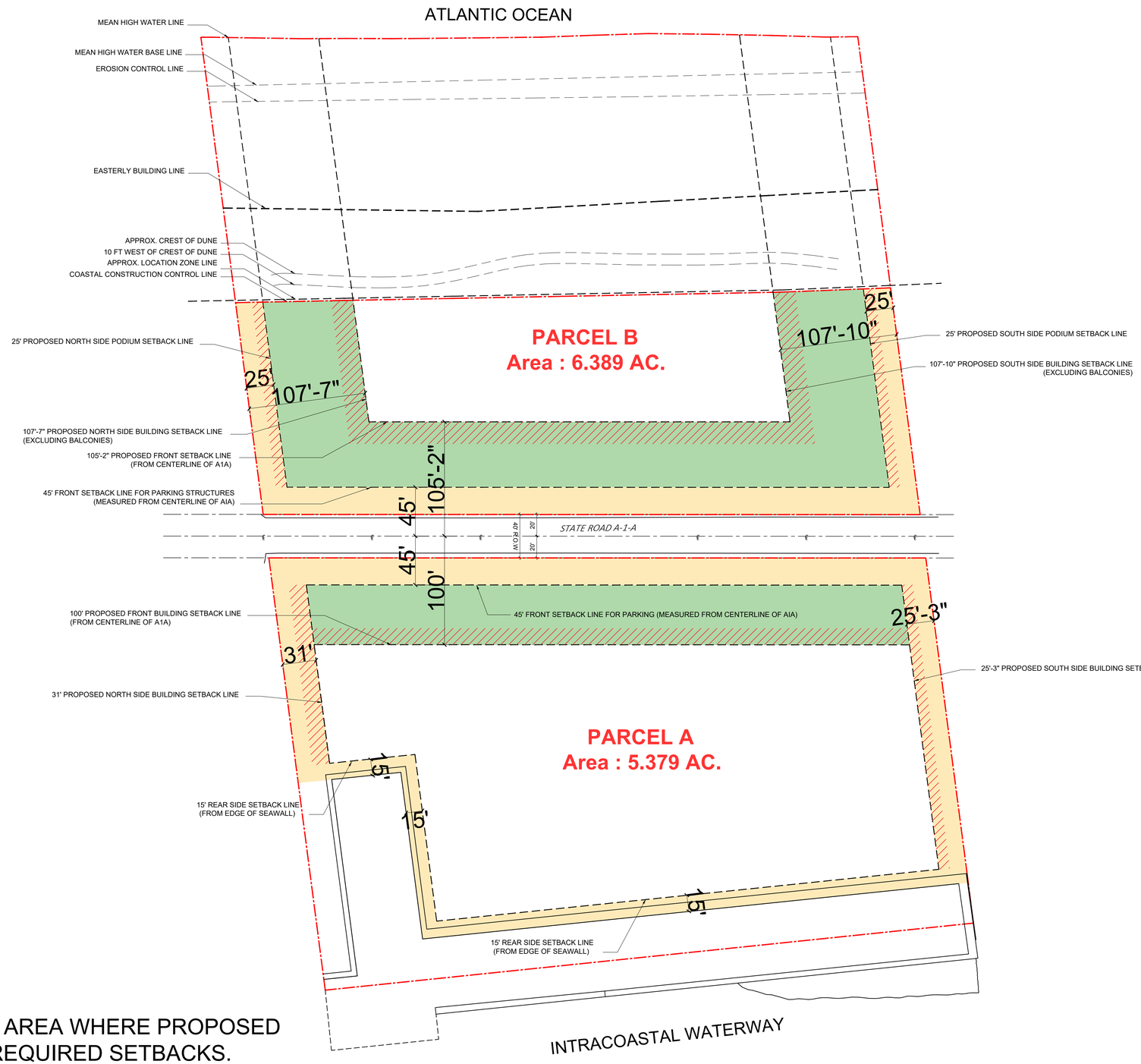

HATCH REPRESENTS AREA WHERE PROPOSED SETBACKS EXCEED REQUIRED SETBACKS.

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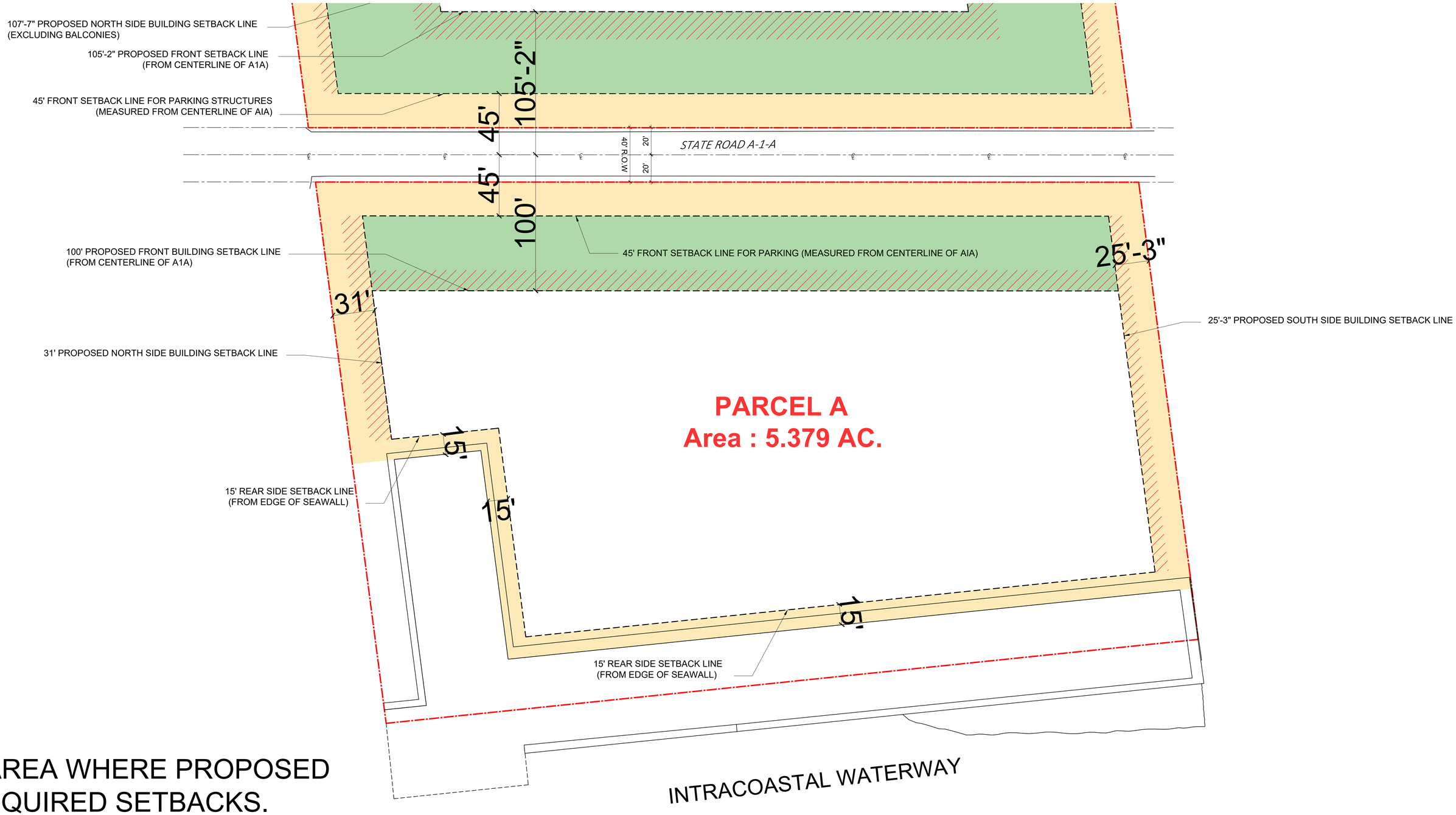

AREA WHERE PROPOSED
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PROPOSED SETBACKS - PARCEL A

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Sherri Gutierrez

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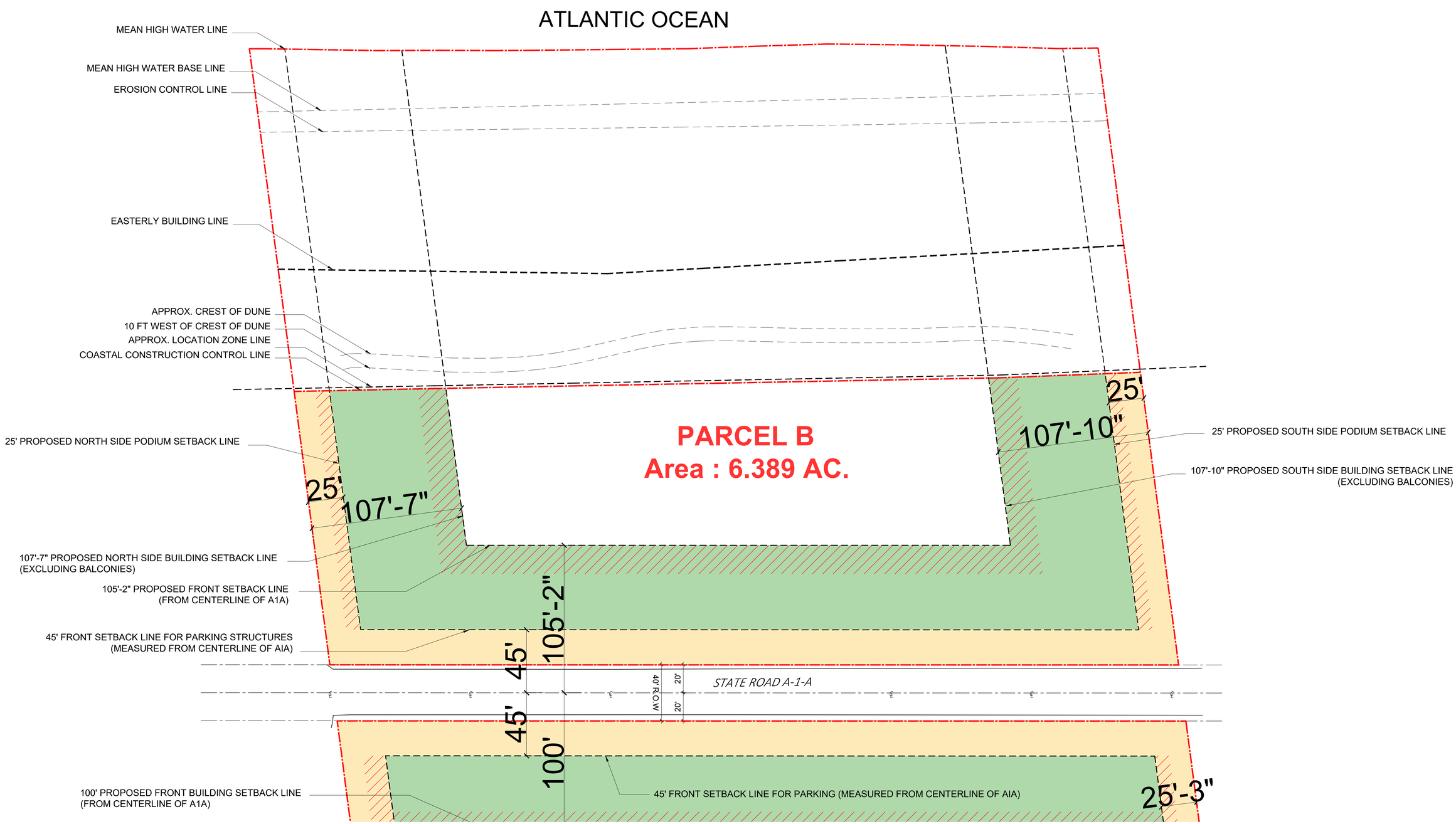

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PROPOSED SETBACKS - PARCEL B

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Sherri Gutierrez

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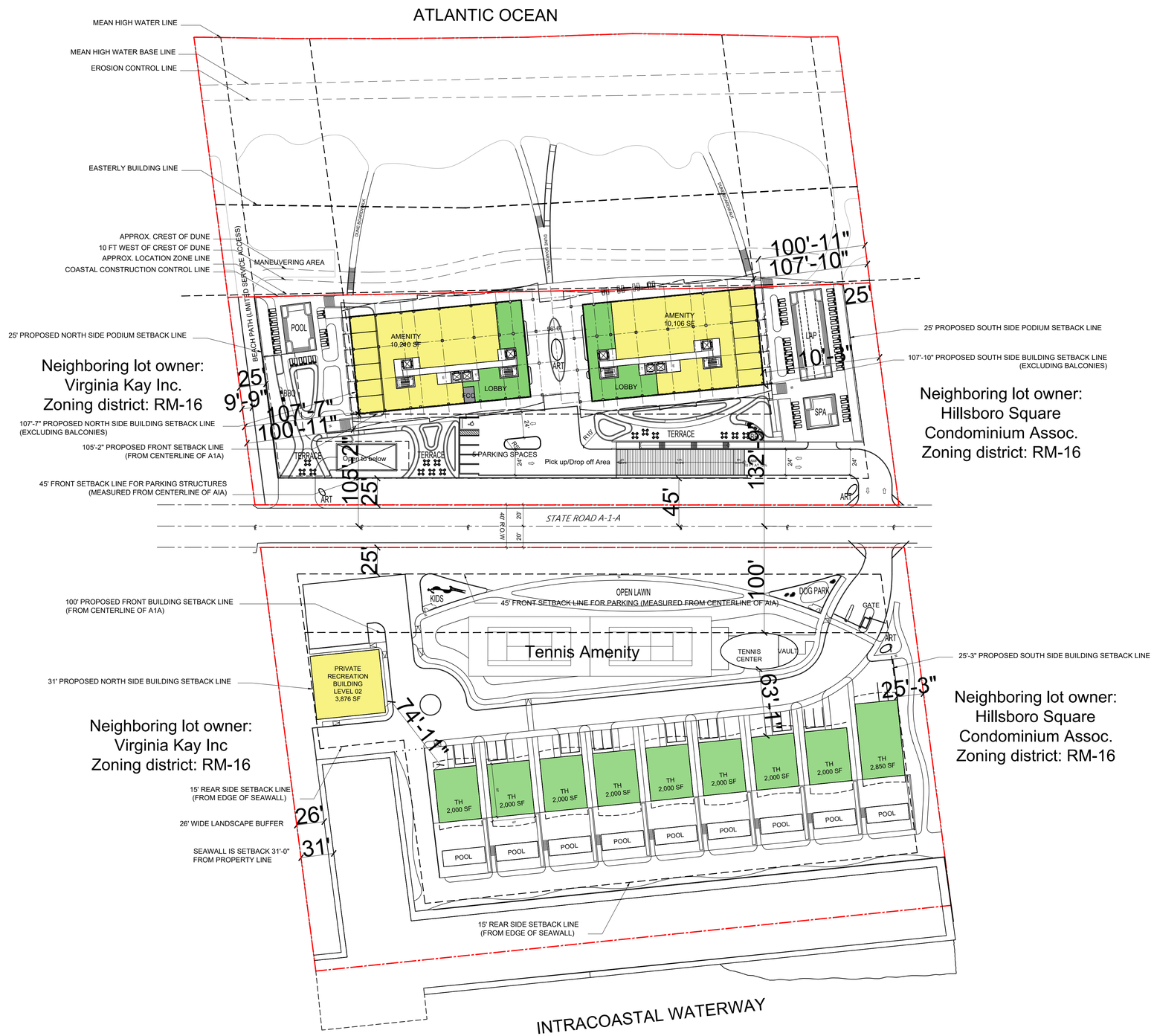

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Hillsboro Beach, FL 33062

OVERALL SITE PLAN

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Sherri Gutierrez

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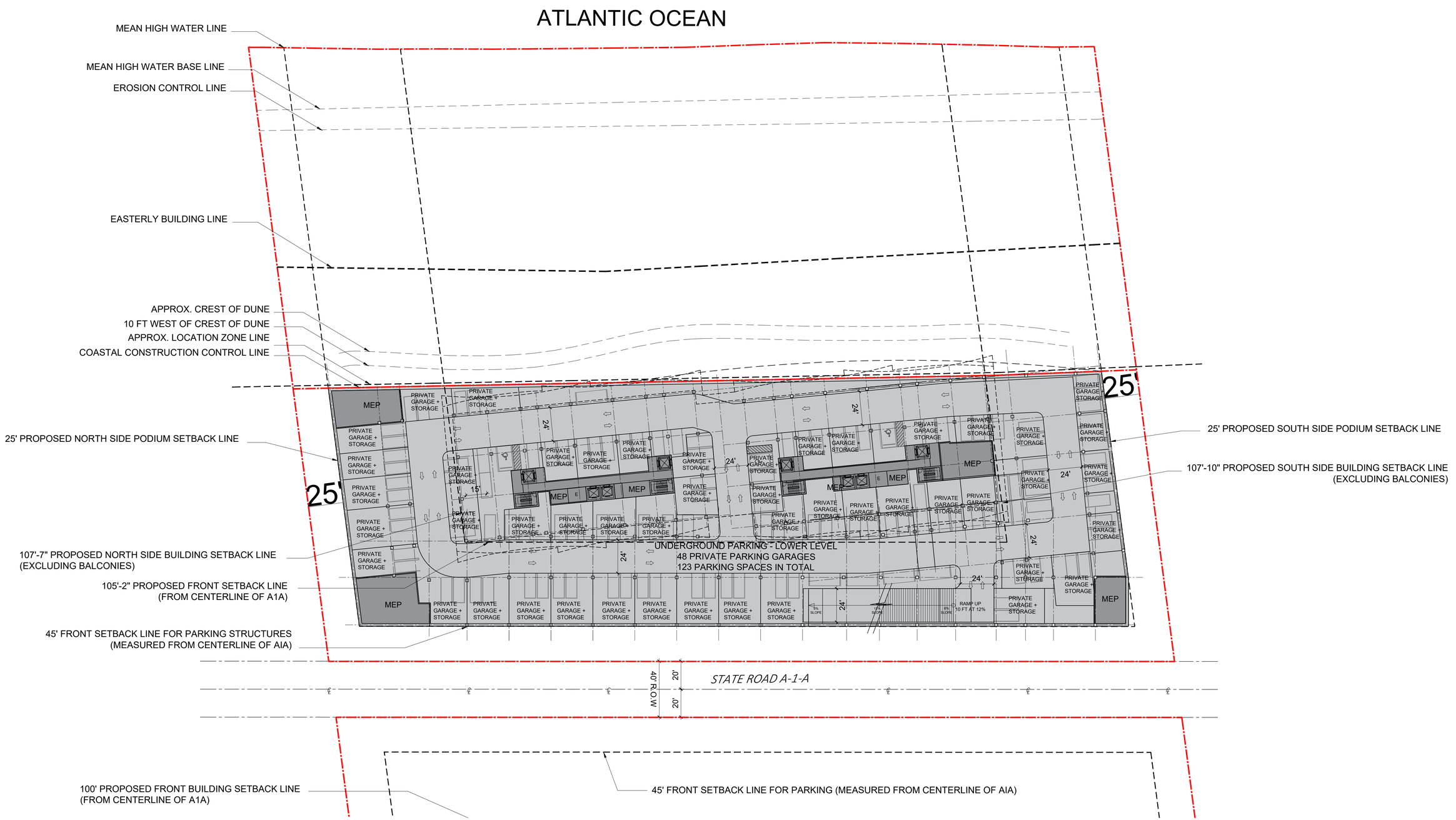

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - UNDERGROUND PARKING - LOWER LEVEL

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

0 10 25 50

Sherri Gutierrez

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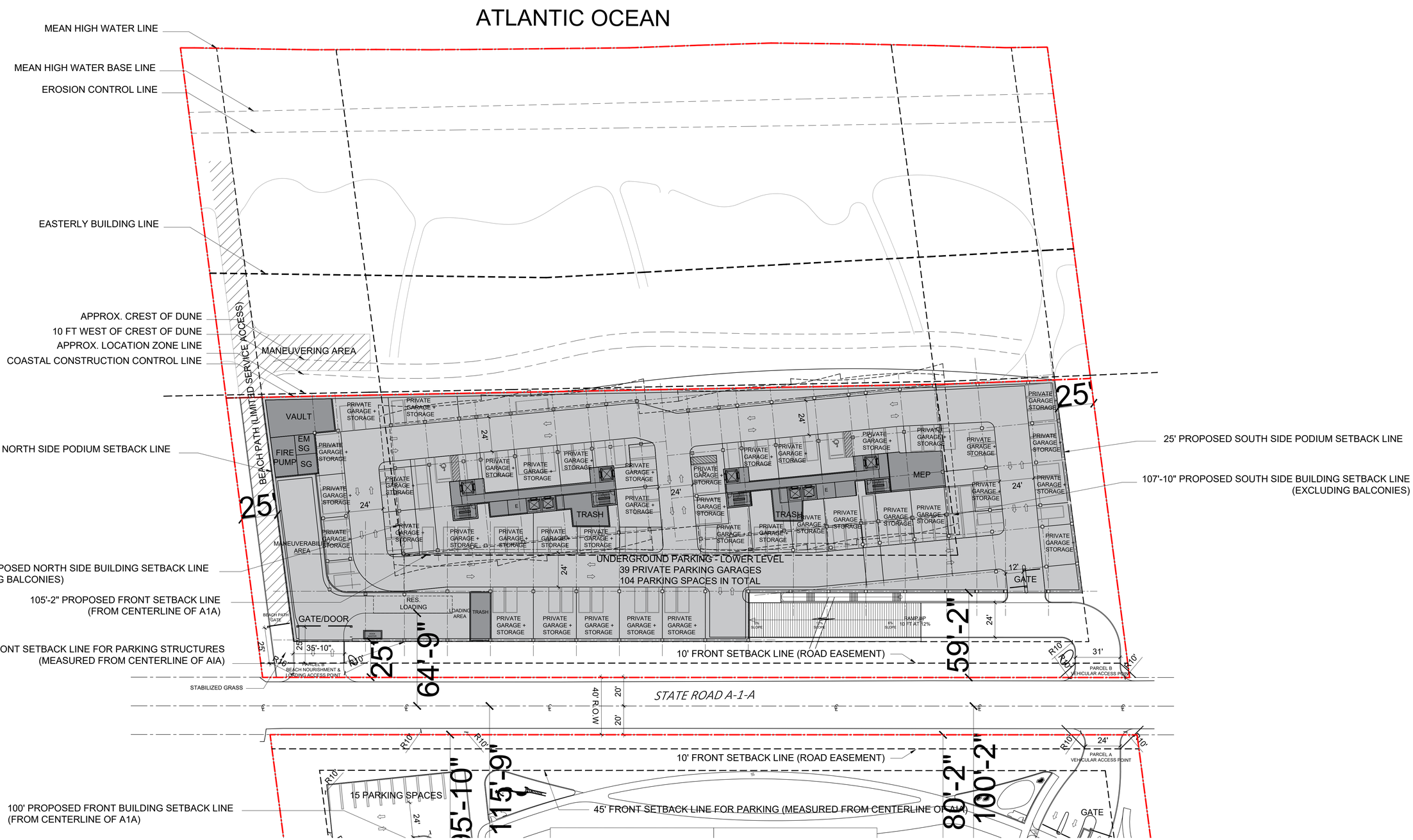
DN: CN=Sherri Gutierrez
OU=A01410C00000097E9B2BAA0000062F3, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:07:58-05'00'

DATE:
11/08/2021

A1-01



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - UNDERGROUND PARKING - UPPER LEVEL

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

0 10 25 50

Sherri Gutierrez

Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez
OU=A01410C00000097D1B7BAA0000006293; O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:08:15-05'00'

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A1-02

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Hillsboro Beach, FL 33062

PARCEL B - LOBBY LEVEL
Sherri Gutierrez

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OU=A01410C0000001651B5AA1000000293, O=Arquitectonica International Corporation, Date: 2021.11.08 13:08:30-05'00'

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

0 10 25 50

DATE:
11/08/2021

A1-03

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1174-1185 HILLSBORO MILE
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PARCEL B - LEVELS 01-0

0 10 25 50

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

Sherri Gutierrez

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - LEVELS 08-1

0 10 25 50

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

Sherri Gutierrez

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OU=A01410C0000001691B5ea1000000001F3, O=Arquitectonica International Corporation, C=US
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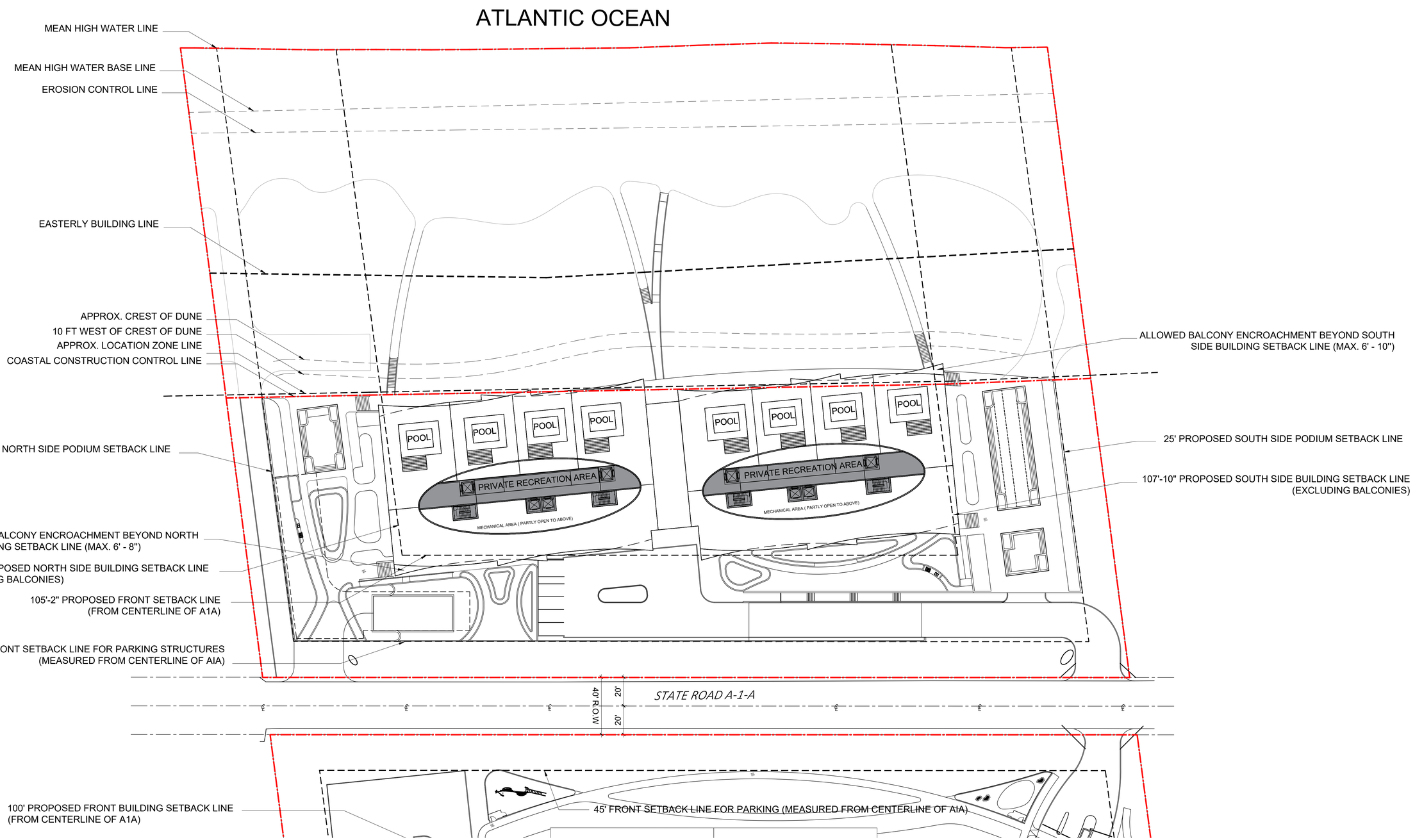

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - ROOF PLAN

0 10 25 50
SCALE:

Sherri Gutierrez

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OU=A01410C000020TE91B5ea1000000ZF3, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:09:16-05'00'

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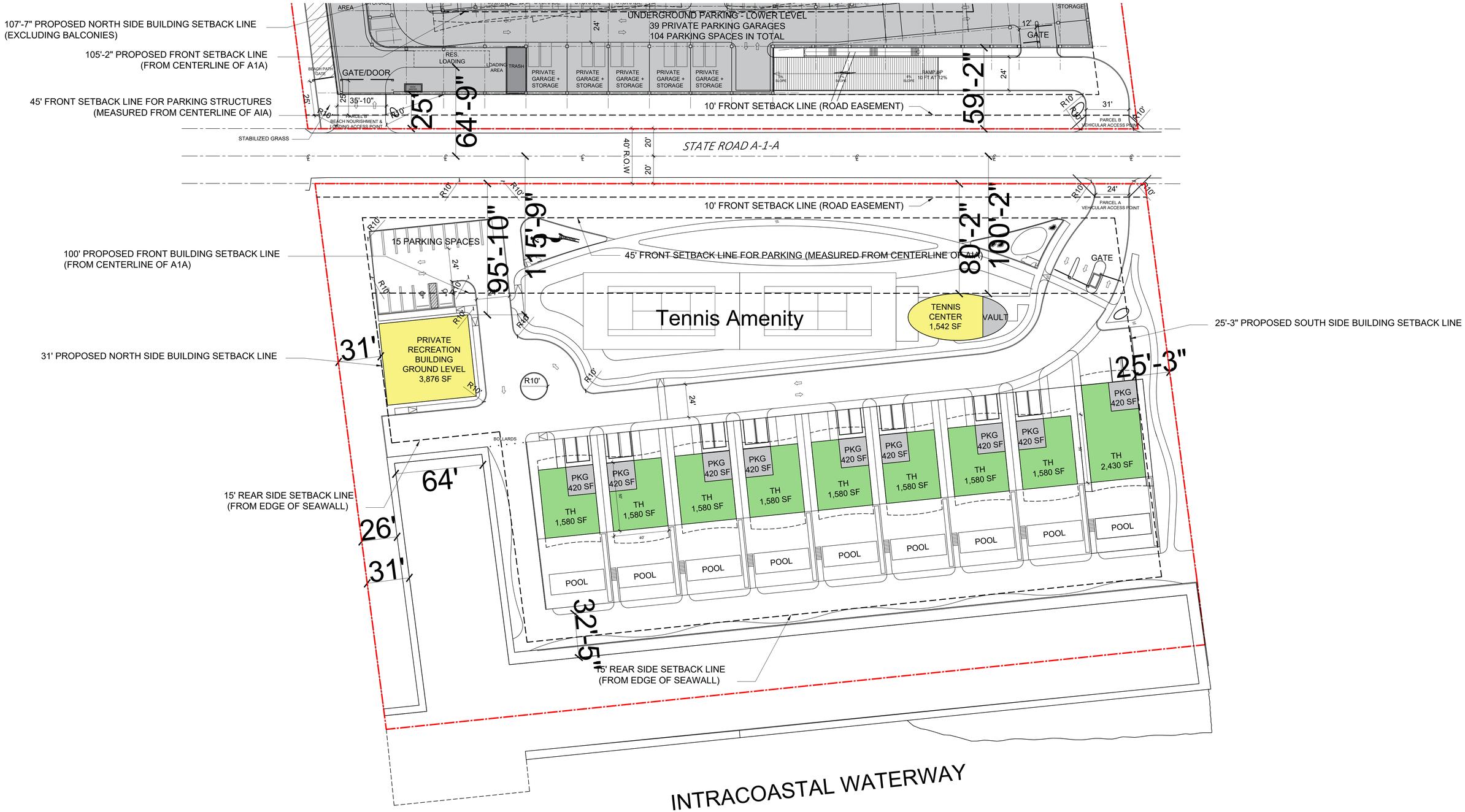

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL

0 10 25 50

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

Sherri Gutierrez

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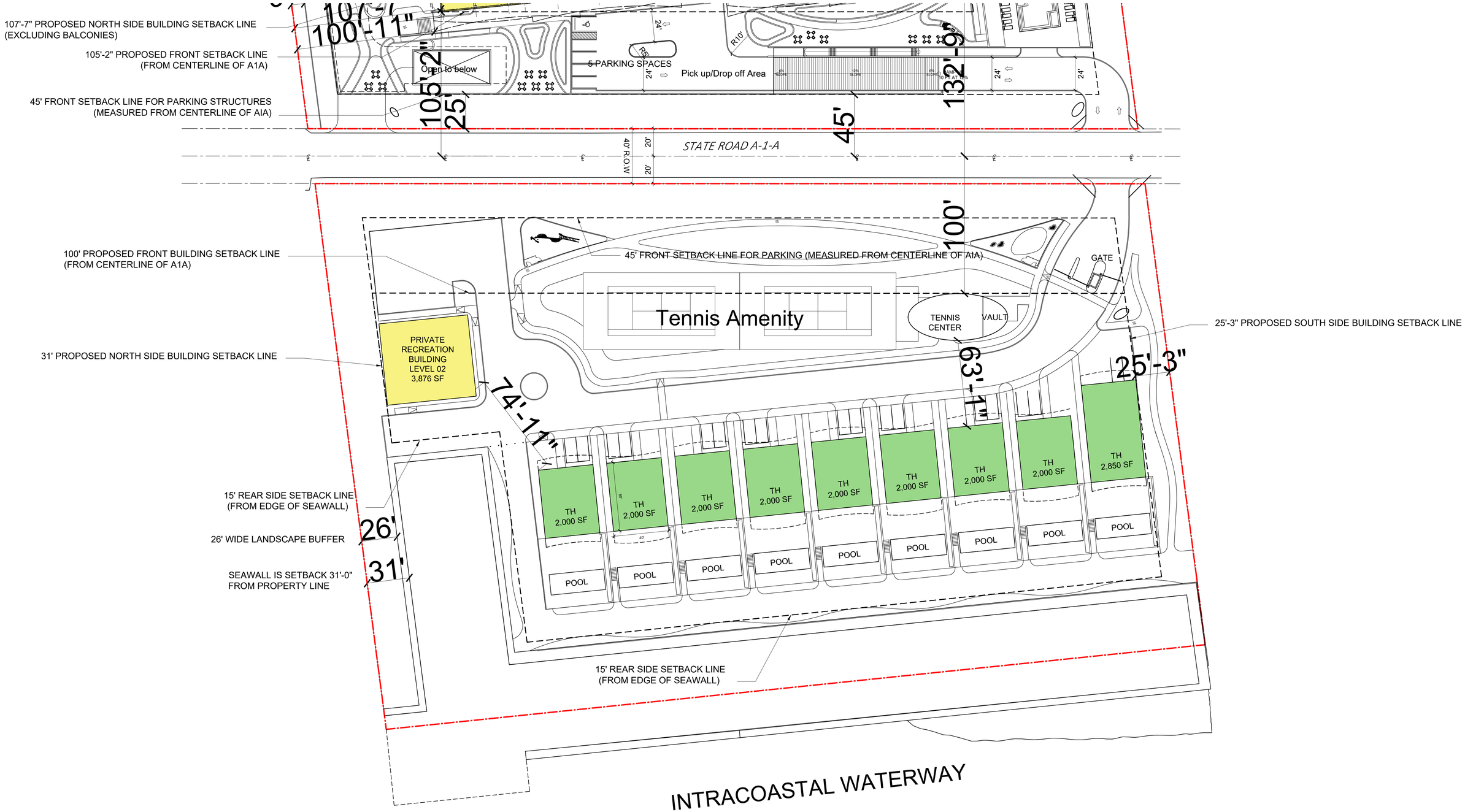

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1174-1185 HILLSBORO MILE
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PARCEL A - LEVEL 02

0 10 25 50

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

Sherri Gutierrez

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Date: 2021.11.08 13:09:47-05'00'

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11/08/2021

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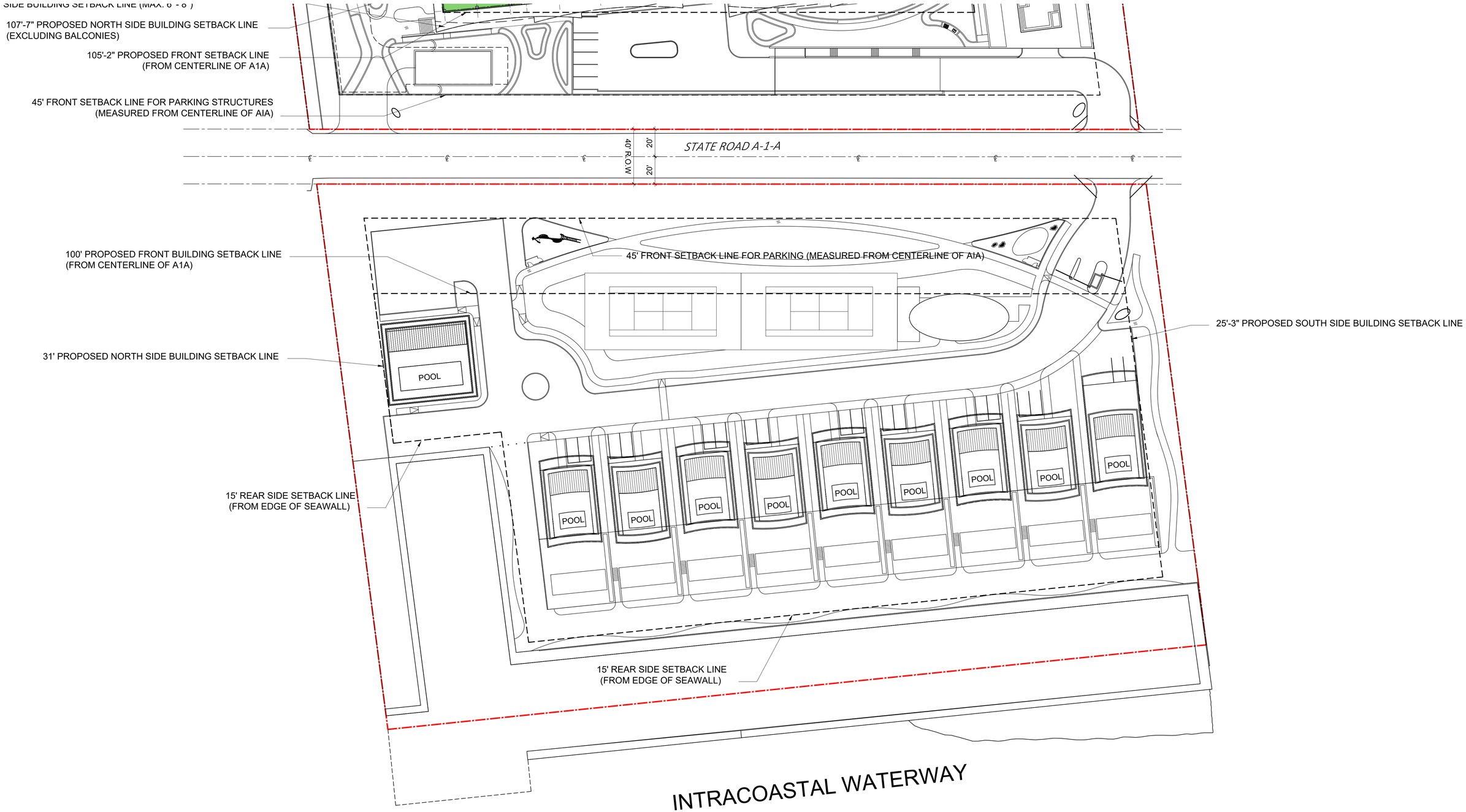

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1174-1185 HILLSBORO MILE
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PARCEL A - ROOF LEVEL

0 10 25 50

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

Sherri Gutierrez

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11/08/2021

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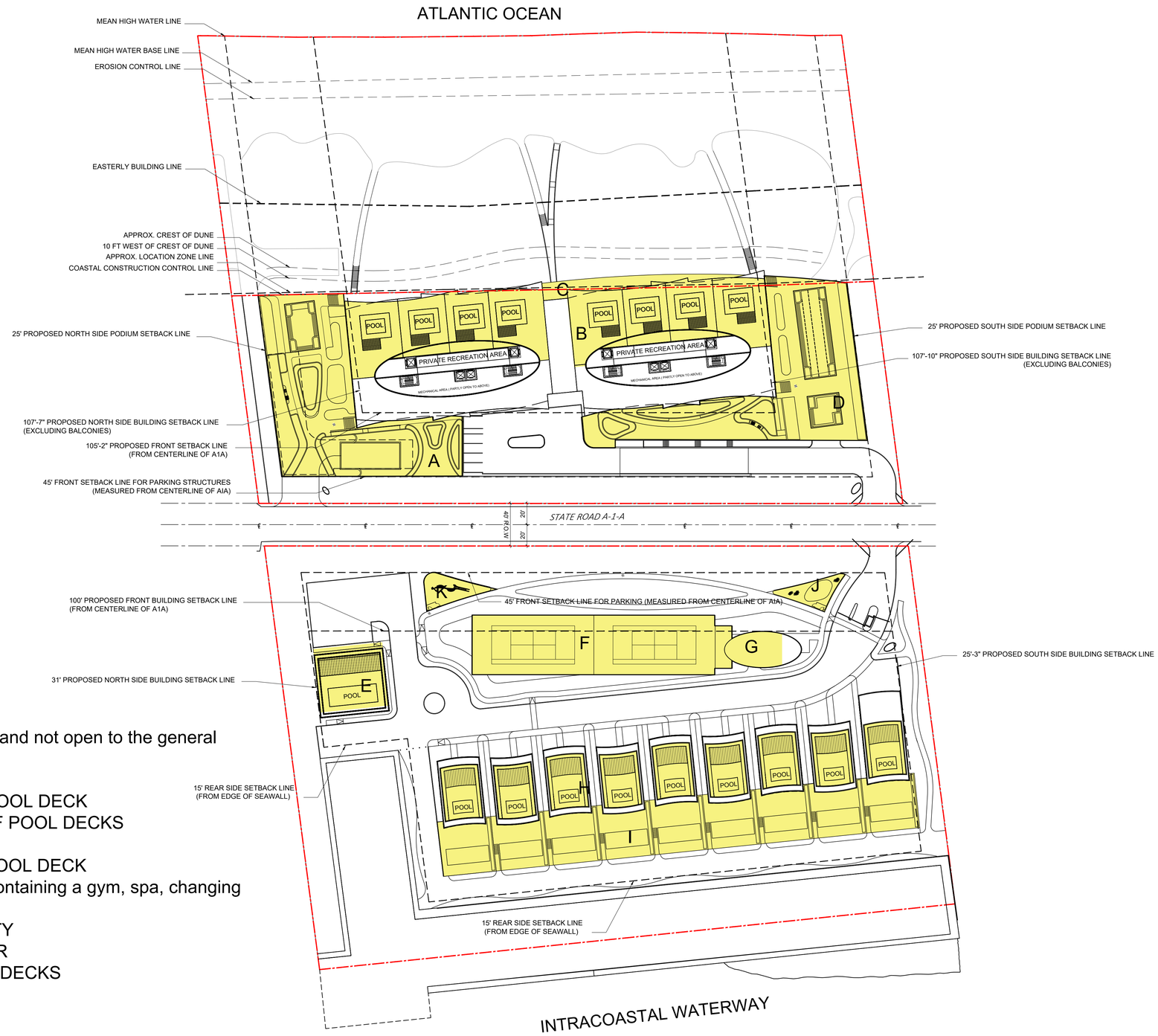

KEY AMENITY AREAS

(All amenities are for project residents only and not open to the general public)

A. LOBBY LEVEL - NORTH CONDO POOL DECK
B. ROOF LEVEL - PENTHOUSE ROOF POOL DECKS
C. LOBBY LEVEL - VIEWING DECK
D. LOBBY LEVEL - SOUTH CONDO POOL DECK
E. GROUND LEVEL - CLUB HOUSE(containing a gym, spa, changing facilities, and a restaurant/cafe)
F. GROUND LEVEL - TENNIS AMENITY
G. GROUND LEVEL - TENNIS CENTER
H. GROUND LEVEL - PRIVATE POOL DECKS
I. GROUND LEVEL - TERRACES
J. DOG PARK
K. PLAYGROUND

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Hillsboro Beach, FL 33062

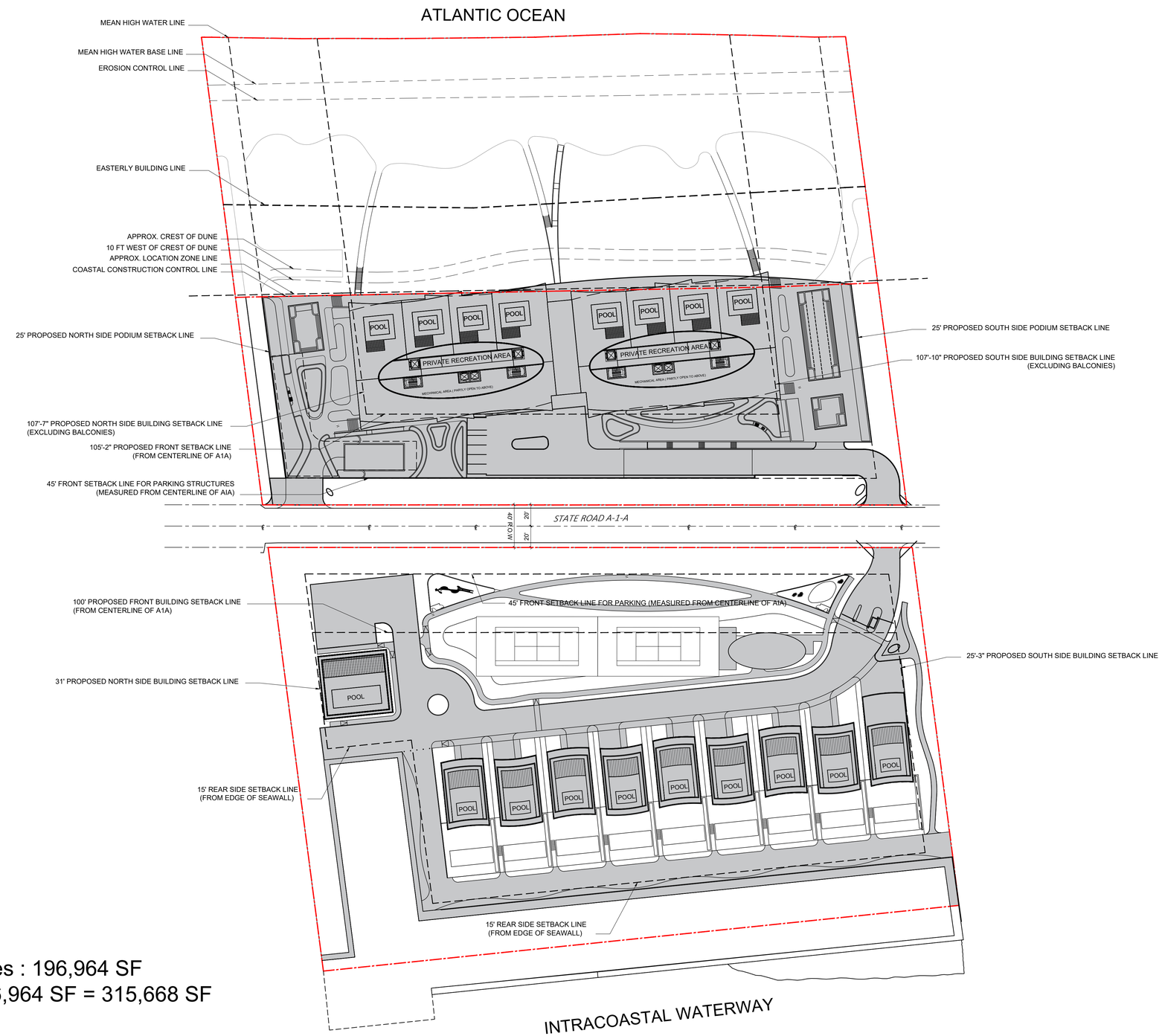
AMENITY AREAS

010 25 50 100
SCALE: 1"=50'-0"

Sherri Gutierrez

DATE:
11/08/2021

A1-10



OPEN AREA % CALCULATION

Building Footprint + Paved Surfaces : 196,964 SF
Open Space SF: 512,632 SF - 196,964 SF = 315,668 SF
Open space % (Current): 61.5%
Min. % Open space required: 50%

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

OPEN AREA PLAN
010 25 50 100
SCALE: 1"=50'-0"

Sherri Gutierrez
Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez
OU=A01410C0000001FB1B2A0A0000062F3, O=Arquitectonica International Corporation, Date: 2021.11.08 13:10:33-05'00'

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11/08/2021

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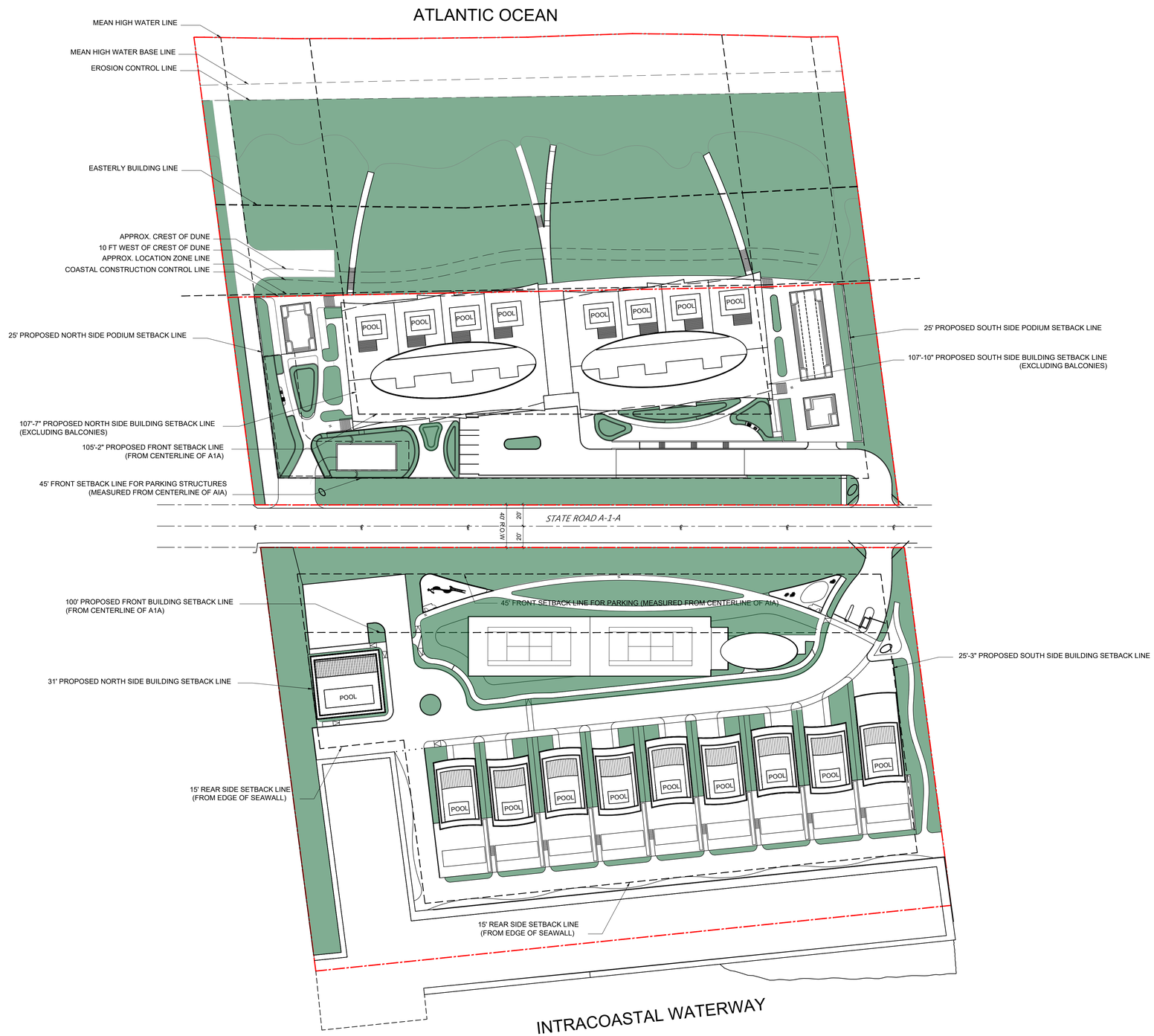

GREEN AREA % CALCULATION

Green areas: 192,967 SF
Coverage % (Current): 37.64%
Min. % Coverage required: 35%

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

GREEN AREA PLAN

010 25 50 100

SCALE: 1"=50'-0"

Sherri Gutierrez

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OU=A01410C0000001FB1B2A0A0000062F3, O=Arquitectonica International Corporation, Date: 2021.11.08 13:10:48-05'00'

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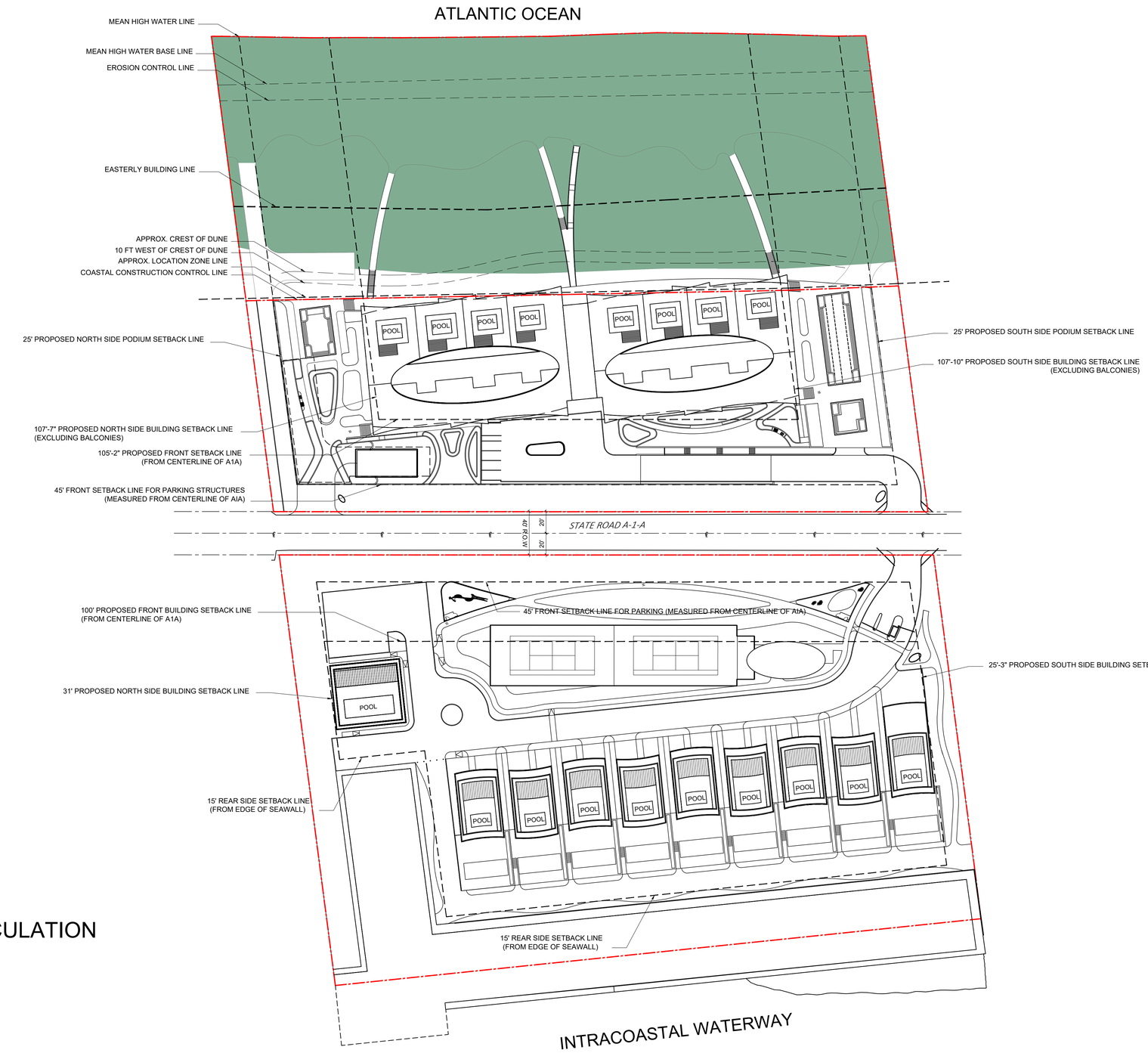

CONSERVATION AREA % CALCULATION

Conservation area: 125,309.7 SF
Coverage % (Current): 24.44%
Min. % Coverage required: 20%

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CONSERVATION AREA PLAN

010 25 50 100
SCALE: 1"=50'-0"

Sherri Gutierrez

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11/08/2021

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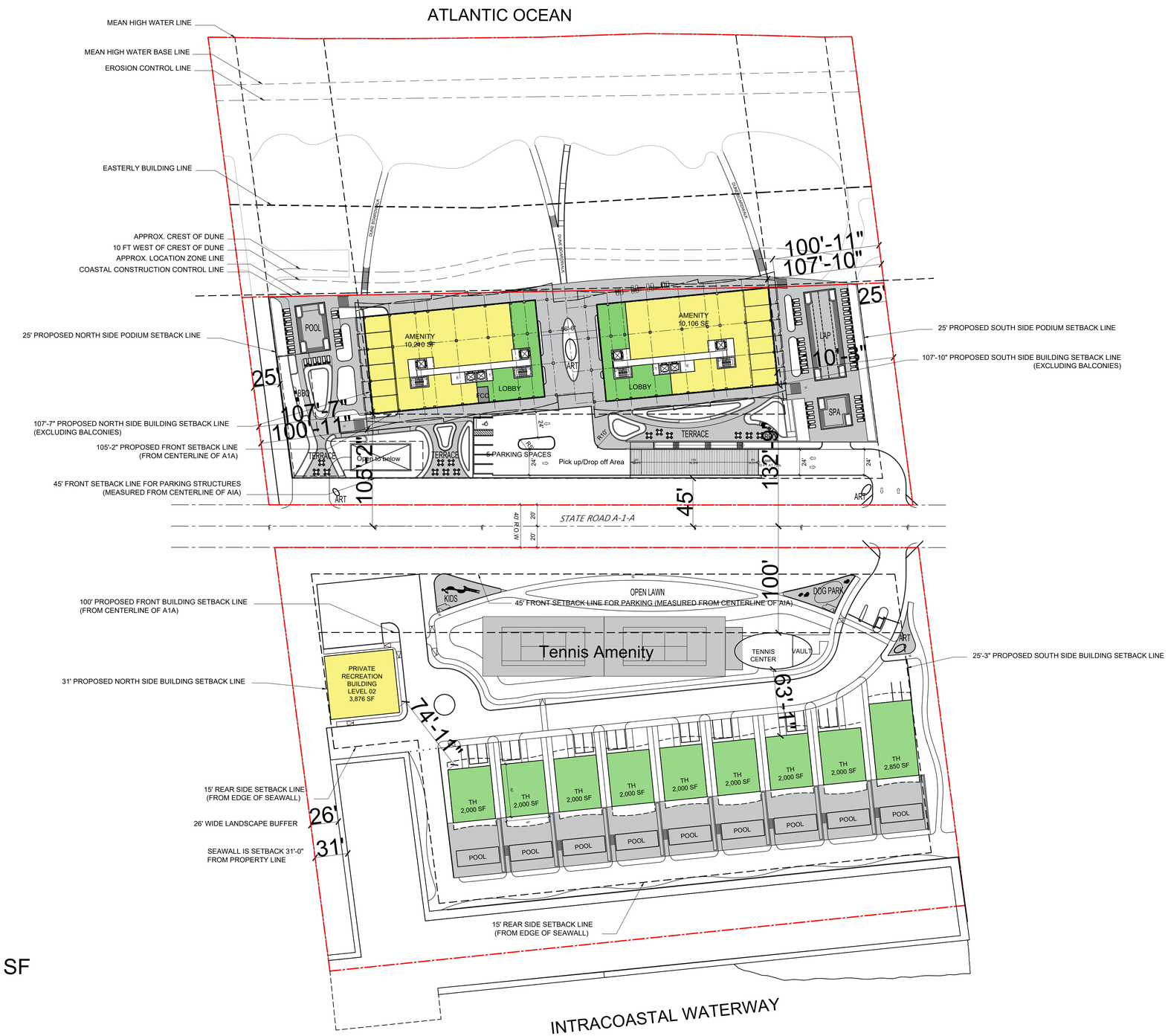

PAVED RECREATIONAL AREA
% CALCULATION

Paved Recreational area : 73,180 SF
Coverage % (Current): 14.28%
Max. % Coverage allowed: 15%

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PAVED RECREATIONAL AREA PLAN

010 25 50 100
SCALE: 1"=50'-0"

Sherri Gutierrez

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OU=A01410C00000275B1BE4A0000062F3, O=Arquitectonica International Corporation, C=US
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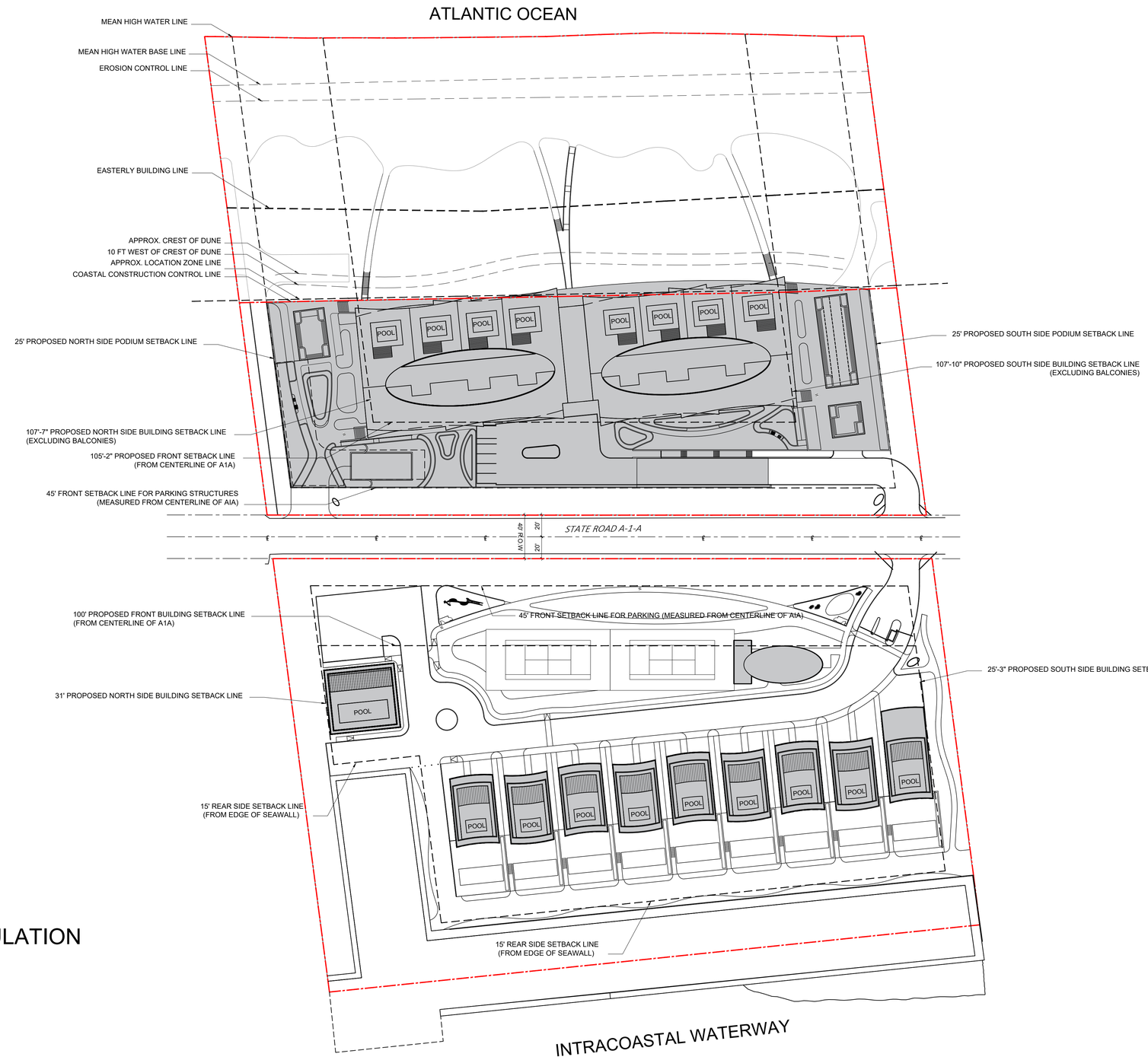

BUILDING COVERAGE % CALCULATION

Building Coverage : 126,473.4 SF
Coverage % (Current): 24.67%
Max. % Coverage allowed: 35%

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

BUILDING COVERAGE PLAN

010 25 50 100
SCALE: 1"=50'-0"

Sherri Gutierrez

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DN: CN=Sherri Gutierrez
OU=A01410C0000007E9102E7A0000069F3,
O=Arquitectonica International Corporation,
C=US
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11/08/2021

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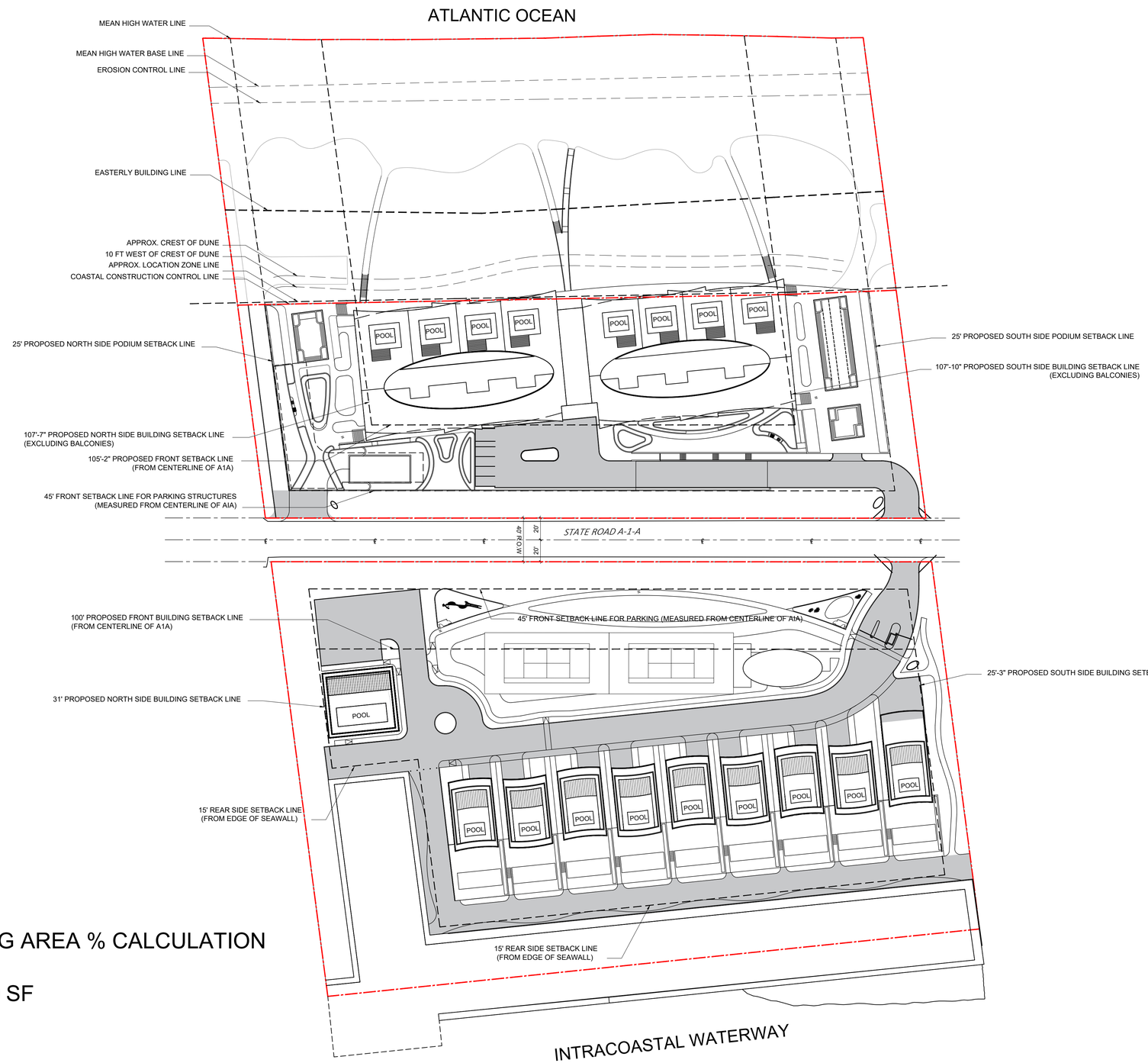

PAVED DRIVEWAY AND PARKING AREA % CALCULATION

Driveway and parking area: 63,650 SF
Coverage % (Current): 12.4%
Max. % Coverage allowed: 15%

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PAVED DRIVEWAYS AND PARKING PLAN

Sherri Gutierrez

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OU=A01410C0000001FB1EB4A0000062F3, O=Arquitectonica International Corporation, Date: 2021.11.08 13:11:48-05'00'

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11/08/2021

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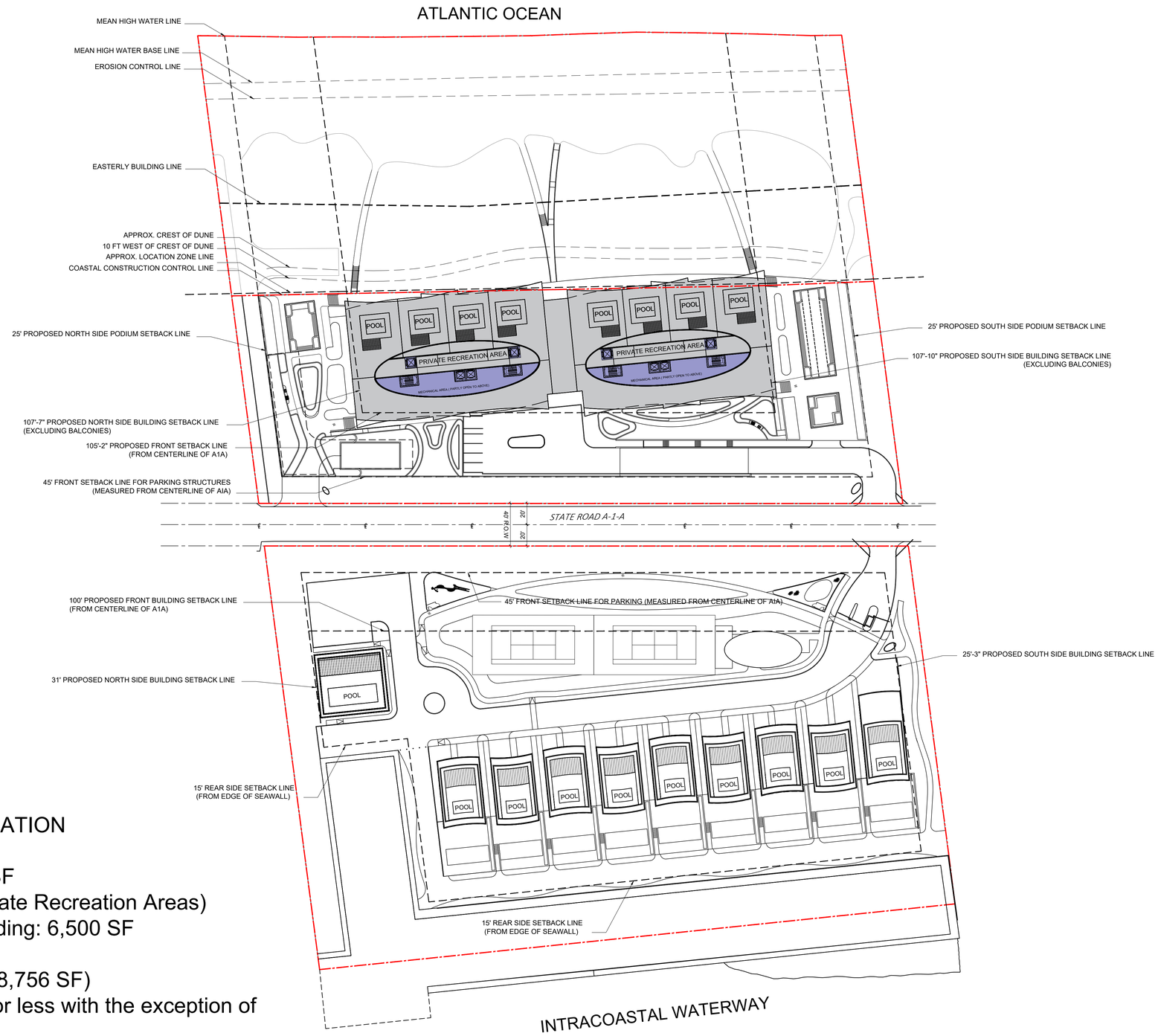

ADDITIONAL HEIGHT % CALCULATION

Total Roof Deck Area : 43,780 SF
Rooftop features (excluding Private Recreation Areas) exceeding measured height of building: 6,500 SF
Coverage % (Current): 14.84%
Max. % Coverage allowed: 20% / (8,756 SF)
(All rooftop features measure 15ft or less with the exception of elevator overruns.)

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ADDITIONAL HEIGHT COVERAGE

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SCALE: 1"=50'-0"

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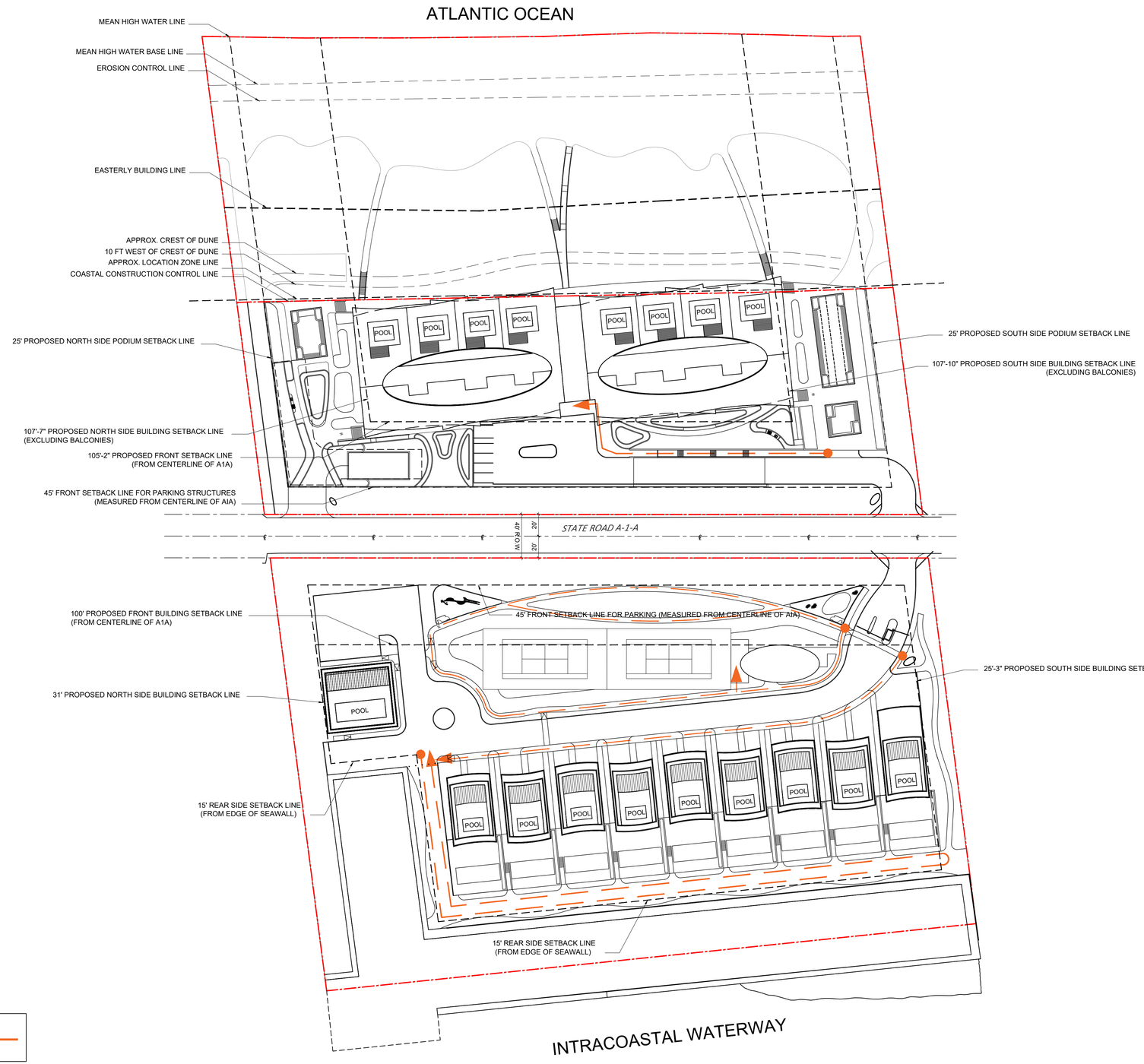

KEY

PEDESTRIAN ACCESS — — —

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

PEDESTRIAN ACCESS DIAGRAM

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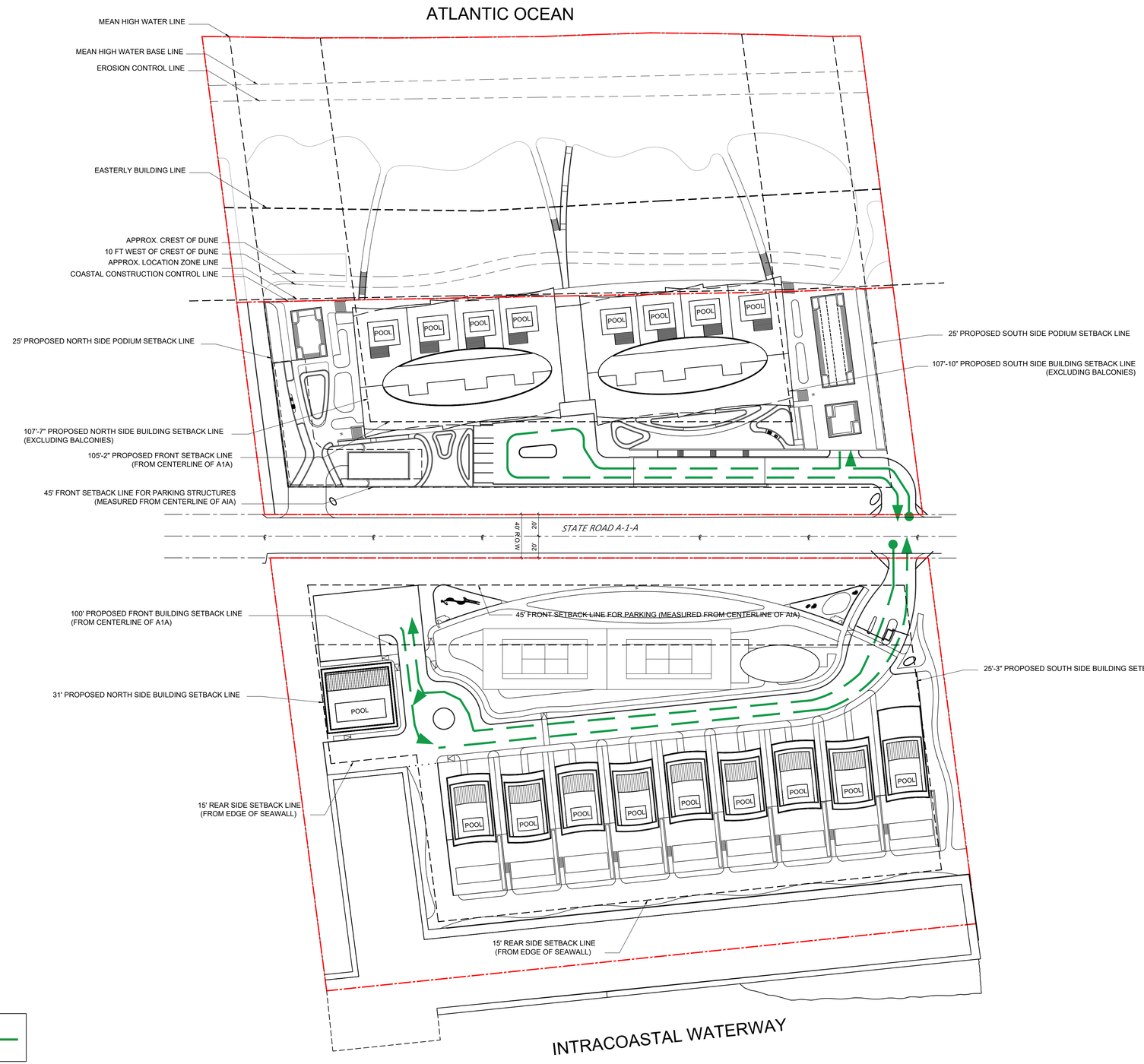

KEY

VEHICULAR ACCESS — — —

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VEHICULAR ACCESS DIAGRAM

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SCALE: 1"=50'-0"

Sherri Gutierrez

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C=US
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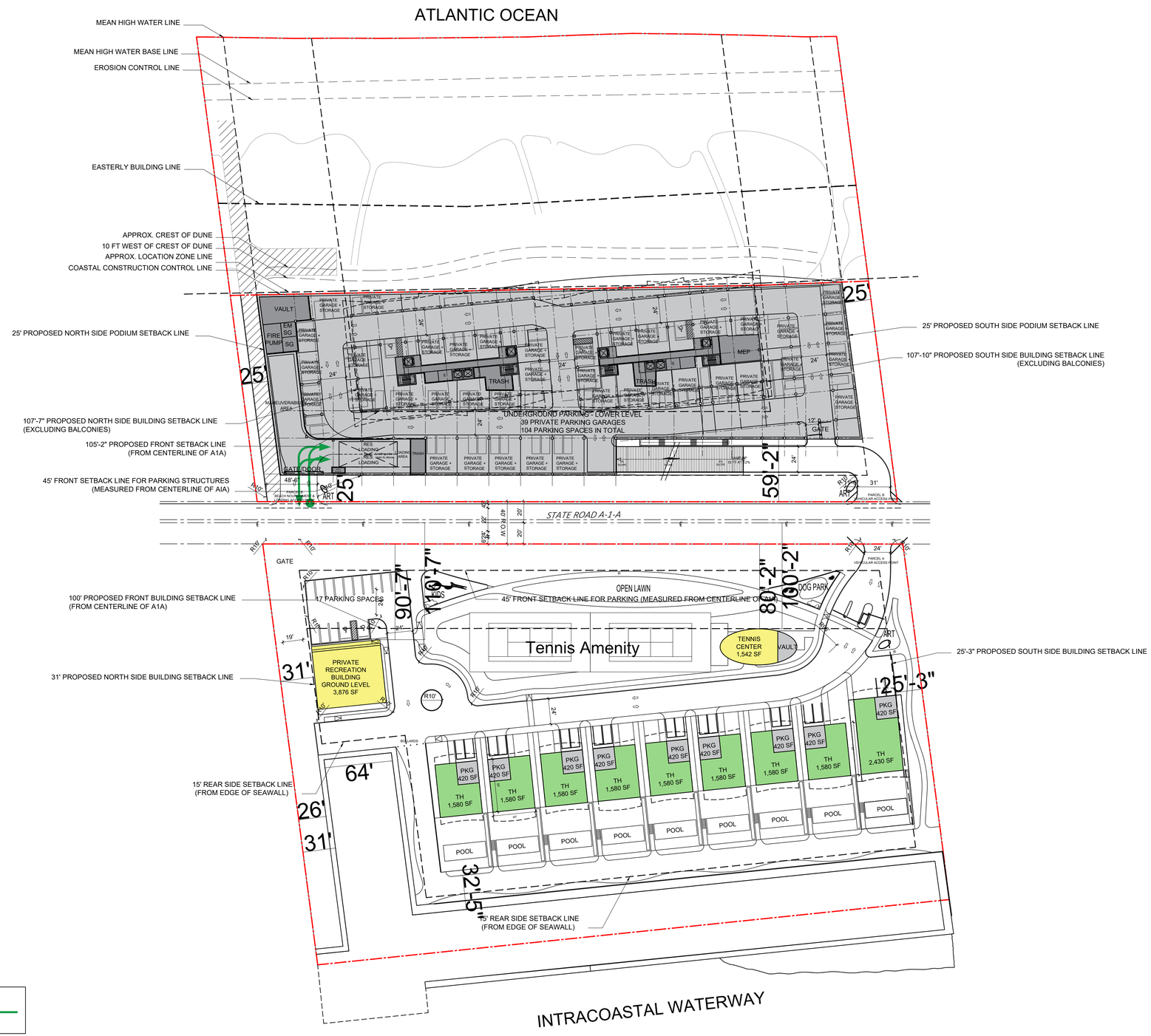

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LOADING AREA DIAGRAM

010 25 50 100

SCALE: 1"=50'-0"

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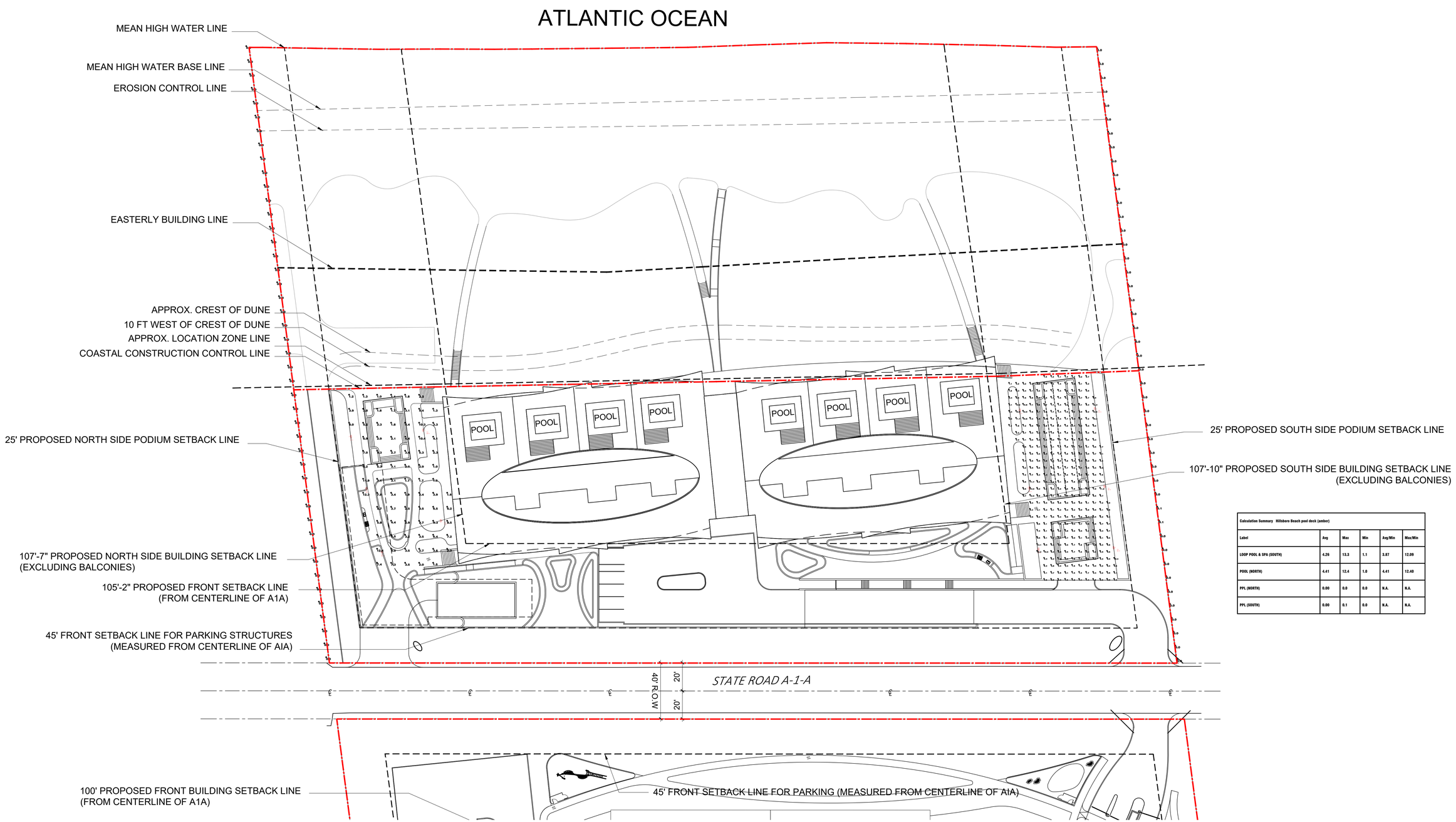
OU=A01410C0000001691B5ca1A0000006293-Oracle-Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:12:50-05'00'

DATE: 11/08/2021

A1-20

Luminaire Schedule Hillsboro Beach pool deck (amber)								
Symbol	Qty	Label	[MANUFAC]	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	11	S1A	WE-EF USA	WE-EF 661-6678 MODD126LM-A (LED-48-130W-50MA-2200K AMBER @ POLE 10FT AFG	N.A.	0.500	130	1430



Calculation Summary Hillsboro Beach pool deck (amber)					
Label	Avg	Max	Min	Avg/Min	Max/Min
LOOP POOL & SPA (SOUTH)	4.26	13.3	1.1	3.87	12.09
POOL (NORTH)	4.41	12.4	1.0	4.41	12.40
PPL (NORTH)	0.00	0.0	0.0	N.A.	N.A.
PPL (SOUTH)	0.00	0.1	0.0	N.A.	N.A.

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1174-1185 HILLSBORO MILE

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PHOTOMETRICS STUDY

Sherri Gutierrez

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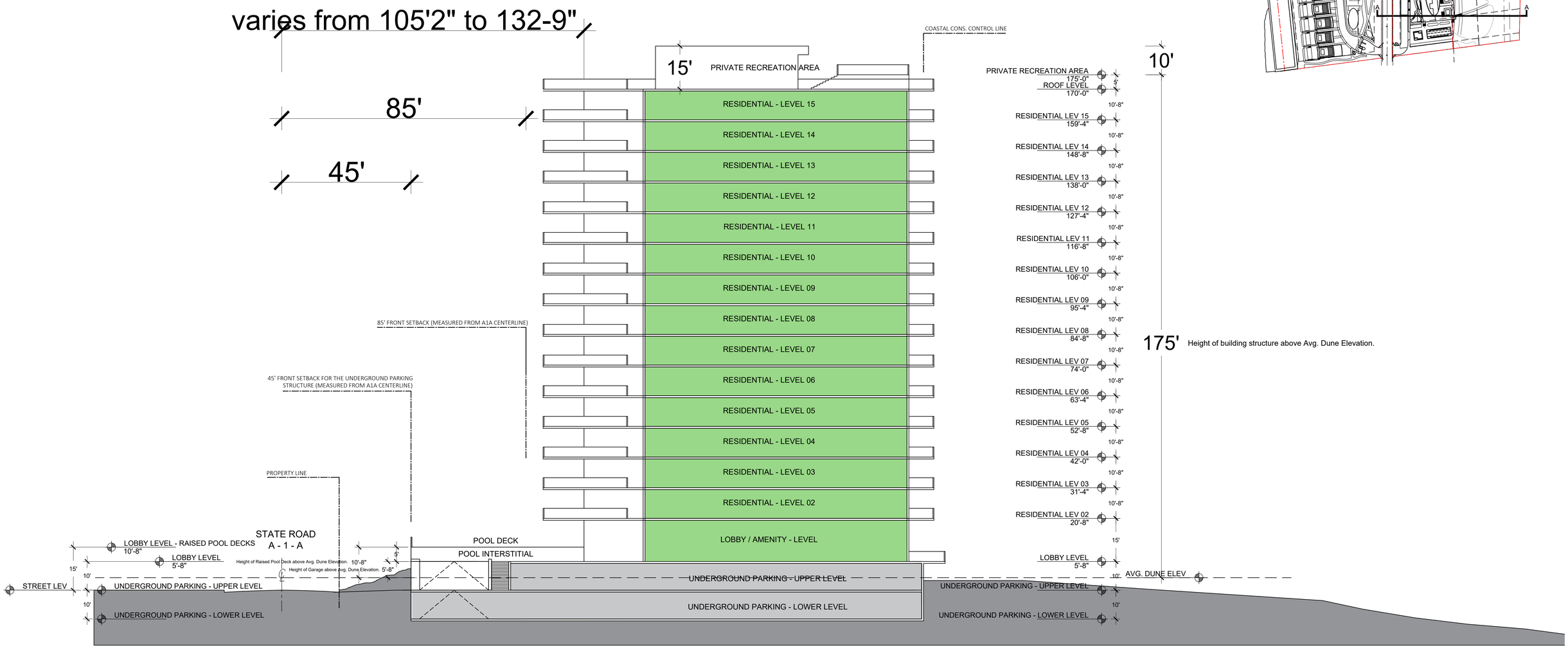

- For Parcel B, heights are measured from Avg. Dune Elevation.

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Hillsboro Beach, FL 33062

SECTION - PARCEL B

0 10 25 50

SCALE: 1/16"=1'-0"

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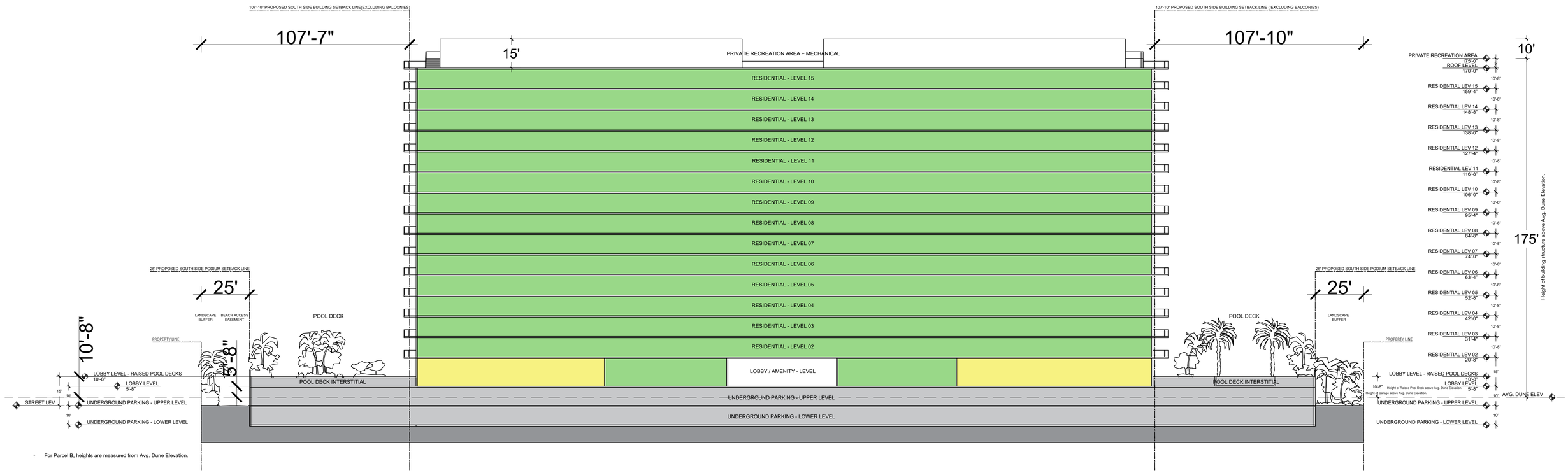

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Hillsboro Beach, FL 33062

SECTION - PARCEL B

0 10 25 50

SCALE: SCALE TO FIT

Sherri Gutierrez

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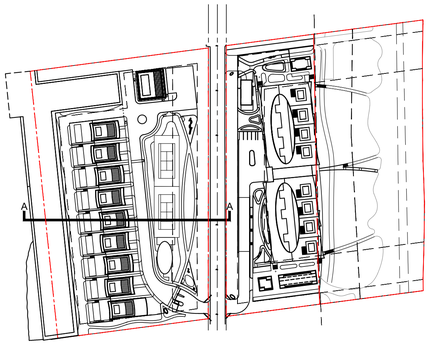

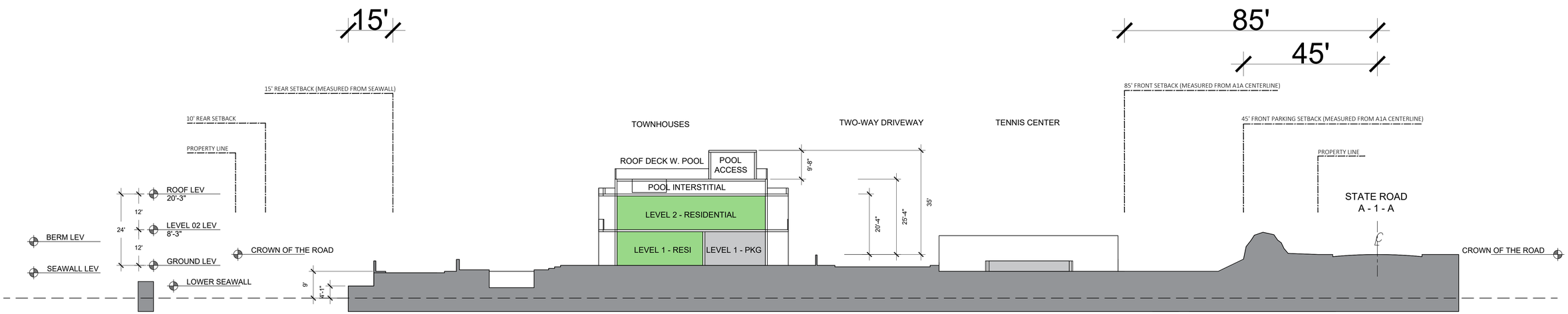

- For Parcel A, heights are measured from Crown of the Road of the State Road A1A.

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

SECTION - PARCEL A

0 10 25 50

SCALE: 1/16"=1'-0"

Sherri Gutierrez

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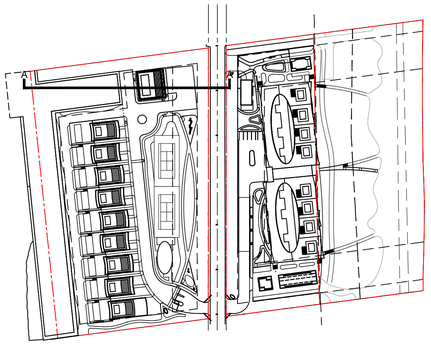

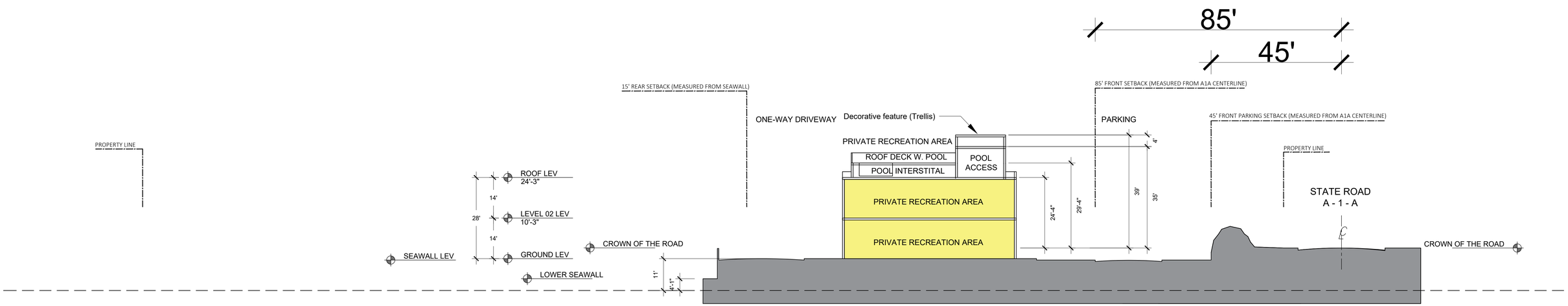

- For Parcel A, heights are measured from Crown of the Road of the State Road A1A.

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SECTION 02 - PARCEL A

0 10 25 50

SCALE: 1/16"=1'-0"

Sherri Gutierrez

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C=US
Date: 2021.11.08 13:14:08-05'00'

DATE:
11/08/2021

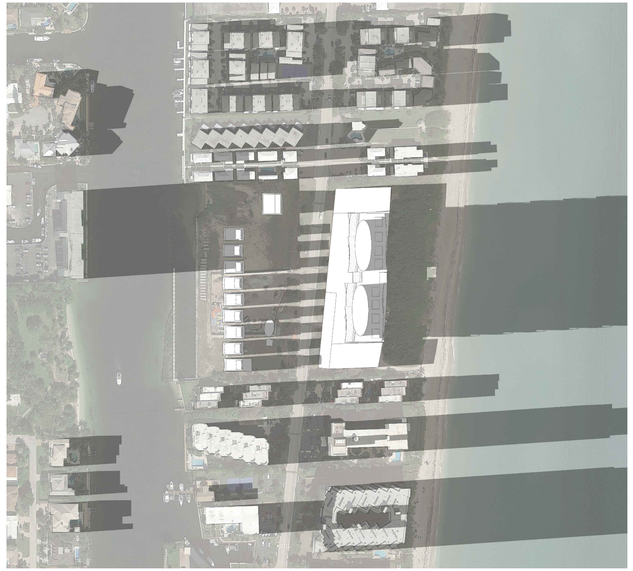
A3-04

MARCH 21

MARCH 21 - 9AM

MARCH 21 - 12 PM

MARCH 21 - 3 PM



MARCH 21 - 6 PM

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SHADOW STUDY - SPRING

Sherri Gutierrez

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Date: 2021.11.08 13:14:23-05'00'

SCALE:

DATE:
11/08/2021

A3-05

JUNE 21

JUNE 21 - 9AM

JUNE 21 - 12 PM

JUNE 21 - 3 PM

JUNE 21 - 6 PM

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SHADOW STUDY - SUMMER

Sherri Gutierrez

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Date: 2021.11.08 13:14:39-05'00'

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DATE:
11/08/2021

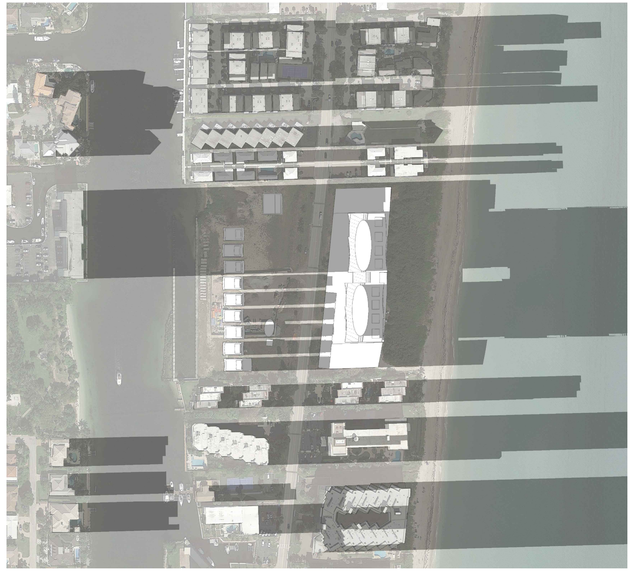
A3-06

SEPTEMBER 21

SEPTEMBER 21 - 9AM

SEPTEMBER 21 - 12 PM

SEPTEMBER 21 - 3 PM



SEPTEMBER 21 - 6 PM

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T 305.372.1812 F 305.372.1175

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SHADOW STUDY - FALL

Sherri Gutierrez

Digitally signed by Sherri Gutierrez
DN: cn=Sherri Gutierrez, ou=AS1410C000003 7691650bA2D000092F3, o=Arquitectonica International Corporation, c=US
Date: 2021.11.08 13:14:54-05'00'

SCALE:

DATE:
11/08/2021

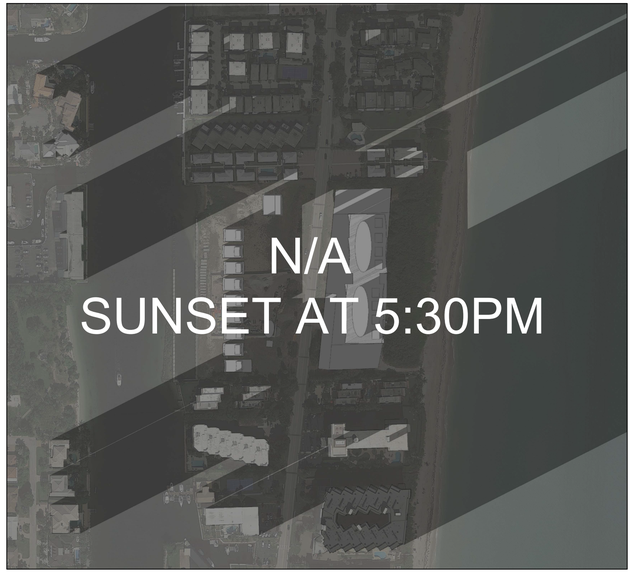
A3-07

DECEMBER 21

DECEMBER 21 - 9AM

DECEMBER 21 - 12 PM

DECEMBER 21 - 3 PM



DECEMBER 21 - 6 PM

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

SHADOW STUDY - WINTER

Sherri Gutierrez

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DN: CN=Sherri Gutierrez, OU=A01410C00000176916500AD000006213, O=Arquitectonica International Corporation, C=US
Date: 2021.11.04 13:15:10-05'00'

SCALE:

DATE:
11/08/2021

A3-08

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING

SCALE:

Sherri Gutierrez

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DN: CN=Sherri Gutierrez, OU=AB1410C00000376916500AD00000926F3, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:15:26-05'00'

DATE:
11/08/2021

A4-01

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

RENDERING

SCALE:

Sherri Gutierrez

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DN: CN=Sherri Gutierrez, OU=A01410C000003769105004X0000092F3, O=Arquitectonica International Corporation, C=US
Date: 2021.11.08 13:15:41-05'00'

DATE:
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A4-02

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

RENDERING

SCALE:

Sherri Gutierrez

Digitally signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez
C=US

DATE:
11/08/2021

A4-03

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAULT
SECRETARY

November 2, 2021

THIS PRE-APPLICATION LETTER IS VALID UNTIL – November 2, 2022
THIS LETTER IS NOT A PERMIT APPROVAL

Omar Kanaan
Kimley-Horn
8201 Peters Road, Suite 2200
Plantation, FL 33324

Dear Omar Kanaan:
RE: Pre-application Review for **Category C Driveway,** Pre-application Meeting Date: **June 17, 2021**
Broward County - Hillsboro Beach; SR A1A; Sec. # 86050000; MP: 14.626; Access Class - 6;
Posted Speed - 35; SIS - No; Ref. Project: FM 441733.1-Caryn Gardner-Young-URBAN CORRIDOR PLANNING, FM 441360.1- Binod Basnet- BIKE LANE/SIDEWALK

Request:
- **Driveway 1: Full access driveway on the west side of SR A1A, adjacent to the southern property line.**
- **Driveway 2: Full access driveway on the east side of SR A1A, adjacent to the northern property line.**
- **Driveway 3: Full access driveway on the east side of SR A1A, adjacent to the southern property line.**

SITE SPECIFIC INFORMATION
Project Name & Address: **1177 Hillsboro Mile – 1177 Hillsboro Mile**
Property Owner: **HILLSBORO MILE PROPERTY OWNER LLC**; Parcel Size: **9 Acres** Development Size: **121 Residential Units**

WE APPROVE YOUR REQUEST
This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).
Conditions:
- **Required minimum driveway length, as measured from the ultimate right-of-way line to the first conflict point: Driveway 1: 50 feet, Driveway 2: 25 feet, Driveway 3: 100 feet. If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required (Driveways 1 and 3).**
- **All driveways shall have a maximum width of 36 feet.**
- **Any physical features not associated with the above driveways such as curb or pavers are not allowed within FDOT right-of-way.**
- **A pedestrian accessibility study shall be conducted prior to the Permit stage. The study shall be signed and sealed by a registered Professional Engineer in the State of Florida and be accepted by the District Traffic Operations Office. The study shall evaluate roadway improvement alternatives to safely accommodate the pedestrian traffic generated by the proposed development. The applicant will be responsible for constructing the roadway improvements to FDOT standards as recommended in the study.**

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by:
Dalila Fernandez
Date: 2021.11.02
10:49:38 -04'00'

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Roger Lemieux
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2021-06-17\1. 86050000 MP 14.626 SR A1A_1177 Hillsboro Mile\86050 MP 14.626 SR A1A_1177 Hillsboro Mile.docx

CONCEPTUAL PLANS

FOR

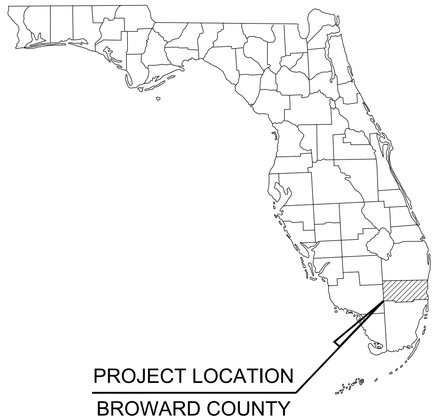
1177 HILLSBORO MILE SITE DEVELOPMENT

1177 HILLSBORO MILE

HILLSBORO BEACH, FLORIDA

NOV. 2021

SECTION 08, TOWNSHIP 48-S, RANGE 43-E



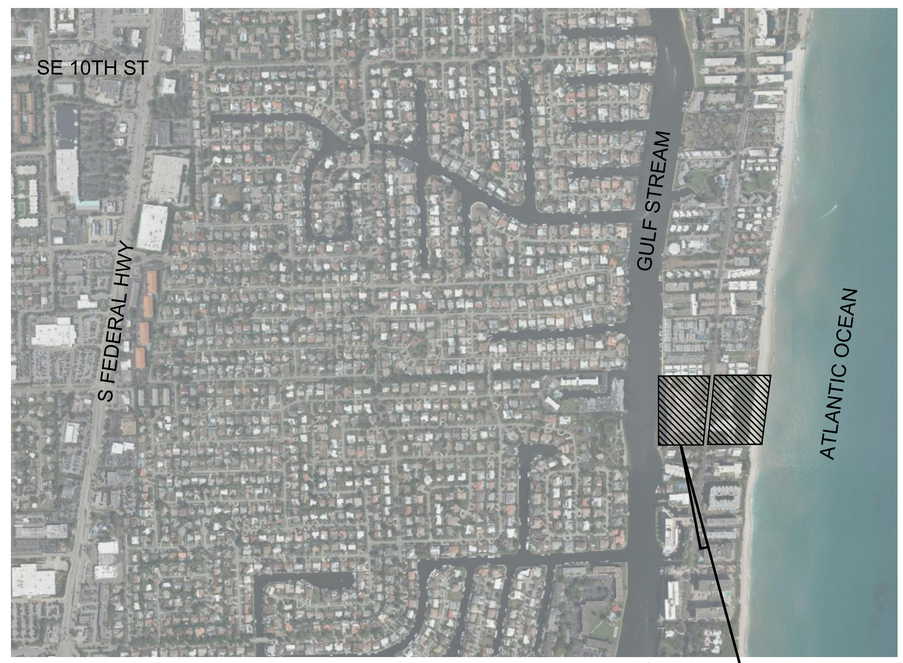
PROJECT TEAM:

OWNER
HILLSBORO MILE PROPERTY OWNER, LLC
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408
305-460-9900
CONTACT: TRENTON BAVARO

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FLORIDA 33445
561-330-2545
CONTACT: MICHAEL D. SPRUCE, P.E.

ARCHITECT
ARQUITECTONICA, INC.
2900 OAK AVENUE
MIAMI, FLORIDA 33133
305-372-1812
CONTACT: RAYMOND FORT

SURVEYOR
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY
MIRAMAR, FL 33025
954-435-7010
CONTACT: MARK STEVEN JOHNSON, P.L.S.



LOCATION MAP

GRAPHIC SCALE IN FEET
0 300 600 1200

NORTH

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C1.01	DEMOLITION AND EROSION CONTROL PLAN
C1.02	DEMOLITION AND EROSION CONTROL PLAN
C1.03	DEMOLITION AND EROSION CONTROL PLAN
C1.04	DEMOLITION AND EROSION CONTROL PLAN
C1.10	DEMOLITION AND EROSION CONTROL DETAILS
C2.00	OVERALL HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN
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C6.00	EXISTING DRAINAGE PATTERN

JOSHUA D. HORNING LICENSE No. 67505 STATE OF FLORIDA PROFESSIONAL ENGINEER

2021.11.05 16:49:27-04'00'

This item has been digitally signed and sealed by Joshua D. Horning, PE (FL PE #67505) on 11/05/2021 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kimley»Horn
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1615 S. CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2545

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE: NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

COVER SHEET

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C0.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C0.00 COVER SHEET November 05, 2021 03:33:17pm K:\bcd_civil\044800015 – 1177 hillsboro mile\CADD\plansheets\C0.00 COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE TOWN OF HILLSBORO BEACH STANDARD DETAILS

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)" AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM DATUM OF 1988 (NAVD 1988).

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

WATER AND SEWER UTILITY NOTES

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.
12. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OR 24" OR GREATER. TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6" DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6" OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N" VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. OR PROTECTOR 401 CERAMIC EPOXY. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30" CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER,WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 130 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

   (EQUATION $Q = \frac{LD\sqrt{P}}{148,000}$)

   Q = ALLOWABLE LEAKAGE, GALLONS/HOUR
   L = LENGTH OF PIPE TESTED, FEET
   D = NOMINAL DIAMETER, INCHES
   P = AVERAGE TEST PRESSURE, LB/IN GAUGE
17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.
18. FOR 2 HOURS AT LINE PRESSURE AFTER THE 150 PSI TEST & DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD.
19. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (3.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

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LICENSED PROFESSIONAL
JOSHUA D. HORINING
FL LICENSE NUMBER
67505
DATE: ____

KHA PROJECT	044800015
DATE	NOV. 2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	NMN
CHECKED BY	JDH

GENERAL NOTES

1177 HILLSBORO MILE

PREPARED FOR
HILLSBORO MILE PROPERTY OWNER

HILLSBORO BEACH FL

SHEET NUMBER
C0.01

Plotted By: Fonseca, Rafael Sheet Set: 1177 HILLSBORO MILE Layout: C0.01 GENERAL NOTES November 05, 2021 03:33:17pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C0.00 COVER SHEET.dwg
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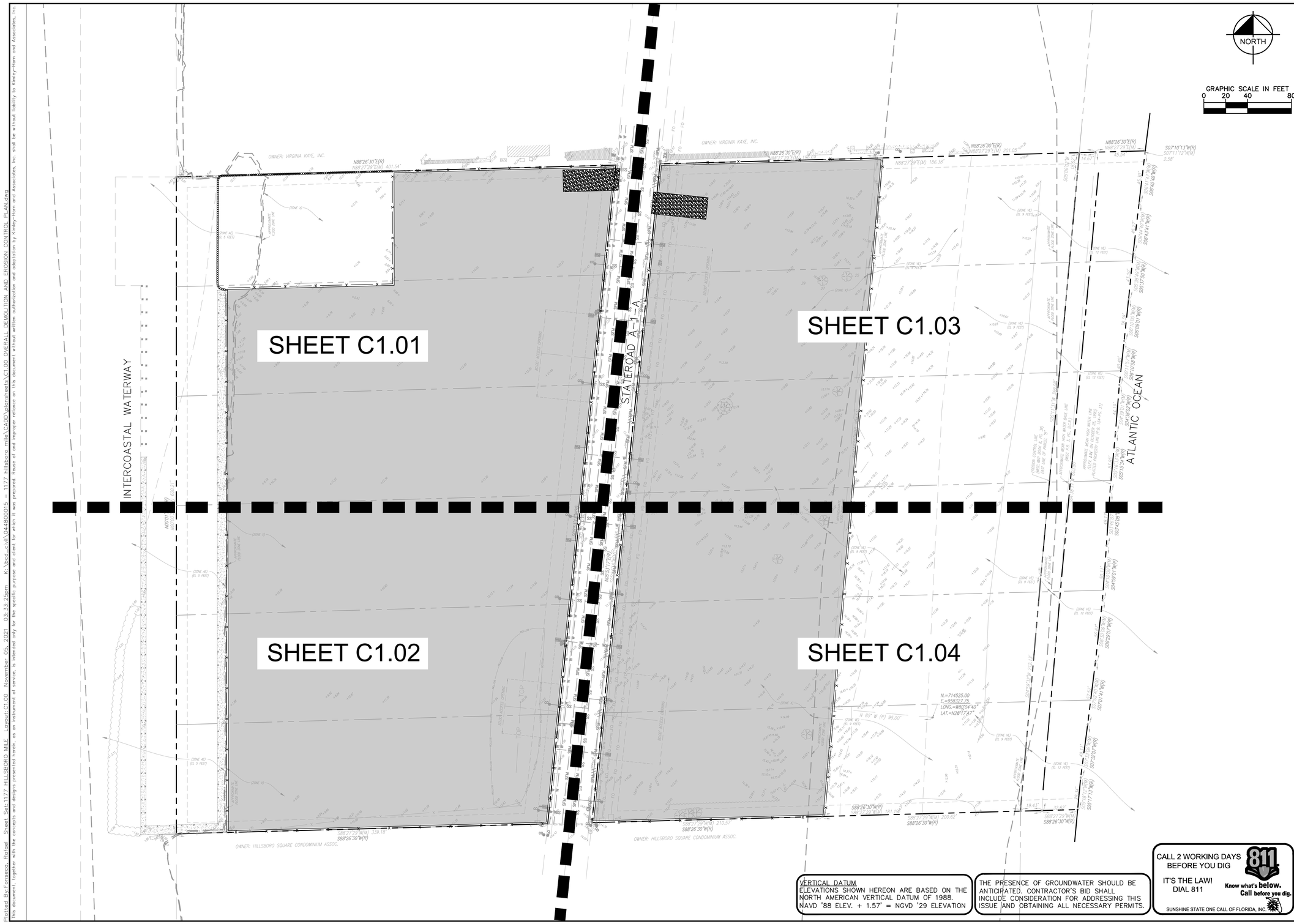

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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KHA PROJECT 044800015
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OVERALL DEMOLITION AND EROSION CONTROL PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C1.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C1.00 November 05, 2021 03:33:25pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C1.00 OVERALL DEMOLITION AND EROSION CONTROL PLAN.dwg
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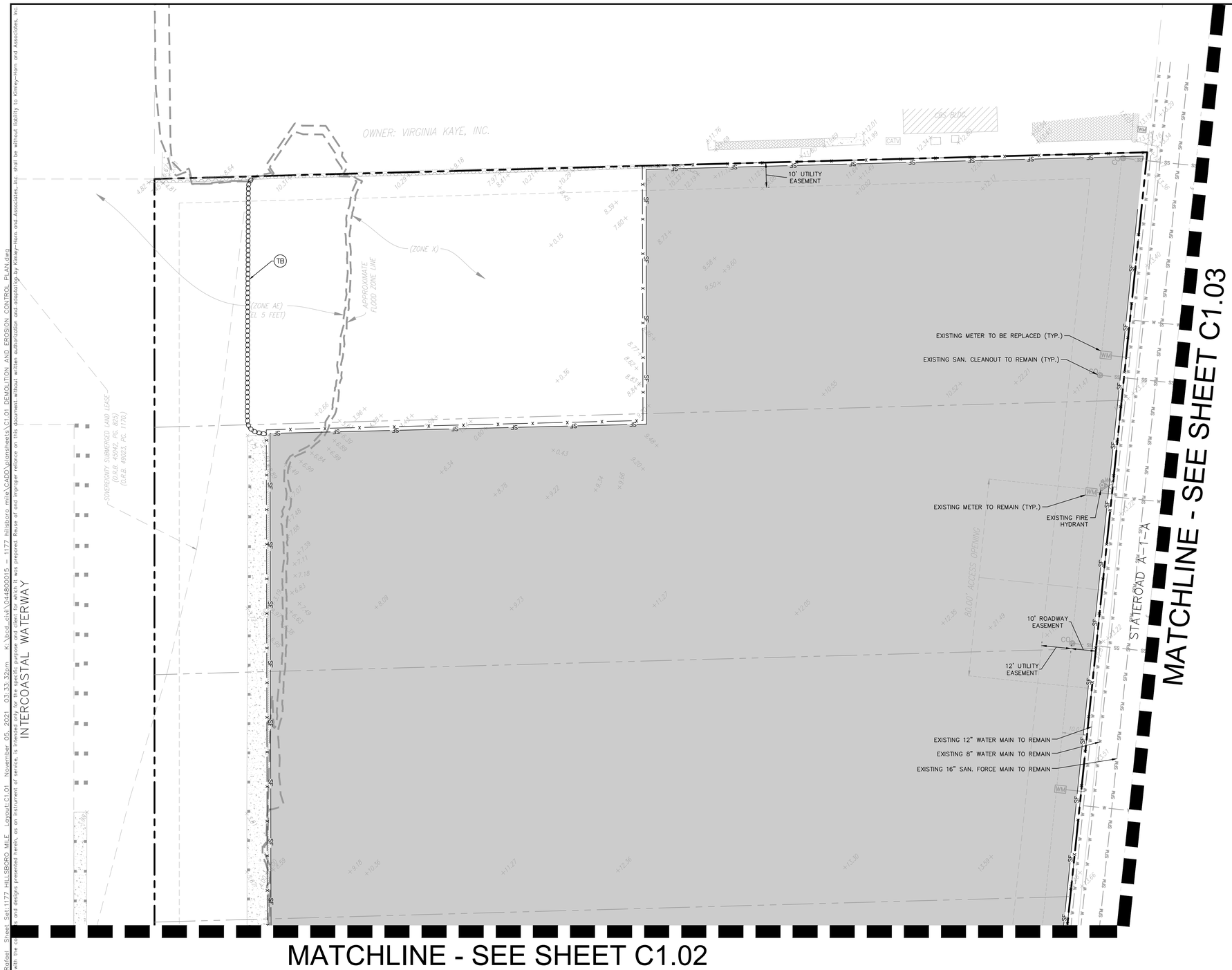

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

	PROPERTY LINE
SS	EXISTING SANITARY LINE
W	EXISTING WATER
STRM	EXISTING STORM
SS	EXISTING SEWER TO BE DEMOLISHED
W	EXISTING WATER TO BE DEMOLISHED
STRM	EXISTING STORM TO BE DEMOLISHED
	REMOVE EXISTING PAVEMENT AND ABOVEGROUND STRUCTURE UNLESS OTHERWISE NOTED. PROTECT IN PLACE ALL UNDERGROUND UTILITIES UNLESS OTHER NOTED. SEE TREE DISPOSITION PLAN FOR EXTENT OF LANDSCAPE REMOVAL
× 4.96'	EXISTING ELEVATION
SF	SILT FENCE
x	CHAINLINK FENCE
CE	CONSTRUCTION ENTRANCE
TB	TURBIDITY BARRIER

SEE SHEET C1.10 FOR DEMOLITION NOTES

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JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

DEMOLITION AND EROSION CONTROL PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C1.01

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C1.01 November 05, 2021 03:33:32pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C1.01 DEMOLITION AND EROSION CONTROL PLAN.dwg
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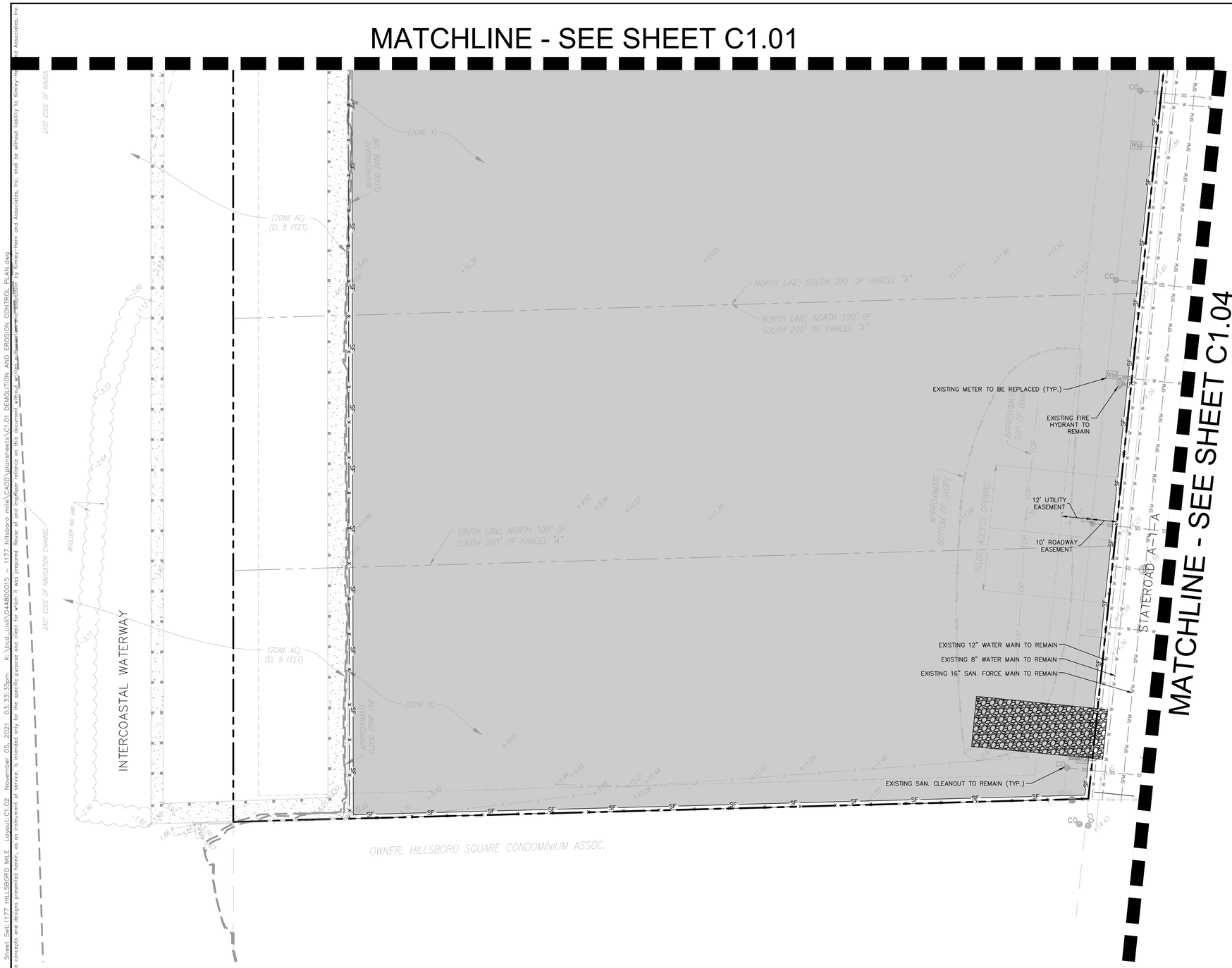

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

	PROPERTY LINE
SS	EXISTING SANITARY LINE
W	EXISTING WATER
STRM	EXISTING STORM
SS	EXISTING SEWER TO BE DEMOLISHED
W	EXISTING WATER TO BE DEMOLISHED
STRM	EXISTING STORM TO BE DEMOLISHED
	REMOVE EXISTING PAVEMENT AND ABOVEGROUND STRUCTURE UNLESS OTHERWISE NOTED. PROTECT IN PLACE ALL UNDERGROUND UTILITIES UNLESS OTHER NOTED. SEE TREE DISPOSITION PLAN FOR EXTENT OF LANDSCAPE REMOVAL
× 4.96'	EXISTING ELEVATION
SF	SILT FENCE
X	CHAINLINK FENCE
CE	CONSTRUCTION ENTRANCE
TB	TURBIDITY BARRIER

SEE SHEET C1.10 FOR DEMOLITION NOTES

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KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

DEMOLITION AND EROSION CONTROL PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C1.02

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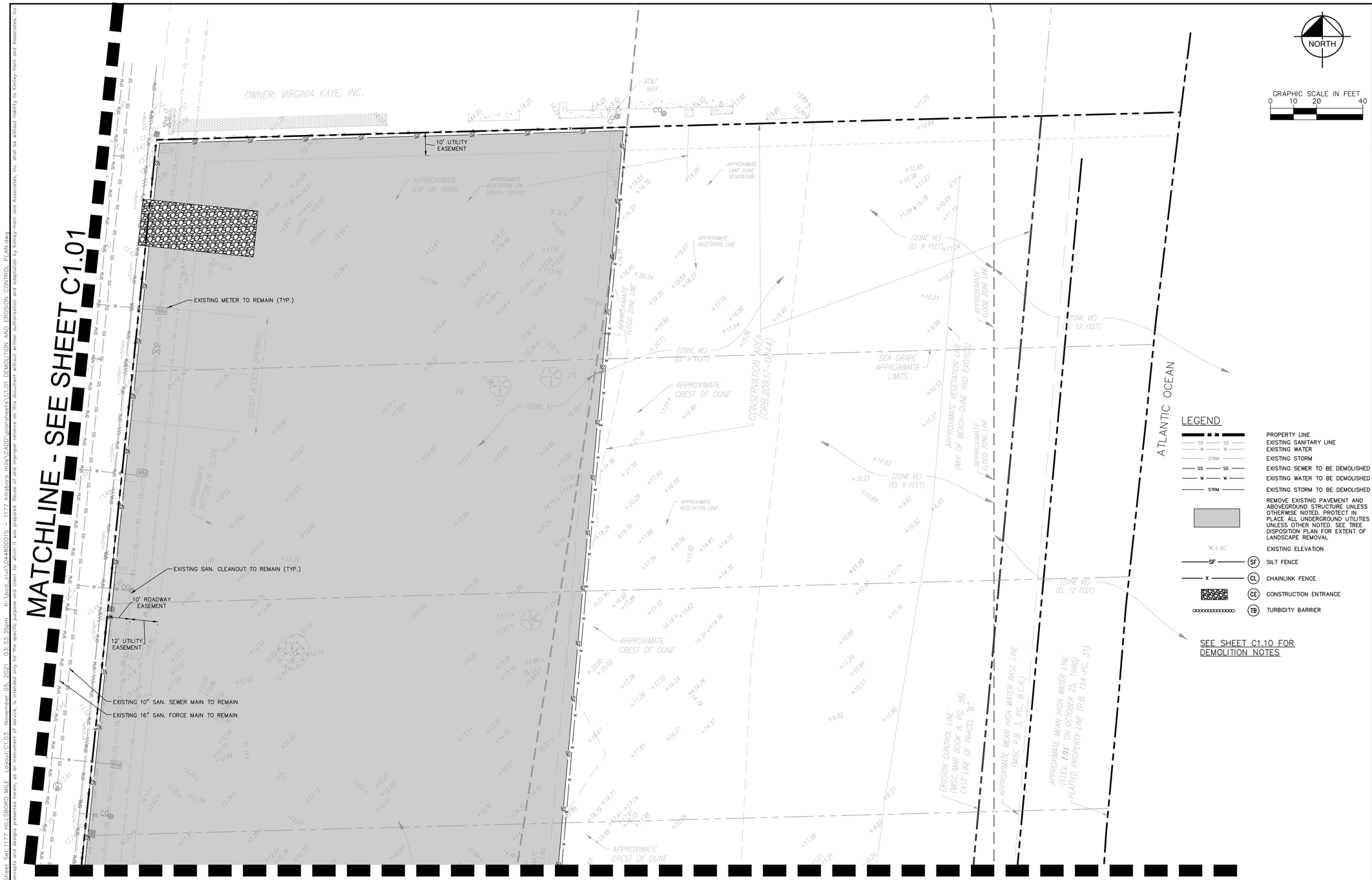

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DEMOLITION AND EROSION CONTROL PLAN

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HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C1.03

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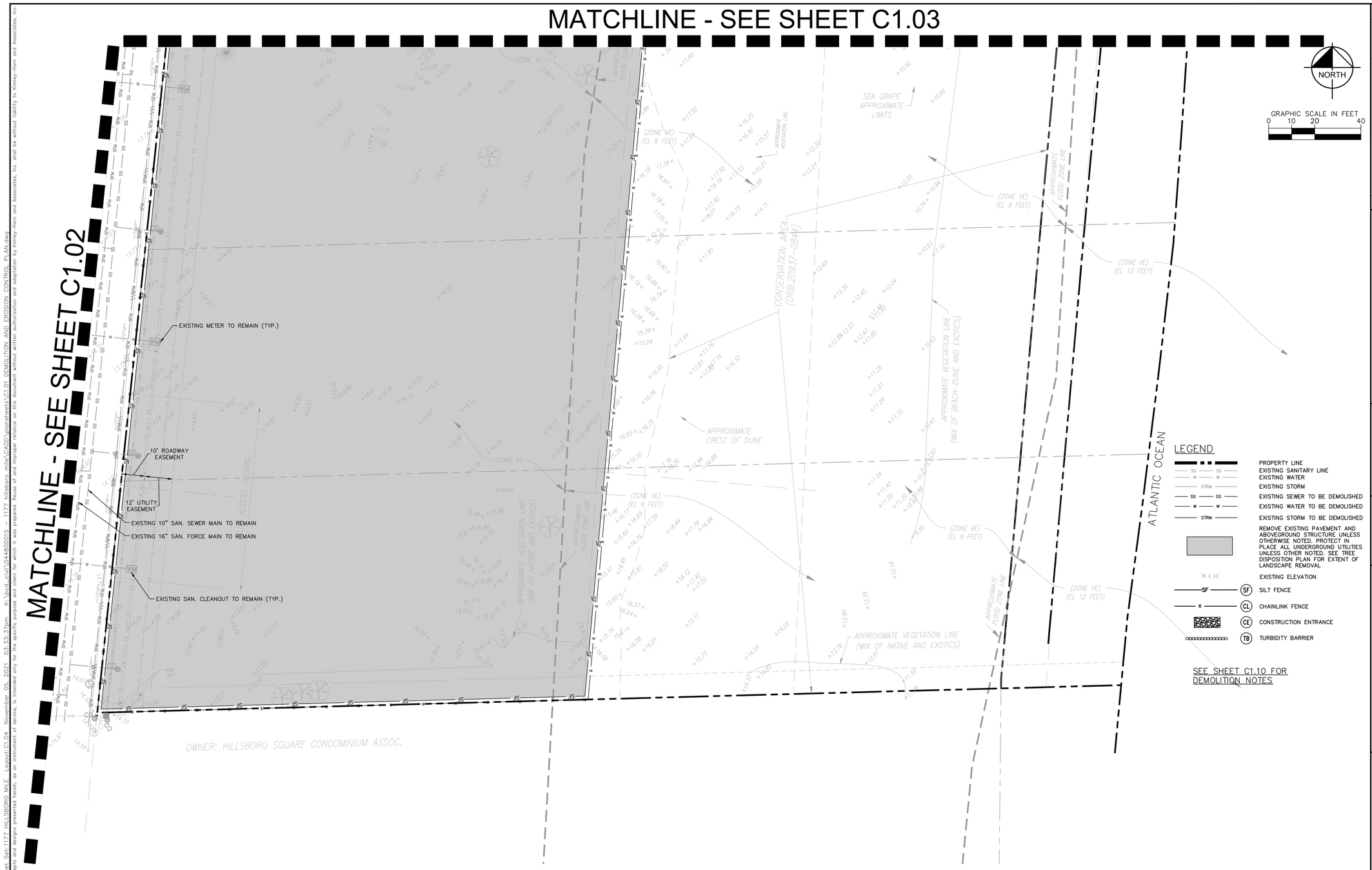

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DEMOLITION AND EROSION CONTROL PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C1.04

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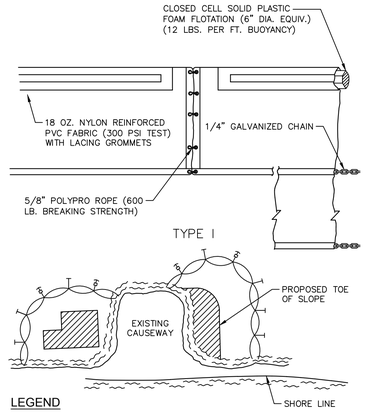


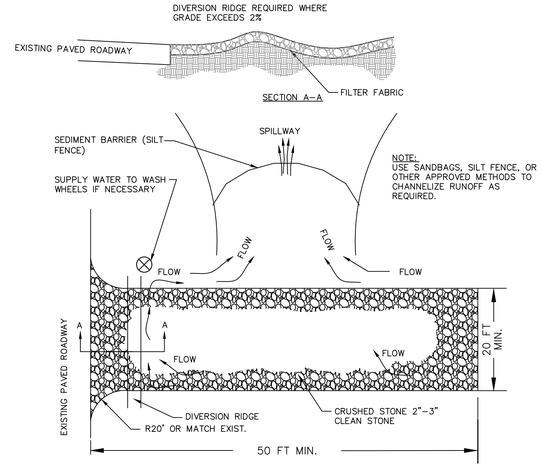
LEGEND

- PILE LOCATIONS
- DREDGE OR FILL AREA
- MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION

1. D1=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS). D2=5' STD. (ADDITIONAL PANEL FOR DEPTHS 5').
2. CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

FLOATING TURBIDITY BARRIER

NOT TO SCALE

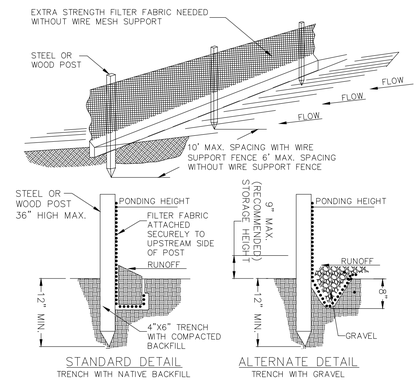


NOTES: PLAN VIEW

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL

NOT TO SCALE

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONSTRUCTION ENTRANCE																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE																		
STORM FACILITIES																		
SITE CONSTRUCTION																		
BUILDING PAD CONSTRUCTION																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE, TURBIDITY BARRIER AND INLET PROTECTION.
2. PERFORM CLEARING AND GRUBBING AND DEMOLITION.

PHASE 2:

1. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
3. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. CONSTRUCT PROPOSED IMPROVEMENTS, INCLUDING BUILDING PAD.
5. COMPLETE FINAL GRADING AND FINAL STABILIZATION.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES.

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.

2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.

3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.

4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.

5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.

6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.

7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.

8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.

9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.

10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.

11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.

12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.

13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY PALM BEACH COUNTY AND CONSTRUCTION MANAGER.

14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.

15. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

16. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

17. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

18. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

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DEMOLITION AND EROSION CONTROL DETAILS

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SHEET NUMBER
C1.10

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C1.10 November 05, 2021 03:33:42pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C1.10 DEMOLITION AND EROSION CONTROL DETAILS.dwg
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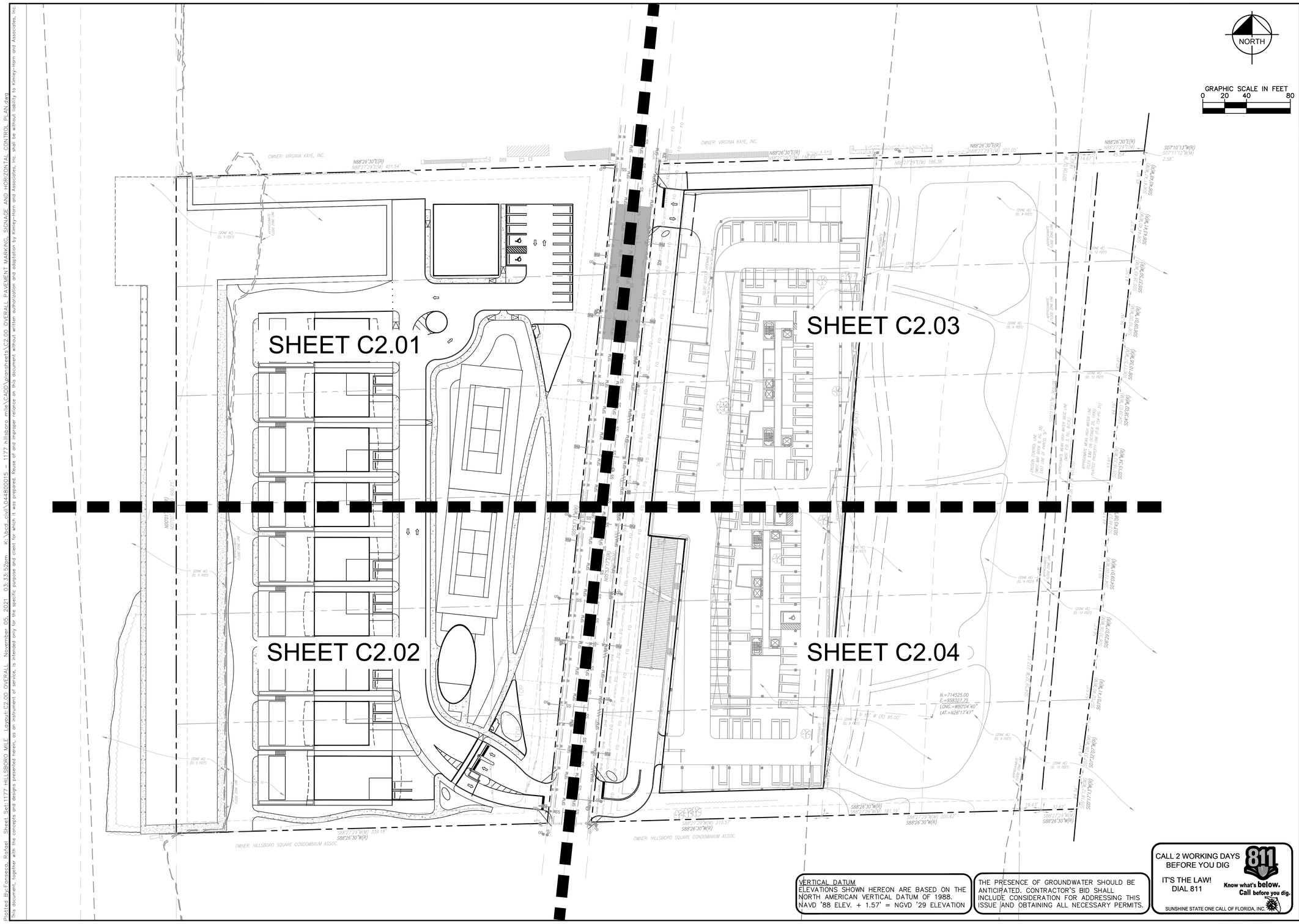

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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WWW.KIMLEY-HORN.COM CA REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

OVERALL HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C2.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C2.00 OVERALL November 05, 2021 03:33:52pm K:\bcd_civil\044800015 - 1177 Hillsboro mile\CAD\plansheets\C2.00 OVERALL PAVEMENT MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN.dwg
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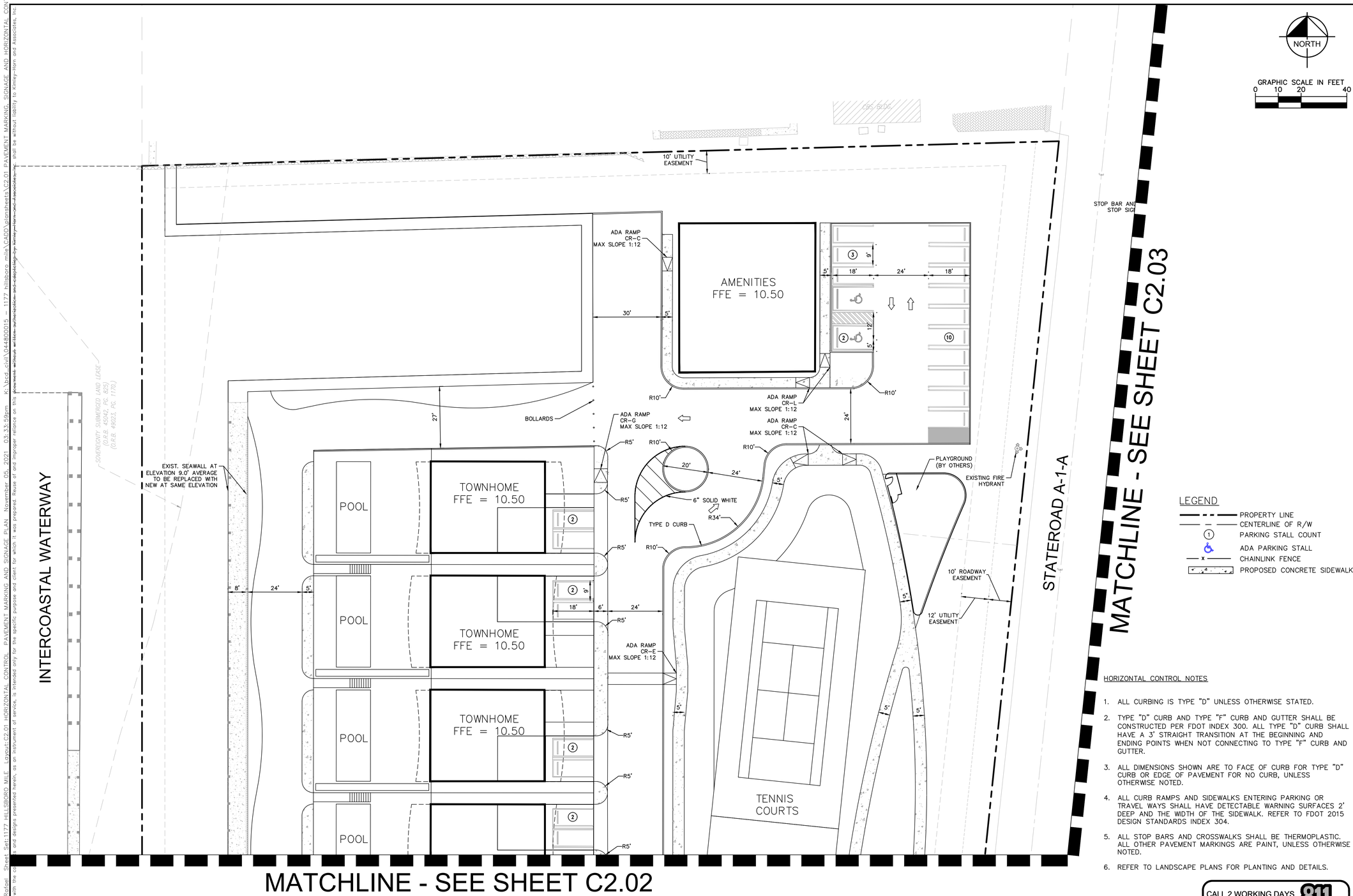

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- PARKING STALL COUNT
- ADA PARKING STALL
- CHAINLINK FENCE
- PROPOSED CONCRETE SIDEWALK

HORIZONTAL CONTROL NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2015 DESIGN STANDARDS INDEX 304.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.

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DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
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HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C2.01

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C2.01 HORIZONTAL CONTROL PAVEMENT MARKING AND SIGNAGE PLAN November 05, 2021 03:33:59pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C2.01 PAVEMENT MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN.dwg
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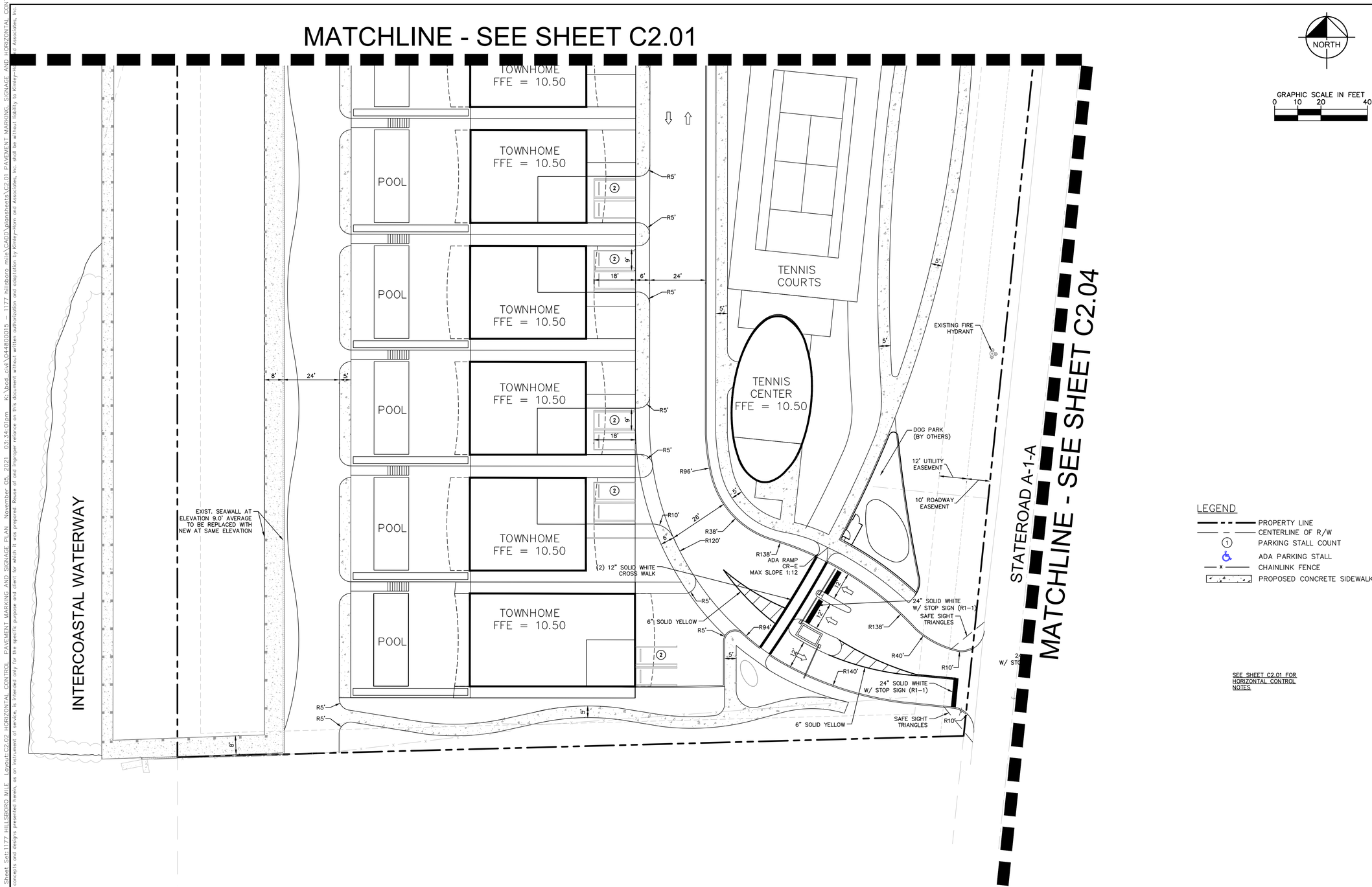

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- PARKING STALL COUNT
- ADA PARKING STALL
- CHAINLINK FENCE
- PROPOSED CONCRETE SIDEWALK

SEE SHEET C2.01 FOR HORIZONTAL CONTROL NOTES

VERTICAL DATUM
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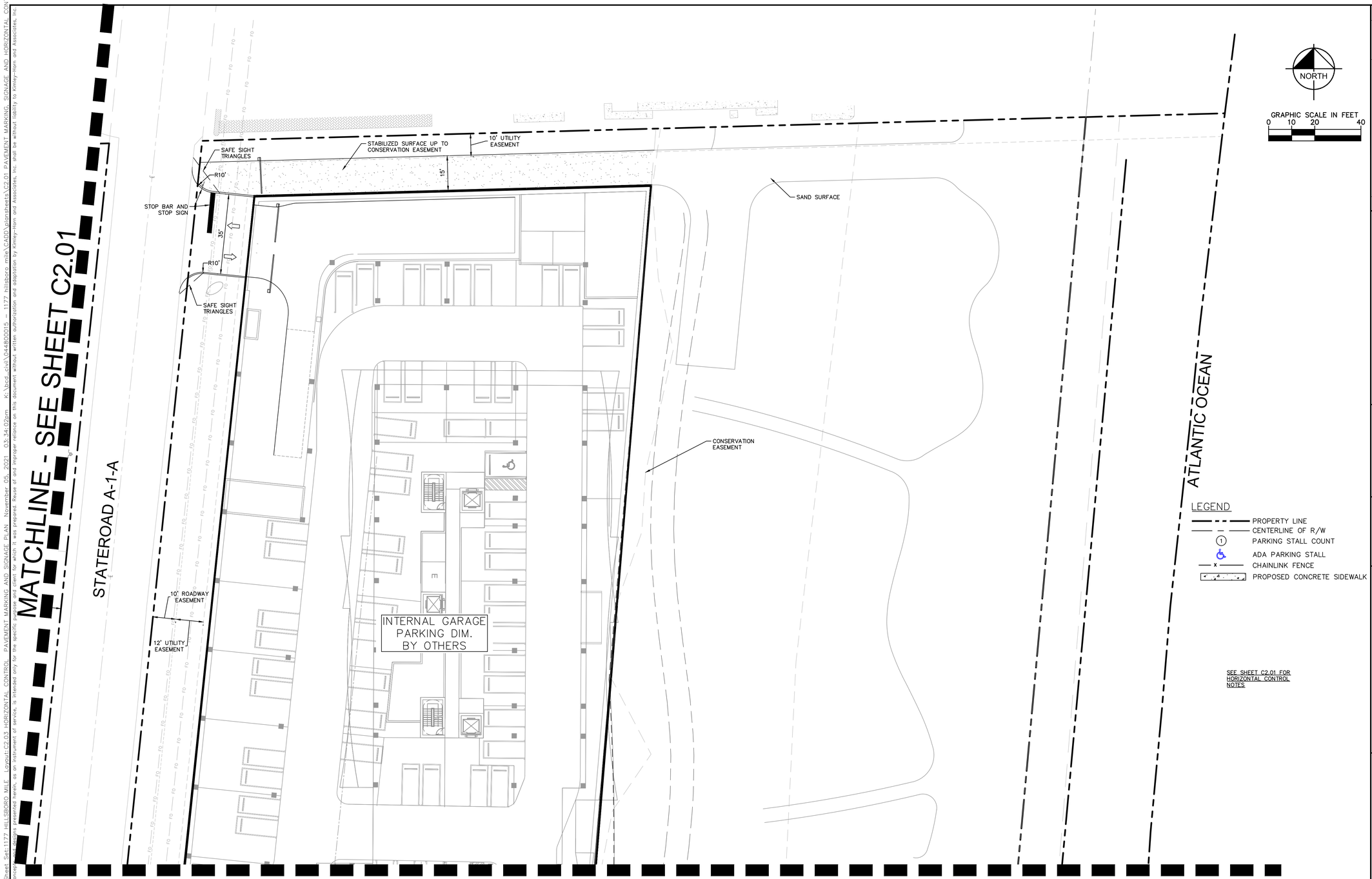
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C2.02



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HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C2.03

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C2.03 HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN November 05, 2021 03:34:02pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C2.01 PAVEMENT MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN.dwg
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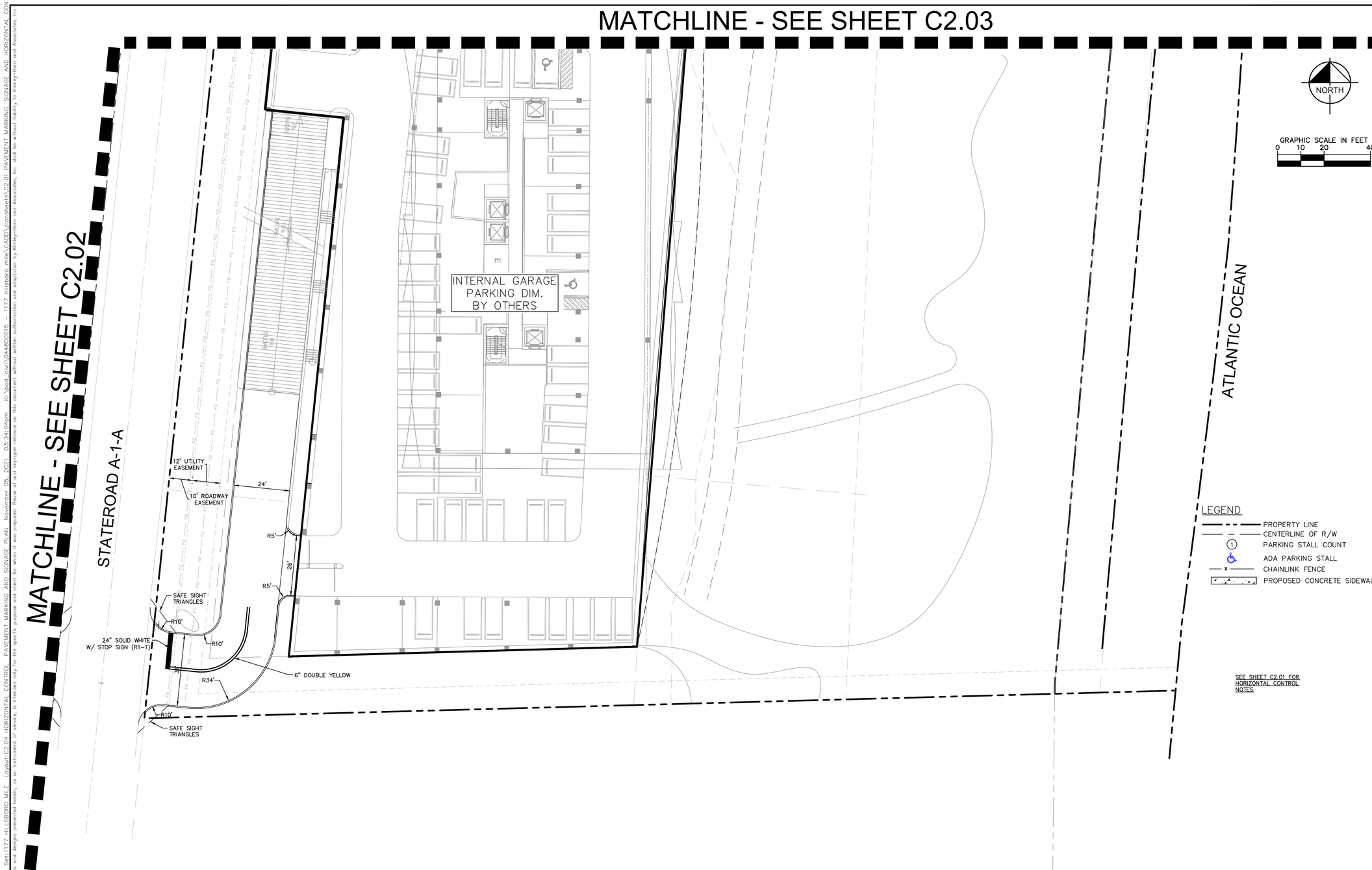

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- (1) PARKING STALL COUNT
- ADA PARKING STALL
- x CHAINLINK FENCE
- PROPOSED CONCRETE SIDEWALK

SEE SHEET C2.01 FOR HORIZONTAL CONTROL NOTES

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HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C2.04

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C2.04 HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN November 05, 2021 03:34:04pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C2.01 PAVEMENT MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN.dwg
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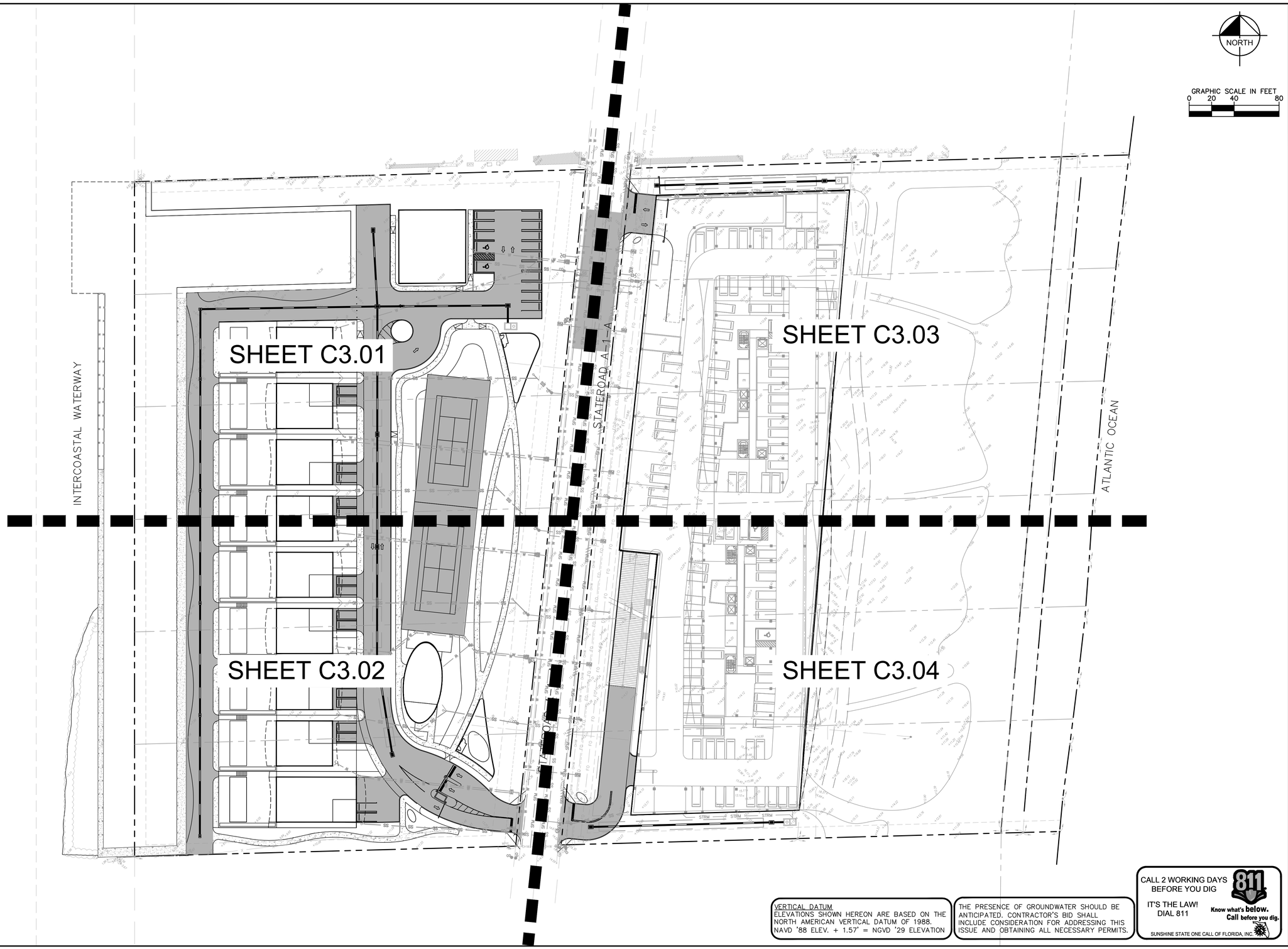

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67505
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DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

OVERALL PAVING, GRADING AND DRAINAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C3.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C3.00 November 05, 2021 03:34:14pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C3.00 OVERALL PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN.dwg
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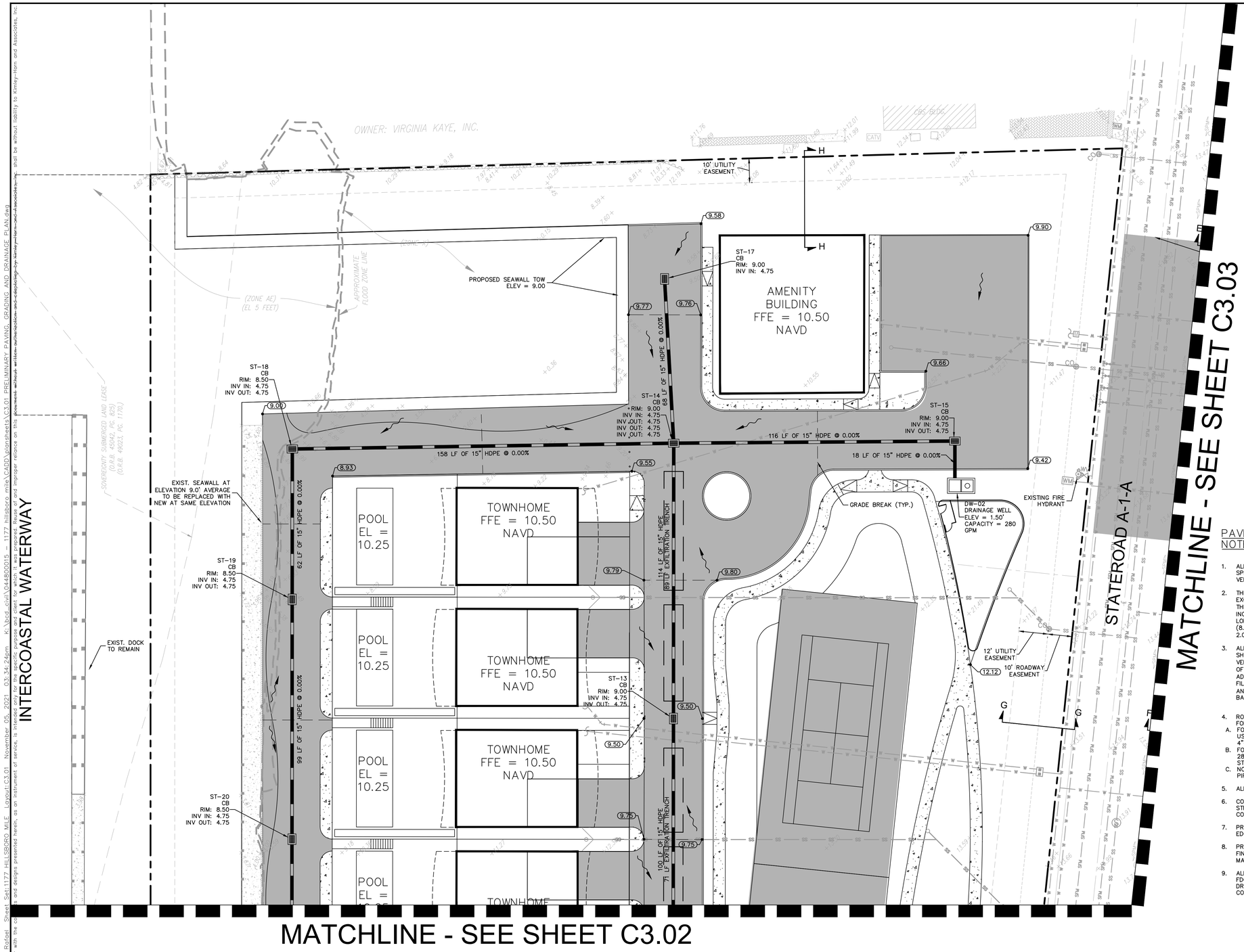

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- STRM — EXISTING STORM PIPE
- SFM — EXISTING SANITARY FORCE MAIN
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATERMAIN
- FO — FIBER OPTIC LINE
- OHW — EXISTING OVERHEAD WIRES
- EXISTING SANITARY MANHOLE
- PROP. STORM PIPE
- SS — PROP. SANITARY SEWER PIPE
- W — PROP. WATERMAIN
- PROP. FIRE HYDRANT
- 10.00 — PROP. SPOT ELEVATION
- M.E. — MATCH EXISTING ELEVATION
- H.P. — HIGH POINT ELEVATION
- 12.34 — EXISTING ELEVATION
- FLOW ARROW
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK

PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
2. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1V:48H (2.08%, PER LATEST ADA SPECIFICATION). THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
3. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH A TWENTY FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1 ½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE
4. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
5. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522-002.
6. CONTRACTOR SHALL CLEAN ALLPROP. DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
7. PROP. ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. PROP. ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
9. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VERTICAL DATUM
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KHA PROJECT	044800015
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DRAWN BY	NMN
CHECKED BY	JDH

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C3.01

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C3.01 November 05, 2021 03:34:24pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C3.01 PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN.dwg
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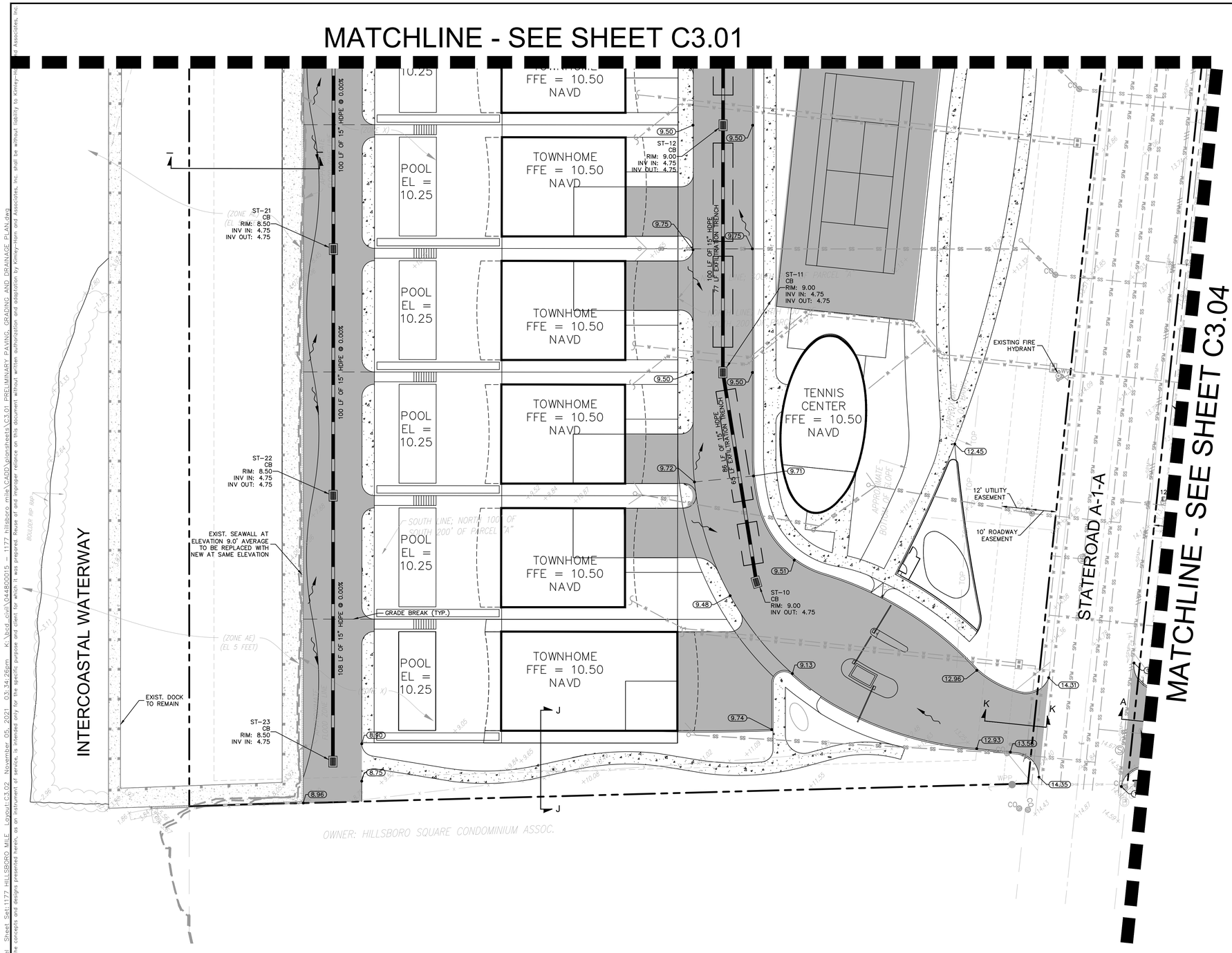

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- STRM — EXISTING STORM PIPE
- SFM — SFM — EXISTING SANITARY FORCE MAIN
- SS — SS — EXISTING SANITARY SEWER PIPE
- W — W — EXISTING WATERMAIN
- FO — FO — FIBER OPTIC LINE
- OHW — OHW — EXISTING OVERHEAD WIRES
- (S) EXISTING SANITARY MANHOLE
- PROP. STORM PIPE
- SS — SS — PROP. SANITARY SEWER PIPE
- W — W — PROP. WATERMAIN
- PROP. FIRE HYDRANT
- (10.00) PROP. SPOT ELEVATION
- (M.E.) MATCH EXISTING ELEVATION
- (H.P.) HIGH POINT ELEVATION
- 12.50 EXISTING ELEVATION
- FLOW ARROW
- PROP. ASPHALT PAVEMENT

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DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C3.02

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C3.02 November 05, 2021 03:34:26pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C3.01 PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN.dwg
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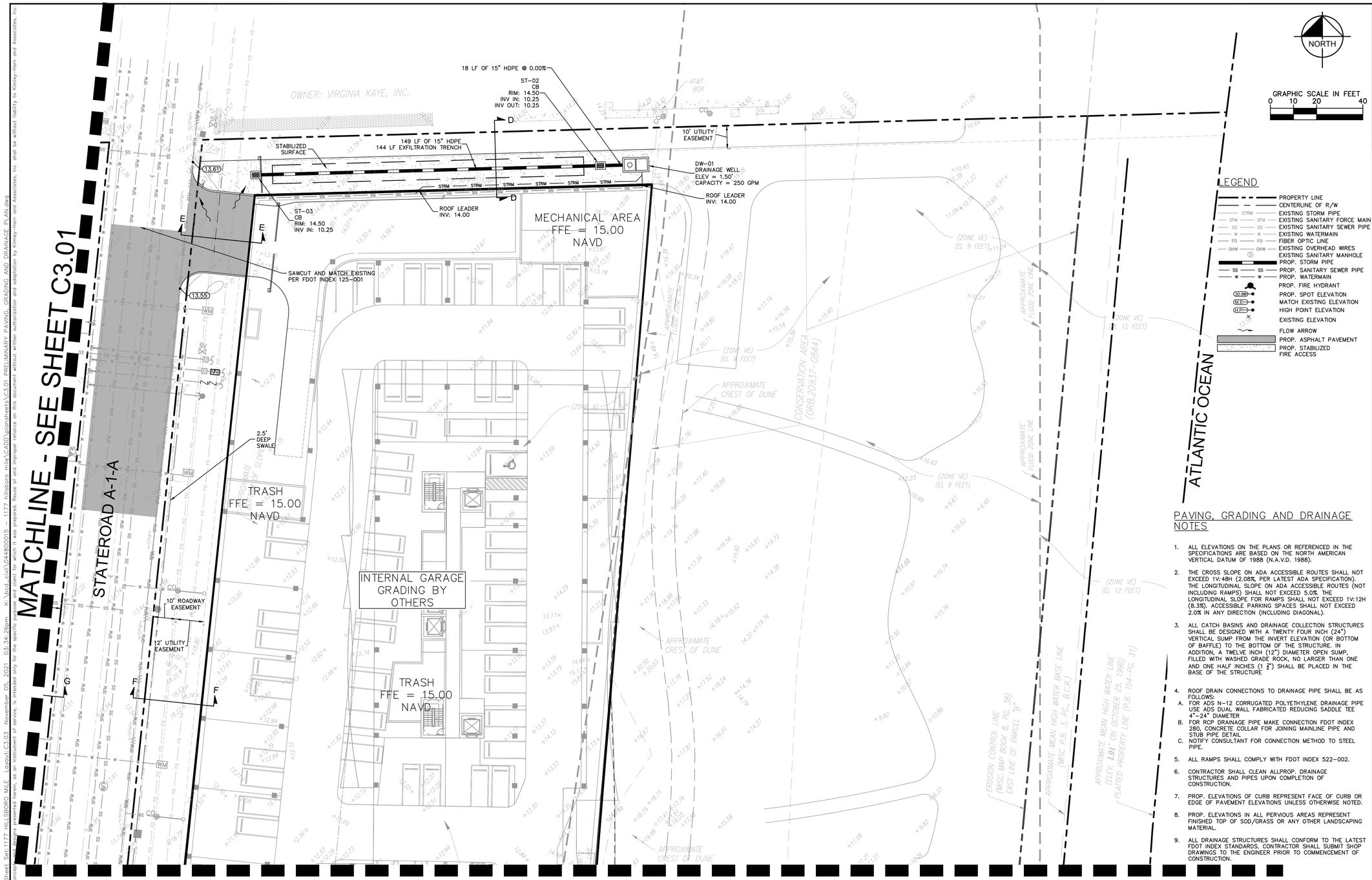

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- STRM — EXISTING STORM PIPE
- SFM — SFM — EXISTING SANITARY FORCE MAIN
- SS — SS — EXISTING SANITARY SEWER PIPE
- W — W — EXISTING WATERMAIN
- FO — FO — FIBER OPTIC LINE
- OHW — OHW — EXISTING OVERHEAD WIRES
- EXISTING SANITARY MANHOLE
- PROP. STORM PIPE
- SS — SS — PROP. SANITARY SEWER PIPE
- W — W — PROP. WATERMAIN
- PROP. FIRE HYDRANT
- 10.99 — PROP. SPOT ELEVATION
- M.E. — MATCH EXISTING ELEVATION
- H.P. — HIGH POINT ELEVATION
- 12.34 — EXISTING ELEVATION
- FLOW ARROW
- PROP. ASPHALT PAVEMENT
- PROP. STABILIZED FIRE ACCESS

PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
2. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1V:48H (2.08%, PER LATEST ADA SPECIFICATION). THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
3. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH A TWENTY FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1 ½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE
4. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
5. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522-002.
6. CONTRACTOR SHALL CLEAN ALLPROP. DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
7. PROP. ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. PROP. ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
9. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
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PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

1177 HILLSBORO MILE
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HILLSBORO BEACH FL

SHEET NUMBER
C3.03

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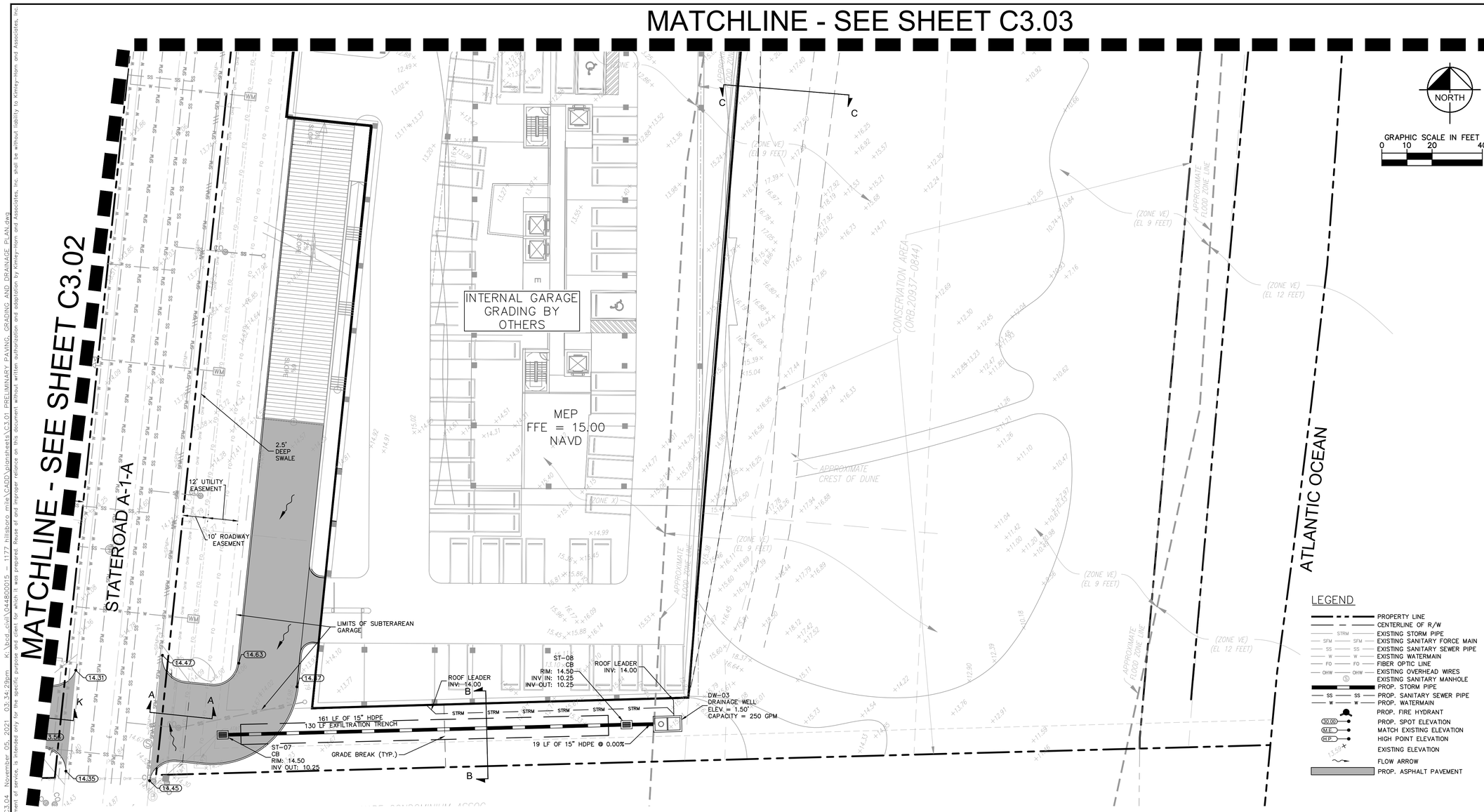

LEGEND

- PROPERTY LINE
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- EXISTING SANITARY FORCE MAIN
- EXISTING SANITARY SEWER PIPE
- EXISTING WATERMAIN
- FIBER OPTIC LINE
- EXISTING OVERHEAD WIRES
- EXISTING SANITARY MANHOLE
- PROP. STORM PIPE
- PROP. SANITARY SEWER PIPE
- PROP. WATERMAIN
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SHEET NUMBER
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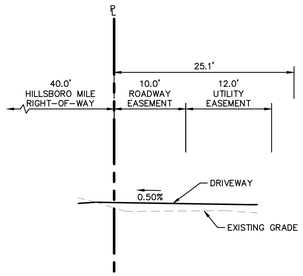

SECTION A-A
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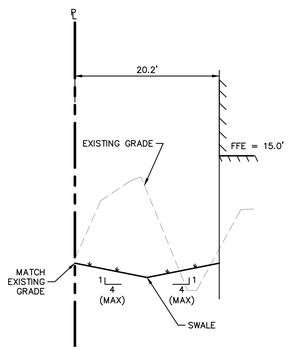

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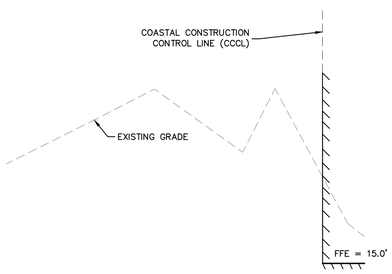

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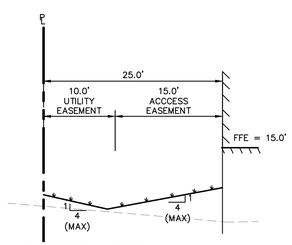

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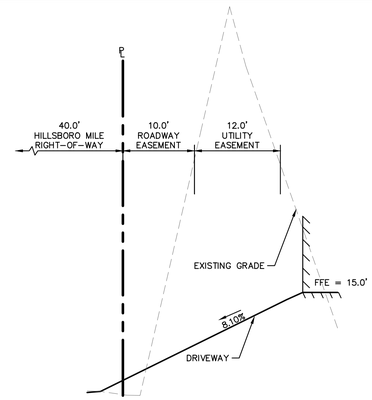

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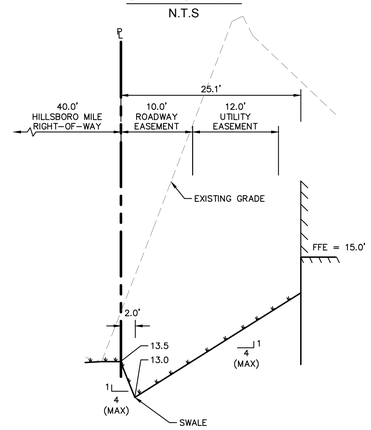

SECTION G-G
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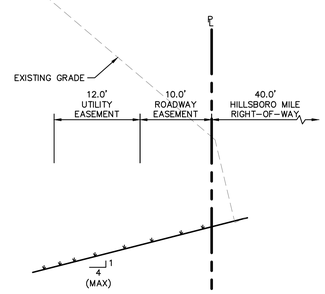

SECTION F-F
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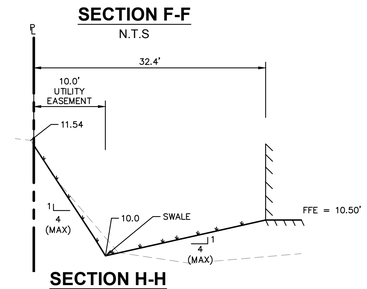

SECTION H-H
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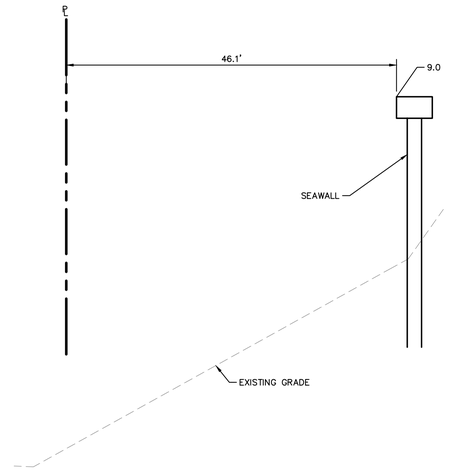

SECTION I-I
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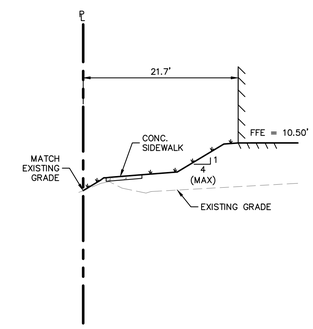

SECTION J-J
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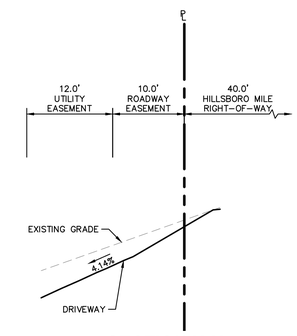

SECTION K-K
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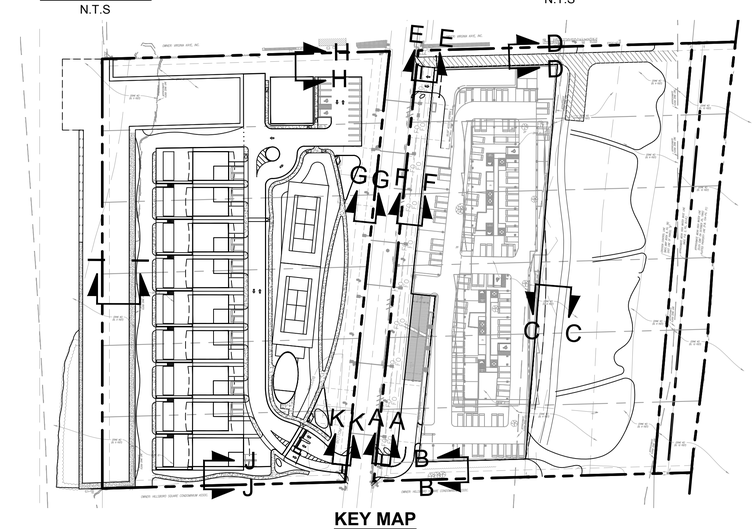

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn
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PERIMETER SECTIONS

1177 HILLSBORO MILE
PREPARED FOR
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HILLSBORO BEACH FL

SHEET NUMBER
C3.10

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C3.10 November 05, 2021 03:34:48pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C3.10 PERIMETER SECTIONS.dwg
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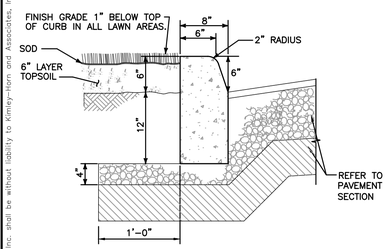
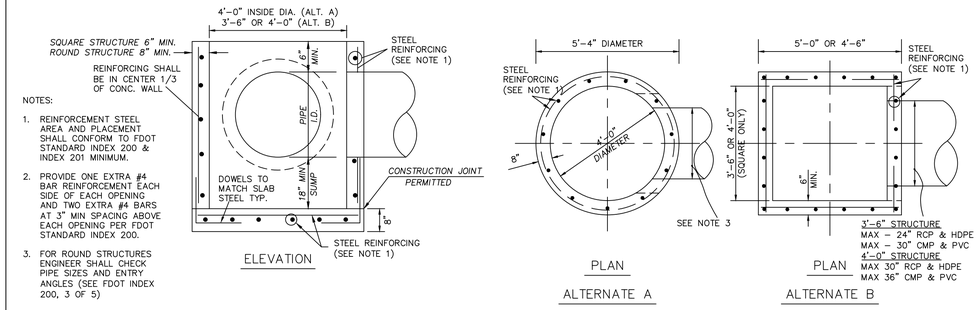


TYPE "D" CURB

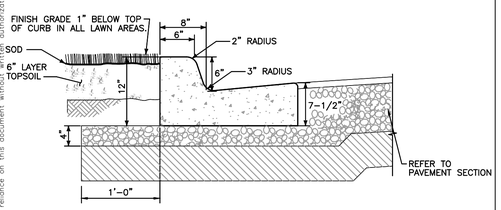
NOT TO SCALE



NOTES:

1. REINFORCEMENT STEEL AREA AND PLACEMENT SHALL CONFORM TO FDOT STANDARD INDEX 200 & INDEX 201 MINIMUM.
2. PROVIDE ONE EXTRA #4 BAR REINFORCEMENT EACH SIDE OF EACH OPENING AND TWO EXTRA #4 BARS AT 3" MIN SPACING ABOVE EACH OPENING PER FDOT STANDARD INDEX 200.
3. FOR ROUND STRUCTURES ENGINEER SHALL CHECK PIPE SIZES AND ENTRY ANGLES (SEE FDOT INDEX 200, 3 OF 5)

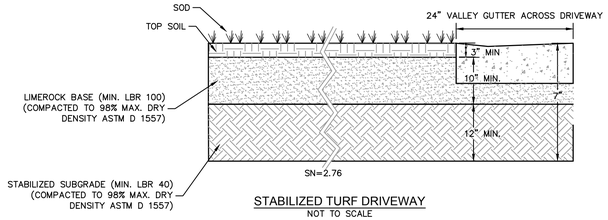
TYPE "P" – MANHOLE & INLET STRUCTURE BOTTOM



NOTES:
1. GUTTER SLOPE IS TO MATCH THE PAVEMENT SLOPE WHEN USED ON THE HIGH SIDE OF THE PAVEMENT.

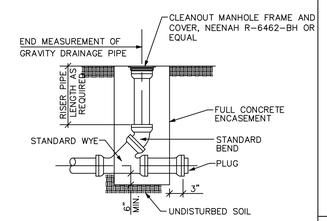
TYPE "F" CURB

NOT TO SCALE



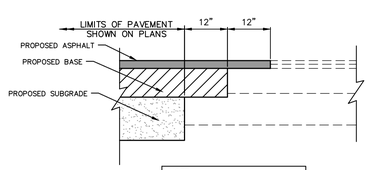
STABILIZED TURF DRIVEWAY

NOT TO SCALE



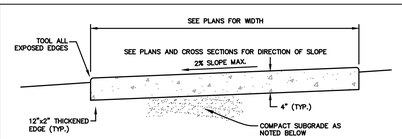
DRAINAGE CLEANOUT DETAIL

NOT TO SCALE



PAVEMENT MATCHING DETAIL

NOT TO SCALE



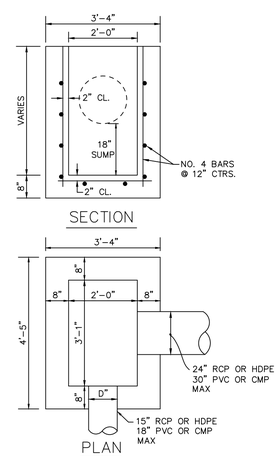
TYPICAL SECTION

NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB OR AT ANY OTHER RIGID STRUCTURE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS FOR SIDEWALKS.
4. MINIMUM THICKNESS OF SIDEWALK SHALL BE 4" THICK CONCRETE.
5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.URS.

CONCRETE SIDEWALK DETAIL

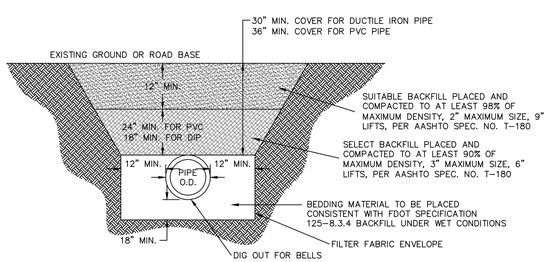
NOT TO SCALE



REQUIRED INLET FRAME AND GRATE
STANDARD INLET – U.S. FOUNDRY 4155-6209 OR APPROVED EQUAL
CURB INLET – U.S. FOUNDRY 5130-6168 OR APPROVED EQUAL
VALLEY GUTTER INLET – U.S. FOUNDRY 5113-6194 OR APPROVED EQUAL
(NOTE: NO BAFFLES OR WEIRS PERMITTED IN TYPE C STRUCTURES)

TYPE "C" – DRAINAGE INLET

NOT TO SCALE

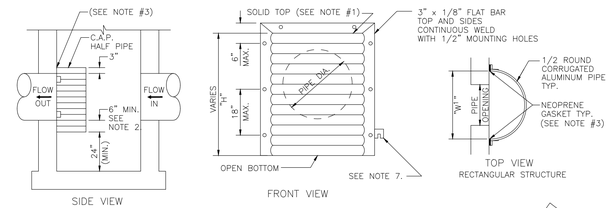


NOTES:

1. BEDDING MATERIAL TO BE PLACED CONSISTENT WITH FDOT SPECIFICATION 125-8.3.4 BACKFILL UNDER WET CONDITIONS.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
4. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.
5. ALL WORK SHALL CONFORM TO FDEP STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 125-8.3.4 BACKFILL UNDER WET CONDITIONS.
6. ALL WORK SHALL CONFORM TO BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION MINIMUM INSTALLATION AND TESTING REQUIREMENTS. MINIMUM COVER FOR DUCTILE IRON PIPE IS 30 INCHES. THE MINIMUM COVER FOR PVC PIPE IS 36 INCHES.

BACKFILL UNDER WET CONDITIONS

N.T.S

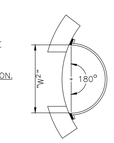


PIPE DIA.	W^1 (IN)	W^2 (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

RECTANGULAR STRUCTURE
ROUND STRUCTURE

NOTES:

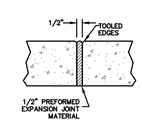
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES, SPACING TO MATCH HOLES IN FLAT BARS.



TOP VIEW
ROUND STRUCTURE

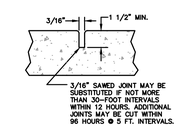
POLLUTION RETARDANT BAFFLE

NOT TO SCALE



EXPANSION JOINT

NOT TO SCALE
(120 FT. MAX. SPACING)



CONTRACTION JOINT

NOT TO SCALE
(5 FT. MAX. SPACING)

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM CA REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PAVING, GRADING AND DRAINAGE DETAILS

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C3.20

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C3.20 November 05, 2021 03:34:53pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C3.20 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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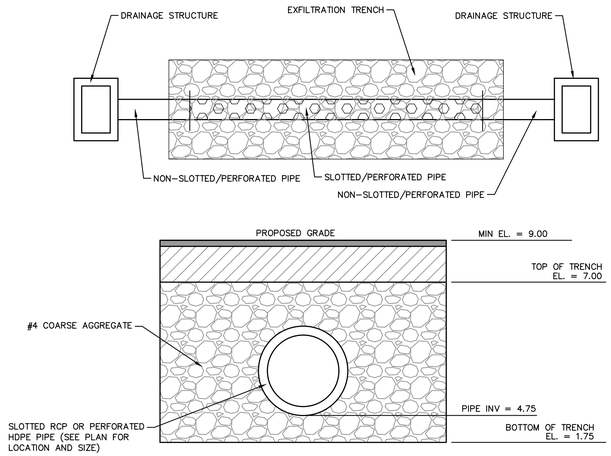
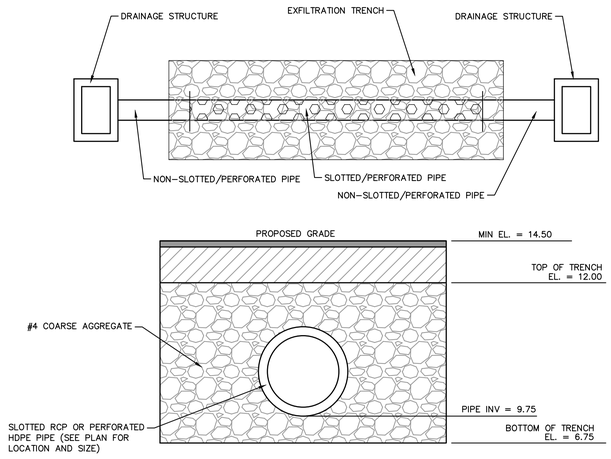


NOTES:
1. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX 285.
2. FILTER FABRIC ALL FOUR (4) SIDES OF EXFILTRATION TRENCH WITH 12" OVERLAP AT TOP OF TRENCH.
3. SLOTS OR PERFORATIONS SHALL BE CONSTRUCTED BY THE PIPE MANUFACTURER AND NOT CUT AT THE PROJECT SITE. SLOTS OR PERFORATIONS SHALL MEET FDOT SPECIFICATIONS.

TYPICAL EXFILTRATION TRENCH DETAIL (BASIN A: WEST)
NOT TO SCALE



NOTES:
1. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX 285.
2. FILTER FABRIC ALL FOUR (4) SIDES OF EXFILTRATION TRENCH WITH 12" OVERLAP AT TOP OF TRENCH.
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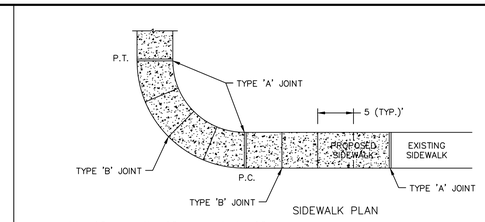
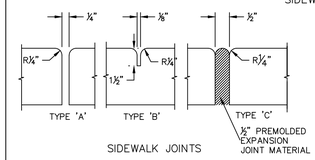
TYPICAL EXFILTRATION TRENCH DETAIL (BASIN B: EAST)
NOT TO SCALE



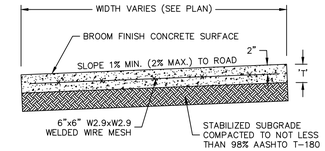
SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

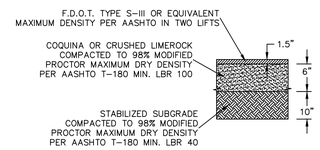
CONCRETE SIDEWALK
N.T.S



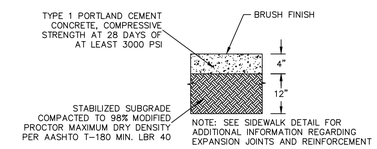
STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

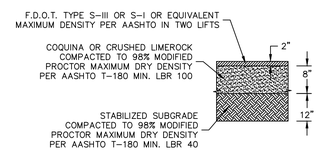
NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



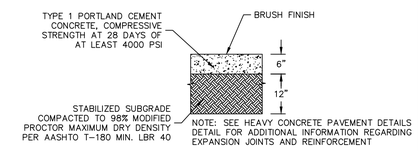
STANDARD DUTY ASPHALT
N.T.S



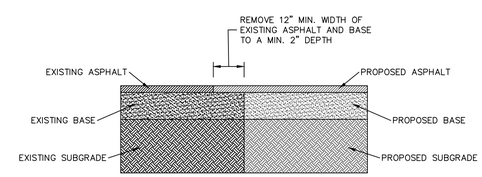
STANDARD DUTY CONCRETE
N.T.S



HEAVY DUTY ASPHALT
N.T.S



HEAVY DUTY CONCRETE
N.T.S



SAW-CUT
N.T.S

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PAVING, GRADING AND DRAINAGE DETAILS

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C3.21

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C3.21 November 05, 2021 03:34:53pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C3.20 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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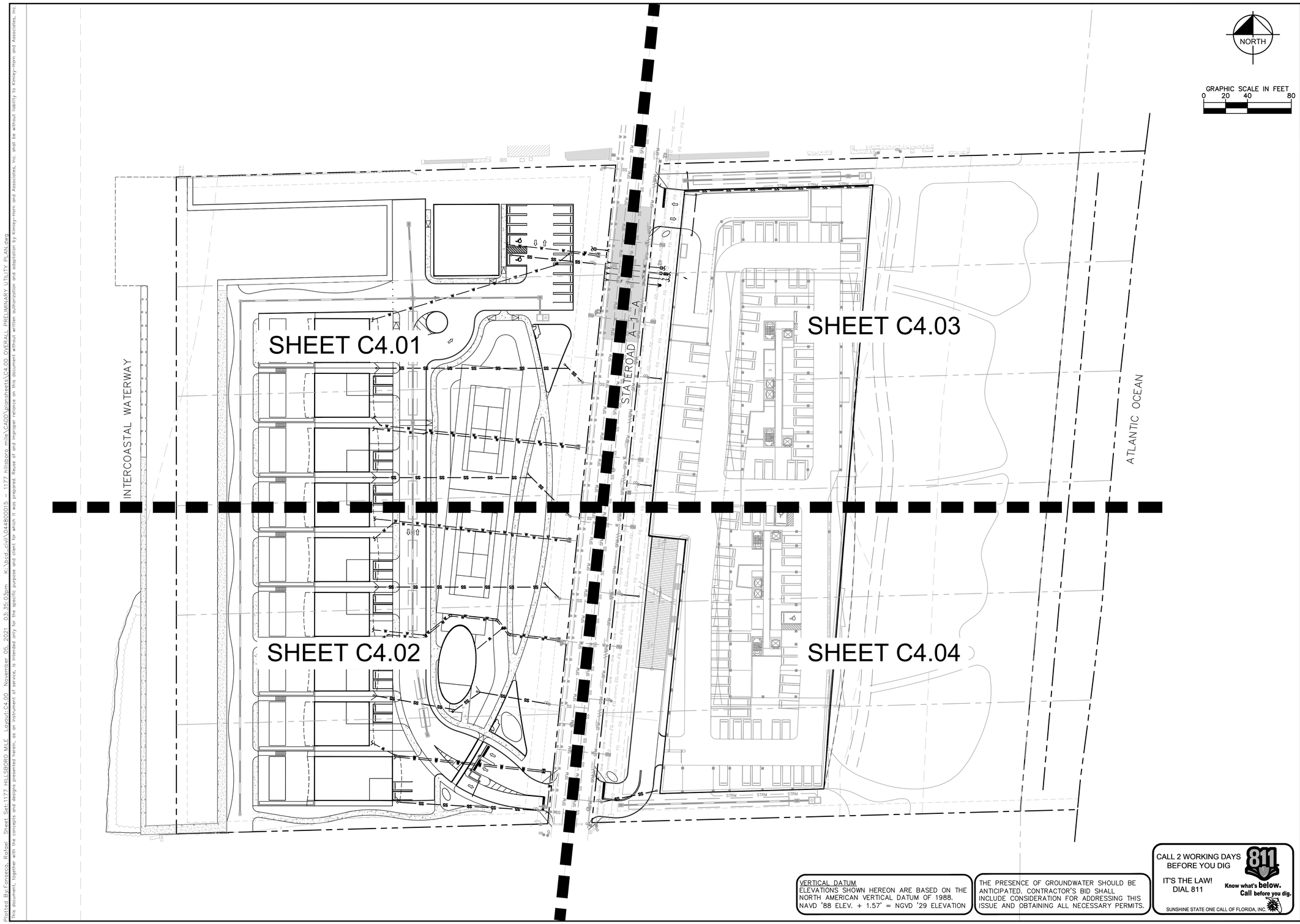

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

OVERALL UTILITY PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C4.00 November 05, 2021 03:35:03pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C4.00 OVERALL PRELIMINARY UTILITY PLAN.dwg
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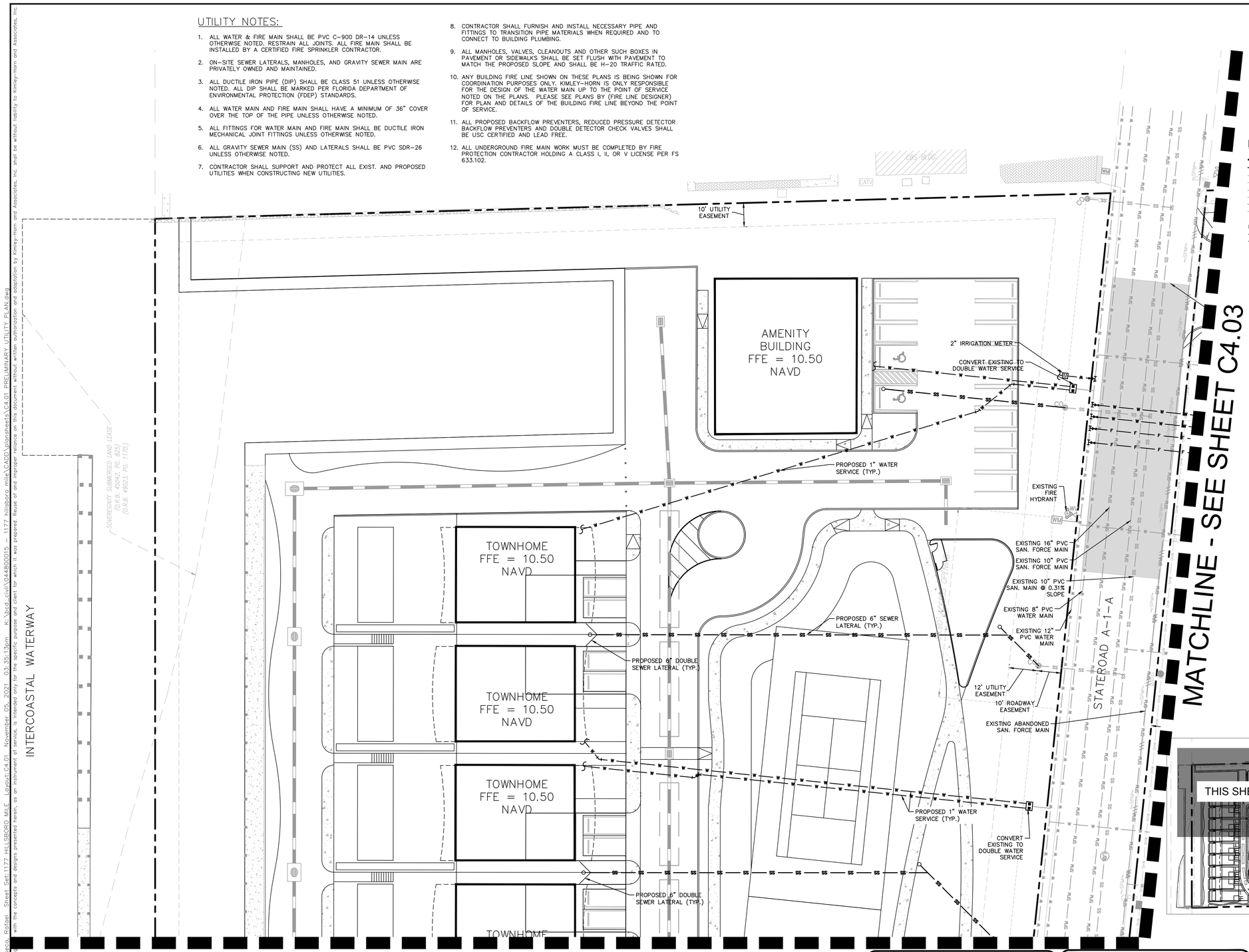
UTILITY NOTES:

1. ALL WATER & FIRE MAIN SHALL BE PVC C-900 DR-14 UNLESS OTHERWISE NOTED. RESTRAIN ALL JOINTS. ALL FIRE MAIN SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER CONTRACTOR.
2. ON-SITE SEWER LATERALS, MANHOLES, AND GRAVITY SEWER MAIN ARE PRIVATELY OWNED AND MAINTAINED.
3. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 51 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
4. ALL WATER MAIN AND FIRE MAIN SHALL HAVE A MINIMUM OF 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED.
5. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
6. ALL GRAVITY SEWER MAIN (SS) AND LATERALS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXIST. AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
8. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
9. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
10. ANY BUILDING FIRE LINE SHOWN ON THESE PLANS IS BEING SHOWN FOR COORDINATION PURPOSES ONLY. KIMLEY-HORN IS ONLY RESPONSIBLE FOR THE DESIGN OF THE WATER MAIN UP TO THE POINT OF SERVICE NOTED ON THE PLANS. PLEASE SEE PLANS BY (FIRE LINE DESIGNER) FOR PLAN AND DETAILS OF THE BUILDING FIRE LINE BEYOND THE POINT OF SERVICE.
11. ALL PROPOSED BACKFLOW PREVENTERS, REDUCED PRESSURE DETECTOR BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USC CERTIFIED AND LEAD FREE.
12. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.



VERTICAL DATUM
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No.	REVISIONS	DATE	BY

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PHONE: 561-330-2345 FAX: 561-853-8175
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LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PRELIMINARY UTILITY PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.01

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C4.01 November 05, 2021 03:35:13pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C4.01 PRELIMINARY UTILITY PLAN.dwg
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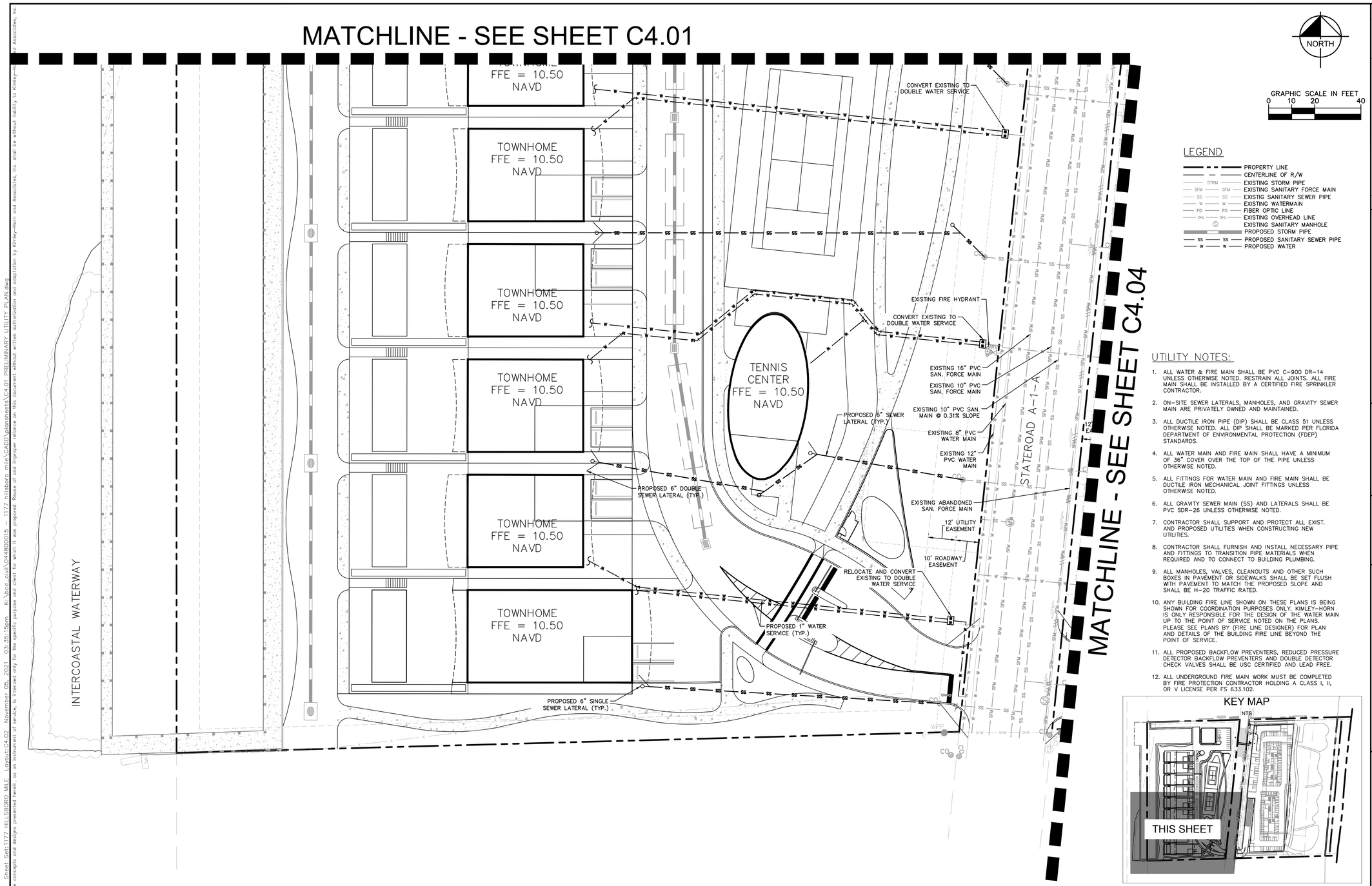

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- STRM — EXISTING STORM PIPE
- SFM — EXISTING SANITARY FORCE MAIN
- SS — EXISTIG SANITARY SEWER PIPE
- W — EXISTING WATERMAIN
- FO — FIBER OPTIC LINE
- OHL — EXISTING OVERHEAD LINE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER

UTILITY NOTES:

1. ALL WATER & FIRE MAIN SHALL BE PVC C-900 DR-14 UNLESS OTHERWISE NOTED. RESTRAIN ALL JOINTS. ALL FIRE MAIN SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER CONTRACTOR.
2. ON-SITE SEWER LATERALS, MANHOLES, AND GRAVITY SEWER MAIN ARE PRIVATELY OWNED AND MAINTAINED.
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KEY MAP

NTS

VERTICAL DATUM
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JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: _____

KHA PROJECT 044800015	
DATE NOV. 2021	
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	NMN
CHECKED BY	JDH

PRELIMINARY UTILITY PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.02

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- STRM — EXISTING STORM PIPE
- SFM — SFM — EXISTING SANITARY FORCE MAIN
- SS — SS — EXISTIG SANITARY SEWER PIPE
- W — W — EXISTING WATERMAIN
- FO — FO — FIBER OPTIC LINE
- OHL — OHL — EXISTING OVERHEAD LINE
- (S) EXISTING SANITARY MANHOLE
- PROPOSED STORM PIPE
- SS — SS — PROPOSED SANITARY SEWER PIPE
- W — W — PROPOSED WATER

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7. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXIST. AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
8. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
9. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
10. ANY BUILDING FIRE LINE SHOWN ON THESE PLANS IS BEING SHOWN FOR COORDINATION PURPOSES ONLY. KIMLEY-HORN IS ONLY RESPONSIBLE FOR THE DESIGN OF THE WATER MAIN UP TO THE POINT OF SERVICE NOTED ON THE PLANS. PLEASE SEE PLANS BY (FIRE LINE DESIGNER) FOR PLAN AND DETAILS OF THE BUILDING FIRE LINE BEYOND THE POINT OF SERVICE.
11. ALL PROPOSED BACKFLOW PREVENTERS, REDUCED PRESSURE DETECTOR BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USC CERTIFIED AND LEAD FREE.
12. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM CA REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PRELIMINARY UTILITY PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.03

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C4.03 November 05, 2021 03:35:17pm K:\bcd_civil\044800015 - 1177 Hillsboro mile\CADD\plansheets\C4.01 PRELIMINARY UTILITY PLAN.dwg
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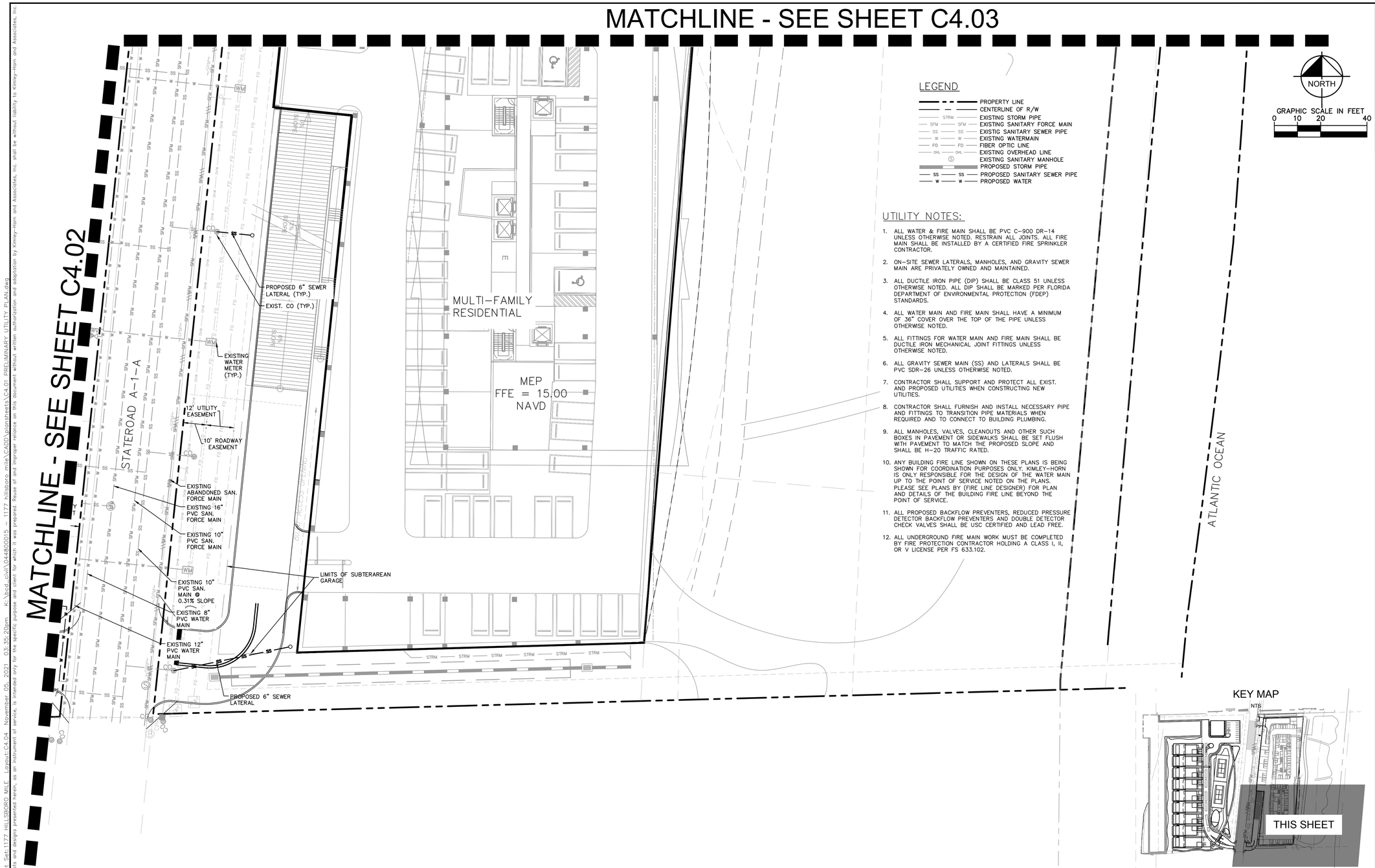

LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- STRM — EXISTING STORM PIPE
- SFM — EXISTING SANITARY FORCE MAIN
- SS — EXISTIG SANITARY SEWER PIPE
- W — EXISTING WATERMAIN
- FO — FIBER OPTIC LINE
- OHL — EXISTING OVERHEAD LINE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER

UTILITY NOTES:

1. ALL WATER & FIRE MAIN SHALL BE PVC C-900 DR-14 UNLESS OTHERWISE NOTED. RESTRAIN ALL JOINTS. ALL FIRE MAIN SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER CONTRACTOR.
2. ON-SITE SEWER LATERALS, MANHOLES, AND GRAVITY SEWER MAIN ARE PRIVATELY OWNED AND MAINTAINED.
3. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 51 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
4. ALL WATER MAIN AND FIRE MAIN SHALL HAVE A MINIMUM OF 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED.
5. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
6. ALL GRAVITY SEWER MAIN (SS) AND LATERALS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXIST. AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
8. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
9. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
10. ANY BUILDING FIRE LINE SHOWN ON THESE PLANS IS BEING SHOWN FOR COORDINATION PURPOSES ONLY. KIMLEY-HORN IS ONLY RESPONSIBLE FOR THE DESIGN OF THE WATER MAIN UP TO THE POINT OF SERVICE NOTED ON THE PLANS. PLEASE SEE PLANS BY (FIRE LINE DESIGNER) FOR PLAN AND DETAILS OF THE BUILDING FIRE LINE BEYOND THE POINT OF SERVICE.
11. ALL PROPOSED BACKFLOW PREVENTERS, REDUCED PRESSURE DETECTOR BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USC CERTIFIED AND LEAD FREE.
12. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

KEY MAP

NTS

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PRELIMINARY UTILITY PLAN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.04

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C4.04 November 05, 2021 03:35:20pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C4.01 PRELIMINARY UTILITY PLAN.dwg
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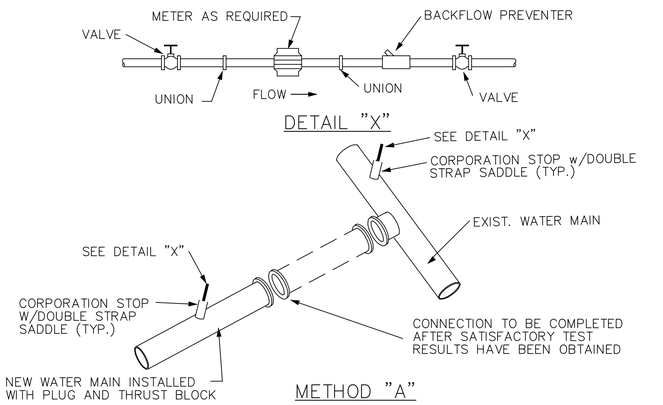
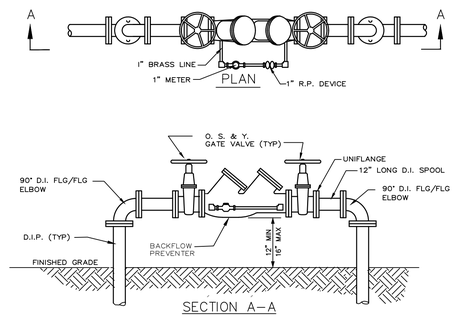


NOTES:

1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO KSC STANDARDS.
2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR.
3. DO NOT REMOVE TEMPORARY CONNECTION UNTIL ALL TESTING HAS BEEN COMPLETED.
4. ADDITIONAL VALVE IS INCIDENTAL TO FILLING & FLUSHING AND MAY BE LEFT IN PLACE OR REMOVED AT NO COST TO THE GOVERNMENT.

FILLING AND FLUSHING CONNECTION
NOT TO SCALE

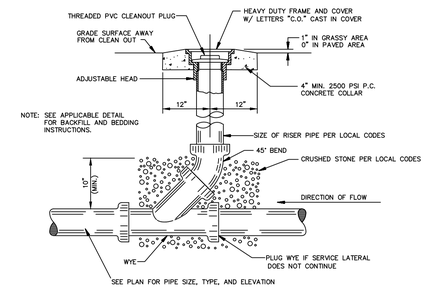


NOTES:

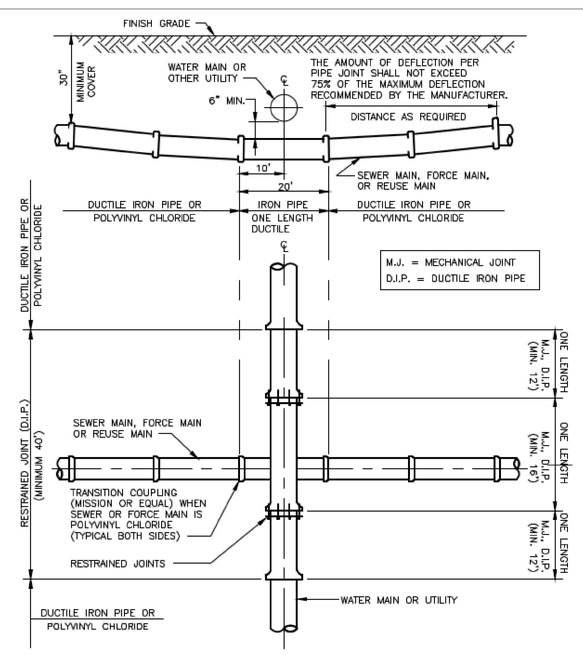
1. ALL ABOVE GROUND PIPE AND FITTINGS SHALL BE CLASS 350 DUCTILE IRON CEMENT LINED.
2. MECHANICAL JOINT FITTINGS SHALL BE REQUIRED UNDERGROUND AND FLANGED FITTINGS FOR ABOVE GROUND USE.
3. PAINT THE ENTIRE ABOVE GROUND ASSEMBLY RED. DO NOT PAINT OVER NAME/SERIAL PLATE OR BRASS FITTINGS.
4. SUPPORT PIERS OR PIPE JACKS AS APPROVED BY THE ENGINEER.
5. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE BY–PASS METER ASSEMBLY.

DOUBLE DETECTOR CHECK VALVE
NOT TO SCALE

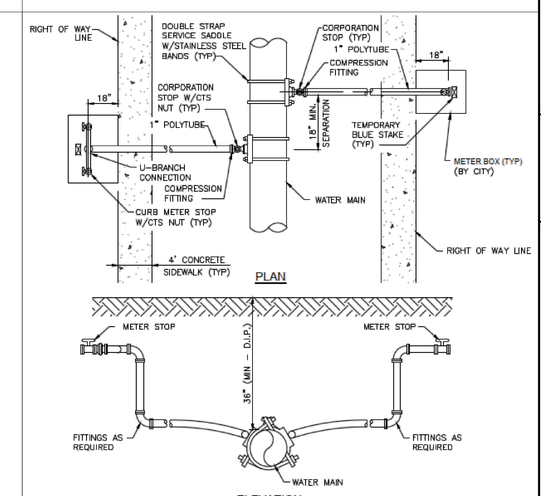
K-H



SANITARY SEWER CLEANOUT
NOT TO SCALE



STANDARD UTILITY CROSSING
NOT TO SCALE



NOTES

1. COVER OVER WATER SERVICE LINES TO BE 30" MINIMUM, AND 36" UNDER PAVEMENT.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
3. SERVICE PIPE SHALL BE SAME SIZE AS THE WATER METER USED EXCEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1".
4. METER STOPS TO HAVE 8" TO 10" OF COVER.
5. SERVICES SHALL BE HDPE–CTS CE BLUE FLEXIBLE (200psi) POLYETHYLENE PIPE.
6. SERVICES UNDER PAVEMENT SHALL BE SLEEVED WITH 2" SCH. 80 PVC, TO 2' BEYOND LIMITS OF PAVEMENT & PLUG ENDS OF SLEEVES WITH SEALANT.
7. THE MINIMUM RADIUS SHALL BE 14" FOR 1" SERVICE LINES.
8. ALL BRASS FITTINGS AND HDPE FITTINGS MUST MEET AWWA SPECS AND ANSI/NSF 61 POTABLE WATER REQUIREMENTS.
9. STAINLESS STEEL INSERTS ARE TO BE USED WITH ALL CTS CONNECTIONS.
10. GALVANIZED STEEL, PVC, FITTINGS OF ANY KIND ARE PROHIBITED FROM USE.
11. BRASS BALL VALVES OF ANY KIND ARE PROHIBITED FROM USE, EXCEPT ON BACKFLOW ASSEMBLIES.

WATER SERVICE CONNECTION
NOT TO SCALE

VERTICAL DATUM
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WWW.KIMLEY–HORN.COM CA REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE:

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

PRELIMINARY UTILITY DETAILS

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.10

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C4.10 PRELIMINARY UTILITY DETAILS November 05, 2021 03:35:25pm K:\brd_civil\044800015 – 1177 hillsboro mile\CADD\plansheets\C4.10 PRELIMINARY UTILITY DETAILS.dwg
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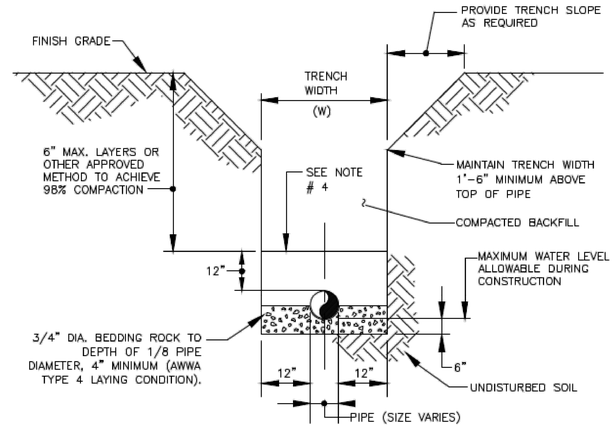
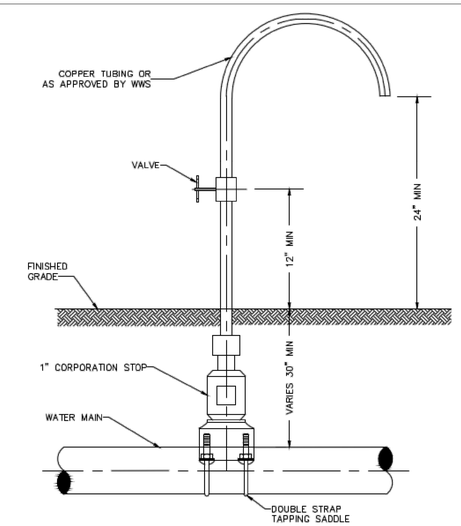


NOTES:

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
4. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL.
5. REMOVE UNSUITABLY SIZED STONES FOUND IN TRENCH TO A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF PIPE.

REPLACEMENT OF TRENCH IN UNPAVED AREAS

NOT TO SCALE



NOTES:

1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

SAMPLING POINT

NOT TO SCALE

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KHA PROJECT 044800015
DATE NOV. 2021
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DRAWN BY NMN
CHECKED BY JDH

PRELIMINARY UTILITY DETAILS

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C4.11

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C4.11 PRELIMINARY UTILITY DETAILS November 05, 2021 03:35:27pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C4.10 PRELIMINARY UTILITY DETAILS.dwg
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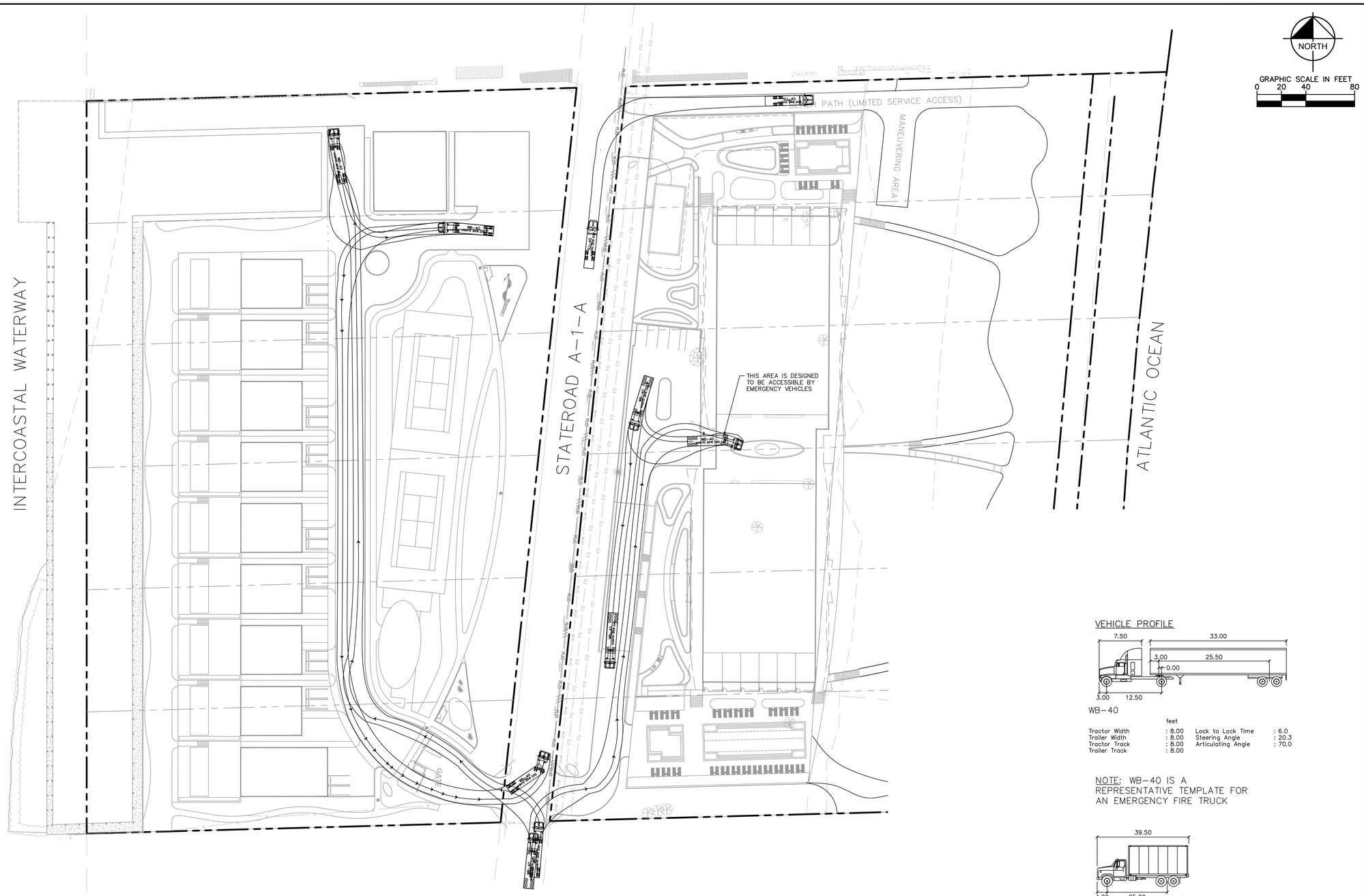
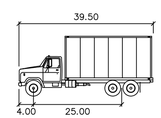


VEHICLE PROFILE

WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

NOTE: WB-40 IS A REPRESENTATIVE TEMPLATE FOR AN EMERGENCY FIRE TRUCK



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

NOTE: SU-40 WAS UTILIZED FOR THE BEACH SERVICE ACCESS

No.	REVISIONS	DATE	BY

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KHA PROJECT 044800015
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MANEUVERABILITY PLAN - LOBBY FLOOR

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C5.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C5.00 November 05, 2021 03:35:34pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C5.00 MANEUVERABILITY PLAN.dwg
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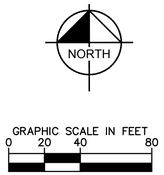
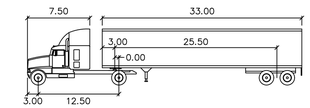


VEHICLE PROFILE



WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

NOTE: WB-40 IS A REPRESENTATIVE TEMPLATE FOR AN EMERGENCY FIRE TRUCK

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DATE: ____

KHA PROJECT 044800015
DATE NOV. 2021
SCALE AS SHOWN
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DRAWN BY NMN
CHECKED BY JDH

MANEUVERABILITY PLAN - GROUND FLOOR

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C5.01

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C5.01 November 05, 2021 03:35:44pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C5.01 MANEUVERABILITY PLAN.dwg
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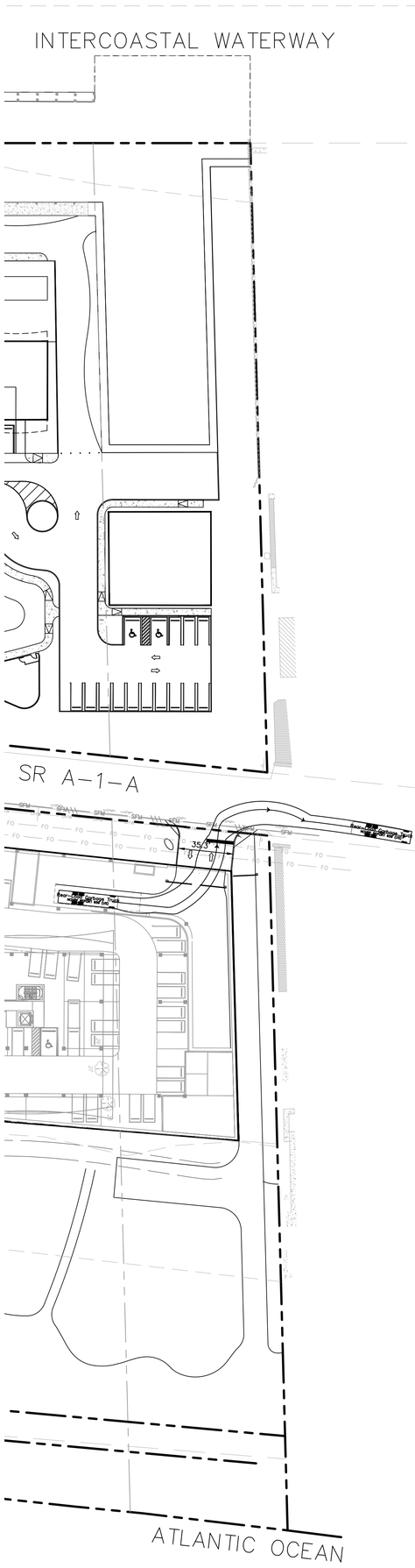
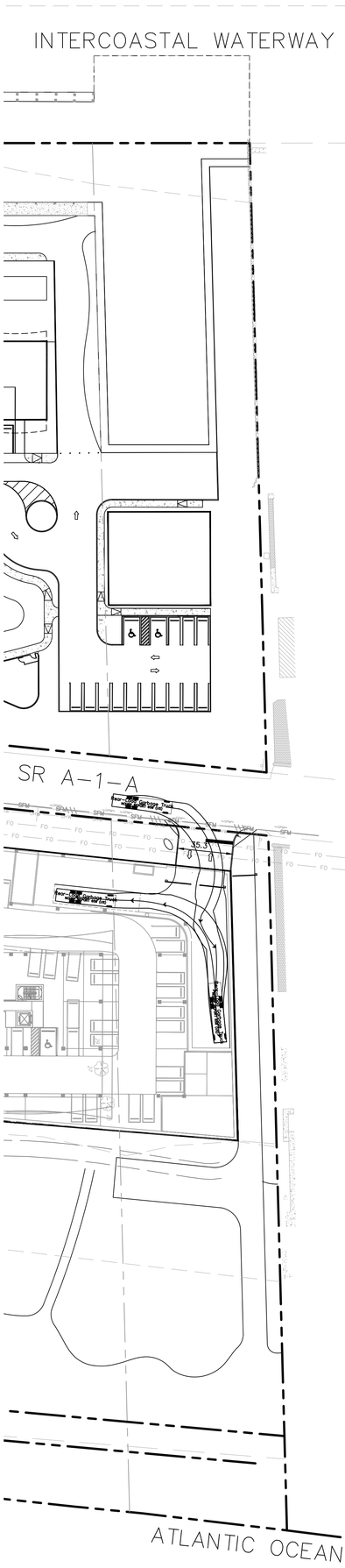
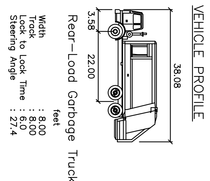
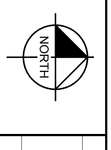






Rear-Load Garbage Truck

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4



SHEET NUMBER
C5.02

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

MANEUVERABILITY PLAN - GROUND FLOOR

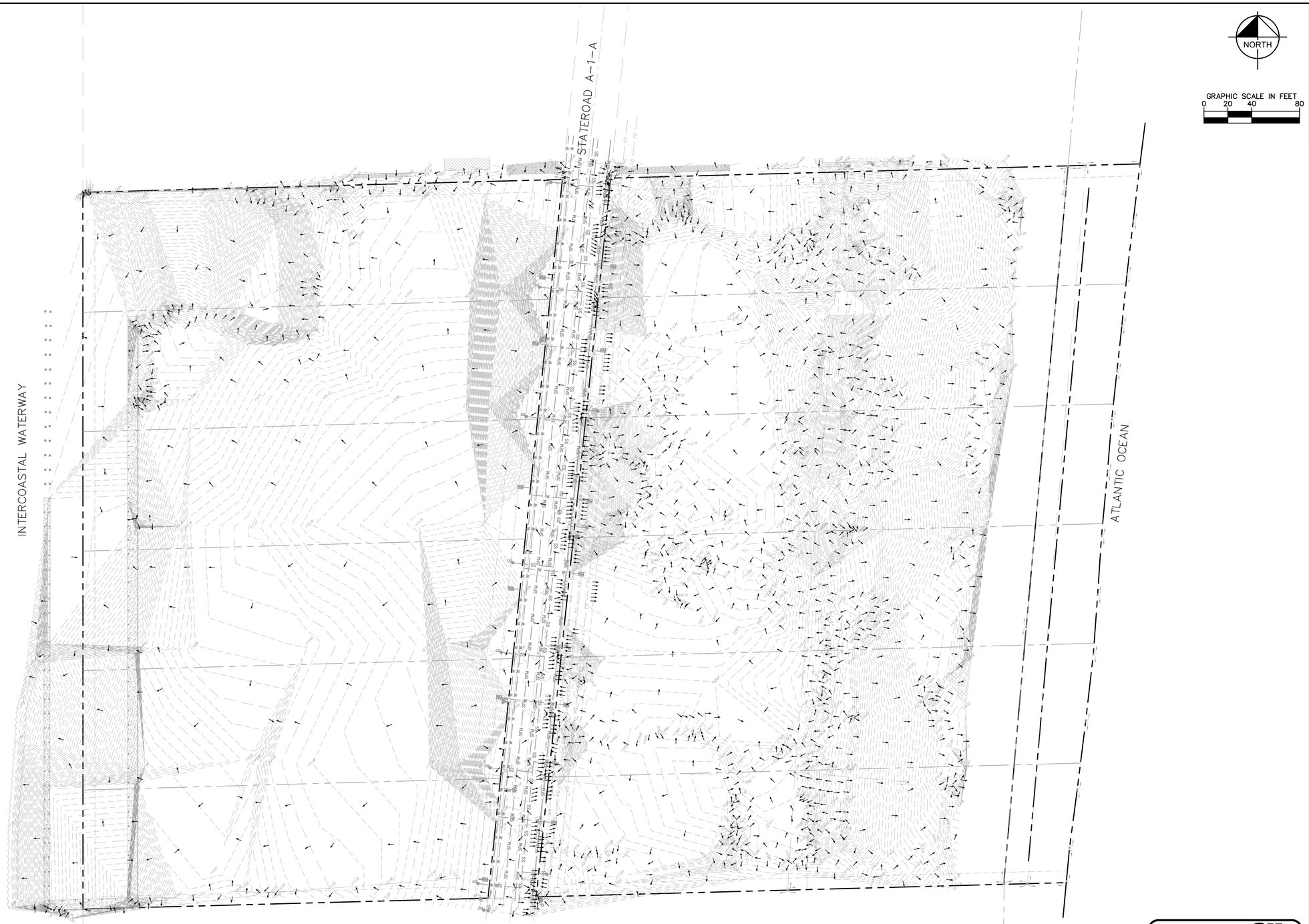
KHA PROJECT	044800015
DATE	NOV. 2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	NMN
CHECKED BY	JDH

LICENSED PROFESSIONAL
JOSHUA D. HORINING
FL LICENSE NUMBER
67505
DATE: ____

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA REGISTRY NO. 696

No.	REVISIONS	DATE	BY



VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV. + 1.57' = NGVD '29 ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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DATE: ____

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DESIGNED BY JDH
DRAWN BY NMN
CHECKED BY JDH

EXISTING DRAINAGE PATTERN

1177 HILLSBORO MILE
PREPARED FOR
HILLSBORO MILE PROPERTY OWNER
HILLSBORO BEACH FL

SHEET NUMBER
C6.00

Plotted By:Fonseca, Rafael Sheet Set:1177 HILLSBORO MILE Layout:C6.00 November 05, 2021 03:35:54pm K:\bcd_civil\044800015 - 1177 hillsboro mile\CADD\plansheets\C6.00 EXISTING DRAINAGE CONDITION.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Stormwater Management Calculations

1177 Hillsboro Mile

Hillsboro Beach, Florida

Prepared for:

Hillsboro Mile Property Owner, LLC
Broward County Environmental Protection Dept.
South Florida Water Management District
Town of Hillsboro Beach

November 2021

Kimley»Horn

1615 S. Congress Avenue, Suite 201
Delray Beach, Florida 33445
(561) 330-2345

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CA Registry No. 696
Kimley-Horn Project #: 044800015

JOSHUA D. HORNING
LICENSE
No. 67505
STATE OF FLORIDA
PROFESSIONAL ENGINEER

2021.11.05 13:30:55-04'00'

Joshua D. Horning, P.E.
FL PE #67505

This item has been digitally signed and sealed by Joshua D. Horning, PE (FL PE #67505) on 11/05/2021 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT DESCRIPTION

The applicant intends to develop two vacant lots located at 1177 Hillsboro Mile, Hillsboro Beach, FL 33062. The lots are made up of 12 parcels, the folio numbers are listed in Appendex A, with State Highway A1A dividing the site into two. The intercoastal water borders the western limit of the project site and the Atlantic Ocean borders the eastern limit. The total acreage of the project site ±11.21, with the western parcels comibined to be ±5.10 acres and the eastern parcels combined to be ±6.11 acres. The applicant intends to construct 9 townhomes on the western parcels and 112 condo units on the eastern parcels.

The proposed site improvements include apartment buildings, roadways, drainage infrastructure, potable water infrastructure, sewer infrastructure, site grading, and landscaping improvements. The project will retain stormwater runoff on-site and will use a combination of dry detention, perimeter berms, and drainage wells in its stormwater management system. For modeling purposes, the project was divided into two (2) drainage basins, Basins A and B, to better represent the respective drainage contributions to the proposed drainage system. Basin A is the portion of the site West of State Highway A1A and Basin B is the portion of the site East of State Highway A1A.

EXISTING SITE CONDITIONS

The existing ±11.21-acre site has no previous Environmental Resource Permits associated with it. The existing site is currently vacant consisting of only of pervious area.

In the existing condition runoff is either discharged to the Intercoastal Water and Atlantic Ocean via overland flow or percolates. Based on survey provided by Schwebke-Shiskin & Associates, Inc. (Appendix A) dated October 21, 2020, the existing site topography ranges between 1.50' to 18.00' NAVD.

This project is in Community Panel Numbers 12011C0187H of the Flood Insurance Rate Map (FIRM), see Appendix A). According to the National Flood Insurance Program, portions of the project are in Zone 'X', Zone 'AE' (EL 5) and Zone 'VE' (EL 9). The future ground water table elevation is 1.50' NAVD per the Broward County Future Water Table Map, see Appendix A.

PROPOSED SITE CONDITIONS

The proposed project as shown on the site plan will consist of townhomes with private recreation buildings, a residential condo building, tennis courts, new roadway, drainage, grading, water, and sewer infrastructure. The project will consist of two basins: Basin A west of State Road A1A contains 5.10-acres of contributing area, and Basin B east of State Road A1A contains 2.92-acres of contributing area. Basin B contributing area is smaller than the parcel area as the contribution is only up to the conservation easement; the rest of the site eastward towards Atlantic Ocean is part of the beach and thus are not included in the contribution area.

The applicant proposes to construct a series of drainage inlets, exfiltration trench, stormwater piping and drainage wells to hold water before discharging to the proposed drainage wells.

The below land use table shows proposed land use areas for each basin.

Land Use Table

Basin	Building (ac)	Asphalt / Sidewalk / Other Imp. (ac)	Landscaping (ac)	Lake (ac) (Surface & Bank)	Total (ac)
Basin A (West)	0.52	1.76	1.95	0.87*	5.10
Basin B (East)	2.12	0.51	0.29	0.00	2.92

** Intercoastal Water Onsite*

Water Quality

As per South Florida Water Management District standards, quality standards shall be provided during a 3-year, 1-hour storm event for the greater of either the first inch of runoff from the entire project site, or the amount of 2.5 inches times the percent impervious for the project site.

Basin A: Water Quality Treatment Required

Water quality treatment for Basin A shall be provided in the 302 LF of exfiltration trench. Basin A will provide a treatment volume of ***0.425 ac-ft***. The water quality requirement will be met in the exfiltration trench once the site stages to elevation 1.99' NAVD.

Basin 2: Water Quality Treatment Required

Water quality treatment for Basin A shall be provided in the 274 LF of exfiltration trench. Basin A will provide a treatment volume of ***0.388 ac-ft***. The water quality requirement will be met in the exfiltration trench once the site stages to elevation 11.95' NAVD.

Water Quantity

Finished Floor Elevation:

The minimum finished floor elevations have been set at or above the calculated design storm flood elevation based on the 100-year, 3-day storm with a design rainfall of 22 inches. The finished floor elevation for basin A is 10.5' NAVD and for basin B is 15.0' NAVD. The design stage storage for each basin is as follows:

Basin A: Design Storm	*Existing Stage (ft) NAVD*	*Proposed Stage (ft) NAVD*
5-year/24 hours	3.88	4.44*
10 year/24 hours	4.94	5.04*
25-year /72 hours	7.00	6.62*
100-year /72 hours Zero Discharge	9.17	8.40*
**Stage obtained from Cascade model to include discharge thru drainage well*		

Basin B: Design Storm	*Existing Stage (ft) NAVD*	*Proposed Stage (ft) NAVD*
5-year/24 hours	13.80	11.47*
10 year/24 hours	14.17	12.88*
25-year /72 hours	14.99	12.57*
100-year /72 hours Zero Discharge	15.59	14.53*
**Stage obtained from Cascade model to include discharge thru drainage wells*		

Drainage Wells

Class V Stormwater injection wells will be incorporated to attenuate the stormwater runoff after it has been treated. Drainage wells will have a minimum 50' spacing. Drainage wells to start pumping at least 2' of head above the water table. A total of 3 wells are estimated to be required for the overall 1177 Hillsboro Mile project. Basin A is estimated to require one (1) drainage well, Basin B is estimated to require two (2) drainage wells. The number of drainage wells may vary in the field as the assumed discharge of 250 GPM/ft of head is expected to vary depending on location of the well. A test well will be drilled and a Reasonable Assurance Report prepared prior to submitting to the DEP for a well construction permit.

CONCLUSION

The proposed stormwater improvements including drainage wells and exfiltration trench facilitate the retention of the 25 year 3-day storm on site. The finished floor elevation is meeting the minimum design criteria at 10.50' NAVD an 15.0' NAVD for the west and east parcel, respectively. Water quality treatment will be provided by the proposed exfiltration trench onsite. This project is not anticipated to have adverse impacts on the overall development or adjacent properties.

APPENDIX A: MAPS

	Address	PCN	Property Owner
1.	1184 Hillsboro Mile	4843-08-13-0016	Hillsboro Mile Property Owner, Inc.
2.	1182 Hillsboro Mile	4843-08-13-0015	Hillsboro Mile Property Owner, Inc.
3.	1180 Hillsboro Mile	4843-08-13-0014	Hillsboro Mile Property Owner, Inc.
4.	1178 Hillsboro Mile	4843-08-13-0013	Hillsboro Mile Property Owner, Inc.
5.	1176 Hillsboro Mile	4843-08-13-0012	Hillsboro Mile Property Owner, Inc.
6.	1174 Hillsboro Mile	4843-08-13-0010	Hillsboro Mile Property Owner, Inc.
7.	1185 Hillsboro Mile	4843-08-13-0030	Hillsboro Mile Property Owner, Inc.
8.	1183 Hillsboro Mile	4843-08-13-0024	Hillsboro Mile Property Owner, Inc.
9.	1181 Hillsboro Mile	4843-08-13-0024	Hillsboro Mile Property Owner, Inc.
10.	1179 Hillsboro Mile	4843-08-13-0022	Hillsboro Mile Property Owner, Inc.
11.	1177 Hillsboro Mile	4843-08-13-0021	Hillsboro Mile Property Owner, Inc.
12.	1175 Hillsboro Mile	4843-08-13-0020	Hillsboro Mile Property Owner, Inc.

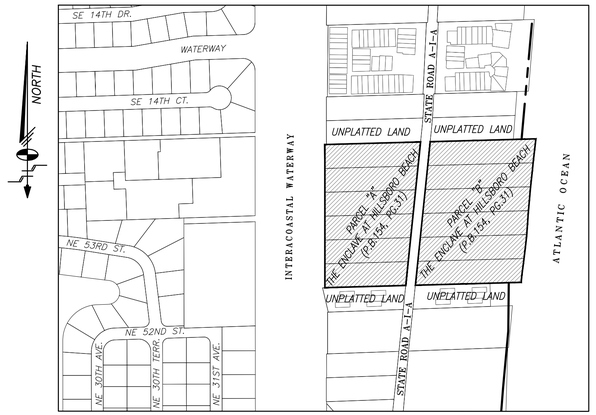
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CATCH BASIN
CB CATCH BASIN F-3
CENTERLINE
CV CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CP CONTROL POINT
CPB COMMUNICATION PULL BOX
CURB INLET
DCVA DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
EB ELECTRIC BOX (ABOVE GROUND)
EPB ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
EO ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FL FLOW LINE
FM FORCE MAIN MANHOLE
FV FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GM GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
PIV POST INDICATOR VALVE
VB VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
SLB STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TM or TB TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TUB TRAFFIC UTILITY BOX
TCP TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TSB TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WV WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
WOOD TELEPHONE POLE
HANDICAP PARKING
SR STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
ARC denotes ARC DISTANCE
CH.D denotes CHORD LENGTH or CHORD DISTANCE
CH.B denotes CHORD BEARING
TAN denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
C.B.S. denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
C.L.F. denotes CHAINLINK FENCE
MF denotes METAL FENCE
WF denotes WOOD FENCE
FFE denotes FINISH FLOOR ELEVATION
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CIP denotes CORRUGATED IRON PIPE
C.O. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL denotes PLANTER
B.S. denotes BUS SHELTER
I.E. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
TPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — APPROXIMATE VEGETATION LINE
WM — WATER
/// — LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 08-48S-43E, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL B OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 2:
PARCEL A, LESS THE NORTH 100 FEET OF THE SOUTH 200 FEET, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A, OF THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S05°54'16"W ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ADJACENT TO PARCEL A & PARCEL B, THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED IN THE TITLE COMMITMENT REFERENCED BELOW.
3. **NET AREAS OF THE PROPERTY DESCRIBED HEREON:**
   PARCEL A = ± 222,214 SQ.FT. (± 5.101 ACRES).
   PARCEL B (AS PLATTED)= ± 266,214 SQ. FT. (± 6.111 ACRES).
   PARCEL B (LYING WEST OF THE EROSION CONTROL LINE) ± 232,212 SQ. FT. (± 5.331 ACRES).
   GROSS AREAS OF THE PROPERTY DESCRIBED HEREON:
   PARCEL A = ± 234,316 SQ.FT. (± 5.379 ACRES).
   PARCEL B (AS PLATTED)= ± 278,316 SQ. FT. (± 6.389 ACRES).
   PARCEL B (LYING WEST OF THE EROSION CONTROL LINE) ± 244,314 SQ. FT. (± 5.609 ACRES)
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 5), FEDERAL FLOOD HAZARD ZONE "VE" (ELEVATION 9) AND FEDERAL FLOOD HAZARD ZONE "VE" (ELEVATION 12) PER FLOOD INSURANCE RATE MAP NO. 12011C0187H, COMMUNITY NO. 120040, PANEL NO. 0187, SUFFIX H, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED AUGUST 18, 2014.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THIS SURVEY REFLECTS ALL PLOTTABLE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS LISTED AS EXCEPTIONS IN THAT CERTAIN TITLE COMMITMENT ORDER NO. 8636057 (REV. 1 - 11/24/2020) ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF 11/19/2020 AT 11:00 PM.
10. THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET.
11. VERTICAL DATUM CONVERSION: N.G.V.D. 1929 - 1.57' = N.A.V.D. 1988
12. BENCHMARKS:
    A. BROWARD COUNTY ENGINEERING BENCHMARK "1931"
    C&GS BM DISC STAMPED "X 311 1970" SET IN THE TOP OF A CONCRETE POST PROJECTING 2" ABOVE THE LEVEL OF THE GROUND 21' EAST OF CENTERLINE A1A, 1.5' WEST OF CONCRETE POWER POLE, 1.5'S OF SOUTHWEST CORNER OF FIBER OPTIC AND CABLE JUNTION BOX., 1ST POWER POLE NORTH OF DRIVEWAY, OCEAN VISTA #1223 A1A.
    ELEVATION = 14.596' N.G.V.D 1929 (ELEVATION = 13.026' N.A.V.D. 1988)
    B. BROWARD COUNTY ENGINEERING BENCHMARK "3842"
    CONCRETE MARKER AND STANDARD DNR BRASS DISC STAMPED "R 10 BROWARD CO 74" IN VICINITY OF 2 PINK MEDITERRANEAN TRIPLEX TOWNHOUSES (#1173 HWY. A1A). 92.0' NORTH OF C/L OF A WALKWAY & 31.0' SOUTH OF A CLEFT IN SEAGRAPE FOLIAGE (SPANISH BAYONETS GROWING IN SAID CLEFT). 15.0' W OF E EDGE OF SEAGRAPES
    ELEVATION = 14.48' N.G.V.D 1929 (ELEVATION = 12.91' N.A.V.D. 1988)
13. FIELD SURVEYED BEARINGS NAD 1983 COORDINATES REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1983 (N.A.D. 83).
14. THE PROPERTY HAS DIRECT ACCESS TO STATE ROAD A-1-A AND THE INTRACOASTAL WATERWAY, BOTH BEING PUBLICLY DEDICATED RIGHTS OF WAY.
15. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
16. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
18. THERE WAS NO EVIDENCE OF WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
19. PROPERTY IS CURRENTLY ZONED RM-16 PER MEMORANDUM DATED 09/25/2017 AS ISSUED BY HOLLAND & KNIGHT (DEBBIE M. ORSHEFSKY).

SCHEDULE B-II TITLE EXCEPTIONS:

6. The following matters as contained on the Plat of ENCLAVE AT HILLSBOROUGH BEACH, recorded in Plat Book 154, Page 31, of the Public Records of Broward County, Florida.
   AFFECTS PROPERTY - SHOWN HEREON
7. Compliance With Conditions of Environmental Impact Report, recorded August 4, 1993, in Official Records Book 20937, Page 844, and that Joint Stipulation of Settlement and Agreed Order recorded September 27, 1993, in Official Records Book 21170, page 375.
   AFFECTS PROPERTY - SHOWN HEREON
8. Educational Impact Agreement recorded August 6, 1993, in Official Records Book 20946, Page 448, as partially released Official Records Book 37658, Page 839.
   AFFECTS PROPERTY - NOT PLOTTABLE; PARTIAL RELEASE AFFECTS THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A
9. Recreational Impact Agreement recorded August 6, 1993, in Official Records Book 20946, Page 458, as partially released by instrument recorded June 16, 2004, in Official Records Book 37658, Page 838.
   AFFECTS PROPERTY - NOT PLOTTABLE; PARTIAL RELEASE AFFECTS THE NORTH 100 FEET OF THE SOUTH 200 FEET OF PARCEL A
10. Waiver of Sidewalk Requirements recorded August 6, 1993, in Official Records Book 20946, Page 468.
    AFFECTS PROPERTY - BLANKET IN NATURE - NOT PLOTTABLE
11. Declaration of Restrictions recorded April 29, 1994, in Official Records Book 22069, Page 99.
    AFFECTS PROPERTY - BLANKET IN NATURE - NOT PLOTTABLE
12. Erosion Control Line as established by that Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Resolution recorded June 11, 1998, in Official Records Book 28378, Page 533 and 534.
    AFFECTS PROPERTY - SHOWN HEREON
13. Sovereignty Submerged Land Lease with Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, recorded January 29, 2008 in Official Records Book 45042, Page 825, together with Sovereignty Submerged Land Lease Renewal recorded August 24, 2012, in Official Records Book 49023, Page 1170.
    AFFECTS PROPERTY - SHOWN HEREON
14. Restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line recorded in Miscellaneous Map Book 6, Page 10, of the Public Records of Broward County, Florida.
    COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON

CERTIFIED TO:

- CHICAGO TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, P.A.
- PRH HILLSBORO MILE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THEIR INTERESTS MAY APPEAR
- HILLSBORO MILE PROPERTY OWNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- BANK OZK, ITS SUCCESSORS AND/OR ASSIGNS

SURVEYOR'S CERTIFICATION:

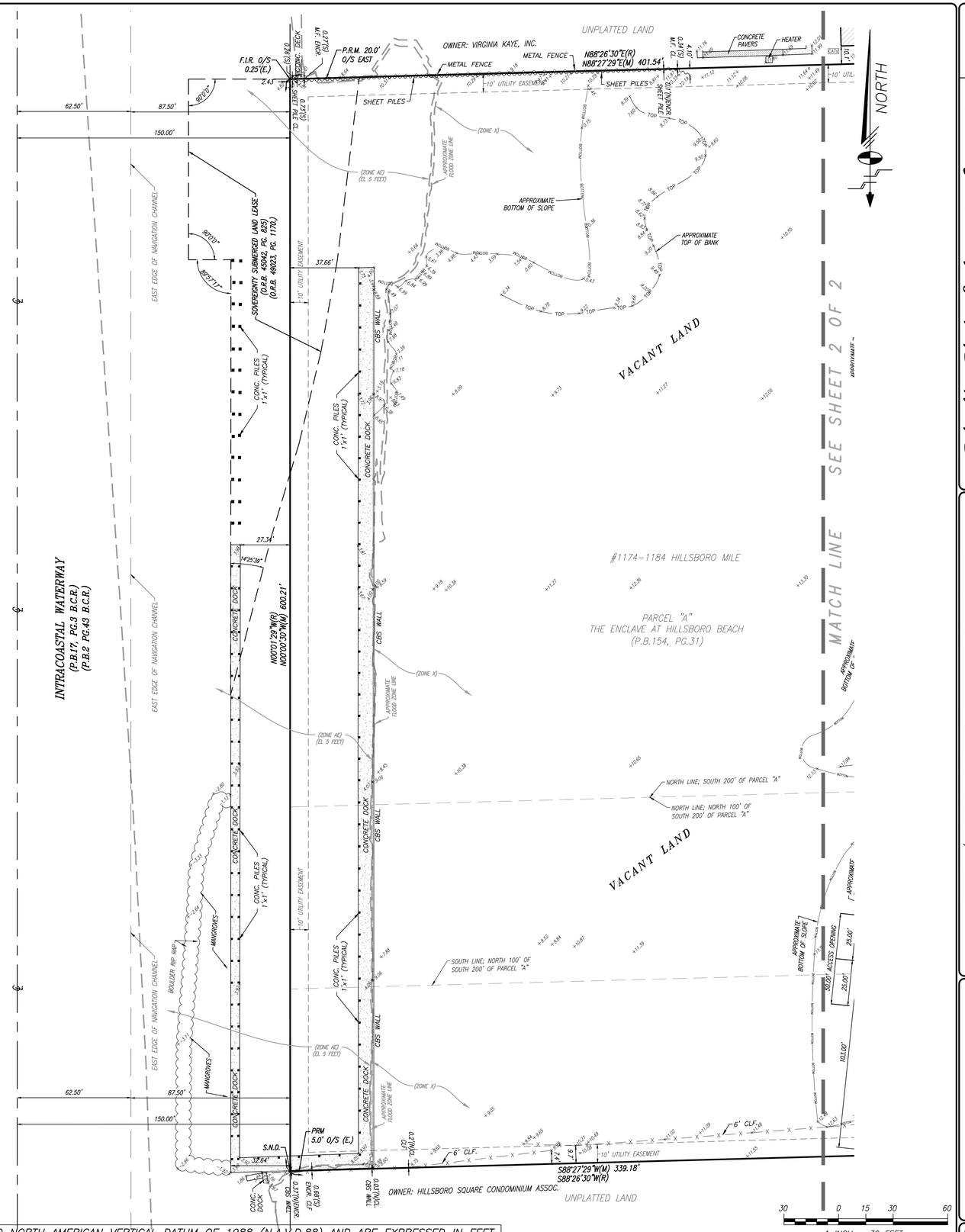
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES OPTIONAL ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)1, 7(C), 8, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
THE FIELDWORK WAS COMPLETED ON 10-19-2020.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Schwebke-Shiskin & Associates, Inc.

BY: Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MARK STEVEN JOHNSON PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 4775 STATE OF FLORIDA



ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS · LAND SURVEYORS · ENGINEERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3088

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: EM	Survey Date: 08-27-2020	Checked By: M.S.J.	Date: 10-21-2020
Order No. 212346	F.B. No.: BC 596 Pg. 09	Scale:	AS SHOWN
File No. B-2054		Sheet 1 of 2	Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

ALTA/NSPS LAND TITLE SURVEY

Section 08, Township 48 South, Range 43 East, Broward County, Florida.

REVISIONS

Date	Order No.	Field Book	Remarks	By
10/19/2020	212348	BC-596/Pg.23	UPDATE SURVEY PER NEW TITLE COMMITMENT	EM
10/21/2020			ADD TITLE EXCEPTIONS	EM
10/26/2020			UPDATE PER SURVEY	EM
11/24/2020			UPDATE TITLE COMMITMENT	CS

A:\SHB45\SVC\ALTA AT HILLSBORO BEACH (714-13)\SURVEY\DWG\BOUNDARY SURVEY - PARCELS A & B (11-24-20).DWG

FILE NO. B-2054

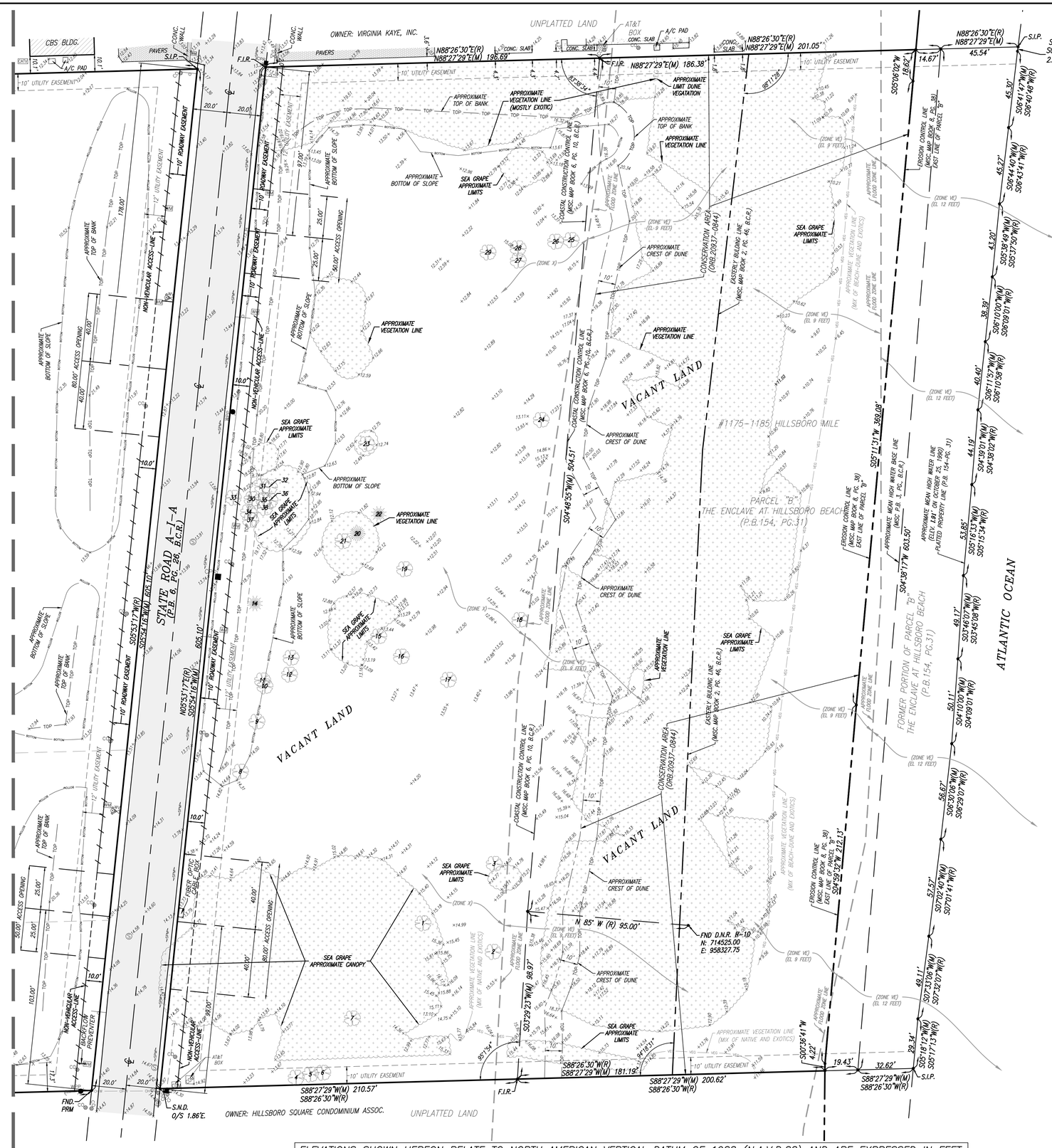
GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CATV CABLE TELEVISION BOX
- CATCH BASIN
- CB CATCH BASIN F=3
- CENTERLINE
- CV CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- CPB COMMUNICATION PULL BOX
- CI CURB INLET
- DDC DOUBLE DETECTOR CHECK VALVE
- DR DRAIN (CIRCULAR OR SQUARE)
- EB ELECTRIC BOX (ABOVE GROUND)
- EPB ELECTRIC PULL BOX (BELOW GROUND)
- EHH ELECTRIC HAND HOLE
- EO ELECTRIC OUTLET
- 18.5 ELEVATIONS (SEE NOTES FOR DATUM)
- FH FIRE HYDRANT
- FDC FIRE LINE SIAMESE CONNECTION
- FC FIRE LINE CONNECTION
- FP FLAGPOLE
- FL FLOW LINE
- FM FORCE MAIN MANHOLE
- FV FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. FIBER NETWORK
- F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GM GAS METER
- GP GAS PUMP
- GV GAS VALVE
- GT GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IHH IRRIGATION HAND HOLE
- IV IRRIGATION VALVE
- MB MAILBOX
- MW MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-6 INLET
- PM PARKING METER
- PCS PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- PIV POST INDICATOR VALVE
- VB VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- RCB ROUND CATCH BASING
- SCO SANITARY SEWER CLEANOUT
- SMH SANITARY SEWER MANHOLE
- SIGN POST
- SP SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- SLB STREET LIGHT BOX
- SI SWALE INLET
- TBH TELEPHONE BOX (SOUTHERN BELL)
- THH TELEPHONE HAND HOLE
- TM TELEPHONE MANHOLE (SO. BELL)
- TP TELEPHONE PAYPHONE
- THH TRAFFIC HAND HOLE
- TB TRAFFIC UTILITY BOX
- TCP TRAFFIC CONTROL POST
- TSP TRAFFIC SIGNAL POST
- TSB TRAFFIC SIGNAL BOX
- TREE & PALM
- UMM UNDERGROUND UTILITY MARKER
- UMH UNKNOWN UTILITY MANHOLE
- UHH UNKNOWN UTILITY HAND HOLE
- WM WATER MANHOLE
- WM WATER METER
- WV WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WOOD TELEPHONE POLE
- HANDICAP PARKING
- SC STROLLER PARKING

ABBREVIATIONS:

- R denotes RADIUS
- Δ denotes DELTA ANGLE
- L denotes ARC DISTANCE
- CH,D denotes CHORD LENGTH or CHORD DISTANCE
- CH,B denotes CHORD BEARING
- T denotes TANGENT DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- PG. denotes PAGE
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OHW denotes OVERHEAD UTILITY WIRES
- ORB denotes OFFICIAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- C.B.S. denotes CONCRETE BLOCK STRUCTURE
- CONC. denotes CONCRETE
- C.L.F. denotes CHAINLINK FENCE
- MF denotes METAL FENCE
- WF denotes WOOD FENCE
- FFE denotes FINISH FLOOR ELEVATION
- F.I.P. denotes FOUND IRON PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-87 NAIL & BRASS DISC
- CIP denotes CORRUGATED IRON PIPE
- CLR. denotes CLEAR
- E.T.P. denotes ELECTRIC TRANSFORMER PAD
- ENCR. denotes ENCROACHMENT
- D.C. denotes DEPRESSED CURB
- PL denotes PLANTER
- B.S. denotes BUS SHELTER
- I.E. denotes INVERT ELEVATION
- T.O.P. denotes TOP OF PIPE
- (D) denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE

- BOTTOM — APPROXIMATE BOTTOM OF SLOPE
- COMM — COMMUNICATION
- DRAIN — DRAINAGE
- EPL — ELECTRIC
- FM — FORCE MAIN
- IRRIG — IRRIGATION
- GAS — NATURAL GAS
- OHW — OVERHEAD WIRES
- SM — SANITARY SEWER
- TOP — APPROXIMATE TOP OF BANK
- VEG — APPROXIMATE VEGETATION LINE
- WM — WATER
- /// — LIMITED ACCESS RIGHT OF WAY LINE



ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	CABBAGE PALM	"Sabal palmetto"	10	18	8
2	CABBAGE PALM	"Sabal palmetto"	10	15	10
3	CABBAGE PALM	"Sabal palmetto"	12	15	10
4	CABBAGE PALM	"Sabal palmetto"	12	25	15
5	CABBAGE PALM	"Sabal palmetto"	12	25	15
6	CABBAGE PALM	"Sabal palmetto"	12	25	15
7	CABBAGE PALM	"Sabal palmetto"	12	25	15
8	CABBAGE PALM	"Sabal palmetto"	8	30	10
9	CABBAGE PALM	"Sabal palmetto"	8	15	12
10	CABBAGE PALM	"Sabal palmetto"	10	15	12
11	CABBAGE PALM	"Sabal palmetto"	10	15	12
12	CABBAGE PALM	"Sabal palmetto"	15	12	15
13	CABBAGE PALM	"Sabal palmetto"	13	25	10
14	CABBAGE PALM	"Sabal palmetto"	12	20	20
15	CABBAGE PALM	"Sabal palmetto"	14	20	15
16	CABBAGE PALM	"Sabal palmetto"	13	15	15
17	CABBAGE PALM	"Sabal palmetto"	15	15	15
18	CABBAGE PALM	"Sabal palmetto"	11	20	10
19	CABBAGE PALM	"Sabal palmetto"	14	20	15
20	CABBAGE PALM	"Sabal palmetto"	13	25	25
21	CABBAGE PALM	"Sabal palmetto"	13	20	20
22	CABBAGE PALM	"Sabal palmetto"	13	20	20
23	CABBAGE PALM	"Sabal palmetto"	12	25	10
24	CABBAGE PALM	"Sabal palmetto"	10	20	15
25	CABBAGE PALM	"Sabal palmetto"	14	10	15
26	CABBAGE PALM	"Sabal palmetto"	10	15	20
27	CABBAGE PALM	"Sabal palmetto"	10	20	15
28	CABBAGE PALM	"Sabal palmetto"	10	20	10
29	CABBAGE PALM	"Sabal palmetto"	14	15	15
30	CABBAGE PALM	"Sabal palmetto"	12	25	10
31	CABBAGE PALM	"Sabal palmetto"	12	25	10
32	CABBAGE PALM	"Sabal palmetto"	12	25	15
33	CABBAGE PALM	"Sabal palmetto"	13	15	0
34	CABBAGE PALM	"Sabal palmetto"	18	25	20
35	CABBAGE PALM	"Sabal palmetto"	10	25	20
36	CABBAGE PALM	"Sabal palmetto"	13	20	20
37	CABBAGE PALM	"Sabal palmetto"	12	20	20
38	CABBAGE PALM	"Sabal palmetto"	12	20	20

NOTE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

Schwebke-Shiskin & Associates, Inc.
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CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: EM	Survey Date: 08-27-2020	Checked By: M.S.J.	Date: 10-21-2020
Order No. 212346	F.B. No.: Pg. 09	Scale: AS SHOWN	
File No. B-2054		Sheet 2 of 2 Sheet(s)	

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

SURVEY

ALTA/NSPS LAND TITLE SURVEY

Section 08, Township 48 South, Range 43 East, Broward County, Florida.

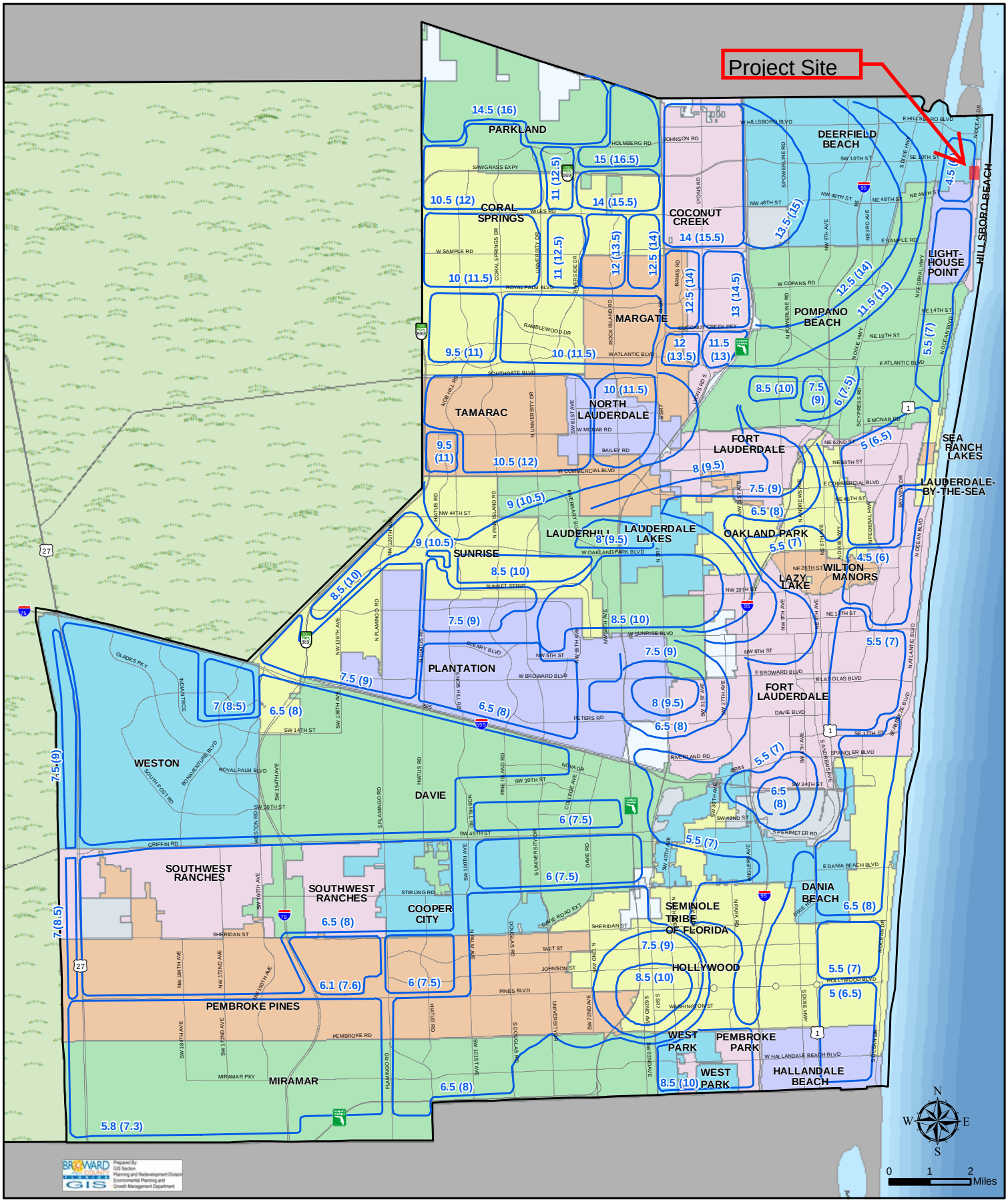
REVISIONS

Date	Order No.	Field Book	Remarks	By
10/19/2020	212436	BC-596/Pg.2,3	UPDATE SURVEY PER COMM. NO.3	EM
10/16/2020			UPDATE SURVEY PER COMM. NO.2	EM
10/06/2020			UPDATE PER SURVEY	EM
10/14/2020			UPDATED TITLE COMMITMENT	CSJ

K:\04944\1ENCLAVE AT HILLSBORO BEACH (1974-01)\SURVEY\DWG\BOUNDARY SURVEY - PARCELS A & B (11-24-20).dwg

FILE NO. B-2054

BROWARD COUNTY 100 YEAR FLOOD ELEVATIONS



100 Year Flood Contours NAVD (NGVD)
Example: 6.5 (8)

This map is for conceptual purposes only and should not be used for legal boundary determinations.

Elevations converted from NGVD to NAVD using the FEMA approved conversion factor for Broward County of (-)1.5, based on 1997 FEMA Flood Data

National Flood Hazard Layer FIRMette

FEMA

80°4'59"W 26°18'4"N

80°4'22"W 26°17'32"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/24/2021 at 3:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B: DRAINAGE CALCULATIONS – BASIN A West Side

Land Use + Soil Storage Calculations

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Hillsboro Miles: Basin A (West)
Project No: 044800015

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		0.00
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	0.00	
Lake		1.08
Lake Surface	0.71	
Lake Banks	0.37	
Pervious Area		4.02
Dry Detention Bottom	0.00	
Dry Detention Banks	0.00	
Landscaping	4.02	
Total Area		5.10

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.28
Building	0.52	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	1.76	
Lake		0.87
Lake Surface	0.87	
Lake Banks	0.00	
Pervious Area		1.95
Dry Detention Bottom	0.00	
Dry Detention Banks	0.00	
Landscaping	1.95	
Total Area		5.10

Land Use + Soil Storage Calculations

Hillsboro Miles: Basin A (West)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Soil Storage

	Existing	Proposed	DATUM
Wet Season Water Table / Control Elevation	1.50	1.50	NAVD 1988
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods	
Average Site Elevation (Dry Detention Bottom)	2.50	2.50	NAVD 1988
Average Depth to Water Table (Dry Detention Bottom)	1.00	1.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45	0.45	in
Soil Storage (S) Over the Site (Dry Detention Bottom)	0.00	0.00	in
Average Site Elevation (Dry Detention Banks)	5.63	5.75	NAVD 1988
Average Depth to Water Table (Proposed Land Use)	4.13	4.25	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Proposed Land Use)	0.00	0.00	in
Average Site Elevation (Landscaping)	11.25	9.50	NAVD 1988
Average Depth to Water Table (Landscaping)	9.75	8.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Landscaping)	5.32	2.58	in
Soil Storage (S) Over the Site (Entire Site)	**5.32**	**2.58**	in
Curve Number (CN) Based on Soil Storage (S)	65.3	79.5	

Site Stage-Storage - Existing

Hillsboro Miles: Basin A (West) NMN

Project No: 044800015 11/3/2021

Stage Step Interval:	1
Start Stage Elevation:	1.50

	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	Total
Storage Type	L	V	L	V	L	L	Area
Area (ac)	0.000	0.710	0.370	0.000	0.000	4.020	5.100
Avg Low Elev.	0.00	1.50	1.50	2.50	2.50	8.75	
Avg High Elev.	0.00		8.75		8.75	13.75	

							TOTAL
Stage	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	**CUM, AC-FT**
1.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
2.50	0.000	0.710	0.026	0.000	0.000	0.000	**0.736**
3.50	0.000	1.420	0.102	0.000	0.000	0.000	**1.522**
4.50	0.000	2.130	0.230	0.000	0.000	0.000	**2.360**
5.50	0.000	2.840	0.408	0.000	0.000	0.000	**3.248**
6.50	0.000	3.550	0.638	0.000	0.000	0.000	**4.188**
7.50	0.000	4.260	0.919	0.000	0.000	0.000	**5.179**
8.50	0.000	4.970	1.250	0.000	0.000	0.000	**6.220**
9.50	0.000	5.680	1.619	0.000	0.000	0.226	**7.525**
10.50	0.000	6.390	1.989	0.000	0.000	1.231	**9.610**
11.50	0.000	7.100	2.359	0.000	0.000	3.040	**12.499**
12.50	0.000	7.810	2.729	0.000	0.000	5.653	**16.192**
13.50	0.000	8.520	3.099	0.000	0.000	9.070	**20.689**
14.50	0.000	9.230	3.469	0.000	0.000	13.065	**25.764**
15.50	0.000	9.940	3.839	0.000	0.000	17.085	**30.864**
16.50	0.000	10.650	4.209	0.000	0.000	21.105	**35.964**

Water Quality Calculations - Existing

Hillsboro Miles: Basin A (West)

Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

I. LAND USE:

1	Building	0.00	ac.	0.00%
2	Garages	0.00	ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	0.00	ac.	0.00%
4	Lake Surface	0.71	ac.	13.92%
5	Lake Banks	0.37	ac.	7.25%
6	Dry Detention Bottom	0.00	ac.	0.00%
7	Dry Detention Banks	0.00	ac.	0.00%
8	Landscaping	4.02	ac.	78.82%
	Total =	**5.10**	**ac.**	**100%**

Total overall impervious surface with building = 0.00%

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 5.10 acres X (1 foot / 12 inches)
   = **0.425** **ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 5.10 acres - (0.71 acres + 0.00 acres)
      = **4.39** **acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 4.39 acres - 4.39 acres
      = **0.00** **acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 0.00 acres / 4.390 acres x 100%
      = **0.00** **% Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 0.00 %
      = **0.00** **inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 0.00 inches X (5.10 acres - 0.710 acres) x (1 foot / 12 inches)
      = **0.00** **ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.425 ac-ft
   2.5 inches times the percentage of impervious area = 0.000 ac-ft

The volume of 0.425 ac-ft controls

TR-55 Volume Calculations - Existing

Hillsboro Miles: Basin A (West)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Existing Land Use

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	5.32	5.32	5.32	5.32
Rainfall (P) (in)	8.5	11	16	22
Total Site Drainage Area (A) (ac)	5.10	5.10	5.10	5.10
Runoff (Q) (in)	4.33	6.47	11.01	16.69
Volume of Runoff (V_r) (ac-ft)	1.84	2.75	4.68	7.09

Stage - Storage Existing

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench (V_{wq}+V_{add}+V_{void}) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
1.50	0.000	0.000	0.000	0.000
2.50	0.736	0.000	0.000	0.736
3.50	1.522	0.000	0.000	1.522
4.50	2.360	0.000	0.000	2.360
5.50	3.248	0.000	0.000	3.248
6.50	4.188	0.000	0.000	4.188
7.50	5.179	0.000	0.000	5.179
8.50	6.220	0.000	0.000	6.220
9.50	7.525	0.000	0.000	7.525

Summary Stages

	Existing Stage (ft)	Allowable Stage (ft)	Criteria
5-year/24 hours	3.88		Min. Parking Elev.
10 year/24 hours	4.94		Min. Road Crown
25-year /72 hours	7.00		Min. Perim. Berm
100-year /72 hours (No Discharge)	9.17		Min. Finished Floor

Summary Discharges

	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours			

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Site Stage-Storage - Proposed

Hillsboro Miles: Basin A (West) NMN
Project No: 044800015 11/3/2021

Stage Step Interval:	1
Start Stage Elevation:	1.50

	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	Total
Storage Type	L	V	L	V	L	L	Area
Area (ac)	1.760	0.870	0.000	0.000	0.000	1.950	4.580
Avg Low Elev.	9.00	1.50	1.50	2.50	2.50	9.00	
Avg High Elev.	10.00		9.00		9.00	10.00	

							TOTAL
Stage	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	CUM, AC-FT
1.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
2.50	0.000	0.870	0.000	0.000	0.000	0.000	**0.870**
3.50	0.000	1.740	0.000	0.000	0.000	0.000	**1.740**
4.50	0.000	2.610	0.000	0.000	0.000	0.000	**2.610**
5.50	0.000	3.480	0.000	0.000	0.000	0.000	**3.480**
6.50	0.000	4.350	0.000	0.000	0.000	0.000	**4.350**
7.50	0.000	5.220	0.000	0.000	0.000	0.000	**5.220**
8.50	0.000	6.090	0.000	0.000	0.000	0.000	**6.090**
9.50	0.220	6.960	0.000	0.000	0.000	0.244	**7.424**
10.50	1.760	7.830	0.000	0.000	0.000	1.950	**11.540**
11.50	3.520	8.700	0.000	0.000	0.000	3.900	**16.120**
12.50	5.280	9.570	0.000	0.000	0.000	5.850	**20.700**
13.50	7.040	10.440	0.000	0.000	0.000	7.800	**25.280**
14.50	8.800	11.310	0.000	0.000	0.000	9.750	**29.860**
15.50	10.560	12.180	0.000	0.000	0.000	11.700	**34.440**
16.50	12.320	13.050	0.000	0.000	0.000	13.650	**39.020**

Water Quality Calculations - Proposed

Hillsboro Miles: Basin A (West)

Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

I. LAND USE:

1	Building	0.52	ac.	10.24%
2	Garages	0.00	ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	1.76	ac.	34.49%
4	Lake Surface	0.87	ac.	17.05%
5	Lake Banks	0.00	ac.	0.00%
6	Dry Detention Bottom	0.00	ac.	0.00%
7	Dry Detention Banks	0.00	ac.	0.00%
8	Landscaping	1.95	ac.	38.22%
	Total =	**5.10**	**ac.**	**100%**

Total overall impervious surface with building = 44.73%

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 5.10 acres X (1 foot / 12 inches)
   = **0.425** **ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 5.10 acres - (0.87 acres + 0.52 acres)
      = **3.71** **acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 3.71 acres - 1.95 acres
      = **1.76** **acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 1.76 acres / 3.710 acres x 100%
      = **47.44** **% Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 47.44 %
      = **1.19** **inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.19 inches X (5.10 acres - 0.870 acres) x (1 foot / 12 inches)
      = **0.42** **ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.425 ac-ft
   2.5 inches times the percentage of impervious area = 0.418 ac-ft

The volume of 0.425 ac-ft controls

Exfiltration Trench Calculations - Proposed

Hillsboro Miles: Basin A (West)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: L = 2*(0.5*Vwq + Vadd) / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))

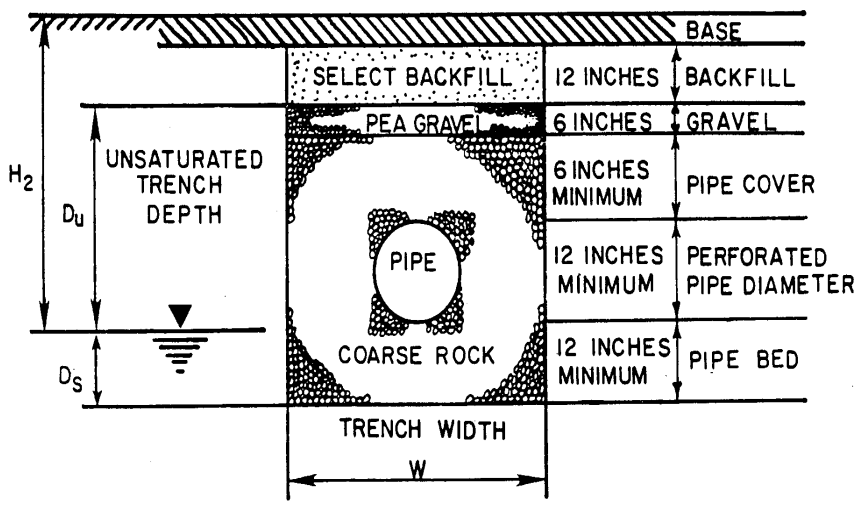
2. Design Information:

Weir Needed in ET System?	no				
Weir Elevation		ft.			
V_{wq} = Water Quality Vol. to be Exfiltrated:	5.10	ac-in	3.28"xSite =	1.39	ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	11.63	ac-in		16.74	ac-in
W = Trench Width:	8.00	ft.			
K = Hydraulic Conductivity:	9.700E-05	cfs/sq-ft per ft head			
H2 = Depth of Water Table:	7.25	ft.			
Du = Non-Saturated Trench Depth:	5.25	ft.			
Ds = Saturated Trench Depth:	0.00	ft.			
Total Trench Depth:	5.25	ft.			

3a.	Exfiltration Trench Required (Quality):	315	**ft.**
3b.	Exfiltration Trench Required (Max. Additional Storage):	1439	**ft.**
3c.	Total Maximum Exfiltration Trench Required:	**1754**	**ft.**
4.	Exfiltration Trench Provided:	**302**	**ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.407	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.000	ac-ft
Total Exfiltration Trench Vol Provided:	**0.407**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.004**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.411**	**ac-ft**



Thickness (in)	Elev (ft)	
	9.00	Lowest Inlet
12		Asphalt + Base Thickness
12		Select Backfill
	7.00	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	0.00	Weir Elevation (if applicable)
	6.00	Inside Top of Pipe
15		Pipe Size (Min. 12")
	4.75	Invert of Pipe
36		Pipe Bed (Min. 12")
	1.75	Bottom of Trench
	1.50	Water Table / Control Water Elevation

TR-55 Volume Calculations - Proposed

Hillsboro Miles: Basin A (West)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Volume Required

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	2.58	2.58	2.58	2.58
Rainfall (P) (in)	8.5	11	16	22
Total Site Drainage Area (A) (ac)	5.10	5.10	5.10	5.10
Runoff (Q) (in)	6.034	8.414	13.273	19.181
Volume of Runoff (V_r) (ac-ft)	2.566	3.578	5.644	8.156

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench (V_{wq}+V_{add}+V_{void}) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
1.50	0.000	0.000	0.000	0.000
2.50	0.870	0.000	0.000	0.870
3.50	1.740	0.000	0.000	1.740
4.50	2.610	0.000	0.000	2.610
5.50	3.480	0.000	0.000	3.480
6.50	4.350	0.000	0.000	4.350
7.50	5.220	0.411	0.000	5.631
8.50	6.090	0.411	0.000	6.501
9.50	7.424	0.411	0.000	7.835
10.50	11.540	0.411	0.000	11.951
11.50	16.120	0.411	0.000	16.531
12.50	20.700	0.411	0.000	21.111

Summary Quality

Required Min Water Quality to Meet:	0.425 ac-ft
Water Quality Volume Met at Stage:	1.99 ft

Summary Stages

	Proposed Stage (ft)	Existing Stage (ft)	Allowable Stage (ft)	Criteria
5-year/24 hours	4.45	3.88	0.00	Min. Parking Elev.
10 year/24 hours	5.61	4.94	0.00	Min. Road Crown
25-year /72 hours	7.51	7.00	0.00	Min. Perim. Berm
100-year /72 hours (No Discharge)	9.58	9.17	0.00	Min. Finished Floor

Summary Discharges

	Proposed Discharge (cfs) *from modeling*	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours		0.00	0	0

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Project Name: Related Hillsboro Mile West Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 5 year
1 Day Rainfall: 8.5 inches
Area: 5.1 acres
Ground Storage: 2.58 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.50	0.87
3.50	1.74
4.50	2.61
5.50	3.48
6.50	4.35
7.50	5.63
8.50	6.50
9.50	7.84
10.50	11.95
11.50	16.53

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.00	0.00	0.00	1.50	1.50
3.00	0.27	0.00	0.00	0.00	1.50	1.50
4.00	0.38	0.00	0.00	0.00	1.50	1.50
5.00	0.53	0.00	0.00	0.00	1.50	1.50
6.00	0.71	0.10	0.00	0.00	1.50	1.50
7.00	0.92	0.26	0.00	0.00	1.52	1.50
8.00	1.16	0.44	0.00	0.00	1.55	1.50
9.00	1.45	0.69	0.00	0.00	1.61	1.50
10.00	1.81	1.02	0.00	0.00	1.69	1.50
11.00	2.29	1.72	0.00	0.00	1.82	1.50
12.00	5.58	22.82	0.00	0.00	2.67	1.50
13.00	6.52	3.38	0.00	0.00	3.48	1.50
14.00	6.95	1.89	0.00	0.00	3.71	1.50
15.00	7.23	1.23	0.00	0.00	3.84	1.50
16.00	7.48	1.21	0.00	0.00	3.96	1.50
17.00	7.63	0.73	0.00	0.00	4.04	1.50
18.00	7.79	0.73	0.00	0.00	4.11	1.50
19.00	7.94	0.73	0.00	0.00	4.17	1.50
20.00	8.09	0.74	0.00	0.00	4.24	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	8.19	0.49	0.00	0.00	4.30	1.50
22.00	8.30	0.49	0.00	0.00	4.34	1.50
23.00	8.40	0.49	0.00	0.00	4.39	1.50
24.00	8.50	0.49	0.00	0.00	4.44	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.00	0.00	0.00	1.50	1.50
3.00	0.27	0.00	0.00	0.00	1.50	1.50
4.00	0.38	0.00	0.00	0.00	1.50	1.50
5.00	0.53	0.00	0.00	0.00	1.50	1.50
6.00	0.71	0.10	0.00	0.00	1.50	1.50
7.00	0.92	0.26	0.00	0.00	1.52	1.50
8.00	1.16	0.44	0.00	0.00	1.55	1.50
9.00	1.45	0.69	0.00	0.00	1.61	1.50
10.00	1.81	1.02	0.00	0.00	1.69	1.50
11.00	2.29	1.72	0.00	0.00	1.82	1.50
12.00	5.58	22.82	0.00	0.00	2.67	1.50
13.00	6.52	3.38	0.00	0.00	3.48	1.50
14.00	6.95	1.89	0.00	0.00	3.71	1.50
15.00	7.23	1.23	0.00	0.00	3.84	1.50
16.00	7.48	1.21	0.00	0.00	3.96	1.50
17.00	7.63	0.73	0.00	0.00	4.04	1.50
18.00	7.79	0.73	0.00	0.00	4.11	1.50
19.00	7.94	0.73	0.00	0.00	4.17	1.50
20.00	8.09	0.74	0.00	0.00	4.24	1.50
21.00	8.19	0.49	0.00	0.00	4.30	1.50
22.00	8.30	0.49	0.00	0.00	4.34	1.50
23.00	8.40	0.49	0.00	0.00	4.39	1.50
24.00	8.50	0.49	0.00	0.00	4.44	1.50

Structure: 3

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.00	0.00	0.00	1.50	1.50
3.00	0.27	0.00	0.00	0.00	1.50	1.50
4.00	0.38	0.00	0.00	0.00	1.50	1.50
5.00	0.53	0.00	0.00	0.00	1.50	1.50
6.00	0.71	0.10	0.00	0.00	1.50	1.50
7.00	0.92	0.26	0.00	0.00	1.52	1.50
8.00	1.16	0.44	0.00	0.00	1.55	1.50
9.00	1.45	0.69	0.00	0.00	1.61	1.50
10.00	1.81	1.02	0.00	0.00	1.69	1.50
11.00	2.29	1.72	0.00	0.00	1.82	1.50
12.00	5.58	22.82	0.00	0.00	2.67	1.50
13.00	6.52	3.38	0.00	0.00	3.48	1.50
14.00	6.95	1.89	0.00	0.00	3.71	1.50
15.00	7.23	1.23	0.00	0.00	3.84	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	7.48	1.21	0.00	0.00	3.96	1.50
17.00	7.63	0.73	0.00	0.00	4.04	1.50
18.00	7.79	0.73	0.00	0.00	4.11	1.50
19.00	7.94	0.73	0.00	0.00	4.17	1.50
20.00	8.09	0.74	0.00	0.00	4.24	1.50
21.00	8.19	0.49	0.00	0.00	4.30	1.50
22.00	8.30	0.49	0.00	0.00	4.34	1.50
23.00	8.40	0.49	0.00	0.00	4.39	1.50
24.00	8.50	0.49	0.00	0.00	4.44	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.00	0.00	0.00	1.50	1.50
3.00	0.27	0.00	0.00	0.00	1.50	1.50
4.00	0.38	0.00	0.00	0.00	1.50	1.50
5.00	0.53	0.00	0.00	0.00	1.50	1.50
6.00	0.71	0.10	0.00	0.00	1.50	1.50
7.00	0.92	0.26	0.00	0.00	1.52	1.50
8.00	1.16	0.44	0.00	0.00	1.55	1.50
9.00	1.45	0.69	0.00	0.00	1.61	1.50
10.00	1.81	1.02	0.00	0.00	1.69	1.50
11.00	2.29	1.72	0.00	0.00	1.82	1.50
12.00	5.58	22.82	0.00	0.00	2.67	1.50
13.00	6.52	3.38	0.00	0.00	3.48	1.50
14.00	6.95	1.89	0.00	0.00	3.71	1.50
15.00	7.23	1.23	0.00	0.00	3.84	1.50
16.00	7.48	1.21	0.00	0.00	3.96	1.50
17.00	7.63	0.73	0.00	0.00	4.04	1.50
18.00	7.79	0.73	0.00	0.00	4.11	1.50
19.00	7.94	0.73	0.00	0.00	4.17	1.50
20.00	8.09	0.74	0.00	0.00	4.24	1.50
21.00	8.19	0.49	0.00	0.00	4.30	1.50
22.00	8.30	0.49	0.00	0.00	4.34	1.50
23.00	8.40	0.49	0.00	0.00	4.39	1.50
24.00	8.50	0.49	0.00	0.00	4.44	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.00	0.00	0.00	1.50	1.50
3.00	0.27	0.00	0.00	0.00	1.50	1.50
4.00	0.38	0.00	0.00	0.00	1.50	1.50
5.00	0.53	0.00	0.00	0.00	1.50	1.50
6.00	0.71	0.10	0.00	0.00	1.50	1.50
7.00	0.92	0.26	0.00	0.00	1.52	1.50
8.00	1.16	0.44	0.00	0.00	1.55	1.50
9.00	1.45	0.69	0.00	0.00	1.61	1.50
10.00	1.81	1.02	0.00	0.00	1.69	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
11.00	2.29	1.72	0.00	0.00	1.82	1.50
12.00	5.58	22.82	0.00	0.00	2.67	1.50
13.00	6.52	3.38	0.00	0.00	3.48	1.50
14.00	6.95	1.89	0.00	0.00	3.71	1.50
15.00	7.23	1.23	0.00	0.00	3.84	1.50
16.00	7.48	1.21	0.00	0.00	3.96	1.50
17.00	7.63	0.73	0.00	0.00	4.04	1.50
18.00	7.79	0.73	0.00	0.00	4.11	1.50
19.00	7.94	0.73	0.00	0.00	4.17	1.50
20.00	8.09	0.74	0.00	0.00	4.24	1.50
21.00	8.19	0.49	0.00	0.00	4.30	1.50
22.00	8.30	0.49	0.00	0.00	4.34	1.50
23.00	8.40	0.49	0.00	0.00	4.39	1.50
24.00	8.50	0.49	0.00	0.00	4.44	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.00	0.00	0.00	1.50	1.50
3.00	0.27	0.00	0.00	0.00	1.50	1.50
4.00	0.38	0.00	0.00	0.00	1.50	1.50
5.00	0.53	0.00	0.00	0.00	1.50	1.50
6.00	0.71	0.10	0.00	0.00	1.50	1.50
7.00	0.92	0.26	0.00	0.00	1.52	1.50
8.00	1.16	0.44	0.00	0.00	1.55	1.50
9.00	1.45	0.69	0.00	0.00	1.61	1.50
10.00	1.81	1.02	0.00	0.00	1.69	1.50
11.00	2.29	1.72	0.00	0.00	1.82	1.50
12.00	5.58	22.82	0.00	0.00	2.67	1.50
13.00	6.52	3.38	0.00	0.00	3.48	1.50
14.00	6.95	1.89	0.00	0.00	3.71	1.50
15.00	7.23	1.23	0.00	0.00	3.84	1.50
16.00	7.48	1.21	0.00	0.00	3.96	1.50
17.00	7.63	0.73	0.00	0.00	4.04	1.50
18.00	7.79	0.73	0.00	0.00	4.11	1.50
19.00	7.94	0.73	0.00	0.00	4.17	1.50
20.00	8.09	0.74	0.00	0.00	4.24	1.50
21.00	8.19	0.49	0.00	0.00	4.30	1.50
22.00	8.30	0.49	0.00	0.00	4.34	1.50
23.00	8.40	0.49	0.00	0.00	4.39	1.50
24.00	8.50	0.49	0.00	0.00	4.44	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	4.44	24.00	1.50	0.00

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BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	2.55	0.00	0.00	0.00	2.55	0.00

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Project Name: Related Hillsboro Mile West Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 11 inches
Area: 5.1 acres
Ground Storage: 2.58 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.50	0.87
3.50	1.74
4.50	2.61
5.50	3.48
6.50	4.35
7.50	5.63
8.50	6.50
9.50	7.84
10.50	11.95
11.50	16.53

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.00	0.00	0.00	1.50	1.50
3.00	0.35	0.00	0.00	0.00	1.50	1.50
4.00	0.50	0.00	0.00	0.00	1.50	1.50
5.00	0.68	0.09	0.00	0.00	1.50	1.50
6.00	0.91	0.27	0.00	0.00	1.52	1.50
7.00	1.19	0.50	0.00	0.00	1.56	1.50
8.00	1.51	0.77	0.00	0.00	1.62	1.50
9.00	1.88	1.11	0.00	0.00	1.71	1.50
10.00	2.34	1.58	0.00	0.00	1.84	1.50
11.00	2.96	2.54	0.00	0.00	2.03	1.50
12.00	7.22	31.21	0.00	0.00	3.22	1.50
13.00	8.44	4.53	0.00	0.00	4.32	1.50
14.00	9.00	2.52	0.56	0.03	4.60	1.50
15.00	9.35	1.63	0.56	0.07	4.73	1.50
16.00	9.68	1.61	0.56	0.12	4.83	1.50
17.00	9.88	0.97	0.56	0.17	4.88	1.50
18.00	10.08	0.97	0.56	0.21	4.92	1.50
19.00	10.27	0.97	0.56	0.26	4.96	1.50
20.00	10.47	0.97	0.56	0.30	5.00	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	10.60	0.65	0.56	0.35	5.01	1.50
22.00	10.74	0.65	0.56	0.40	5.02	1.50
23.00	10.87	0.65	0.56	0.44	5.03	1.50
24.00	11.00	0.65	0.56	0.49	5.04	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.00	0.00	0.00	1.50	1.50
3.00	0.35	0.00	0.00	0.00	1.50	1.50
4.00	0.50	0.00	0.00	0.00	1.50	1.50
5.00	0.68	0.09	0.00	0.00	1.50	1.50
6.00	0.91	0.27	0.00	0.00	1.52	1.50
7.00	1.19	0.50	0.00	0.00	1.56	1.50
8.00	1.51	0.77	0.00	0.00	1.62	1.50
9.00	1.88	1.11	0.00	0.00	1.71	1.50
10.00	2.34	1.58	0.00	0.00	1.84	1.50
11.00	2.96	2.54	0.00	0.00	2.03	1.50
12.00	7.22	31.21	0.00	0.00	3.22	1.50
13.00	8.44	4.53	0.00	0.00	4.32	1.50
14.00	9.00	2.52	0.00	0.00	4.60	1.50
15.00	9.35	1.63	0.00	0.00	4.73	1.50
16.00	9.68	1.61	0.00	0.00	4.83	1.50
17.00	9.88	0.97	0.00	0.00	4.88	1.50
18.00	10.08	0.97	0.00	0.00	4.92	1.50
19.00	10.27	0.97	0.00	0.00	4.96	1.50
20.00	10.47	0.97	0.00	0.00	5.00	1.50
21.00	10.60	0.65	0.00	0.00	5.01	1.50
22.00	10.74	0.65	0.00	0.00	5.02	1.50
23.00	10.87	0.65	0.00	0.00	5.03	1.50
24.00	11.00	0.65	0.00	0.00	5.04	1.50

Structure: 3

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.00	0.00	0.00	1.50	1.50
3.00	0.35	0.00	0.00	0.00	1.50	1.50
4.00	0.50	0.00	0.00	0.00	1.50	1.50
5.00	0.68	0.09	0.00	0.00	1.50	1.50
6.00	0.91	0.27	0.00	0.00	1.52	1.50
7.00	1.19	0.50	0.00	0.00	1.56	1.50
8.00	1.51	0.77	0.00	0.00	1.62	1.50
9.00	1.88	1.11	0.00	0.00	1.71	1.50
10.00	2.34	1.58	0.00	0.00	1.84	1.50
11.00	2.96	2.54	0.00	0.00	2.03	1.50
12.00	7.22	31.21	0.00	0.00	3.22	1.50
13.00	8.44	4.53	0.00	0.00	4.32	1.50
14.00	9.00	2.52	0.00	0.00	4.60	1.50
15.00	9.35	1.63	0.00	0.00	4.73	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	9.68	1.61	0.00	0.00	4.83	1.50
17.00	9.88	0.97	0.00	0.00	4.88	1.50
18.00	10.08	0.97	0.00	0.00	4.92	1.50
19.00	10.27	0.97	0.00	0.00	4.96	1.50
20.00	10.47	0.97	0.00	0.00	5.00	1.50
21.00	10.60	0.65	0.00	0.00	5.01	1.50
22.00	10.74	0.65	0.00	0.00	5.02	1.50
23.00	10.87	0.65	0.00	0.00	5.03	1.50
24.00	11.00	0.65	0.00	0.00	5.04	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.00	0.00	0.00	1.50	1.50
3.00	0.35	0.00	0.00	0.00	1.50	1.50
4.00	0.50	0.00	0.00	0.00	1.50	1.50
5.00	0.68	0.09	0.00	0.00	1.50	1.50
6.00	0.91	0.27	0.00	0.00	1.52	1.50
7.00	1.19	0.50	0.00	0.00	1.56	1.50
8.00	1.51	0.77	0.00	0.00	1.62	1.50
9.00	1.88	1.11	0.00	0.00	1.71	1.50
10.00	2.34	1.58	0.00	0.00	1.84	1.50
11.00	2.96	2.54	0.00	0.00	2.03	1.50
12.00	7.22	31.21	0.00	0.00	3.22	1.50
13.00	8.44	4.53	0.00	0.00	4.32	1.50
14.00	9.00	2.52	0.00	0.00	4.60	1.50
15.00	9.35	1.63	0.00	0.00	4.73	1.50
16.00	9.68	1.61	0.00	0.00	4.83	1.50
17.00	9.88	0.97	0.00	0.00	4.88	1.50
18.00	10.08	0.97	0.00	0.00	4.92	1.50
19.00	10.27	0.97	0.00	0.00	4.96	1.50
20.00	10.47	0.97	0.00	0.00	5.00	1.50
21.00	10.60	0.65	0.00	0.00	5.01	1.50
22.00	10.74	0.65	0.00	0.00	5.02	1.50
23.00	10.87	0.65	0.00	0.00	5.03	1.50
24.00	11.00	0.65	0.00	0.00	5.04	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.00	0.00	0.00	1.50	1.50
3.00	0.35	0.00	0.00	0.00	1.50	1.50
4.00	0.50	0.00	0.00	0.00	1.50	1.50
5.00	0.68	0.09	0.00	0.00	1.50	1.50
6.00	0.91	0.27	0.00	0.00	1.52	1.50
7.00	1.19	0.50	0.00	0.00	1.56	1.50
8.00	1.51	0.77	0.00	0.00	1.62	1.50
9.00	1.88	1.11	0.00	0.00	1.71	1.50
10.00	2.34	1.58	0.00	0.00	1.84	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
11.00	2.96	2.54	0.00	0.00	2.03	1.50
12.00	7.22	31.21	0.00	0.00	3.22	1.50
13.00	8.44	4.53	0.00	0.00	4.32	1.50
14.00	9.00	2.52	0.00	0.00	4.60	1.50
15.00	9.35	1.63	0.00	0.00	4.73	1.50
16.00	9.68	1.61	0.00	0.00	4.83	1.50
17.00	9.88	0.97	0.00	0.00	4.88	1.50
18.00	10.08	0.97	0.00	0.00	4.92	1.50
19.00	10.27	0.97	0.00	0.00	4.96	1.50
20.00	10.47	0.97	0.00	0.00	5.00	1.50
21.00	10.60	0.65	0.00	0.00	5.01	1.50
22.00	10.74	0.65	0.00	0.00	5.02	1.50
23.00	10.87	0.65	0.00	0.00	5.03	1.50
24.00	11.00	0.65	0.00	0.00	5.04	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.00	0.00	0.00	1.50	1.50
3.00	0.35	0.00	0.00	0.00	1.50	1.50
4.00	0.50	0.00	0.00	0.00	1.50	1.50
5.00	0.68	0.09	0.00	0.00	1.50	1.50
6.00	0.91	0.27	0.00	0.00	1.52	1.50
7.00	1.19	0.50	0.00	0.00	1.56	1.50
8.00	1.51	0.77	0.00	0.00	1.62	1.50
9.00	1.88	1.11	0.00	0.00	1.71	1.50
10.00	2.34	1.58	0.00	0.00	1.84	1.50
11.00	2.96	2.54	0.00	0.00	2.03	1.50
12.00	7.22	31.21	0.00	0.00	3.22	1.50
13.00	8.44	4.53	0.00	0.00	4.32	1.50
14.00	9.00	2.52	0.00	0.00	4.60	1.50
15.00	9.35	1.63	0.00	0.00	4.73	1.50
16.00	9.68	1.61	0.00	0.00	4.83	1.50
17.00	9.88	0.97	0.00	0.00	4.88	1.50
18.00	10.08	0.97	0.00	0.00	4.92	1.50
19.00	10.27	0.97	0.00	0.00	4.96	1.50
20.00	10.47	0.97	0.00	0.00	5.00	1.50
21.00	10.60	0.65	0.00	0.00	5.01	1.50
22.00	10.74	0.65	0.00	0.00	5.02	1.50
23.00	10.87	0.65	0.00	0.00	5.03	1.50
24.00	11.00	0.65	0.00	0.00	5.04	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	13.60	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	5.04	24.00	1.50	0.00

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BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	3.56	0.00	0.48	0.00	3.08	0.00

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Project Name: Related Hillsboro Mile West Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 16.0001 inches
Area: 5.1 acres
Ground Storage: 2.58 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.50	0.87
3.50	1.74
4.50	2.61
5.50	3.48
6.50	4.35
7.50	5.63
8.50	6.50
9.50	7.84
10.50	11.95
11.50	16.53

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.21	0.00	0.00	0.00	1.50	1.50
4.00	0.29	0.00	0.00	0.00	1.50	1.50
5.00	0.36	0.00	0.00	0.00	1.50	1.50
6.00	0.43	0.00	0.00	0.00	1.50	1.50
7.00	0.50	0.00	0.00	0.00	1.50	1.50
8.00	0.57	0.01	0.00	0.00	1.50	1.50
9.00	0.64	0.03	0.00	0.00	1.50	1.50
10.00	0.72	0.05	0.00	0.00	1.51	1.50
11.00	0.79	0.06	0.00	0.00	1.51	1.50
12.00	0.86	0.08	0.00	0.00	1.52	1.50
13.00	0.93	0.09	0.00	0.00	1.53	1.50
14.00	1.00	0.10	0.00	0.00	1.54	1.50
15.00	1.07	0.12	0.00	0.00	1.55	1.50
16.00	1.15	0.13	0.00	0.00	1.56	1.50
17.00	1.22	0.14	0.00	0.00	1.57	1.50
18.00	1.29	0.15	0.00	0.00	1.58	1.50
19.00	1.36	0.16	0.00	0.00	1.60	1.50
20.00	1.43	0.17	0.00	0.00	1.61	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.50	0.17	0.00	0.00	1.63	1.50
22.00	1.58	0.18	0.00	0.00	1.65	1.50
23.00	1.65	0.19	0.00	0.00	1.66	1.50
24.00	1.72	0.20	0.00	0.00	1.68	1.50
25.00	1.82	0.30	0.00	0.00	1.71	1.50
26.00	1.93	0.31	0.00	0.00	1.74	1.50
27.00	2.03	0.32	0.00	0.00	1.77	1.50
28.00	2.14	0.33	0.00	0.00	1.80	1.50
29.00	2.24	0.34	0.00	0.00	1.83	1.50
30.00	2.35	0.35	0.00	0.00	1.86	1.50
31.00	2.45	0.36	0.00	0.00	1.90	1.50
32.00	2.55	0.37	0.00	0.00	1.93	1.50
33.00	2.66	0.38	0.00	0.00	1.97	1.50
34.00	2.76	0.38	0.00	0.00	2.00	1.50
35.00	2.87	0.39	0.00	0.00	2.04	1.50
36.00	2.97	0.39	0.00	0.00	2.08	1.50
37.00	3.08	0.40	0.00	0.00	2.11	1.50
38.00	3.18	0.41	0.00	0.00	2.15	1.50
39.00	3.29	0.41	0.00	0.00	2.19	1.50
40.00	3.39	0.42	0.00	0.00	2.23	1.50
41.00	3.50	0.42	0.00	0.00	2.27	1.50
42.00	3.60	0.42	0.00	0.00	2.31	1.50
43.00	3.70	0.43	0.00	0.00	2.35	1.50
44.00	3.81	0.43	0.00	0.00	2.39	1.50
45.00	3.91	0.44	0.00	0.00	2.43	1.50
46.00	4.02	0.44	0.00	0.00	2.48	1.50
47.00	4.12	0.44	0.00	0.00	2.52	1.50
48.00	4.23	0.45	0.00	0.00	2.56	1.50
49.00	4.34	0.51	0.00	0.00	2.61	1.50
50.00	4.46	0.51	0.00	0.00	2.65	1.50
51.00	4.60	0.62	0.00	0.00	2.71	1.50
52.00	4.76	0.72	0.00	0.00	2.77	1.50
53.00	4.96	0.93	0.00	0.00	2.85	1.50
54.00	5.20	1.15	0.00	0.00	2.95	1.50
55.00	5.50	1.38	0.00	0.00	3.07	1.50
56.00	5.84	1.61	0.00	0.00	3.22	1.50
57.00	6.24	1.94	0.00	0.00	3.39	1.50
58.00	6.73	2.41	0.00	0.00	3.60	1.50
59.00	7.39	3.49	0.00	0.00	3.87	1.50
60.00	11.95	35.96	0.56	0.02	5.30	1.50
61.00	13.26	5.03	0.56	0.06	6.45	1.50
62.00	13.86	2.78	0.56	0.11	6.59	1.50
63.00	14.23	1.80	0.56	0.16	6.62	1.50
64.00	14.59	1.77	0.56	0.20	6.62	1.50
65.00	14.80	1.07	0.56	0.25	6.60	1.50
66.00	15.01	1.06	0.56	0.29	6.56	1.50
67.00	15.22	1.07	0.56	0.34	6.52	1.50
68.00	15.43	1.07	0.56	0.39	6.49	1.50
69.00	15.58	0.71	0.56	0.43	6.46	1.50
70.00	15.72	0.71	0.56	0.48	6.42	1.50
71.00	15.86	0.71	0.56	0.52	6.39	1.50
72.00	16.00	0.71	0.56	0.57	6.35	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.21	0.00	0.00	0.00	1.50	1.50
4.00	0.29	0.00	0.00	0.00	1.50	1.50
5.00	0.36	0.00	0.00	0.00	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
6.00	0.43	0.00	0.00	0.00	1.50	1.50
7.00	0.50	0.00	0.00	0.00	1.50	1.50
8.00	0.57	0.01	0.00	0.00	1.50	1.50
9.00	0.64	0.03	0.00	0.00	1.50	1.50
10.00	0.72	0.05	0.00	0.00	1.51	1.50
11.00	0.79	0.06	0.00	0.00	1.51	1.50
12.00	0.86	0.08	0.00	0.00	1.52	1.50
13.00	0.93	0.09	0.00	0.00	1.53	1.50
14.00	1.00	0.10	0.00	0.00	1.54	1.50
15.00	1.07	0.12	0.00	0.00	1.55	1.50
16.00	1.15	0.13	0.00	0.00	1.56	1.50
17.00	1.22	0.14	0.00	0.00	1.57	1.50
18.00	1.29	0.15	0.00	0.00	1.58	1.50
19.00	1.36	0.16	0.00	0.00	1.60	1.50
20.00	1.43	0.17	0.00	0.00	1.61	1.50
21.00	1.50	0.17	0.00	0.00	1.63	1.50
22.00	1.58	0.18	0.00	0.00	1.65	1.50
23.00	1.65	0.19	0.00	0.00	1.66	1.50
24.00	1.72	0.20	0.00	0.00	1.68	1.50
25.00	1.82	0.30	0.00	0.00	1.71	1.50
26.00	1.93	0.31	0.00	0.00	1.74	1.50
27.00	2.03	0.32	0.00	0.00	1.77	1.50
28.00	2.14	0.33	0.00	0.00	1.80	1.50
29.00	2.24	0.34	0.00	0.00	1.83	1.50
30.00	2.35	0.35	0.00	0.00	1.86	1.50
31.00	2.45	0.36	0.00	0.00	1.90	1.50
32.00	2.55	0.37	0.00	0.00	1.93	1.50
33.00	2.66	0.38	0.00	0.00	1.97	1.50
34.00	2.76	0.38	0.00	0.00	2.00	1.50
35.00	2.87	0.39	0.00	0.00	2.04	1.50
36.00	2.97	0.39	0.00	0.00	2.08	1.50
37.00	3.08	0.40	0.00	0.00	2.11	1.50
38.00	3.18	0.41	0.00	0.00	2.15	1.50
39.00	3.29	0.41	0.00	0.00	2.19	1.50
40.00	3.39	0.42	0.00	0.00	2.23	1.50
41.00	3.50	0.42	0.00	0.00	2.27	1.50
42.00	3.60	0.42	0.00	0.00	2.31	1.50
43.00	3.70	0.43	0.00	0.00	2.35	1.50
44.00	3.81	0.43	0.00	0.00	2.39	1.50
45.00	3.91	0.44	0.00	0.00	2.43	1.50
46.00	4.02	0.44	0.00	0.00	2.48	1.50
47.00	4.12	0.44	0.00	0.00	2.52	1.50
48.00	4.23	0.45	0.00	0.00	2.56	1.50
49.00	4.34	0.51	0.00	0.00	2.61	1.50
50.00	4.46	0.51	0.00	0.00	2.65	1.50
51.00	4.60	0.62	0.00	0.00	2.71	1.50
52.00	4.76	0.72	0.00	0.00	2.77	1.50
53.00	4.96	0.93	0.00	0.00	2.85	1.50
54.00	5.20	1.15	0.00	0.00	2.95	1.50
55.00	5.50	1.38	0.00	0.00	3.07	1.50
56.00	5.84	1.61	0.00	0.00	3.22	1.50
57.00	6.24	1.94	0.00	0.00	3.39	1.50
58.00	6.73	2.41	0.00	0.00	3.60	1.50
59.00	7.39	3.49	0.00	0.00	3.87	1.50
60.00	11.95	35.96	0.00	0.00	5.30	1.50
61.00	13.26	5.03	0.56	0.05	6.45	1.50
62.00	13.86	2.78	0.56	0.09	6.59	1.50
63.00	14.23	1.80	0.56	0.14	6.62	1.50
64.00	14.59	1.77	0.56	0.18	6.62	1.50
65.00	14.80	1.07	0.56	0.23	6.60	1.50
66.00	15.01	1.06	0.56	0.28	6.56	1.50
67.00	15.22	1.07	0.56	0.32	6.52	1.50
68.00	15.43	1.07	0.56	0.37	6.49	1.50
69.00	15.58	0.71	0.56	0.41	6.46	1.50
70.00	15.72	0.71	0.56	0.46	6.42	1.50
71.00	15.86	0.71	0.56	0.51	6.39	1.50
72.00	16.00	0.71	0.56	0.55	6.35	1.50

Structure: 3

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From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.21	0.00	0.00	0.00	1.50	1.50
4.00	0.29	0.00	0.00	0.00	1.50	1.50
5.00	0.36	0.00	0.00	0.00	1.50	1.50
6.00	0.43	0.00	0.00	0.00	1.50	1.50
7.00	0.50	0.00	0.00	0.00	1.50	1.50
8.00	0.57	0.01	0.00	0.00	1.50	1.50
9.00	0.64	0.03	0.00	0.00	1.50	1.50
10.00	0.72	0.05	0.00	0.00	1.51	1.50
11.00	0.79	0.06	0.00	0.00	1.51	1.50
12.00	0.86	0.08	0.00	0.00	1.52	1.50
13.00	0.93	0.09	0.00	0.00	1.53	1.50
14.00	1.00	0.10	0.00	0.00	1.54	1.50
15.00	1.07	0.12	0.00	0.00	1.55	1.50
16.00	1.15	0.13	0.00	0.00	1.56	1.50
17.00	1.22	0.14	0.00	0.00	1.57	1.50
18.00	1.29	0.15	0.00	0.00	1.58	1.50
19.00	1.36	0.16	0.00	0.00	1.60	1.50
20.00	1.43	0.17	0.00	0.00	1.61	1.50
21.00	1.50	0.17	0.00	0.00	1.63	1.50
22.00	1.58	0.18	0.00	0.00	1.65	1.50
23.00	1.65	0.19	0.00	0.00	1.66	1.50
24.00	1.72	0.20	0.00	0.00	1.68	1.50
25.00	1.82	0.30	0.00	0.00	1.71	1.50
26.00	1.93	0.31	0.00	0.00	1.74	1.50
27.00	2.03	0.32	0.00	0.00	1.77	1.50
28.00	2.14	0.33	0.00	0.00	1.80	1.50
29.00	2.24	0.34	0.00	0.00	1.83	1.50
30.00	2.35	0.35	0.00	0.00	1.86	1.50
31.00	2.45	0.36	0.00	0.00	1.90	1.50
32.00	2.55	0.37	0.00	0.00	1.93	1.50
33.00	2.66	0.38	0.00	0.00	1.97	1.50
34.00	2.76	0.38	0.00	0.00	2.00	1.50
35.00	2.87	0.39	0.00	0.00	2.04	1.50
36.00	2.97	0.39	0.00	0.00	2.08	1.50
37.00	3.08	0.40	0.00	0.00	2.11	1.50
38.00	3.18	0.41	0.00	0.00	2.15	1.50
39.00	3.29	0.41	0.00	0.00	2.19	1.50
40.00	3.39	0.42	0.00	0.00	2.23	1.50
41.00	3.50	0.42	0.00	0.00	2.27	1.50
42.00	3.60	0.42	0.00	0.00	2.31	1.50
43.00	3.70	0.43	0.00	0.00	2.35	1.50
44.00	3.81	0.43	0.00	0.00	2.39	1.50
45.00	3.91	0.44	0.00	0.00	2.43	1.50
46.00	4.02	0.44	0.00	0.00	2.48	1.50
47.00	4.12	0.44	0.00	0.00	2.52	1.50
48.00	4.23	0.45	0.00	0.00	2.56	1.50
49.00	4.34	0.51	0.00	0.00	2.61	1.50
50.00	4.46	0.51	0.00	0.00	2.65	1.50
51.00	4.60	0.62	0.00	0.00	2.71	1.50
52.00	4.76	0.72	0.00	0.00	2.77	1.50
53.00	4.96	0.93	0.00	0.00	2.85	1.50
54.00	5.20	1.15	0.00	0.00	2.95	1.50
55.00	5.50	1.38	0.00	0.00	3.07	1.50
56.00	5.84	1.61	0.00	0.00	3.22	1.50
57.00	6.24	1.94	0.00	0.00	3.39	1.50
58.00	6.73	2.41	0.00	0.00	3.60	1.50
59.00	7.39	3.49	0.00	0.00	3.87	1.50
60.00	11.95	35.96	0.00	0.00	5.30	1.50
61.00	13.26	5.03	0.00	0.00	6.45	1.50
62.00	13.86	2.78	0.56	0.05	6.59	1.50
63.00	14.23	1.80	0.56	0.09	6.62	1.50
64.00	14.59	1.77	0.56	0.14	6.62	1.50
65.00	14.80	1.07	0.56	0.18	6.60	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
66.00	15.01	1.06	0.56	0.23	6.56	1.50
67.00	15.22	1.07	0.56	0.28	6.52	1.50
68.00	15.43	1.07	0.00	0.29	6.49	1.50
69.00	15.58	0.71	0.00	0.29	6.46	1.50
70.00	15.72	0.71	0.00	0.29	6.42	1.50
71.00	15.86	0.71	0.00	0.29	6.39	1.50
72.00	16.00	0.71	0.00	0.29	6.35	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.21	0.00	0.00	0.00	1.50	1.50
4.00	0.29	0.00	0.00	0.00	1.50	1.50
5.00	0.36	0.00	0.00	0.00	1.50	1.50
6.00	0.43	0.00	0.00	0.00	1.50	1.50
7.00	0.50	0.00	0.00	0.00	1.50	1.50
8.00	0.57	0.01	0.00	0.00	1.50	1.50
9.00	0.64	0.03	0.00	0.00	1.50	1.50
10.00	0.72	0.05	0.00	0.00	1.51	1.50
11.00	0.79	0.06	0.00	0.00	1.51	1.50
12.00	0.86	0.08	0.00	0.00	1.52	1.50
13.00	0.93	0.09	0.00	0.00	1.53	1.50
14.00	1.00	0.10	0.00	0.00	1.54	1.50
15.00	1.07	0.12	0.00	0.00	1.55	1.50
16.00	1.15	0.13	0.00	0.00	1.56	1.50
17.00	1.22	0.14	0.00	0.00	1.57	1.50
18.00	1.29	0.15	0.00	0.00	1.58	1.50
19.00	1.36	0.16	0.00	0.00	1.60	1.50
20.00	1.43	0.17	0.00	0.00	1.61	1.50
21.00	1.50	0.17	0.00	0.00	1.63	1.50
22.00	1.58	0.18	0.00	0.00	1.65	1.50
23.00	1.65	0.19	0.00	0.00	1.66	1.50
24.00	1.72	0.20	0.00	0.00	1.68	1.50
25.00	1.82	0.30	0.00	0.00	1.71	1.50
26.00	1.93	0.31	0.00	0.00	1.74	1.50
27.00	2.03	0.32	0.00	0.00	1.77	1.50
28.00	2.14	0.33	0.00	0.00	1.80	1.50
29.00	2.24	0.34	0.00	0.00	1.83	1.50
30.00	2.35	0.35	0.00	0.00	1.86	1.50
31.00	2.45	0.36	0.00	0.00	1.90	1.50
32.00	2.55	0.37	0.00	0.00	1.93	1.50
33.00	2.66	0.38	0.00	0.00	1.97	1.50
34.00	2.76	0.38	0.00	0.00	2.00	1.50
35.00	2.87	0.39	0.00	0.00	2.04	1.50
36.00	2.97	0.39	0.00	0.00	2.08	1.50
37.00	3.08	0.40	0.00	0.00	2.11	1.50
38.00	3.18	0.41	0.00	0.00	2.15	1.50
39.00	3.29	0.41	0.00	0.00	2.19	1.50
40.00	3.39	0.42	0.00	0.00	2.23	1.50
41.00	3.50	0.42	0.00	0.00	2.27	1.50
42.00	3.60	0.42	0.00	0.00	2.31	1.50
43.00	3.70	0.43	0.00	0.00	2.35	1.50
44.00	3.81	0.43	0.00	0.00	2.39	1.50
45.00	3.91	0.44	0.00	0.00	2.43	1.50
46.00	4.02	0.44	0.00	0.00	2.48	1.50
47.00	4.12	0.44	0.00	0.00	2.52	1.50
48.00	4.23	0.45	0.00	0.00	2.56	1.50
49.00	4.34	0.51	0.00	0.00	2.61	1.50
50.00	4.46	0.51	0.00	0.00	2.65	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
51.00	4.60	0.62	0.00	0.00	2.71	1.50
52.00	4.76	0.72	0.00	0.00	2.77	1.50
53.00	4.96	0.93	0.00	0.00	2.85	1.50
54.00	5.20	1.15	0.00	0.00	2.95	1.50
55.00	5.50	1.38	0.00	0.00	3.07	1.50
56.00	5.84	1.61	0.00	0.00	3.22	1.50
57.00	6.24	1.94	0.00	0.00	3.39	1.50
58.00	6.73	2.41	0.00	0.00	3.60	1.50
59.00	7.39	3.49	0.00	0.00	3.87	1.50
60.00	11.95	35.96	0.00	0.00	5.30	1.50
61.00	13.26	5.03	0.00	0.00	6.45	1.50
62.00	13.86	2.78	0.00	0.00	6.59	1.50
63.00	14.23	1.80	0.00	0.00	6.62	1.50
64.00	14.59	1.77	0.00	0.00	6.62	1.50
65.00	14.80	1.07	0.00	0.00	6.60	1.50
66.00	15.01	1.06	0.00	0.00	6.56	1.50
67.00	15.22	1.07	0.00	0.00	6.52	1.50
68.00	15.43	1.07	0.00	0.00	6.49	1.50
69.00	15.58	0.71	0.00	0.00	6.46	1.50
70.00	15.72	0.71	0.00	0.00	6.42	1.50
71.00	15.86	0.71	0.00	0.00	6.39	1.50
72.00	16.00	0.71	0.00	0.00	6.35	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.21	0.00	0.00	0.00	1.50	1.50
4.00	0.29	0.00	0.00	0.00	1.50	1.50
5.00	0.36	0.00	0.00	0.00	1.50	1.50
6.00	0.43	0.00	0.00	0.00	1.50	1.50
7.00	0.50	0.00	0.00	0.00	1.50	1.50
8.00	0.57	0.01	0.00	0.00	1.50	1.50
9.00	0.64	0.03	0.00	0.00	1.50	1.50
10.00	0.72	0.05	0.00	0.00	1.51	1.50
11.00	0.79	0.06	0.00	0.00	1.51	1.50
12.00	0.86	0.08	0.00	0.00	1.52	1.50
13.00	0.93	0.09	0.00	0.00	1.53	1.50
14.00	1.00	0.10	0.00	0.00	1.54	1.50
15.00	1.07	0.12	0.00	0.00	1.55	1.50
16.00	1.15	0.13	0.00	0.00	1.56	1.50
17.00	1.22	0.14	0.00	0.00	1.57	1.50
18.00	1.29	0.15	0.00	0.00	1.58	1.50
19.00	1.36	0.16	0.00	0.00	1.60	1.50
20.00	1.43	0.17	0.00	0.00	1.61	1.50
21.00	1.50	0.17	0.00	0.00	1.63	1.50
22.00	1.58	0.18	0.00	0.00	1.65	1.50
23.00	1.65	0.19	0.00	0.00	1.66	1.50
24.00	1.72	0.20	0.00	0.00	1.68	1.50
25.00	1.82	0.30	0.00	0.00	1.71	1.50
26.00	1.93	0.31	0.00	0.00	1.74	1.50
27.00	2.03	0.32	0.00	0.00	1.77	1.50
28.00	2.14	0.33	0.00	0.00	1.80	1.50
29.00	2.24	0.34	0.00	0.00	1.83	1.50
30.00	2.35	0.35	0.00	0.00	1.86	1.50
31.00	2.45	0.36	0.00	0.00	1.90	1.50
32.00	2.55	0.37	0.00	0.00	1.93	1.50
33.00	2.66	0.38	0.00	0.00	1.97	1.50
34.00	2.76	0.38	0.00	0.00	2.00	1.50
35.00	2.87	0.39	0.00	0.00	2.04	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
36.00	2.97	0.39	0.00	0.00	2.08	1.50
37.00	3.08	0.40	0.00	0.00	2.11	1.50
38.00	3.18	0.41	0.00	0.00	2.15	1.50
39.00	3.29	0.41	0.00	0.00	2.19	1.50
40.00	3.39	0.42	0.00	0.00	2.23	1.50
41.00	3.50	0.42	0.00	0.00	2.27	1.50
42.00	3.60	0.42	0.00	0.00	2.31	1.50
43.00	3.70	0.43	0.00	0.00	2.35	1.50
44.00	3.81	0.43	0.00	0.00	2.39	1.50
45.00	3.91	0.44	0.00	0.00	2.43	1.50
46.00	4.02	0.44	0.00	0.00	2.48	1.50
47.00	4.12	0.44	0.00	0.00	2.52	1.50
48.00	4.23	0.45	0.00	0.00	2.56	1.50
49.00	4.34	0.51	0.00	0.00	2.61	1.50
50.00	4.46	0.51	0.00	0.00	2.65	1.50
51.00	4.60	0.62	0.00	0.00	2.71	1.50
52.00	4.76	0.72	0.00	0.00	2.77	1.50
53.00	4.96	0.93	0.00	0.00	2.85	1.50
54.00	5.20	1.15	0.00	0.00	2.95	1.50
55.00	5.50	1.38	0.00	0.00	3.07	1.50
56.00	5.84	1.61	0.00	0.00	3.22	1.50
57.00	6.24	1.94	0.00	0.00	3.39	1.50
58.00	6.73	2.41	0.00	0.00	3.60	1.50
59.00	7.39	3.49	0.00	0.00	3.87	1.50
60.00	11.95	35.96	0.00	0.00	5.30	1.50
61.00	13.26	5.03	0.00	0.00	6.45	1.50
62.00	13.86	2.78	0.00	0.00	6.59	1.50
63.00	14.23	1.80	0.00	0.00	6.62	1.50
64.00	14.59	1.77	0.00	0.00	6.62	1.50
65.00	14.80	1.07	0.00	0.00	6.60	1.50
66.00	15.01	1.06	0.00	0.00	6.56	1.50
67.00	15.22	1.07	0.00	0.00	6.52	1.50
68.00	15.43	1.07	0.00	0.00	6.49	1.50
69.00	15.58	0.71	0.00	0.00	6.46	1.50
70.00	15.72	0.71	0.00	0.00	6.42	1.50
71.00	15.86	0.71	0.00	0.00	6.39	1.50
72.00	16.00	0.71	0.00	0.00	6.35	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.21	0.00	0.00	0.00	1.50	1.50
4.00	0.29	0.00	0.00	0.00	1.50	1.50
5.00	0.36	0.00	0.00	0.00	1.50	1.50
6.00	0.43	0.00	0.00	0.00	1.50	1.50
7.00	0.50	0.00	0.00	0.00	1.50	1.50
8.00	0.57	0.01	0.00	0.00	1.50	1.50
9.00	0.64	0.03	0.00	0.00	1.50	1.50
10.00	0.72	0.05	0.00	0.00	1.51	1.50
11.00	0.79	0.06	0.00	0.00	1.51	1.50
12.00	0.86	0.08	0.00	0.00	1.52	1.50
13.00	0.93	0.09	0.00	0.00	1.53	1.50
14.00	1.00	0.10	0.00	0.00	1.54	1.50
15.00	1.07	0.12	0.00	0.00	1.55	1.50
16.00	1.15	0.13	0.00	0.00	1.56	1.50
17.00	1.22	0.14	0.00	0.00	1.57	1.50
18.00	1.29	0.15	0.00	0.00	1.58	1.50
19.00	1.36	0.16	0.00	0.00	1.60	1.50
20.00	1.43	0.17	0.00	0.00	1.61	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.50	0.17	0.00	0.00	1.63	1.50
22.00	1.58	0.18	0.00	0.00	1.65	1.50
23.00	1.65	0.19	0.00	0.00	1.66	1.50
24.00	1.72	0.20	0.00	0.00	1.68	1.50
25.00	1.82	0.30	0.00	0.00	1.71	1.50
26.00	1.93	0.31	0.00	0.00	1.74	1.50
27.00	2.03	0.32	0.00	0.00	1.77	1.50
28.00	2.14	0.33	0.00	0.00	1.80	1.50
29.00	2.24	0.34	0.00	0.00	1.83	1.50
30.00	2.35	0.35	0.00	0.00	1.86	1.50
31.00	2.45	0.36	0.00	0.00	1.90	1.50
32.00	2.55	0.37	0.00	0.00	1.93	1.50
33.00	2.66	0.38	0.00	0.00	1.97	1.50
34.00	2.76	0.38	0.00	0.00	2.00	1.50
35.00	2.87	0.39	0.00	0.00	2.04	1.50
36.00	2.97	0.39	0.00	0.00	2.08	1.50
37.00	3.08	0.40	0.00	0.00	2.11	1.50
38.00	3.18	0.41	0.00	0.00	2.15	1.50
39.00	3.29	0.41	0.00	0.00	2.19	1.50
40.00	3.39	0.42	0.00	0.00	2.23	1.50
41.00	3.50	0.42	0.00	0.00	2.27	1.50
42.00	3.60	0.42	0.00	0.00	2.31	1.50
43.00	3.70	0.43	0.00	0.00	2.35	1.50
44.00	3.81	0.43	0.00	0.00	2.39	1.50
45.00	3.91	0.44	0.00	0.00	2.43	1.50
46.00	4.02	0.44	0.00	0.00	2.48	1.50
47.00	4.12	0.44	0.00	0.00	2.52	1.50
48.00	4.23	0.45	0.00	0.00	2.56	1.50
49.00	4.34	0.51	0.00	0.00	2.61	1.50
50.00	4.46	0.51	0.00	0.00	2.65	1.50
51.00	4.60	0.62	0.00	0.00	2.71	1.50
52.00	4.76	0.72	0.00	0.00	2.77	1.50
53.00	4.96	0.93	0.00	0.00	2.85	1.50
54.00	5.20	1.15	0.00	0.00	2.95	1.50
55.00	5.50	1.38	0.00	0.00	3.07	1.50
56.00	5.84	1.61	0.00	0.00	3.22	1.50
57.00	6.24	1.94	0.00	0.00	3.39	1.50
58.00	6.73	2.41	0.00	0.00	3.60	1.50
59.00	7.39	3.49	0.00	0.00	3.87	1.50
60.00	11.95	35.96	0.00	0.00	5.30	1.50
61.00	13.26	5.03	0.00	0.00	6.45	1.50
62.00	13.86	2.78	0.00	0.00	6.59	1.50
63.00	14.23	1.80	0.00	0.00	6.62	1.50
64.00	14.59	1.77	0.00	0.00	6.62	1.50
65.00	14.80	1.07	0.00	0.00	6.60	1.50
66.00	15.01	1.06	0.00	0.00	6.56	1.50
67.00	15.22	1.07	0.00	0.00	6.52	1.50
68.00	15.43	1.07	0.00	0.00	6.49	1.50
69.00	15.58	0.71	0.00	0.00	6.46	1.50
70.00	15.72	0.71	0.00	0.00	6.42	1.50
71.00	15.86	0.71	0.00	0.00	6.39	1.50
72.00	16.00	0.71	0.00	0.00	6.35	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	59.80	0.00	0.00
2	0.56	60.20	0.00	0.00
3	0.56	61.20	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	6.62	64.00	1.50	0.00

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BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	5.63	0.00	1.41	0.00	4.22	0.00

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Project Name: Related Hillsboro Mile West Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 22 inches
Area: 5.1 acres
Ground Storage: 2.58 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.50	0.87
3.50	1.74
4.50	2.61
5.50	3.48
6.50	4.35
7.50	5.63
8.50	6.50
9.50	7.84
10.50	11.95
11.50	16.53

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.00	0.00	0.00	1.50	1.50
3.00	0.30	0.00	0.00	0.00	1.50	1.50
4.00	0.39	0.00	0.00	0.00	1.50	1.50
5.00	0.49	0.00	0.00	0.00	1.50	1.50
6.00	0.59	0.02	0.00	0.00	1.50	1.50
7.00	0.69	0.05	0.00	0.00	1.50	1.50
8.00	0.79	0.09	0.00	0.00	1.51	1.50
9.00	0.89	0.11	0.00	0.00	1.52	1.50
10.00	0.98	0.14	0.00	0.00	1.53	1.50
11.00	1.08	0.16	0.00	0.00	1.55	1.50
12.00	1.18	0.18	0.00	0.00	1.56	1.50
13.00	1.28	0.20	0.00	0.00	1.58	1.50
14.00	1.38	0.22	0.00	0.00	1.60	1.50
15.00	1.48	0.23	0.00	0.00	1.62	1.50
16.00	1.58	0.25	0.00	0.00	1.65	1.50
17.00	1.67	0.26	0.00	0.00	1.67	1.50
18.00	1.77	0.27	0.00	0.00	1.70	1.50
19.00	1.87	0.29	0.00	0.00	1.72	1.50
20.00	1.97	0.30	0.00	0.00	1.75	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	2.07	0.31	0.00	0.00	1.78	1.50
22.00	2.17	0.32	0.00	0.00	1.81	1.50
23.00	2.27	0.32	0.00	0.00	1.84	1.50
24.00	2.36	0.33	0.00	0.00	1.87	1.50
25.00	2.51	0.50	0.00	0.00	1.91	1.50
26.00	2.65	0.51	0.00	0.00	1.96	1.50
27.00	2.79	0.53	0.00	0.00	2.01	1.50
28.00	2.94	0.54	0.00	0.00	2.06	1.50
29.00	3.08	0.55	0.00	0.00	2.11	1.50
30.00	3.23	0.56	0.00	0.00	2.17	1.50
31.00	3.37	0.57	0.00	0.00	2.22	1.50
32.00	3.51	0.58	0.00	0.00	2.27	1.50
33.00	3.66	0.59	0.00	0.00	2.33	1.50
34.00	3.80	0.59	0.00	0.00	2.39	1.50
35.00	3.94	0.60	0.00	0.00	2.44	1.50
36.00	4.09	0.61	0.00	0.00	2.50	1.50
37.00	4.23	0.61	0.00	0.00	2.56	1.50
38.00	4.37	0.62	0.00	0.00	2.62	1.50
39.00	4.52	0.62	0.00	0.00	2.68	1.50
40.00	4.66	0.63	0.00	0.00	2.74	1.50
41.00	4.81	0.63	0.00	0.00	2.80	1.50
42.00	4.95	0.64	0.00	0.00	2.86	1.50
43.00	5.09	0.64	0.00	0.00	2.92	1.50
44.00	5.24	0.65	0.00	0.00	2.98	1.50
45.00	5.38	0.65	0.00	0.00	3.04	1.50
46.00	5.52	0.65	0.00	0.00	3.10	1.50
47.00	5.67	0.66	0.00	0.00	3.16	1.50
48.00	5.81	0.66	0.00	0.00	3.23	1.50
49.00	5.97	0.75	0.00	0.00	3.29	1.50
50.00	6.14	0.75	0.00	0.00	3.37	1.50
51.00	6.33	0.90	0.00	0.00	3.45	1.50
52.00	6.54	1.05	0.00	0.00	3.54	1.50
53.00	6.82	1.35	0.00	0.00	3.65	1.50
54.00	7.16	1.67	0.00	0.00	3.80	1.50
55.00	7.56	1.99	0.00	0.00	3.98	1.50
56.00	8.03	2.31	0.00	0.00	4.18	1.50
57.00	8.58	2.79	0.00	0.00	4.43	1.50
58.00	9.26	3.43	0.56	0.04	4.69	1.50
59.00	10.17	4.96	0.56	0.08	5.03	1.50
60.00	16.43	50.37	0.56	0.13	6.82	1.50
61.00	18.23	7.01	0.56	0.17	8.06	1.50
62.00	19.05	3.86	0.56	0.22	8.31	1.50
63.00	19.57	2.50	0.56	0.27	8.38	1.50
64.00	20.06	2.46	0.56	0.31	8.40	1.50
65.00	20.35	1.48	0.56	0.36	8.35	1.50
66.00	20.64	1.48	0.56	0.41	8.28	1.50
67.00	20.93	1.48	0.56	0.45	8.21	1.50
68.00	21.22	1.48	0.56	0.50	8.14	1.50
69.00	21.42	0.99	0.56	0.54	8.03	1.50
70.00	21.61	0.99	0.56	0.59	7.91	1.50
71.00	21.81	0.99	0.56	0.64	7.79	1.50
72.00	22.00	0.99	0.56	0.68	7.68	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.00	0.00	0.00	1.50	1.50
3.00	0.30	0.00	0.00	0.00	1.50	1.50
4.00	0.39	0.00	0.00	0.00	1.50	1.50
5.00	0.49	0.00	0.00	0.00	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
6.00	0.59	0.02	0.00	0.00	1.50	1.50
7.00	0.69	0.05	0.00	0.00	1.50	1.50
8.00	0.79	0.09	0.00	0.00	1.51	1.50
9.00	0.89	0.11	0.00	0.00	1.52	1.50
10.00	0.98	0.14	0.00	0.00	1.53	1.50
11.00	1.08	0.16	0.00	0.00	1.55	1.50
12.00	1.18	0.18	0.00	0.00	1.56	1.50
13.00	1.28	0.20	0.00	0.00	1.58	1.50
14.00	1.38	0.22	0.00	0.00	1.60	1.50
15.00	1.48	0.23	0.00	0.00	1.62	1.50
16.00	1.58	0.25	0.00	0.00	1.65	1.50
17.00	1.67	0.26	0.00	0.00	1.67	1.50
18.00	1.77	0.27	0.00	0.00	1.70	1.50
19.00	1.87	0.29	0.00	0.00	1.72	1.50
20.00	1.97	0.30	0.00	0.00	1.75	1.50
21.00	2.07	0.31	0.00	0.00	1.78	1.50
22.00	2.17	0.32	0.00	0.00	1.81	1.50
23.00	2.27	0.32	0.00	0.00	1.84	1.50
24.00	2.36	0.33	0.00	0.00	1.87	1.50
25.00	2.51	0.50	0.00	0.00	1.91	1.50
26.00	2.65	0.51	0.00	0.00	1.96	1.50
27.00	2.79	0.53	0.00	0.00	2.01	1.50
28.00	2.94	0.54	0.00	0.00	2.06	1.50
29.00	3.08	0.55	0.00	0.00	2.11	1.50
30.00	3.23	0.56	0.00	0.00	2.17	1.50
31.00	3.37	0.57	0.00	0.00	2.22	1.50
32.00	3.51	0.58	0.00	0.00	2.27	1.50
33.00	3.66	0.59	0.00	0.00	2.33	1.50
34.00	3.80	0.59	0.00	0.00	2.39	1.50
35.00	3.94	0.60	0.00	0.00	2.44	1.50
36.00	4.09	0.61	0.00	0.00	2.50	1.50
37.00	4.23	0.61	0.00	0.00	2.56	1.50
38.00	4.37	0.62	0.00	0.00	2.62	1.50
39.00	4.52	0.62	0.00	0.00	2.68	1.50
40.00	4.66	0.63	0.00	0.00	2.74	1.50
41.00	4.81	0.63	0.00	0.00	2.80	1.50
42.00	4.95	0.64	0.00	0.00	2.86	1.50
43.00	5.09	0.64	0.00	0.00	2.92	1.50
44.00	5.24	0.65	0.00	0.00	2.98	1.50
45.00	5.38	0.65	0.00	0.00	3.04	1.50
46.00	5.52	0.65	0.00	0.00	3.10	1.50
47.00	5.67	0.66	0.00	0.00	3.16	1.50
48.00	5.81	0.66	0.00	0.00	3.23	1.50
49.00	5.97	0.75	0.00	0.00	3.29	1.50
50.00	6.14	0.75	0.00	0.00	3.37	1.50
51.00	6.33	0.90	0.00	0.00	3.45	1.50
52.00	6.54	1.05	0.00	0.00	3.54	1.50
53.00	6.82	1.35	0.00	0.00	3.65	1.50
54.00	7.16	1.67	0.00	0.00	3.80	1.50
55.00	7.56	1.99	0.00	0.00	3.98	1.50
56.00	8.03	2.31	0.00	0.00	4.18	1.50
57.00	8.58	2.79	0.00	0.00	4.43	1.50
58.00	9.26	3.43	0.00	0.00	4.69	1.50
59.00	10.17	4.96	0.00	0.00	5.03	1.50
60.00	16.43	50.37	0.56	0.03	6.82	1.50
61.00	18.23	7.01	0.56	0.07	8.06	1.50
62.00	19.05	3.86	0.56	0.12	8.31	1.50
63.00	19.57	2.50	0.56	0.17	8.38	1.50
64.00	20.06	2.46	0.56	0.21	8.40	1.50
65.00	20.35	1.48	0.56	0.26	8.35	1.50
66.00	20.64	1.48	0.56	0.30	8.28	1.50
67.00	20.93	1.48	0.56	0.35	8.21	1.50
68.00	21.22	1.48	0.56	0.40	8.14	1.50
69.00	21.42	0.99	0.56	0.44	8.03	1.50
70.00	21.61	0.99	0.56	0.49	7.91	1.50
71.00	21.81	0.99	0.56	0.53	7.79	1.50
72.00	22.00	0.99	0.56	0.58	7.68	1.50

Structure: 3

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From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.00	0.00	0.00	1.50	1.50
3.00	0.30	0.00	0.00	0.00	1.50	1.50
4.00	0.39	0.00	0.00	0.00	1.50	1.50
5.00	0.49	0.00	0.00	0.00	1.50	1.50
6.00	0.59	0.02	0.00	0.00	1.50	1.50
7.00	0.69	0.05	0.00	0.00	1.50	1.50
8.00	0.79	0.09	0.00	0.00	1.51	1.50
9.00	0.89	0.11	0.00	0.00	1.52	1.50
10.00	0.98	0.14	0.00	0.00	1.53	1.50
11.00	1.08	0.16	0.00	0.00	1.55	1.50
12.00	1.18	0.18	0.00	0.00	1.56	1.50
13.00	1.28	0.20	0.00	0.00	1.58	1.50
14.00	1.38	0.22	0.00	0.00	1.60	1.50
15.00	1.48	0.23	0.00	0.00	1.62	1.50
16.00	1.58	0.25	0.00	0.00	1.65	1.50
17.00	1.67	0.26	0.00	0.00	1.67	1.50
18.00	1.77	0.27	0.00	0.00	1.70	1.50
19.00	1.87	0.29	0.00	0.00	1.72	1.50
20.00	1.97	0.30	0.00	0.00	1.75	1.50
21.00	2.07	0.31	0.00	0.00	1.78	1.50
22.00	2.17	0.32	0.00	0.00	1.81	1.50
23.00	2.27	0.32	0.00	0.00	1.84	1.50
24.00	2.36	0.33	0.00	0.00	1.87	1.50
25.00	2.51	0.50	0.00	0.00	1.91	1.50
26.00	2.65	0.51	0.00	0.00	1.96	1.50
27.00	2.79	0.53	0.00	0.00	2.01	1.50
28.00	2.94	0.54	0.00	0.00	2.06	1.50
29.00	3.08	0.55	0.00	0.00	2.11	1.50
30.00	3.23	0.56	0.00	0.00	2.17	1.50
31.00	3.37	0.57	0.00	0.00	2.22	1.50
32.00	3.51	0.58	0.00	0.00	2.27	1.50
33.00	3.66	0.59	0.00	0.00	2.33	1.50
34.00	3.80	0.59	0.00	0.00	2.39	1.50
35.00	3.94	0.60	0.00	0.00	2.44	1.50
36.00	4.09	0.61	0.00	0.00	2.50	1.50
37.00	4.23	0.61	0.00	0.00	2.56	1.50
38.00	4.37	0.62	0.00	0.00	2.62	1.50
39.00	4.52	0.62	0.00	0.00	2.68	1.50
40.00	4.66	0.63	0.00	0.00	2.74	1.50
41.00	4.81	0.63	0.00	0.00	2.80	1.50
42.00	4.95	0.64	0.00	0.00	2.86	1.50
43.00	5.09	0.64	0.00	0.00	2.92	1.50
44.00	5.24	0.65	0.00	0.00	2.98	1.50
45.00	5.38	0.65	0.00	0.00	3.04	1.50
46.00	5.52	0.65	0.00	0.00	3.10	1.50
47.00	5.67	0.66	0.00	0.00	3.16	1.50
48.00	5.81	0.66	0.00	0.00	3.23	1.50
49.00	5.97	0.75	0.00	0.00	3.29	1.50
50.00	6.14	0.75	0.00	0.00	3.37	1.50
51.00	6.33	0.90	0.00	0.00	3.45	1.50
52.00	6.54	1.05	0.00	0.00	3.54	1.50
53.00	6.82	1.35	0.00	0.00	3.65	1.50
54.00	7.16	1.67	0.00	0.00	3.80	1.50
55.00	7.56	1.99	0.00	0.00	3.98	1.50
56.00	8.03	2.31	0.00	0.00	4.18	1.50
57.00	8.58	2.79	0.00	0.00	4.43	1.50
58.00	9.26	3.43	0.00	0.00	4.69	1.50
59.00	10.17	4.96	0.00	0.00	5.03	1.50
60.00	16.43	50.37	0.56	0.01	6.82	1.50
61.00	18.23	7.01	0.56	0.06	8.06	1.50
62.00	19.05	3.86	0.56	0.10	8.31	1.50
63.00	19.57	2.50	0.56	0.15	8.38	1.50
64.00	20.06	2.46	0.56	0.19	8.40	1.50
65.00	20.35	1.48	0.56	0.24	8.35	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
66.00	20.64	1.48	0.56	0.29	8.28	1.50
67.00	20.93	1.48	0.56	0.33	8.21	1.50
68.00	21.22	1.48	0.56	0.38	8.14	1.50
69.00	21.42	0.99	0.56	0.42	8.03	1.50
70.00	21.61	0.99	0.56	0.47	7.91	1.50
71.00	21.81	0.99	0.56	0.52	7.79	1.50
72.00	22.00	0.99	0.56	0.56	7.68	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.00	0.00	0.00	1.50	1.50
3.00	0.30	0.00	0.00	0.00	1.50	1.50
4.00	0.39	0.00	0.00	0.00	1.50	1.50
5.00	0.49	0.00	0.00	0.00	1.50	1.50
6.00	0.59	0.02	0.00	0.00	1.50	1.50
7.00	0.69	0.05	0.00	0.00	1.50	1.50
8.00	0.79	0.09	0.00	0.00	1.51	1.50
9.00	0.89	0.11	0.00	0.00	1.52	1.50
10.00	0.98	0.14	0.00	0.00	1.53	1.50
11.00	1.08	0.16	0.00	0.00	1.55	1.50
12.00	1.18	0.18	0.00	0.00	1.56	1.50
13.00	1.28	0.20	0.00	0.00	1.58	1.50
14.00	1.38	0.22	0.00	0.00	1.60	1.50
15.00	1.48	0.23	0.00	0.00	1.62	1.50
16.00	1.58	0.25	0.00	0.00	1.65	1.50
17.00	1.67	0.26	0.00	0.00	1.67	1.50
18.00	1.77	0.27	0.00	0.00	1.70	1.50
19.00	1.87	0.29	0.00	0.00	1.72	1.50
20.00	1.97	0.30	0.00	0.00	1.75	1.50
21.00	2.07	0.31	0.00	0.00	1.78	1.50
22.00	2.17	0.32	0.00	0.00	1.81	1.50
23.00	2.27	0.32	0.00	0.00	1.84	1.50
24.00	2.36	0.33	0.00	0.00	1.87	1.50
25.00	2.51	0.50	0.00	0.00	1.91	1.50
26.00	2.65	0.51	0.00	0.00	1.96	1.50
27.00	2.79	0.53	0.00	0.00	2.01	1.50
28.00	2.94	0.54	0.00	0.00	2.06	1.50
29.00	3.08	0.55	0.00	0.00	2.11	1.50
30.00	3.23	0.56	0.00	0.00	2.17	1.50
31.00	3.37	0.57	0.00	0.00	2.22	1.50
32.00	3.51	0.58	0.00	0.00	2.27	1.50
33.00	3.66	0.59	0.00	0.00	2.33	1.50
34.00	3.80	0.59	0.00	0.00	2.39	1.50
35.00	3.94	0.60	0.00	0.00	2.44	1.50
36.00	4.09	0.61	0.00	0.00	2.50	1.50
37.00	4.23	0.61	0.00	0.00	2.56	1.50
38.00	4.37	0.62	0.00	0.00	2.62	1.50
39.00	4.52	0.62	0.00	0.00	2.68	1.50
40.00	4.66	0.63	0.00	0.00	2.74	1.50
41.00	4.81	0.63	0.00	0.00	2.80	1.50
42.00	4.95	0.64	0.00	0.00	2.86	1.50
43.00	5.09	0.64	0.00	0.00	2.92	1.50
44.00	5.24	0.65	0.00	0.00	2.98	1.50
45.00	5.38	0.65	0.00	0.00	3.04	1.50
46.00	5.52	0.65	0.00	0.00	3.10	1.50
47.00	5.67	0.66	0.00	0.00	3.16	1.50
48.00	5.81	0.66	0.00	0.00	3.23	1.50
49.00	5.97	0.75	0.00	0.00	3.29	1.50
50.00	6.14	0.75	0.00	0.00	3.37	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
51.00	6.33	0.90	0.00	0.00	3.45	1.50
52.00	6.54	1.05	0.00	0.00	3.54	1.50
53.00	6.82	1.35	0.00	0.00	3.65	1.50
54.00	7.16	1.67	0.00	0.00	3.80	1.50
55.00	7.56	1.99	0.00	0.00	3.98	1.50
56.00	8.03	2.31	0.00	0.00	4.18	1.50
57.00	8.58	2.79	0.00	0.00	4.43	1.50
58.00	9.26	3.43	0.00	0.00	4.69	1.50
59.00	10.17	4.96	0.00	0.00	5.03	1.50
60.00	16.43	50.37	0.00	0.00	6.82	1.50
61.00	18.23	7.01	0.56	0.04	8.06	1.50
62.00	19.05	3.86	0.56	0.08	8.31	1.50
63.00	19.57	2.50	0.56	0.13	8.38	1.50
64.00	20.06	2.46	0.56	0.17	8.40	1.50
65.00	20.35	1.48	0.56	0.22	8.35	1.50
66.00	20.64	1.48	0.56	0.27	8.28	1.50
67.00	20.93	1.48	0.56	0.31	8.21	1.50
68.00	21.22	1.48	0.56	0.36	8.14	1.50
69.00	21.42	0.99	0.56	0.41	8.03	1.50
70.00	21.61	0.99	0.56	0.45	7.91	1.50
71.00	21.81	0.99	0.56	0.50	7.79	1.50
72.00	22.00	0.99	0.56	0.54	7.68	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.00	0.00	0.00	1.50	1.50
3.00	0.30	0.00	0.00	0.00	1.50	1.50
4.00	0.39	0.00	0.00	0.00	1.50	1.50
5.00	0.49	0.00	0.00	0.00	1.50	1.50
6.00	0.59	0.02	0.00	0.00	1.50	1.50
7.00	0.69	0.05	0.00	0.00	1.50	1.50
8.00	0.79	0.09	0.00	0.00	1.51	1.50
9.00	0.89	0.11	0.00	0.00	1.52	1.50
10.00	0.98	0.14	0.00	0.00	1.53	1.50
11.00	1.08	0.16	0.00	0.00	1.55	1.50
12.00	1.18	0.18	0.00	0.00	1.56	1.50
13.00	1.28	0.20	0.00	0.00	1.58	1.50
14.00	1.38	0.22	0.00	0.00	1.60	1.50
15.00	1.48	0.23	0.00	0.00	1.62	1.50
16.00	1.58	0.25	0.00	0.00	1.65	1.50
17.00	1.67	0.26	0.00	0.00	1.67	1.50
18.00	1.77	0.27	0.00	0.00	1.70	1.50
19.00	1.87	0.29	0.00	0.00	1.72	1.50
20.00	1.97	0.30	0.00	0.00	1.75	1.50
21.00	2.07	0.31	0.00	0.00	1.78	1.50
22.00	2.17	0.32	0.00	0.00	1.81	1.50
23.00	2.27	0.32	0.00	0.00	1.84	1.50
24.00	2.36	0.33	0.00	0.00	1.87	1.50
25.00	2.51	0.50	0.00	0.00	1.91	1.50
26.00	2.65	0.51	0.00	0.00	1.96	1.50
27.00	2.79	0.53	0.00	0.00	2.01	1.50
28.00	2.94	0.54	0.00	0.00	2.06	1.50
29.00	3.08	0.55	0.00	0.00	2.11	1.50
30.00	3.23	0.56	0.00	0.00	2.17	1.50
31.00	3.37	0.57	0.00	0.00	2.22	1.50
32.00	3.51	0.58	0.00	0.00	2.27	1.50
33.00	3.66	0.59	0.00	0.00	2.33	1.50
34.00	3.80	0.59	0.00	0.00	2.39	1.50
35.00	3.94	0.60	0.00	0.00	2.44	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
36.00	4.09	0.61	0.00	0.00	2.50	1.50
37.00	4.23	0.61	0.00	0.00	2.56	1.50
38.00	4.37	0.62	0.00	0.00	2.62	1.50
39.00	4.52	0.62	0.00	0.00	2.68	1.50
40.00	4.66	0.63	0.00	0.00	2.74	1.50
41.00	4.81	0.63	0.00	0.00	2.80	1.50
42.00	4.95	0.64	0.00	0.00	2.86	1.50
43.00	5.09	0.64	0.00	0.00	2.92	1.50
44.00	5.24	0.65	0.00	0.00	2.98	1.50
45.00	5.38	0.65	0.00	0.00	3.04	1.50
46.00	5.52	0.65	0.00	0.00	3.10	1.50
47.00	5.67	0.66	0.00	0.00	3.16	1.50
48.00	5.81	0.66	0.00	0.00	3.23	1.50
49.00	5.97	0.75	0.00	0.00	3.29	1.50
50.00	6.14	0.75	0.00	0.00	3.37	1.50
51.00	6.33	0.90	0.00	0.00	3.45	1.50
52.00	6.54	1.05	0.00	0.00	3.54	1.50
53.00	6.82	1.35	0.00	0.00	3.65	1.50
54.00	7.16	1.67	0.00	0.00	3.80	1.50
55.00	7.56	1.99	0.00	0.00	3.98	1.50
56.00	8.03	2.31	0.00	0.00	4.18	1.50
57.00	8.58	2.79	0.00	0.00	4.43	1.50
58.00	9.26	3.43	0.00	0.00	4.69	1.50
59.00	10.17	4.96	0.00	0.00	5.03	1.50
60.00	16.43	50.37	0.00	0.00	6.82	1.50
61.00	18.23	7.01	0.00	0.00	8.06	1.50
62.00	19.05	3.86	0.00	0.00	8.31	1.50
63.00	19.57	2.50	0.00	0.00	8.38	1.50
64.00	20.06	2.46	0.00	0.00	8.40	1.50
65.00	20.35	1.48	0.00	0.00	8.35	1.50
66.00	20.64	1.48	0.00	0.00	8.28	1.50
67.00	20.93	1.48	0.00	0.00	8.21	1.50
68.00	21.22	1.48	0.00	0.00	8.14	1.50
69.00	21.42	0.99	0.00	0.00	8.03	1.50
70.00	21.61	0.99	0.00	0.00	7.91	1.50
71.00	21.81	0.99	0.00	0.00	7.79	1.50
72.00	22.00	0.99	0.00	0.00	7.68	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 250 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.00	0.00	0.00	1.50	1.50
3.00	0.30	0.00	0.00	0.00	1.50	1.50
4.00	0.39	0.00	0.00	0.00	1.50	1.50
5.00	0.49	0.00	0.00	0.00	1.50	1.50
6.00	0.59	0.02	0.00	0.00	1.50	1.50
7.00	0.69	0.05	0.00	0.00	1.50	1.50
8.00	0.79	0.09	0.00	0.00	1.51	1.50
9.00	0.89	0.11	0.00	0.00	1.52	1.50
10.00	0.98	0.14	0.00	0.00	1.53	1.50
11.00	1.08	0.16	0.00	0.00	1.55	1.50
12.00	1.18	0.18	0.00	0.00	1.56	1.50
13.00	1.28	0.20	0.00	0.00	1.58	1.50
14.00	1.38	0.22	0.00	0.00	1.60	1.50
15.00	1.48	0.23	0.00	0.00	1.62	1.50
16.00	1.58	0.25	0.00	0.00	1.65	1.50
17.00	1.67	0.26	0.00	0.00	1.67	1.50
18.00	1.77	0.27	0.00	0.00	1.70	1.50
19.00	1.87	0.29	0.00	0.00	1.72	1.50
20.00	1.97	0.30	0.00	0.00	1.75	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	2.07	0.31	0.00	0.00	1.78	1.50
22.00	2.17	0.32	0.00	0.00	1.81	1.50
23.00	2.27	0.32	0.00	0.00	1.84	1.50
24.00	2.36	0.33	0.00	0.00	1.87	1.50
25.00	2.51	0.50	0.00	0.00	1.91	1.50
26.00	2.65	0.51	0.00	0.00	1.96	1.50
27.00	2.79	0.53	0.00	0.00	2.01	1.50
28.00	2.94	0.54	0.00	0.00	2.06	1.50
29.00	3.08	0.55	0.00	0.00	2.11	1.50
30.00	3.23	0.56	0.00	0.00	2.17	1.50
31.00	3.37	0.57	0.00	0.00	2.22	1.50
32.00	3.51	0.58	0.00	0.00	2.27	1.50
33.00	3.66	0.59	0.00	0.00	2.33	1.50
34.00	3.80	0.59	0.00	0.00	2.39	1.50
35.00	3.94	0.60	0.00	0.00	2.44	1.50
36.00	4.09	0.61	0.00	0.00	2.50	1.50
37.00	4.23	0.61	0.00	0.00	2.56	1.50
38.00	4.37	0.62	0.00	0.00	2.62	1.50
39.00	4.52	0.62	0.00	0.00	2.68	1.50
40.00	4.66	0.63	0.00	0.00	2.74	1.50
41.00	4.81	0.63	0.00	0.00	2.80	1.50
42.00	4.95	0.64	0.00	0.00	2.86	1.50
43.00	5.09	0.64	0.00	0.00	2.92	1.50
44.00	5.24	0.65	0.00	0.00	2.98	1.50
45.00	5.38	0.65	0.00	0.00	3.04	1.50
46.00	5.52	0.65	0.00	0.00	3.10	1.50
47.00	5.67	0.66	0.00	0.00	3.16	1.50
48.00	5.81	0.66	0.00	0.00	3.23	1.50
49.00	5.97	0.75	0.00	0.00	3.29	1.50
50.00	6.14	0.75	0.00	0.00	3.37	1.50
51.00	6.33	0.90	0.00	0.00	3.45	1.50
52.00	6.54	1.05	0.00	0.00	3.54	1.50
53.00	6.82	1.35	0.00	0.00	3.65	1.50
54.00	7.16	1.67	0.00	0.00	3.80	1.50
55.00	7.56	1.99	0.00	0.00	3.98	1.50
56.00	8.03	2.31	0.00	0.00	4.18	1.50
57.00	8.58	2.79	0.00	0.00	4.43	1.50
58.00	9.26	3.43	0.00	0.00	4.69	1.50
59.00	10.17	4.96	0.00	0.00	5.03	1.50
60.00	16.43	50.37	0.00	0.00	6.82	1.50
61.00	18.23	7.01	0.00	0.00	8.06	1.50
62.00	19.05	3.86	0.00	0.00	8.31	1.50
63.00	19.57	2.50	0.00	0.00	8.38	1.50
64.00	20.06	2.46	0.00	0.00	8.40	1.50
65.00	20.35	1.48	0.00	0.00	8.35	1.50
66.00	20.64	1.48	0.00	0.00	8.28	1.50
67.00	20.93	1.48	0.00	0.00	8.21	1.50
68.00	21.22	1.48	0.00	0.00	8.14	1.50
69.00	21.42	0.99	0.00	0.00	8.03	1.50
70.00	21.61	0.99	0.00	0.00	7.91	1.50
71.00	21.81	0.99	0.00	0.00	7.79	1.50
72.00	22.00	0.99	0.00	0.00	7.68	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.56	57.40	0.00	0.00
2	0.56	59.60	0.00	0.00
3	0.56	60.00	0.00	0.00
4	0.56	60.40	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	8.40	64.00	1.50	0.00

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BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	8.13	0.00	2.35	0.00	5.78	0.00

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APPENDIX C: DRAINAGE CALCULATIONS – BASIN B East Side

Land Use + Soil Storage Calculations

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Hillsboro Miles: Basin B (East)
Project No: 044800015

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		0.00
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	0.00	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area		2.79
Dry Detention Bottom	0.00	
Dry Detention Banks	0.00	
Landscaping	2.79	
Total Area		2.79

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.63
Building	2.12	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	0.51	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area		0.29
Dry Detention Bottom	0.00	
Dry Detention Banks	0.00	
Landscaping	0.29	
Total Area		2.92

Land Use + Soil Storage Calculations

Hillsboro Miles: Basin B (East)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Soil Storage

	Existing	Proposed	DATUM
Wet Season Water Table / Control Elevation	1.50	1.50	NAVD 1988
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods	
Average Site Elevation (Dry Detention Bottom)	2.50	2.50	NAVD 1988
Average Depth to Water Table (Dry Detention Bottom)	1.00	1.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.45	0.45	in
Soil Storage (S) Over the Site (Dry Detention Bottom)	0.00	0.00	in
Average Site Elevation (Dry Detention Banks)	5.63	5.75	NAVD 1988
Average Depth to Water Table (Proposed Land Use)	4.13	4.25	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Proposed Land Use)	0.00	0.00	in
Average Site Elevation (Landscaping)	14.50	14.00	NAVD 1988
Average Depth to Water Table (Landscaping)	13.00	12.50	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Landscaping)	6.75	0.67	in
Soil Storage (S) Over the Site (Entire Site)	**6.75**	**0.67**	in
Curve Number (CN) Based on Soil Storage (S)	59.7	93.7	

Site Stage-Storage - Existing

Hillsboro Miles: Basin B (East) NMN

Project No: 044800015 11/3/2021

Stage Step Interval:	1.5
Start Stage Elevation:	4.50

	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	Total
Storage Type	L	V	L	V	L	L	Area
Area (ac)	0.000	0.000	0.000	0.000	0.000	2.790	2.790
Avg Low Elev.	0.00	1.50	16.50	2.50	2.50	12.25	
Avg High Elev.	0.00		20.50		8.75	16.75	

							TOTAL
Stage	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	**CUM, AC-FT**
4.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
6.00	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
7.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
9.00	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
10.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
12.00	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
13.50	0.000	0.000	0.000	0.000	0.000	0.484	**0.484**
15.00	0.000	0.000	0.000	0.000	0.000	2.344	**2.344**
16.50	0.000	0.000	0.000	0.000	0.000	5.599	**5.599**
18.00	0.000	0.000	0.000	0.000	0.000	9.765	**9.765**
19.50	0.000	0.000	0.000	0.000	0.000	13.950	**13.950**
21.00	0.000	0.000	0.000	0.000	0.000	18.135	**18.135**
22.50	0.000	0.000	0.000	0.000	0.000	22.320	**22.320**
24.00	0.000	0.000	0.000	0.000	0.000	26.505	**26.505**
25.50	0.000	0.000	0.000	0.000	0.000	30.690	**30.690**
27.00	0.000	0.000	0.000	0.000	0.000	34.875	**34.875**

Water Quality Calculations - Existing

Hillsboro Miles: Basin B (East)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

I. LAND USE:

1	Building	0.00	ac.	0.00%
2	Garages	0.00	ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	0.00	ac.	0.00%
4	Lake Surface	0.00	ac.	0.00%
5	Lake Banks	0.00	ac.	0.00%
6	Dry Detention Bottom	0.00	ac.	0.00%
7	Dry Detention Banks	0.00	ac.	0.00%
8	Landscaping	2.79	ac.	100.00%
	Total =	**2.79**	**ac.**	**100%**

Total overall impervious surface with building = 0.00%

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 2.79 acres X (1 foot / 12 inches)
   = **0.233** **ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 2.79 acres - (0.00 acres + 0.00 acres)
      = **2.79** **acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 2.79 acres - 2.79 acres
      = **0.00** **acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 0.00 acres / 2.790 acres x 100%
      = **0.00** **% Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 0.00 %
      = **0.00** **inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 0.00 inches X (2.79 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.00** **ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.233 ac-ft
   2.5 inches times the percentage of impervious area = 0.000 ac-ft

The volume of 0.233 ac-ft controls

TR-55 Volume Calculations - Existing

Hillsboro Miles: Basin B (East)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Existing Land Use

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	6.75	6.75	6.75	6.75
Rainfall (P) (in)	8.5	11	16	22
Total Site Drainage Area (A) (ac)	2.79	2.79	2.79	2.79
Runoff (Q) (in)	3.68	5.68	10.03	15.56
Volume of Runoff (V_r) (ac-ft)	0.86	1.32	2.33	3.62

Stage - Storage Existing

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench (V_{wq}+V_{add}+V_{void}) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
4.50	0.000	0.000	0.000	0.000
6.00	0.000	0.000	0.000	0.000
7.50	0.000	0.000	0.000	0.000
9.00	0.000	0.000	0.000	0.000
10.50	0.000	0.000	0.000	0.000
12.00	0.000	0.000	0.000	0.000
13.50	0.484	0.000	0.000	0.484
15.00	2.344	0.000	0.000	2.344
16.50	5.599	0.000	0.000	5.599

Summary Stages

	Existing Stage (ft)	Allowable Stage (ft)	Criteria
5-year/24 hours	13.80		Min. Parking Elev.
10 year/24 hours	14.17		Min. Road Crown
25-year /72 hours	14.99		Min. Perim. Berm
100-year /72 hours (No Discharge)	15.59		Min. Finished Floor

Summary Discharges

	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours			

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Site Stage-Storage - Proposed

Hillsboro Miles: Basin B (East) NMN

Project No: 044800015 11/3/2021

Stage Step Interval:	1.5
Start Stage Elevation:	4.50

	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	Total
Storage Type	L	V	L	V	L	L	Area
Area (ac)	0.510	0.000	0.000	0.000	0.000	0.290	0.800
Avg Low Elev.	14.00	1.50	16.50	2.50	2.50	11.50	
Avg High Elev.	15.00		20.50		9.00	16.50	

							TOTAL
Stage	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	**CUM, AC-FT**
4.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
6.00	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
7.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
9.00	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
10.50	0.000	0.000	0.000	0.000	0.000	0.000	**0.000**
12.00	0.000	0.000	0.000	0.000	0.000	0.007	**0.007**
13.50	0.000	0.000	0.000	0.000	0.000	0.116	**0.116**
15.00	0.255	0.000	0.000	0.000	0.000	0.355	**0.610**
16.50	1.020	0.000	0.000	0.000	0.000	0.725	**1.745**
18.00	1.785	0.000	0.000	0.000	0.000	1.160	**2.945**
19.50	2.550	0.000	0.000	0.000	0.000	1.595	**4.145**
21.00	3.315	0.000	0.000	0.000	0.000	2.030	**5.345**
22.50	4.080	0.000	0.000	0.000	0.000	2.465	**6.545**
24.00	4.845	0.000	0.000	0.000	0.000	2.900	**7.745**
25.50	5.610	0.000	0.000	0.000	0.000	3.335	**8.945**
27.00	6.375	0.000	0.000	0.000	0.000	3.770	**10.145**

Water Quality Calculations - Proposed

Hillsboro Miles: Basin B (East)

Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

I. LAND USE:

1	Building	2.12	ac.	72.60%
2	Garages	0.00	ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	0.51	ac.	17.47%
4	Lake Surface	0.00	ac.	0.00%
5	Lake Banks	0.00	ac.	0.00%
6	Dry Detention Bottom	0.00	ac.	0.00%
7	Dry Detention Banks	0.00	ac.	0.00%
8	Landscaping	0.29	ac.	9.93%
	Total =	**2.92**	**ac.**	**100%**

Total overall impervious surface with building = 90.07%

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. Exfiltration trench requires the volume required for the wet detention system.

III. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 2.92 acres X (1 foot / 12 inches)
   = **0.243** **ac-ft for the first inch of runoff**

2. Compute 2.5 inches times the percent impervious for the developed project site:
   a. Site area for water quality pervious / impervious calculations only:
      = Total Project - (Lake Area + Buildings)
      = 2.92 acres - (0.00 acres + 2.12 acres)
      = **0.80** **acres of site area for water quality calculations**

   b. Impervious area for water quality pervious / impervious calculations only:
      = Site area for water quality - Pervious area
      = 0.80 acres - 0.29 acres
      = **0.51** **acres of impervious area for water quality calculations**

   c. Percentage of impervious area for water quality:
      = Impervious area for water quality / Site area for water quality x 100%
      = 0.51 acres / 0.800 acres x 100%
      = **63.75** **% Impervious**

   d. For 2.5 inches times the percentage of impervious area:
      = 2.5 inches X 63.75 %
      = **1.59** **inches to be treated**

   e. Compute volume required for quality detention:
      = Inches to be treated X (Total Site Area - Lake Area)
      = 1.59 inches X (2.92 acres - 0.000 acres) x (1 foot / 12 inches)
      = **0.39** **ac-ft required for detention storage**

3. The first inch of runoff from the entire developed site = 0.243 ac-ft
   2.5 inches times the percentage of impervious area = 0.388 ac-ft

The volume of 0.388 ac-ft controls

Exfiltration Trench Calculations - Proposed

Hillsboro Miles: Basin B (East)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: L = 2*(0.5*Vwq + Vadd) / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^4*W*Du))

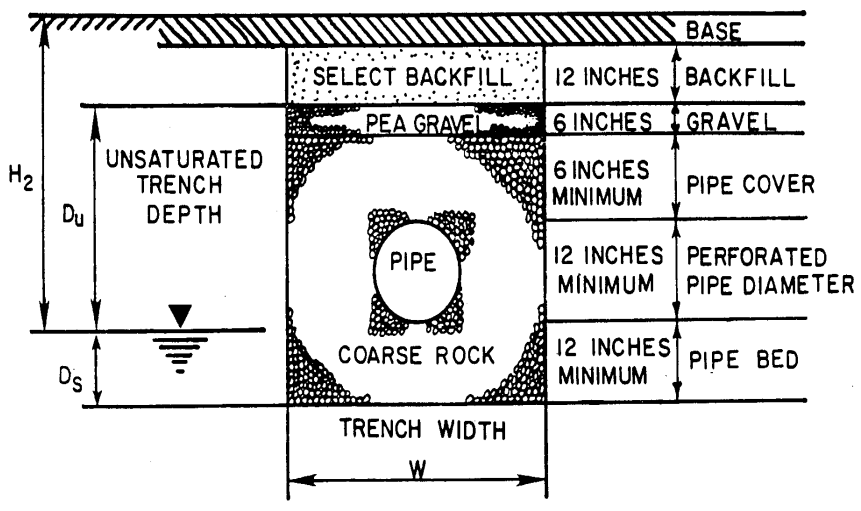
2. Design Information:

Weir Needed in ET System?	no				
Weir Elevation		ft.			
V_{wq} = Water Quality Vol. to be Exfiltrated:	4.65	ac-in	3.28"xSite =	0.80	ac-ft
V_{add} = Add. Storage Vol. in 1 hour (up to 3.28"xSite - V_{wq}):	4.92	ac-in		9.58	ac-in
W = Trench Width:	8.00	ft.			
K = Hydraulic Conductivity:	9.700E-05	cfs/sq-ft per ft head			
H2 = Depth of Water Table:	7.75	ft.			
Du = Non-Saturated Trench Depth:	5.25	ft.			
Ds = Saturated Trench Depth:	0.00	ft.			
Total Trench Depth:	5.25	ft.			

3a.	Exfiltration Trench Required (Quality):	273	**ft.**
3b.	Exfiltration Trench Required (Max. Additional Storage):	577	**ft.**
3c.	Total Maximum Exfiltration Trench Required:	**849**	**ft.**
4.	Exfiltration Trench Provided:	**274**	**ft.**

5. Storage Provided:

Exfiltration Trench Vol Provided (Quality):	0.388	ac-ft
Exfiltration Trench Vol Provided (Additional Storage):	0.001	ac-ft
Total Exfiltration Trench Vol Provided:	**0.389**	**ac-ft**
50% Volume in Pipes + 50% of voids for length beyond max. ET required	**0.004**	**ac-ft**
Total Storage Volume Provided in Exfiltration Trench	**0.393**	**ac-ft**



Thickness (in)	Elev (ft)	
	14.50	Lowest Inlet
12		Asphalt + Base Thickness
18		Select Backfill
	12.00	Top of Trench (Top of Pea Gravel)
6		Pea Gravel
6		Pipe Cover (Min. 6")
	0.00	Weir Elevation (if applicable)
	11.00	Inside Top of Pipe
15		Pipe Size (Min. 12")
	9.75	Invert of Pipe
36		Pipe Bed (Min. 12")
	6.75	Bottom of Trench
	1.50	Water Table / Control Water Elevation

TR-55 Volume Calculations - Proposed

Hillsboro Miles: Basin B (East)
Project No: 044800015

Designed by: NMN
Checked by: JDH
Date: 11/3/2021

Volume Required

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	0.67	0.67	0.67	0.67
Rainfall (P) (in)	8.5	11	16	22
Total Site Drainage Area (A) (ac)	2.92	2.92	2.92	2.92
Runoff (Q) (in)	7.745	10.235	15.223	21.215
Volume of Runoff (V_r) (ac-ft)	1.885	2.490	3.704	5.162

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench (V_{wq}+V_{add}+V_{void}) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
4.50	0.000	0.000	0.000	0.000
6.00	0.000	0.000	0.000	0.000
7.50	0.000	0.000	0.000	0.000
9.00	0.000	0.000	0.000	0.000
10.50	0.000	0.000	0.000	0.000
12.00	0.007	0.393	0.000	0.400
13.50	0.116	0.393	0.000	0.509
15.00	0.610	0.393	0.000	1.003
16.50	1.745	0.393	0.000	2.138
18.00	2.945	0.393	0.000	3.338
19.50	4.145	0.393	0.000	4.538
21.00	5.345	0.393	0.000	5.738

Summary Quality

Required Min Water Quality to Meet:	0.388 ac-ft
Water Quality Volume Met at Stage:	11.95 ft

Summary Stages

	Proposed Stage (ft)	Existing Stage (ft)	Allowable Stage (ft)	Criteria
5-year/24 hours	16.17	13.80	0.00	Min. Parking Elev.
10 year/24 hours	16.94	14.17	0.00	Min. Road Crown
25-year /72 hours	18.46	14.99	0.00	Min. Perim. Berm
100-year /72 hours (No Discharge)	20.28	15.59	0.00	Min. Finished Floor

Summary Discharges

	Proposed Discharge (cfs) *from modeling*	Existing Discharge (cfs) *from modeling*	Allowable Discharge (cfs)	Criteria
25-year/72 hours		0.00	0	0

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

Project Name: Related Hillsboro Mile East Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 5 year
1 Day Rainfall: 8.5 inches
Area: 2.92 acres
Ground Storage: 0.67 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
10.50	0.00
12.00	0.40
13.50	0.51
15.00	1.00
16.50	2.14
18.00	3.34
19.50	4.54

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 3

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 7

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.02	1.50	1.50
8.00	1.16	0.62	0.00	0.02	10.54	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
9.00	1.45	0.78	1.11	0.04	10.52	1.50
10.00	1.81	1.00	0.00	0.04	10.56	1.50
11.00	2.29	1.47	0.00	0.06	1.50	1.50
12.00	5.58	15.22	1.11	0.11	11.24	1.50
13.00	6.52	2.12	1.11	0.20	10.55	1.50
14.00	6.95	1.17	1.11	0.22	10.53	1.50
15.00	7.23	0.76	0.00	0.22	10.56	1.50
16.00	7.48	0.75	0.00	0.24	1.50	1.50
17.00	7.63	0.45	0.00	0.24	1.50	1.50
18.00	7.79	0.45	0.00	0.24	10.60	1.50
19.00	7.94	0.45	1.11	0.26	10.50	1.50
20.00	8.09	0.45	0.00	0.26	1.50	1.50
21.00	8.19	0.30	0.00	0.26	10.50	1.50
22.00	8.30	0.30	0.00	0.26	10.59	1.50
23.00	8.40	0.30	0.00	0.26	10.69	1.50
24.00	8.50	0.30	0.00	0.28	1.50	1.50

Structure: 8

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 11.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.00	1.50	1.50
8.00	1.16	0.62	0.00	0.00	10.54	1.50
9.00	1.45	0.78	0.00	0.00	10.52	1.50
10.00	1.81	1.00	0.00	0.00	10.56	1.50
11.00	2.29	1.47	0.00	0.00	1.50	1.50
12.00	5.58	15.22	0.00	0.00	11.24	1.50
13.00	6.52	2.12	0.00	0.00	10.55	1.50
14.00	6.95	1.17	0.00	0.00	10.53	1.50
15.00	7.23	0.76	0.00	0.00	10.56	1.50
16.00	7.48	0.75	0.00	0.00	1.50	1.50
17.00	7.63	0.45	0.00	0.00	1.50	1.50
18.00	7.79	0.45	0.00	0.00	10.60	1.50
19.00	7.94	0.45	0.00	0.00	10.50	1.50
20.00	8.09	0.45	0.00	0.00	1.50	1.50
21.00	8.19	0.30	0.00	0.00	10.50	1.50
22.00	8.30	0.30	0.00	0.00	10.59	1.50
23.00	8.40	0.30	0.00	0.00	10.69	1.50
24.00	8.50	0.30	0.00	0.00	1.50	1.50

Structure: 9

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 12.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time	Cumulative Rainfall	Instant Runoff	Current Discharge	Cumulative Discharge	Head Water Stage	Tail Water Stage

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(hr)	(in)	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.09	0.00	0.00	0.00	1.50	1.50
2.00	0.17	0.01	0.00	0.00	10.50	1.50
3.00	0.27	0.08	0.00	0.00	10.52	1.50
4.00	0.38	0.15	0.00	0.00	10.55	1.50
5.00	0.53	0.26	0.00	0.00	10.62	1.50
6.00	0.71	0.38	0.00	0.00	10.71	1.50
7.00	0.92	0.50	0.00	0.00	1.50	1.50
8.00	1.16	0.62	0.00	0.00	10.54	1.50
9.00	1.45	0.78	0.00	0.00	10.52	1.50
10.00	1.81	1.00	0.00	0.00	10.56	1.50
11.00	2.29	1.47	0.00	0.00	1.50	1.50
12.00	5.58	15.22	0.00	0.00	11.24	1.50
13.00	6.52	2.12	0.00	0.00	10.55	1.50
14.00	6.95	1.17	0.00	0.00	10.53	1.50
15.00	7.23	0.76	0.00	0.00	10.56	1.50
16.00	7.48	0.75	0.00	0.00	1.50	1.50
17.00	7.63	0.45	0.00	0.00	1.50	1.50
18.00	7.79	0.45	0.00	0.00	10.60	1.50
19.00	7.94	0.45	0.00	0.00	10.50	1.50
20.00	8.09	0.45	0.00	0.00	1.50	1.50
21.00	8.19	0.30	0.00	0.00	10.50	1.50
22.00	8.30	0.30	0.00	0.00	10.59	1.50
23.00	8.40	0.30	0.00	0.00	10.69	1.50
24.00	8.50	0.30	0.00	0.00	1.50	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	6.40	0.00	0.00
2	1.11	6.40	0.00	0.00
3	1.11	6.40	0.00	0.00
4	1.11	6.40	0.00	0.00
5	1.11	6.40	0.00	0.00
6	1.11	6.40	0.00	0.00
7	1.11	6.40	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.47	12.20	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	1.88	0.00	1.93	0.00	-0.05	0.00

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Project Name: Related Hillsboro Mile East Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 11 inches
Area: 2.92 acres
Ground Storage: 0.67 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
10.50	0.00
12.00	0.40
13.50	0.51
15.00	1.00
16.50	2.14
18.00	3.34
19.50	4.54

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 3

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 6.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 7

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.02	1.50	1.50
7.00	1.19	0.70	0.00	0.02	10.56	1.50
8.00	1.51	0.85	0.00	0.04	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
9.00	1.88	1.06	0.00	0.04	10.61	1.50
10.00	2.34	1.33	0.00	0.06	10.51	1.50
11.00	2.96	1.94	0.00	0.07	10.52	1.50
12.00	7.22	19.83	1.11	0.13	11.90	1.50
13.00	8.44	2.76	1.11	0.22	11.28	1.50
14.00	9.00	1.52	0.00	0.26	10.67	1.50
15.00	9.35	0.98	0.00	0.28	10.54	1.50
16.00	9.68	0.97	0.00	0.29	1.50	1.50
17.00	9.88	0.58	0.00	0.29	10.56	1.50
18.00	10.08	0.58	0.00	0.29	10.74	1.50
19.00	10.27	0.58	0.00	0.31	1.50	1.50
20.00	10.47	0.58	0.00	0.31	10.62	1.50
21.00	10.60	0.39	1.11	0.33	10.51	1.50
22.00	10.74	0.39	0.00	0.33	1.50	1.50
23.00	10.87	0.39	0.00	0.33	10.51	1.50
24.00	11.00	0.39	0.00	0.33	10.63	1.50

Structure: 8

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 11.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.00	1.50	1.50
7.00	1.19	0.70	0.00	0.00	10.56	1.50
8.00	1.51	0.85	0.00	0.00	1.50	1.50
9.00	1.88	1.06	0.00	0.00	10.61	1.50
10.00	2.34	1.33	0.00	0.00	10.51	1.50
11.00	2.96	1.94	0.00	0.00	10.52	1.50
12.00	7.22	19.83	1.11	0.02	11.90	1.50
13.00	8.44	2.76	0.00	0.09	11.28	1.50
14.00	9.00	1.52	0.00	0.09	10.67	1.50
15.00	9.35	0.98	0.00	0.09	10.54	1.50
16.00	9.68	0.97	0.00	0.09	1.50	1.50
17.00	9.88	0.58	0.00	0.09	10.56	1.50
18.00	10.08	0.58	0.00	0.09	10.74	1.50
19.00	10.27	0.58	0.00	0.09	1.50	1.50
20.00	10.47	0.58	0.00	0.09	10.62	1.50
21.00	10.60	0.39	0.00	0.09	10.51	1.50
22.00	10.74	0.39	0.00	0.09	1.50	1.50
23.00	10.87	0.39	0.00	0.09	10.51	1.50
24.00	11.00	0.39	0.00	0.09	10.63	1.50

Structure: 9

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 12.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time	Cumulative Rainfall	Instant Runoff	Current Discharge	Cumulative Discharge	Head Water Stage	Tail Water Stage

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(hr)	(in)	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.11	0.00	0.00	0.00	1.50	1.50
2.00	0.22	0.05	0.00	0.00	10.51	1.50
3.00	0.35	0.15	0.00	0.00	10.54	1.50
4.00	0.50	0.25	0.00	0.00	10.60	1.50
5.00	0.68	0.39	0.00	0.00	10.70	1.50
6.00	0.91	0.54	0.00	0.00	1.50	1.50
7.00	1.19	0.70	0.00	0.00	10.56	1.50
8.00	1.51	0.85	0.00	0.00	1.50	1.50
9.00	1.88	1.06	0.00	0.00	10.61	1.50
10.00	2.34	1.33	0.00	0.00	10.51	1.50
11.00	2.96	1.94	0.00	0.00	10.52	1.50
12.00	7.22	19.83	0.00	0.00	11.90	1.50
13.00	8.44	2.76	0.00	0.04	11.28	1.50
14.00	9.00	1.52	0.00	0.04	10.67	1.50
15.00	9.35	0.98	0.00	0.04	10.54	1.50
16.00	9.68	0.97	0.00	0.04	1.50	1.50
17.00	9.88	0.58	0.00	0.04	10.56	1.50
18.00	10.08	0.58	0.00	0.04	10.74	1.50
19.00	10.27	0.58	0.00	0.04	1.50	1.50
20.00	10.47	0.58	0.00	0.04	10.62	1.50
21.00	10.60	0.39	0.00	0.04	10.51	1.50
22.00	10.74	0.39	0.00	0.04	1.50	1.50
23.00	10.87	0.39	0.00	0.04	10.51	1.50
24.00	11.00	0.39	0.00	0.04	10.63	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	5.40	0.00	0.00
2	1.11	5.40	0.00	0.00
3	1.11	5.40	0.00	0.00
4	1.11	5.40	0.00	0.00
5	1.11	5.40	0.00	0.00
6	1.11	5.40	0.00	0.00
7	1.11	5.40	0.00	0.00
8	1.11	12.00	0.00	0.00
9	1.11	12.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	12.88	12.20	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	2.48	0.00	2.45	0.00	0.03	0.00

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Project Name: Related Hillsboro Mile East Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 16 inches
Area: 2.92 acres
Ground Storage: 0.67 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
10.50	0.00
12.00	0.40
13.50	0.51
15.00	1.00
16.50	2.14
18.00	3.34
19.50	4.54

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 3

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump

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On Elev = 6.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 7

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.02	1.50	1.50
12.00	0.86	0.16	0.00	0.02	1.50	1.50
13.00	0.93	0.17	0.00	0.02	1.50	1.50
14.00	1.00	0.17	0.00	0.02	1.50	1.50
15.00	1.07	0.17	0.00	0.02	10.51	1.50
16.00	1.15	0.18	0.00	0.02	10.56	1.50
17.00	1.22	0.18	0.00	0.02	10.62	1.50
18.00	1.29	0.18	0.00	0.02	10.67	1.50
19.00	1.36	0.18	0.00	0.02	10.73	1.50
20.00	1.43	0.19	0.00	0.04	1.50	1.50
21.00	1.50	0.19	0.00	0.04	1.50	1.50
22.00	1.58	0.19	0.00	0.04	1.50	1.50
23.00	1.65	0.19	0.00	0.04	1.50	1.50
24.00	1.72	0.19	0.00	0.04	10.54	1.50
25.00	1.82	0.28	0.00	0.04	10.62	1.50
26.00	1.93	0.28	0.00	0.04	10.71	1.50
27.00	2.03	0.29	0.00	0.06	1.50	1.50
28.00	2.14	0.29	0.00	0.06	1.50	1.50
29.00	2.24	0.29	0.00	0.06	1.50	1.50
30.00	2.35	0.29	0.00	0.06	10.58	1.50
31.00	2.45	0.29	0.00	0.06	10.67	1.50
32.00	2.55	0.29	1.11	0.07	10.52	1.50
33.00	2.66	0.29	0.00	0.07	1.50	1.50
34.00	2.76	0.29	0.00	0.07	1.50	1.50
35.00	2.87	0.30	0.00	0.07	10.55	1.50
36.00	2.97	0.30	0.00	0.07	10.64	1.50
37.00	3.08	0.30	0.00	0.07	10.73	1.50
38.00	3.18	0.30	0.00	0.09	1.50	1.50
39.00	3.29	0.30	0.00	0.09	1.50	1.50
40.00	3.39	0.30	0.00	0.09	10.53	1.50
41.00	3.50	0.30	0.00	0.09	10.62	1.50
42.00	3.60	0.30	0.00	0.09	10.71	1.50
43.00	3.70	0.30	0.00	0.11	1.50	1.50
44.00	3.81	0.30	0.00	0.11	1.50	1.50
45.00	3.91	0.30	0.00	0.11	10.51	1.50
46.00	4.02	0.30	0.00	0.11	10.60	1.50
47.00	4.12	0.30	0.00	0.11	10.69	1.50
48.00	4.23	0.30	0.00	0.13	1.50	1.50
49.00	4.34	0.34	0.00	0.13	1.50	1.50
50.00	4.46	0.34	0.00	0.13	10.51	1.50
51.00	4.60	0.41	0.00	0.13	10.63	1.50
52.00	4.76	0.47	1.11	0.15	10.53	1.50
53.00	4.96	0.61	0.00	0.15	1.50	1.50
54.00	5.20	0.74	0.00	0.15	10.67	1.50
55.00	5.50	0.88	0.00	0.17	1.50	1.50
56.00	5.84	1.02	0.00	0.17	10.74	1.50
57.00	6.24	1.22	0.00	0.18	10.60	1.50
58.00	6.73	1.50	0.00	0.20	10.55	1.50
59.00	7.39	2.15	0.00	0.22	10.62	1.50
60.00	11.95	21.43	1.11	0.29	11.74	1.50
61.00	13.26	2.96	1.11	0.39	11.37	1.50
62.00	13.86	1.63	1.11	0.44	10.55	1.50
63.00	14.23	1.05	0.00	0.44	10.69	1.50
64.00	14.59	1.04	0.00	0.46	10.53	1.50
65.00	14.80	0.63	1.11	0.48	10.51	1.50
66.00	15.01	0.62	0.00	0.48	1.50	1.50
67.00	15.22	0.62	0.00	0.48	10.66	1.50
68.00	15.43	0.62	0.00	0.50	1.50	1.50
69.00	15.58	0.42	0.00	0.50	10.51	1.50
70.00	15.72	0.42	0.00	0.50	10.64	1.50
71.00	15.86	0.42	1.11	0.52	10.52	1.50
72.00	16.00	0.42	0.00	0.52	1.50	1.50

Structure: 8

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump

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On Elev = 11.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.00	1.50	1.50
12.00	0.86	0.16	0.00	0.00	1.50	1.50
13.00	0.93	0.17	0.00	0.00	1.50	1.50
14.00	1.00	0.17	0.00	0.00	1.50	1.50
15.00	1.07	0.17	0.00	0.00	10.51	1.50
16.00	1.15	0.18	0.00	0.00	10.56	1.50
17.00	1.22	0.18	0.00	0.00	10.62	1.50
18.00	1.29	0.18	0.00	0.00	10.67	1.50
19.00	1.36	0.18	0.00	0.00	10.73	1.50
20.00	1.43	0.19	0.00	0.00	1.50	1.50
21.00	1.50	0.19	0.00	0.00	1.50	1.50
22.00	1.58	0.19	0.00	0.00	1.50	1.50
23.00	1.65	0.19	0.00	0.00	1.50	1.50
24.00	1.72	0.19	0.00	0.00	10.54	1.50
25.00	1.82	0.28	0.00	0.00	10.62	1.50
26.00	1.93	0.28	0.00	0.00	10.71	1.50
27.00	2.03	0.29	0.00	0.00	1.50	1.50
28.00	2.14	0.29	0.00	0.00	1.50	1.50
29.00	2.24	0.29	0.00	0.00	1.50	1.50
30.00	2.35	0.29	0.00	0.00	10.58	1.50
31.00	2.45	0.29	0.00	0.00	10.67	1.50
32.00	2.55	0.29	0.00	0.00	10.52	1.50
33.00	2.66	0.29	0.00	0.00	1.50	1.50
34.00	2.76	0.29	0.00	0.00	1.50	1.50
35.00	2.87	0.30	0.00	0.00	10.55	1.50
36.00	2.97	0.30	0.00	0.00	10.64	1.50
37.00	3.08	0.30	0.00	0.00	10.73	1.50
38.00	3.18	0.30	0.00	0.00	1.50	1.50
39.00	3.29	0.30	0.00	0.00	1.50	1.50
40.00	3.39	0.30	0.00	0.00	10.53	1.50
41.00	3.50	0.30	0.00	0.00	10.62	1.50
42.00	3.60	0.30	0.00	0.00	10.71	1.50
43.00	3.70	0.30	0.00	0.00	1.50	1.50
44.00	3.81	0.30	0.00	0.00	1.50	1.50
45.00	3.91	0.30	0.00	0.00	10.51	1.50
46.00	4.02	0.30	0.00	0.00	10.60	1.50
47.00	4.12	0.30	0.00	0.00	10.69	1.50
48.00	4.23	0.30	0.00	0.00	1.50	1.50
49.00	4.34	0.34	0.00	0.00	1.50	1.50
50.00	4.46	0.34	0.00	0.00	10.51	1.50
51.00	4.60	0.41	0.00	0.00	10.63	1.50
52.00	4.76	0.47	0.00	0.00	10.53	1.50
53.00	4.96	0.61	0.00	0.00	1.50	1.50
54.00	5.20	0.74	0.00	0.00	10.67	1.50
55.00	5.50	0.88	0.00	0.00	1.50	1.50
56.00	5.84	1.02	0.00	0.00	10.74	1.50
57.00	6.24	1.22	0.00	0.00	10.60	1.50
58.00	6.73	1.50	0.00	0.00	10.55	1.50
59.00	7.39	2.15	0.00	0.00	10.62	1.50
60.00	11.95	21.43	1.11	0.02	11.74	1.50
61.00	13.26	2.96	0.00	0.09	11.37	1.50
62.00	13.86	1.63	0.00	0.09	10.55	1.50
63.00	14.23	1.05	0.00	0.09	10.69	1.50
64.00	14.59	1.04	0.00	0.09	10.53	1.50
65.00	14.80	0.63	0.00	0.09	10.51	1.50
66.00	15.01	0.62	0.00	0.09	1.50	1.50
67.00	15.22	0.62	0.00	0.09	10.66	1.50
68.00	15.43	0.62	0.00	0.09	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	15.58	0.42	0.00	0.09	10.51	1.50
70.00	15.72	0.42	0.00	0.09	10.64	1.50
71.00	15.86	0.42	0.00	0.09	10.52	1.50
72.00	16.00	0.42	0.00	0.09	1.50	1.50

Structure: 9

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 12.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	10.50	1.50
3.00	0.21	0.04	0.00	0.00	10.51	1.50
4.00	0.29	0.07	0.00	0.00	10.52	1.50
5.00	0.36	0.09	0.00	0.00	10.55	1.50
6.00	0.43	0.11	0.00	0.00	10.58	1.50
7.00	0.50	0.12	0.00	0.00	10.61	1.50
8.00	0.57	0.13	0.00	0.00	10.65	1.50
9.00	0.64	0.14	0.00	0.00	10.69	1.50
10.00	0.72	0.15	0.00	0.00	10.74	1.50
11.00	0.79	0.16	0.00	0.00	1.50	1.50
12.00	0.86	0.16	0.00	0.00	1.50	1.50
13.00	0.93	0.17	0.00	0.00	1.50	1.50
14.00	1.00	0.17	0.00	0.00	1.50	1.50
15.00	1.07	0.17	0.00	0.00	10.51	1.50
16.00	1.15	0.18	0.00	0.00	10.56	1.50
17.00	1.22	0.18	0.00	0.00	10.62	1.50
18.00	1.29	0.18	0.00	0.00	10.67	1.50
19.00	1.36	0.18	0.00	0.00	10.73	1.50
20.00	1.43	0.19	0.00	0.00	1.50	1.50
21.00	1.50	0.19	0.00	0.00	1.50	1.50
22.00	1.58	0.19	0.00	0.00	1.50	1.50
23.00	1.65	0.19	0.00	0.00	1.50	1.50
24.00	1.72	0.19	0.00	0.00	10.54	1.50
25.00	1.82	0.28	0.00	0.00	10.62	1.50
26.00	1.93	0.28	0.00	0.00	10.71	1.50
27.00	2.03	0.29	0.00	0.00	1.50	1.50
28.00	2.14	0.29	0.00	0.00	1.50	1.50
29.00	2.24	0.29	0.00	0.00	1.50	1.50
30.00	2.35	0.29	0.00	0.00	10.58	1.50
31.00	2.45	0.29	0.00	0.00	10.67	1.50
32.00	2.55	0.29	0.00	0.00	10.52	1.50
33.00	2.66	0.29	0.00	0.00	1.50	1.50
34.00	2.76	0.29	0.00	0.00	1.50	1.50
35.00	2.87	0.30	0.00	0.00	10.55	1.50
36.00	2.97	0.30	0.00	0.00	10.64	1.50
37.00	3.08	0.30	0.00	0.00	10.73	1.50
38.00	3.18	0.30	0.00	0.00	1.50	1.50
39.00	3.29	0.30	0.00	0.00	1.50	1.50
40.00	3.39	0.30	0.00	0.00	10.53	1.50
41.00	3.50	0.30	0.00	0.00	10.62	1.50
42.00	3.60	0.30	0.00	0.00	10.71	1.50
43.00	3.70	0.30	0.00	0.00	1.50	1.50
44.00	3.81	0.30	0.00	0.00	1.50	1.50
45.00	3.91	0.30	0.00	0.00	10.51	1.50
46.00	4.02	0.30	0.00	0.00	10.60	1.50
47.00	4.12	0.30	0.00	0.00	10.69	1.50
48.00	4.23	0.30	0.00	0.00	1.50	1.50
49.00	4.34	0.34	0.00	0.00	1.50	1.50
50.00	4.46	0.34	0.00	0.00	10.51	1.50
51.00	4.60	0.41	0.00	0.00	10.63	1.50
52.00	4.76	0.47	0.00	0.00	10.53	1.50
53.00	4.96	0.61	0.00	0.00	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
54.00	5.20	0.74	0.00	0.00	10.67	1.50
55.00	5.50	0.88	0.00	0.00	1.50	1.50
56.00	5.84	1.02	0.00	0.00	10.74	1.50
57.00	6.24	1.22	0.00	0.00	10.60	1.50
58.00	6.73	1.50	0.00	0.00	10.55	1.50
59.00	7.39	2.15	0.00	0.00	10.62	1.50
60.00	11.95	21.43	0.00	0.00	11.74	1.50
61.00	13.26	2.96	0.00	0.02	11.37	1.50
62.00	13.86	1.63	0.00	0.02	10.55	1.50
63.00	14.23	1.05	0.00	0.02	10.69	1.50
64.00	14.59	1.04	0.00	0.02	10.53	1.50
65.00	14.80	0.63	0.00	0.02	10.51	1.50
66.00	15.01	0.62	0.00	0.02	1.50	1.50
67.00	15.22	0.62	0.00	0.02	10.66	1.50
68.00	15.43	0.62	0.00	0.02	1.50	1.50
69.00	15.58	0.42	0.00	0.02	10.51	1.50
70.00	15.72	0.42	0.00	0.02	10.64	1.50
71.00	15.86	0.42	0.00	0.02	10.52	1.50
72.00	16.00	0.42	0.00	0.02	1.50	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	10.20	0.00	0.00
2	1.11	10.20	0.00	0.00
3	1.11	10.20	0.00	0.00
4	1.11	10.20	0.00	0.00
5	1.11	10.20	0.00	0.00
6	1.11	10.20	0.00	0.00
7	1.11	10.20	0.00	0.00
8	1.11	60.00	0.00	0.00
9	1.11	60.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	12.57	60.20	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	3.70	0.00	3.72	0.00	-0.02	0.00

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Project Name: Related Hillsboro Mile East Side
Reviewer: BCEPGMD
Project Number: 044800015
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 22 inches
Area: 2.92 acres
Ground Storage: 0.67 inches
Time of Concentration: 0.2 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
10.50	0.00
12.00	0.40
13.50	0.51
15.00	1.00
16.50	2.14
18.00	3.34
19.50	4.54

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
90.00	1.50

Structure: 1

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 4.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 2

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 5.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 3

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump

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On Elev = 6.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 4

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 7.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 5

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 8.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 6

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 7

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.02	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
9.00	0.89	0.22	0.00	0.02	1.50	1.50
10.00	0.98	0.23	0.00	0.02	1.50	1.50
11.00	1.08	0.24	0.00	0.02	10.51	1.50
12.00	1.18	0.24	0.00	0.02	10.58	1.50
13.00	1.28	0.25	0.00	0.02	10.66	1.50
14.00	1.38	0.25	0.00	0.02	10.74	1.50
15.00	1.48	0.26	0.00	0.04	1.50	1.50
16.00	1.58	0.26	0.00	0.04	1.50	1.50
17.00	1.67	0.26	0.00	0.04	1.50	1.50
18.00	1.77	0.26	0.00	0.04	10.58	1.50
19.00	1.87	0.27	0.00	0.04	10.66	1.50
20.00	1.97	0.27	1.11	0.06	10.50	1.50
21.00	2.07	0.27	0.00	0.06	1.50	1.50
22.00	2.17	0.27	0.00	0.06	1.50	1.50
23.00	2.27	0.27	0.00	0.06	10.51	1.50
24.00	2.36	0.27	0.00	0.06	10.60	1.50
25.00	2.51	0.40	0.00	0.06	10.71	1.50
26.00	2.65	0.40	0.00	0.07	1.50	1.50
27.00	2.79	0.41	0.00	0.07	1.50	1.50
28.00	2.94	0.41	0.00	0.07	10.60	1.50
29.00	3.08	0.41	0.00	0.07	10.73	1.50
30.00	3.23	0.41	0.00	0.09	1.50	1.50
31.00	3.37	0.41	0.00	0.09	10.50	1.50
32.00	3.51	0.41	0.00	0.09	10.63	1.50
33.00	3.66	0.41	1.11	0.11	10.51	1.50
34.00	3.80	0.41	0.00	0.11	1.50	1.50
35.00	3.94	0.41	0.00	0.11	10.53	1.50
36.00	4.09	0.41	0.00	0.11	10.66	1.50
37.00	4.23	0.41	0.00	0.13	1.50	1.50
38.00	4.37	0.41	0.00	0.13	1.50	1.50
39.00	4.52	0.42	0.00	0.13	10.56	1.50
40.00	4.66	0.42	0.00	0.13	10.69	1.50
41.00	4.81	0.42	0.00	0.15	1.50	1.50
42.00	4.95	0.42	0.00	0.15	1.50	1.50
43.00	5.09	0.42	0.00	0.15	10.59	1.50
44.00	5.24	0.42	0.00	0.15	10.72	1.50
45.00	5.38	0.42	0.00	0.17	1.50	1.50
46.00	5.52	0.42	0.00	0.17	1.50	1.50
47.00	5.67	0.42	0.00	0.17	10.62	1.50
48.00	5.81	0.42	1.11	0.18	10.51	1.50
49.00	5.97	0.47	0.00	0.18	1.50	1.50
50.00	6.14	0.47	0.00	0.18	10.56	1.50
51.00	6.33	0.57	0.00	0.18	10.73	1.50
52.00	6.54	0.65	0.00	0.20	1.50	1.50
53.00	6.82	0.84	0.00	0.20	10.67	1.50
54.00	7.16	1.03	0.00	0.22	1.50	1.50
55.00	7.56	1.22	0.00	0.24	1.50	1.50
56.00	8.03	1.41	1.11	0.26	10.52	1.50
57.00	8.58	1.69	1.11	0.28	10.52	1.50
58.00	9.26	2.07	1.11	0.29	10.62	1.50
59.00	10.17	2.97	0.00	0.31	10.66	1.50
60.00	16.43	29.51	1.11	0.39	13.78	1.50
61.00	18.23	4.08	1.11	0.48	13.97	1.50
62.00	19.05	2.24	1.11	0.57	11.03	1.50
63.00	19.57	1.45	1.11	0.61	10.59	1.50
64.00	20.06	1.43	1.11	0.63	10.55	1.50
65.00	20.35	0.86	0.00	0.63	10.61	1.50
66.00	20.64	0.86	0.00	0.64	1.50	1.50
67.00	20.93	0.86	0.00	0.64	10.66	1.50
68.00	21.22	0.86	0.00	0.66	1.50	1.50
69.00	21.42	0.57	0.00	0.66	10.64	1.50
70.00	21.61	0.57	0.00	0.68	1.50	1.50
71.00	21.81	0.57	0.00	0.68	10.51	1.50
72.00	22.00	0.57	0.00	0.68	10.69	1.50

Structure: 8

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump

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On Elev = 11.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.00	1.50	1.50
9.00	0.89	0.22	0.00	0.00	1.50	1.50
10.00	0.98	0.23	0.00	0.00	1.50	1.50
11.00	1.08	0.24	0.00	0.00	10.51	1.50
12.00	1.18	0.24	0.00	0.00	10.58	1.50
13.00	1.28	0.25	0.00	0.00	10.66	1.50
14.00	1.38	0.25	0.00	0.00	10.74	1.50
15.00	1.48	0.26	0.00	0.00	1.50	1.50
16.00	1.58	0.26	0.00	0.00	1.50	1.50
17.00	1.67	0.26	0.00	0.00	1.50	1.50
18.00	1.77	0.26	0.00	0.00	10.58	1.50
19.00	1.87	0.27	0.00	0.00	10.66	1.50
20.00	1.97	0.27	0.00	0.00	10.50	1.50
21.00	2.07	0.27	0.00	0.00	1.50	1.50
22.00	2.17	0.27	0.00	0.00	1.50	1.50
23.00	2.27	0.27	0.00	0.00	10.51	1.50
24.00	2.36	0.27	0.00	0.00	10.60	1.50
25.00	2.51	0.40	0.00	0.00	10.71	1.50
26.00	2.65	0.40	0.00	0.00	1.50	1.50
27.00	2.79	0.41	0.00	0.00	1.50	1.50
28.00	2.94	0.41	0.00	0.00	10.60	1.50
29.00	3.08	0.41	0.00	0.00	10.73	1.50
30.00	3.23	0.41	0.00	0.00	1.50	1.50
31.00	3.37	0.41	0.00	0.00	10.50	1.50
32.00	3.51	0.41	0.00	0.00	10.63	1.50
33.00	3.66	0.41	0.00	0.00	10.51	1.50
34.00	3.80	0.41	0.00	0.00	1.50	1.50
35.00	3.94	0.41	0.00	0.00	10.53	1.50
36.00	4.09	0.41	0.00	0.00	10.66	1.50
37.00	4.23	0.41	0.00	0.00	1.50	1.50
38.00	4.37	0.41	0.00	0.00	1.50	1.50
39.00	4.52	0.42	0.00	0.00	10.56	1.50
40.00	4.66	0.42	0.00	0.00	10.69	1.50
41.00	4.81	0.42	0.00	0.00	1.50	1.50
42.00	4.95	0.42	0.00	0.00	1.50	1.50
43.00	5.09	0.42	0.00	0.00	10.59	1.50
44.00	5.24	0.42	0.00	0.00	10.72	1.50
45.00	5.38	0.42	0.00	0.00	1.50	1.50
46.00	5.52	0.42	0.00	0.00	1.50	1.50
47.00	5.67	0.42	0.00	0.00	10.62	1.50
48.00	5.81	0.42	0.00	0.00	10.51	1.50
49.00	5.97	0.47	0.00	0.00	1.50	1.50
50.00	6.14	0.47	0.00	0.00	10.56	1.50
51.00	6.33	0.57	0.00	0.00	10.73	1.50
52.00	6.54	0.65	0.00	0.00	1.50	1.50
53.00	6.82	0.84	0.00	0.00	10.67	1.50
54.00	7.16	1.03	0.00	0.00	1.50	1.50
55.00	7.56	1.22	0.00	0.00	1.50	1.50
56.00	8.03	1.41	0.00	0.00	10.52	1.50
57.00	8.58	1.69	0.00	0.00	10.52	1.50
58.00	9.26	2.07	0.00	0.00	10.62	1.50
59.00	10.17	2.97	0.00	0.00	10.66	1.50
60.00	16.43	29.51	1.11	0.04	13.78	1.50
61.00	18.23	4.08	1.11	0.13	13.97	1.50
62.00	19.05	2.24	0.00	0.18	11.03	1.50
63.00	19.57	1.45	0.00	0.18	10.59	1.50
64.00	20.06	1.43	0.00	0.18	10.55	1.50
65.00	20.35	0.86	0.00	0.18	10.61	1.50
66.00	20.64	0.86	0.00	0.18	1.50	1.50
67.00	20.93	0.86	0.00	0.18	10.66	1.50
68.00	21.22	0.86	0.00	0.18	1.50	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	21.42	0.57	0.00	0.18	10.64	1.50
70.00	21.61	0.57	0.00	0.18	1.50	1.50
71.00	21.81	0.57	0.00	0.18	10.51	1.50
72.00	22.00	0.57	0.00	0.18	10.69	1.50

Structure: 9

From Basin: Onsite
To Basin: Offsite1
Structure Type: Pump
On Elev = 12.5 ft NGVD, Off Elev = 15 ft NGVD, Capacity = 500 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.10	0.00	0.00	0.00	1.50	1.50
2.00	0.20	0.03	0.00	0.00	10.50	1.50
3.00	0.30	0.09	0.00	0.00	10.52	1.50
4.00	0.39	0.13	0.00	0.00	10.56	1.50
5.00	0.49	0.16	0.00	0.00	10.60	1.50
6.00	0.59	0.18	0.00	0.00	10.66	1.50
7.00	0.69	0.20	0.00	0.00	10.72	1.50
8.00	0.79	0.21	0.00	0.00	1.50	1.50
9.00	0.89	0.22	0.00	0.00	1.50	1.50
10.00	0.98	0.23	0.00	0.00	1.50	1.50
11.00	1.08	0.24	0.00	0.00	10.51	1.50
12.00	1.18	0.24	0.00	0.00	10.58	1.50
13.00	1.28	0.25	0.00	0.00	10.66	1.50
14.00	1.38	0.25	0.00	0.00	10.74	1.50
15.00	1.48	0.26	0.00	0.00	1.50	1.50
16.00	1.58	0.26	0.00	0.00	1.50	1.50
17.00	1.67	0.26	0.00	0.00	1.50	1.50
18.00	1.77	0.26	0.00	0.00	10.58	1.50
19.00	1.87	0.27	0.00	0.00	10.66	1.50
20.00	1.97	0.27	0.00	0.00	10.50	1.50
21.00	2.07	0.27	0.00	0.00	1.50	1.50
22.00	2.17	0.27	0.00	0.00	1.50	1.50
23.00	2.27	0.27	0.00	0.00	10.51	1.50
24.00	2.36	0.27	0.00	0.00	10.60	1.50
25.00	2.51	0.40	0.00	0.00	10.71	1.50
26.00	2.65	0.40	0.00	0.00	1.50	1.50
27.00	2.79	0.41	0.00	0.00	1.50	1.50
28.00	2.94	0.41	0.00	0.00	10.60	1.50
29.00	3.08	0.41	0.00	0.00	10.73	1.50
30.00	3.23	0.41	0.00	0.00	1.50	1.50
31.00	3.37	0.41	0.00	0.00	10.50	1.50
32.00	3.51	0.41	0.00	0.00	10.63	1.50
33.00	3.66	0.41	0.00	0.00	10.51	1.50
34.00	3.80	0.41	0.00	0.00	1.50	1.50
35.00	3.94	0.41	0.00	0.00	10.53	1.50
36.00	4.09	0.41	0.00	0.00	10.66	1.50
37.00	4.23	0.41	0.00	0.00	1.50	1.50
38.00	4.37	0.41	0.00	0.00	1.50	1.50
39.00	4.52	0.42	0.00	0.00	10.56	1.50
40.00	4.66	0.42	0.00	0.00	10.69	1.50
41.00	4.81	0.42	0.00	0.00	1.50	1.50
42.00	4.95	0.42	0.00	0.00	1.50	1.50
43.00	5.09	0.42	0.00	0.00	10.59	1.50
44.00	5.24	0.42	0.00	0.00	10.72	1.50
45.00	5.38	0.42	0.00	0.00	1.50	1.50
46.00	5.52	0.42	0.00	0.00	1.50	1.50
47.00	5.67	0.42	0.00	0.00	10.62	1.50
48.00	5.81	0.42	0.00	0.00	10.51	1.50
49.00	5.97	0.47	0.00	0.00	1.50	1.50
50.00	6.14	0.47	0.00	0.00	10.56	1.50
51.00	6.33	0.57	0.00	0.00	10.73	1.50
52.00	6.54	0.65	0.00	0.00	1.50	1.50
53.00	6.82	0.84	0.00	0.00	10.67	1.50

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Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
54.00	7.16	1.03	0.00	0.00	1.50	1.50
55.00	7.56	1.22	0.00	0.00	1.50	1.50
56.00	8.03	1.41	0.00	0.00	10.52	1.50
57.00	8.58	1.69	0.00	0.00	10.52	1.50
58.00	9.26	2.07	0.00	0.00	10.62	1.50
59.00	10.17	2.97	0.00	0.00	10.66	1.50
60.00	16.43	29.51	1.11	0.02	13.78	1.50
61.00	18.23	4.08	1.11	0.11	13.97	1.50
62.00	19.05	2.24	0.00	0.15	11.03	1.50
63.00	19.57	1.45	0.00	0.15	10.59	1.50
64.00	20.06	1.43	0.00	0.15	10.55	1.50
65.00	20.35	0.86	0.00	0.15	10.61	1.50
66.00	20.64	0.86	0.00	0.15	1.50	1.50
67.00	20.93	0.86	0.00	0.15	10.66	1.50
68.00	21.22	0.86	0.00	0.15	1.50	1.50
69.00	21.42	0.57	0.00	0.15	10.64	1.50
70.00	21.61	0.57	0.00	0.15	1.50	1.50
71.00	21.81	0.57	0.00	0.15	10.51	1.50
72.00	22.00	0.57	0.00	0.15	10.69	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.11	7.60	0.00	0.00
2	1.11	7.60	0.00	0.00
3	1.11	7.60	0.00	0.00
4	1.11	7.60	0.00	0.00
5	1.11	7.60	0.00	0.00
6	1.11	7.60	0.00	0.00
7	1.11	7.60	0.00	0.00
8	1.11	59.80	0.00	0.00
9	1.11	60.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	14.53	60.40	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	5.15	0.00	5.10	0.00	0.05	0.00

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Traffic Impact Analysis
for Submittal to the
Town of Hillsboro Beach

1177 Hillsboro Mile

Hillsboro Beach, Florida

Kimley»Horn

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July 2021
Updated November 2021
044800015

Traffic Impact Analysis
for Submittal to the
Town of Hillsboro Beach

1177 Hillsboro Mile
Hillsboro Beach, Florida

Prepared for:

Hillsboro Mile Property Owner, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

Kimley»Horn

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July 2021
Updated November 2021
044800015

OMAR KANAAN
LICENSE
11.5.21
No. 81433
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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Florida Registration Number 81433
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8201 Peters Road, Suite 2200
Plantation, Florida 33324
Registry 00000696

EXECUTIVE SUMMARY

Hillsboro Mile Property Owner, LLC is proposing to develop the parcels located at 1174-1185 Hillsboro Mile in the Town of Hillsboro Beach, Florida. The site proposed for development is currently vacant. The proposed development consists of nine (9) townhomes and 112 multifamily high-rise residential units. The project is expected to be completed and opened by year 2023.

Access to the proposed development will be provided via three (3) driveways along SR A1A/Hillsboro Mile. Two (2) full-access driveways will be located along the east side of the roadway providing access to 112 multifamily units with the southern driveway providing passenger vehicle access and the northern driveway providing loading vehicle access exclusively. One (1) full-access driveway will be located along the west side of the roadway providing access to nine (9) townhomes and residential amenities providing passenger and loading vehicle access. The proposed development provides dedicated loading areas to accommodate loading maneuvers within the site, outside of public right-of-way/roadway easement. Note that the largest anticipated loading vehicle is a single unit (SU-30) truck.

Trip generation calculations for the proposed development were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The project is expected to generate 49 net new weekday A.M. peak hour trips and 54 net new weekday P.M. peak hour trips.

Roadway segment analyses indicate that the study roadway segments are expected to operate at the adopted level of service (LOS) under all analysis conditions during the A.M. and P.M. peak hours.

The results of the 95th percentile entry gate analysis indicate that vehicle queues at the entry gates are not expected to exceed one (1) vehicle length behind the service position during the A.M. and P.M. peak hours. Note that the entry gates provide approximately 100 feet of storage for the high-rise development and 65 feet of storage for the townhome development, measured from the service position to the public right-of-way/roadway easement line. As such, all anticipated queues will be accommodated on-site without extending onto public right-of-way/roadway easement. At the request of the Florida Department of Transportation (FDOT)

District 4, a gate is proposed for the loading vehicle access driveway serving the high-rise development. Note that approximately 36 feet of storage is provided between the proposed gate and the public right-of-way, which can accommodate an SU-30 truck.

Although the high-rise development is expected to be primarily self-park for residents, guests will be required to utilize the provided valet service. However, to provide a conservative analysis and to ensure sufficient stacking is provided on-site, the analysis assumed that 50 percent (50%) of residents and guests accessing the site will utilize the valet service. The results of the valet operations analysis indicate that up to four (4) valet attendants may be required at the valet drop-off/pick-up area to not exceed the dedicated vehicle drop-off/pick-up storage during the P.M. peak hour. It should be noted that the valet analysis used conservative assumptions. If it is determined that valet operations can be performed more efficiently, a reduced number of valet attendants may be adequate to serve the site. Note that the valet drop-off/pick-up area is located approximately 350 feet from SR A1A/Hillsboro Mile, which provides sufficient space to accommodate approximately 16 vehicles in addition to the storage provided within the dedicated drop-off/pick-up area. Note that guest parking will be available for guests visiting the townhome development.

The results of the turn lane analysis indicate that the project driveways do not meet the criteria for the installation of right-turn nor a left-turn lanes based on FDOT and NCHRP guidelines.

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INTRODUCTION

Hillsboro Mile Property Owner, LLC is proposing to develop the parcels located at 1174-1185 Hillsboro Mile in the Town of Hillsboro Beach, Florida. The site proposed for development is currently vacant. The proposed development consists of nine (9) townhomes and 112 multifamily high-rise residential units. The project is expected to be completed and opened by year 2023. A project location map is provided as Figure 1. A conceptual site plan is provided in Appendix A.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis consistent with the requirements contained in the approved traffic study methodology. The approved traffic study methodology and correspondence with the Town of Hillsboro Beach detailing the traffic study requirements are included in Appendix B. The purpose of the study is to assess the project's impact on the surrounding roadway network. This report summarizes the data collection, project trip generation, trip distribution and assignment, roadway capacity analysis, valet analysis, entry gate analysis, and turn lane analysis.

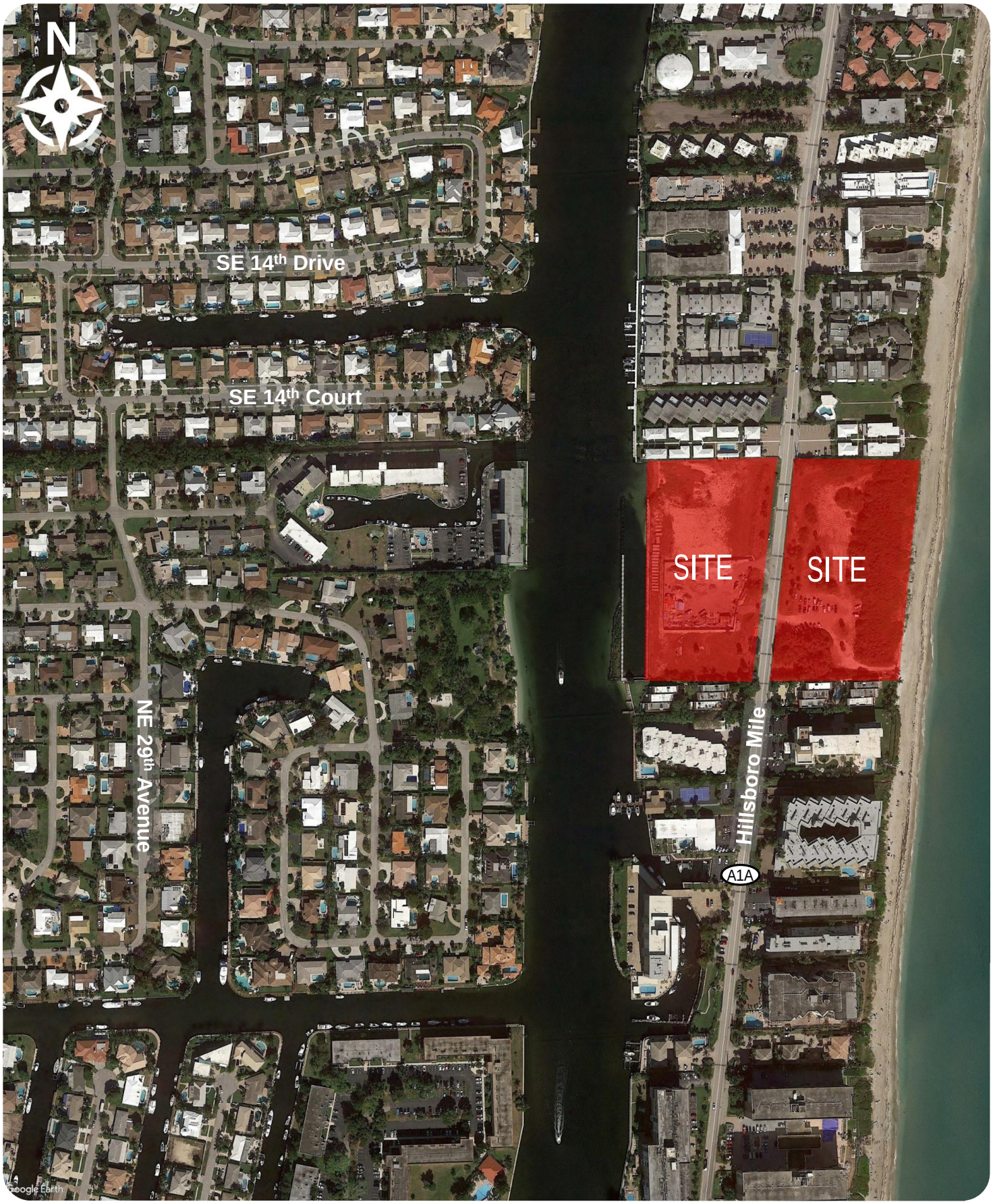

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Figure 1
Location Map
1177 Hillsboro Mile
Hillsboro Beach, Florida

EXISTING TRAFFIC

Continuous 48-hour machine counts were collected in 15-minute intervals at two (2) locations along SR A1A/Hillsboro Mile; one (1) north and one (1) south of the project site on Tuesday July 13, 2021 and Wednesday July 14, 2021.

As a result of atypical traffic conditions due to COVID-19 and pursuant to the agreed upon methodology contained in Appendix B, the collected machine counts were compared to FDOT historic Annual Average Daily Traffic (AADT) data collected along SR A1A/Hillsboro Mile (FDOT Site ID: 860100). Note that a growth rate of 0.68 percent (0.68%) was applied to historical 2019 FDOT Annual Average Daily Traffic (AADT) data in order to estimate the 2021 AADT. The collected machine counts were adjusted based on a factor determined by comparing the collected Average Daily Traffic (ADT) counts to the FDOT historic AADT data. A COVID-19 adjustment factor of 1.06 was applied to the raw peak hour turning movement counts to develop the existing conditions traffic volumes.

All volumes were collected in 15-minute intervals and the peak hour was determined for segment. The appropriate FDOT peak season correction factor of 1.20 was applied to the traffic data based on the date of the data collection.

The continuous 48-hour counts, detailed volume adjustment factor calculations, and FDOT peak season factor category report are included in Appendix C. Figure 2 presents the existing A.M. and P.M. peak hour segment volumes.

N

NOT TO SCALE

Legend

Study Roadway

XX A.M. Peak Hour Traffic

(XX) P.M. Peak Hour Traffic

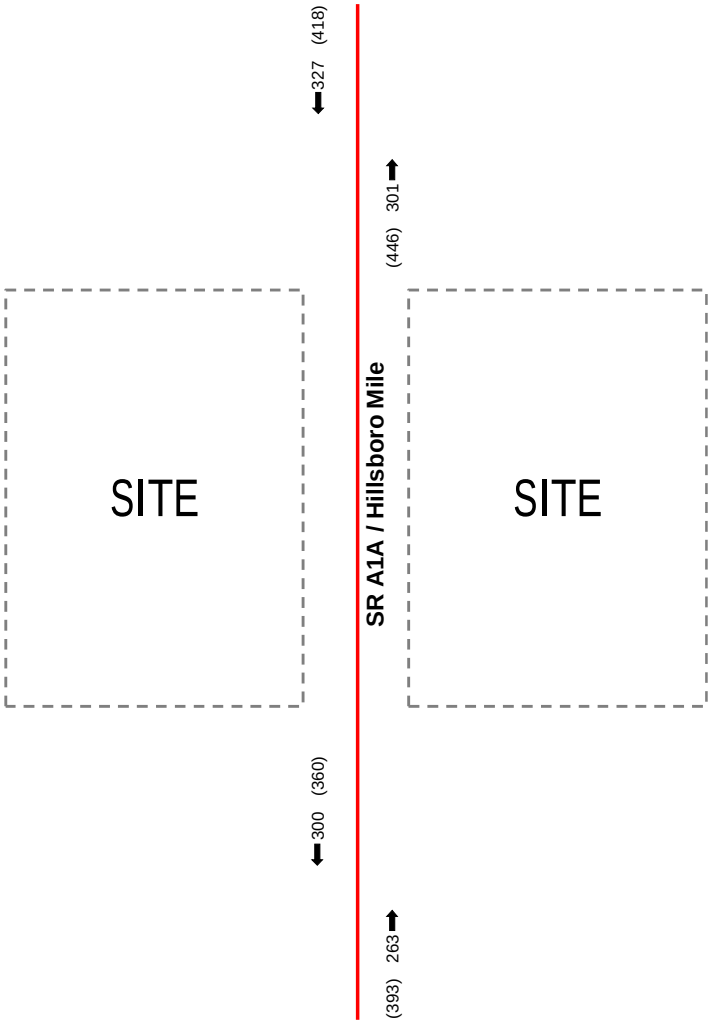

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Figure 2
Existing Peak Hour Volumes
1177 Hillsboro Mile
Hillsboro Beach, Florida

FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2023 without the construction of the proposed development. Future background traffic volumes used in the analysis are the sum of the existing traffic and an additional amount of traffic generated by growth in the study area. Figure 3 presents the 2023 background A.M. and P.M. peak hour segment volumes.

BACKGROUND AREA GROWTH

Future traffic growth on the transportation network was determined based upon (a) historic growth trends at nearby FDOT traffic count stations and (b) traffic volume comparisons from the year 2015 and 2045 Florida Standard Urban Transportation Model Structure (FSUTMS) – Southeast Florida Regional Planning Model (SERPM).

FDOT count stations referenced in this analysis include:

- Count Station No. 860100, located on SR A1A south of SE 10th Street
- Count Station No. 860436, located on SR 810/Hillsboro Boulevard east of the Deerfield Beach Bridge
- Count Station No. 865108, located on SR A1A south of SR 810/Hillsboro Boulevard

The historic growth rate analysis, based on FDOT count stations, examined linear, exponential, and decaying exponential growth rates for the most recent five (5) year and ten (10) year periods. The linear growth trend yielded a growth rate of negative 6.68 percent (-6.68%) over the most recent five (5) year period and a growth rate of negative 1.42 percent (-1.42%) over the most recent ten (10) year period. The exponential growth trend yielded a growth rate of negative 7.14 percent (-7.14%) over the most recent five (5) year period and a growth rate of negative 1.74 percent (-1.74%) over the most recent ten (10) year period. The decaying exponential growth trend yielded a growth rate of negative 9.71 percent (-9.71%) over the most recent five (5) year period and a growth rate of negative 1.23 percent (-1.23%) over the most recent ten (10) year period.

Based on the forecasted volumes obtained from the 2015 and 2045 FSUTMS SERPM, an annual growth rate of 0.68 percent (0.68%) was calculated in the vicinity of the development. Therefore, the highest growth rate of 0.68 percent (0.68%) was applied to the 2019 FDOT AADT volumes to establish existing (2021) conditions and to determine future traffic volumes for the project's expected opening year of 2023. The worksheets used to analyze the historic growth trends along with the FSUTMS transportation model outputs are included in Appendix D.

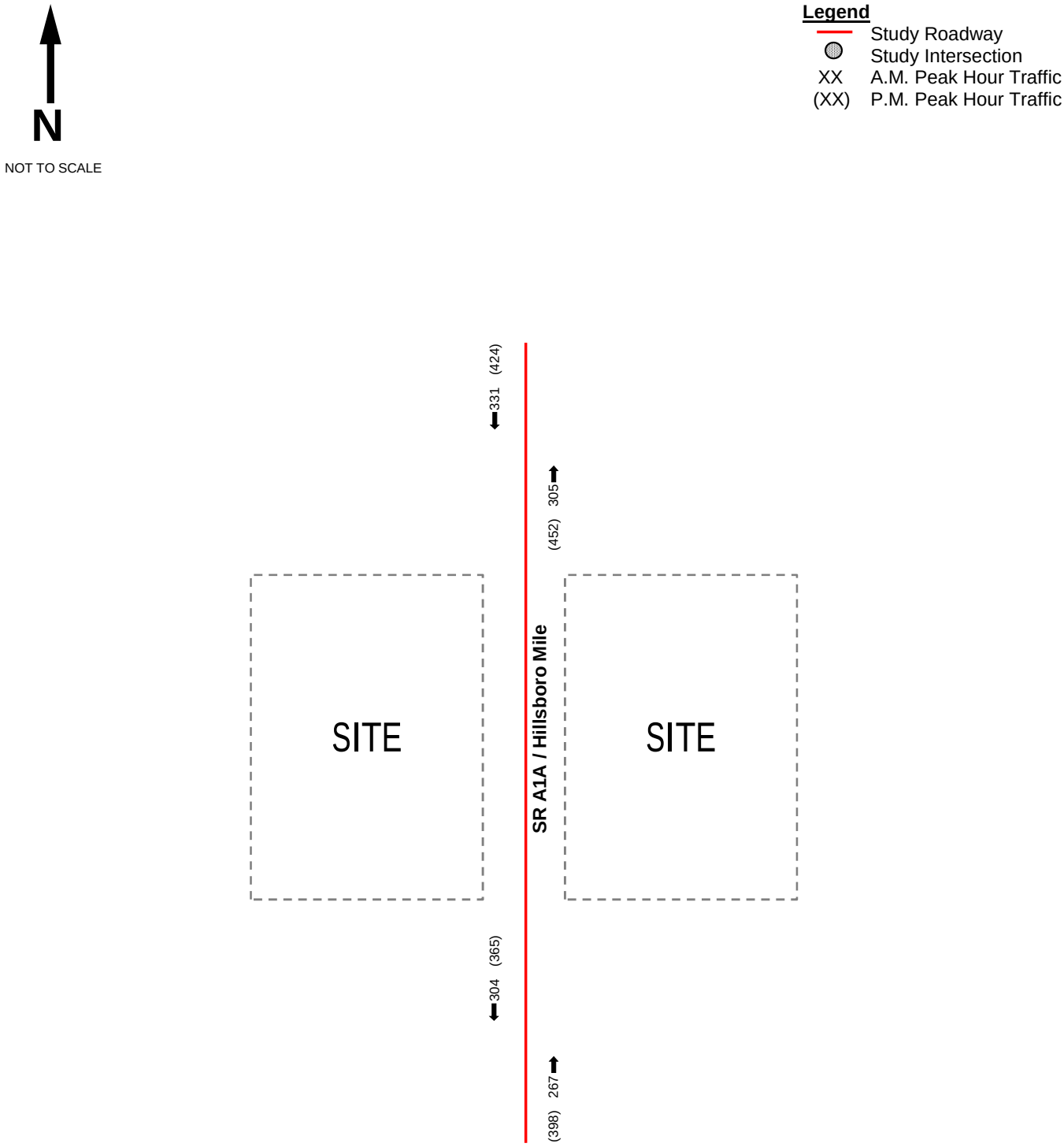

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Figure 3
Future Background Peak Hour Volumes
1177 Hillsboro Mile
Hillsboro Beach, Florida

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

PROPOSED LAND USES

The site proposed for development is currently vacant. The proposed development consists of nine (9) townhomes on the west side of SR A1A and 112 multifamily high-rise residential units on the east side of SR A1A. All other uses/amenities on the site are for the exclusive use of residents. The project is expected to be completed and opened by year 2023.

PROJECT ACCESS

Access to the proposed development will be provided via three (3) driveways along SR A1A/Hillsboro Mile. Two (2) full-access driveways will be located along the east side of the roadway providing access to 112 multifamily units with the southern driveway providing passenger vehicle access and the northern driveway providing loading vehicle access exclusively. One (1) full-access driveway will be located along the west side of the roadway providing access to nine (9) townhomes and residential amenities providing passenger and loading vehicle access. The proposed development provides dedicated loading areas to accommodate loading maneuvers within the site, outside of public right-of-way/roadway easement. Note that the largest anticipated loading vehicle is a single unit (SU-30) truck.

TRIP GENERATION

Trip generation calculations for the proposed development were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The trip generation for the proposed land uses was determined using ITE Land Use Code (LUC) 222 (Multifamily Housing [High-Rise]) and LUC 220 (Multifamily Housing [Low-Rise]).

NET NEW PROJECT TRIPS

The net new project trips represent the additional vehicles on the roadway network. As shown in Table 1, the project is expected to generate 49 net new trips during the A.M. peak hour and 54 net new trips during the P.M. peak hour. Detailed trip generation calculations are included in Appendix E.

Table 1: Peak Hour Trip Generation Summary				
A.M. Peak Hour (P.M. Peak Hour)				
Future Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	New External Trips
Multifamily Housing [High-Rise] (222)	112 dwelling units	11 (29)	33 (18)	44 (47)
(Multifamily Housing [Low-Rise]) (220)	9 dwelling units	1 (4)	4 (3)	5 (7)
Net New Vehicle Trips		12 (33)	37 (21)	49 (54)

TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution was determined based upon existing traffic patterns identified from the ADT counts collected along SR A1A/Hillsboro Mile.

Figure 4 detail the project's trip distribution. Figure 5 details the project's trip assignment during both the A.M. and P.M. peak hours.

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Study Roadway

XX% Entering Trip Distribution

(XX%) Exiting Trip Distribution

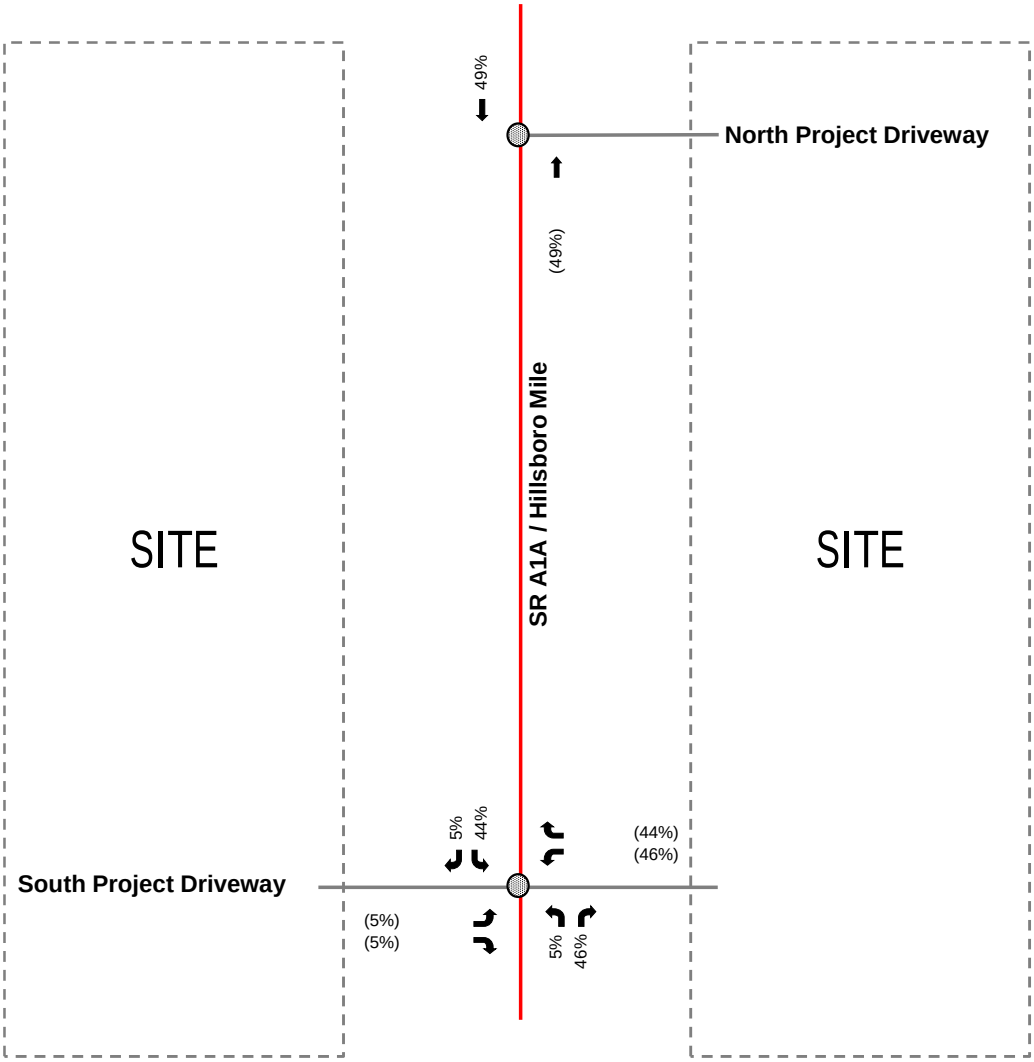

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Figure 4
Net New Hour Project Trip Distribution
1177 Hillsboro Mile
Hillsboro Beach, Florida

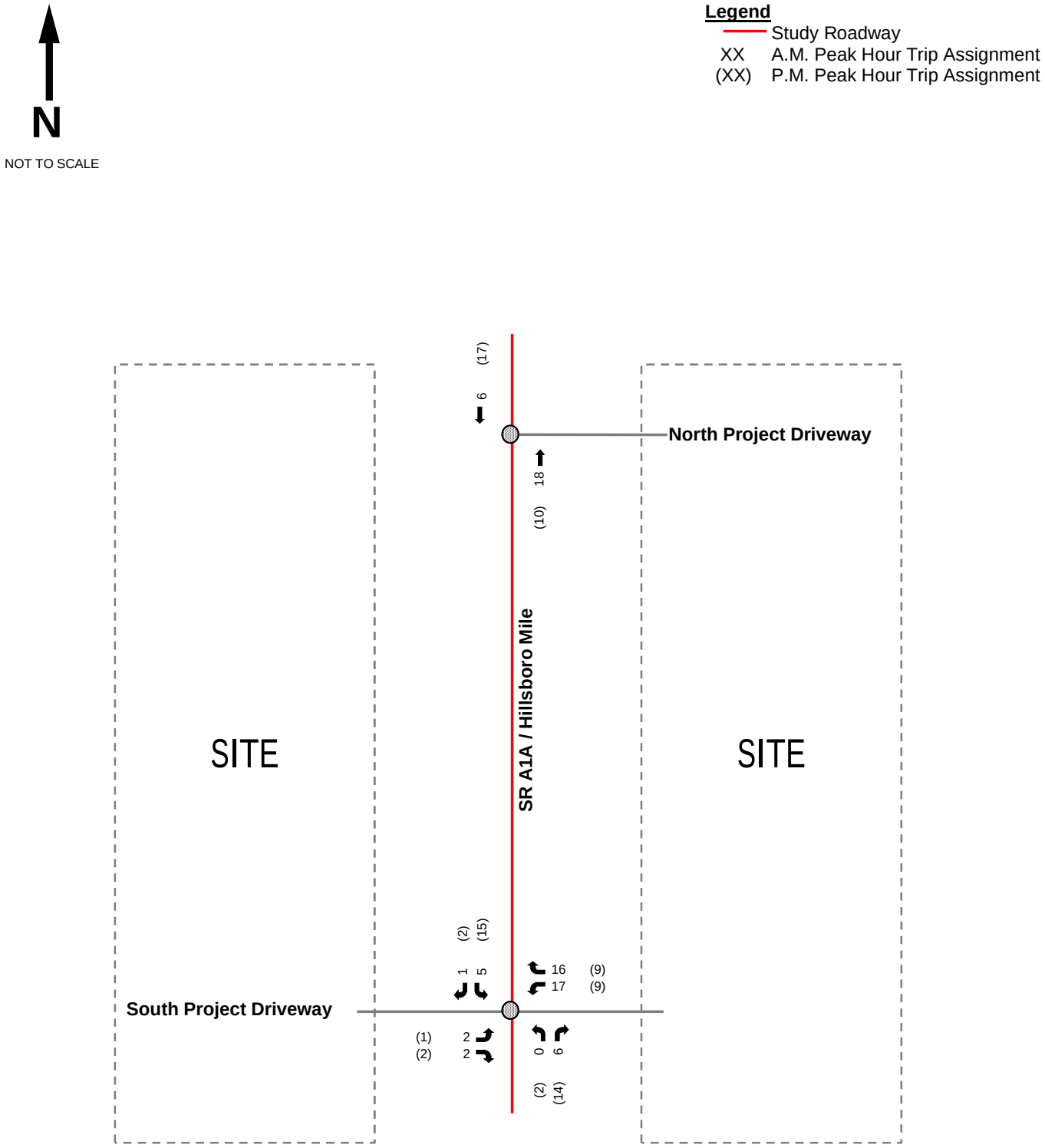

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Figure 5
Net New Peak Hour Project Trip Assignment
1177 Hillsboro Mile
Hillsboro Beach, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2023 after the opening of the project. Total traffic volumes considered in the analysis for this project are the sum of the background traffic volumes and the expected project traffic volumes. The future traffic peak hour segment volumes are shown in Figure 6. Volume development worksheets for the study segments are included in Appendix F.

N

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Legend

Study Roadway

XX A.M. Peak Hour Traffic

(XX) P.M. Peak Hour Traffic

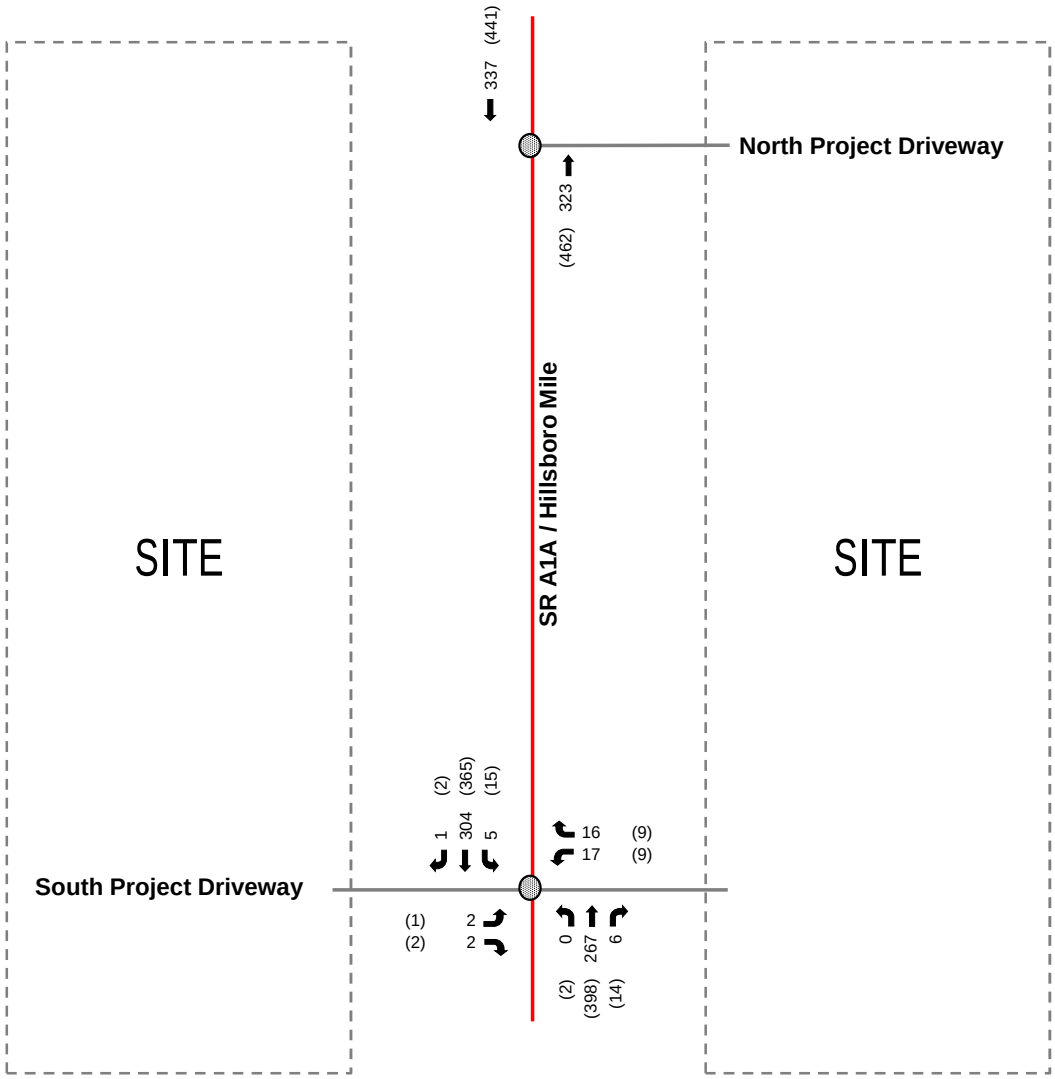

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Figure 6
Future Total Peak Hour Volumes
1177 Hillsboro Mile
Hillsboro Beach, Florida

ROADWAY SEGMENT ANALYSIS

Roadway segment analyses were prepared for the A.M. and P.M. peak hours at two (2) locations along SR A1A/Hillsboro Mile; one (1) north and one (1) south of the project site consistent with methodologies outlined in FDOT's 2020 Quality/LOS Handbook. Roadway segment analyses were conducted for three (3) scenarios: existing, future background conditions, and future total conditions.

Tables 2, 3, and 4 provide a summary of the A.M. and P.M. peak hour roadway segment analysis for existing, future background, and future total conditions, respectively. The results indicate that the study roadway segments are expected to operate at adopted level of service (LOS) D under all analysis conditions.

Table 2: Existing Conditions Peak Hour Roadway Segment Analysis

Roadway	Segment		Facility Type(1)	Direction	Adopted LOS Standard	Existing Volumes		Peak Hour Directional LOS C Standard Volume(3)	Peak Hour Directional LOS D Standard Volume(3)	Existing LOS	
	From	To				A.M. Peak Hour	P.M. Peak Hour			A.M. Peak Hour	P.M. Peak Hour
SR A1A / Hillsboro Mile	North of Project Site		1LU(2)	NB	D	301	446	296	600	D	D
			1LU(2)	SB	D	327	418	296	600	D	D
	South of Project Site		1LU(2)	NB	D	263	393	296	600	C	D
			1LU(2)	SB	D	300	360	296	600	D	D

Notes: (1) 1LU - One-lane undivided
(2) Based on Class II state signalized roadway, one-lane directional, undivided without exclusive turn lanes (20 percent capacity reduction).
(3) Based on the FDOT *2020 Quality Level of Service Handbook.*

Table 3: Future Background Conditions Peak Hour Roadway Segment Analysis

Roadway	Segment		Facility Type(1)	Direction	Adopted LOS Standard	Future Background Volumes		Peak Hour Directional LOS C Standard Volume(3)	Peak Hour Directional LOS D Standard Volume(3)	Future Background LOS	
	From	To				A.M. Peak Hour	P.M. Peak Hour			A.M. Peak Hour	P.M. Peak Hour
SR A1A / Hillsboro Mile	North of Project Site		1LU(2)	NB	D	305	452	296	600	D	D
			1LU(2)	SB	D	331	424	296	600	D	D
	South of Project Site		1LU(2)	NB	D	267	398	296	600	C	D
			1LU(2)	SB	D	304	365	296	600	D	D

Notes: (1) 1LU - One-lane undivided
(2) Based on Class II state signalized roadway, one-lane directional, undivided without exclusive turn lanes (20 percent capacity reduction).
(3) Based on the FDOT *2020 Quality Level of Service Handbook.*

Table 4: Future Total Conditions Peak Hour Roadway Segment Analysis

Roadway	Segment		Facility Type(1)	Direction	Adopted LOS Standard	Project Assignment		Future Total Volumes		Peak Hour Directional LOS C Standard Volume(3)	Peak Hour Directional LOS D Standard Volume(3)	Future Total LOS	
	From	To				A.M. Peak Hour	P.M. Peak Hour	A.M. Peak Hour	P.M. Peak Hour			A.M. Peak Hour	P.M. Peak Hour
SR A1A / Hillsboro Mile	North of Project Site		1LU(2)	NB	D	18	10	323	462	296	600	D	D
			1LU(2)	SB	D	6	17	337	441	296	600	D	D
	South of Project Site		1LU(2)	NB	D	6	16	273	414	296	600	C	D
			1LU(2)	SB	D	6	17	310	382	296	600	D	D

Notes: (1) 1LU - One-lane undivided

(2) Based on Class II state signalized roadway, one-lane directional, undivided without exclusive turn lanes (20 percent capacity reduction).

(3) Based on the FDOT *2020 Quality Level of Service Handbook.*

ENTRY GATE ANALYSIS

An entry gate queue analysis for the proposed development using the methodology outlined in ITE's *Transportation and Land Development*, 1988 was performed at the parking garage entry gate for the high-rise development and the entry gate for the townhome development. The proposed entry gates will provide one (1) entry lane for the high-rise and two (2) entry lanes for townhome developments. The proposed entry gate for the high-rise development is located approximately 100 feet (22 feet for the service position and 78 feet of storage) from public right-of-way/roadway easement on the east side of SR A1A/Hillsboro Mile. The proposed entry gate for the townhouse development is located approximately 65 feet (22 feet for the service position and 43 feet of storage) from public right-of-way/roadway easement on the west side of SR A1A/Hillsboro Mile. At the request of FDOT District 4, a gate is proposed for the loading vehicle access driveway serving the high-rise development. Note that approximately 36 feet of storage is provided between the proposed gate and the public right-of-way, which can accommodate an SU-30 truck. Further note that a dock master will be present on site to direct loading vehicles in and out of the loading and associated maneuvering areas provided onsite. Please refer to the site plan included in Appendix A for the locations of the proposed entry gates.

It was assumed that residents and valet attendants will utilize a proximity card/barcode access control system, which has a processing time of less than ten (<10) seconds per vehicle based on *Parking Structures* 3rd Edition*: Planning, Design, Construction, Maintenance, and Repair,* 2001. It was conservatively assumed that visitors will self-park and utilize a call-box entry system, which has a service rate of 60 seconds per vehicle. However, note that guests at the high-rise development will be required to utilize the on-site valet service eliminating guest use of the entry gate. For the townhome development, it is expected that 90 percent (90%) of trips generated by the townhome development are residents and 10 percent (10%) are guests. Based on the anticipated resident and guest traffic volumes and associated processing times, a weighted average processing time was calculated for both entry gates. The inbound trips and weighted average processing times are presented in Table 5.

Table 5: Entry Gate Trips and Processing Times				
A.M. Peak Hour (P.M. Peak Hour)				
Entry Gate	Guest Trips	Resident Trips	Total Inbound Trips	Weighted Average Processing Time (s/veh)
High-Rise Entry Gate	1(1) (3)(1)	10 (26)	11 (29)	6.0 (6.0)
Townhomes Entry Gate	0 0	1 (4)	1 (4)	6.0 (6.0)

Note: (1) Guests at the high-rise development will utilize valet service. Therefore, valet trip service times were applied.

The queuing analysis used the single-channel waiting line model with Poisson arrivals and exponential service times. The queuing analysis is based on the coefficient of utilization, ρ, which is the ratio of the average vehicle arrival rate over the average service rate multiplied by the number of channels.

If the coefficient of utilization (average service rate/service capacity) is greater than one (>1), the calculation methodology does not yield a finite queue length. This result indicates overcapacity conditions for the entry gate area. The entry gate service capacity is the number of vehicles the entry gate can service in a one-hour period multiplied by the number of entry lanes.

The analysis determined the required queue storage, M, which is exceeded P percent of the time. Since this analysis seeks to examine if the queue length exceeds the storage provided, at a level of confidence of 95 percent (95%).

The provided storage capacity for each entry gate was measured from behind the entry gate service position to public right-of-way/roadway easement (SR A1A/Hillsboro Mile). Approximately 78 feet of storage is provided for the high-rise entry gate behind the service position, which provides space to accommodate approximately three (3) vehicles. Approximately 43 feet of storage is provided for the townhome entry gate behind the service position, which provides space to accommodate approximately two (2) vehicles. Table 6 summarizes the entry gate analysis results.

Table 6: Peak Hour Entry Gate Analysis			
A.M. Peak Hour (P.M. Peak Hour)			
Entry Gate	Entering Volumes (vph)	Service Rates (minutes/vehicle)	95th Percentile Queue behind Service Position
High-Rise Entry Gate	11 (29)	0.10 (0.10)	Less than 1 vehicle (Less than 1 vehicle)
Townhomes Entry Gate	1 (4)	0.10 (0.10)	Less than 1 vehicle (Less than 1 vehicle)

The 95th percentile queue length is less than one (1) vehicle behind the service position during the A.M. and P.M. peak hours for both the high-rise development entry gate and the townhome development entry gate. The 95th percentile queue length represents the queue length that will not be exceeded 95 percent (95%) of the time. Therefore, the analysis determined that one (1) entry lane is sufficient to accommodate all anticipated queues on-site without extending onto SR A1A/Hillsboro Mile. Detailed entry gate calculations are included in Appendix G.

VALET OPERATIONS ANALYSIS

The valet queuing operations analysis was performed based on the methodology outlined in ITE's *Transportation and Land Development,* 1988. The analysis was performed to determine if valet operations at the high-rise development could accommodate vehicular queues without blocking travel lanes on SR A1A/Hillsboro Mile. Note that guest parking will be available for guests visiting the townhome development. The location of the valet drop-off/pick-up area provides approximately 350 linear feet of storage from SR A1A/Hillsboro Mile, which provides sufficient space to accommodate approximately 16 vehicles in addition to the storage provided at the dedicated drop-off/pick-up area.

Valet operations were analyzed for the number of valet attendants and required vehicle stacking for the project's anticipated valet trip generation. Although the site is expected to be primarily self-park for residents only; guests will be required to utilize valet service. However, to provide a conservative analysis and to ensure sufficient stacking is provided on-site, it was assumed that all 50 percent (50%) of entering trips (residents and guests) will use the valet service.

The development will be served by one (1) drop-off/pick-up area for both residents and guests. Access to the high-rise valet drop-off/pick-up area will be provided via the full access driveway located along SR A1A/Hillsboro Mile. The valet drop-off/pick-up area provides one (1) valet drop-off/pick-up lane with storage for approximately four (4) vehicles and one (1) by-pass lane. Note that the valet drop-off/pick-up area is located approximately 350 feet from SR A1A/Hillsboro Mile.

The valet drop-off route consists of vehicles exiting the valet drop-off/pick-up area and entering the proposed on-site parking garage. The valet pick-up route consists of vehicles exiting the proposed on-site parking garage and entering the valet drop-off/pick-up area. Note that the valet pick-up route will also be contained on-site and is not expected to impact the external roadway network.

The valet analysis was prepared for the highest demand scenario (P.M. peak hour). The proposed development is expected to generate 28 (17 entering/11 exiting) valet trips during the P.M. peak hour. Detailed trip generation calculations are included in Appendix E.

VALET ASSUMPTIONS

The queuing analysis used the multiple-channel waiting line model with Poisson arrivals and exponential service times. The queuing analysis is based on the coefficient of utilization, ρ, which is the ratio of the average vehicle arrival rate over the average service rate multiplied by the number of channels.

Valet attendants will be stationed at the valet drop-off/pick-up area. Valet drop-off trip service time was calculated based on the time it would take a valet parking attendant to obtain and park a drop-off vehicle within the on-site parking garage and return to the on-site valet drop-off/pick-up area. Valet pick-up trip service time was calculated based on the time it would take a valet parking attendant to bring a parked vehicle back to a patron at the valet pick-up area.

The service time for valet drop-off operation corresponds to the following:

- Exchange between valet attendant and driver (0.5 minutes)
- Valet attendant drives vehicle from valet drop-off area to on-site parking garage (1.7 minutes)
- Valet attendant parks vehicle using tandem system (1.5 minutes)
- Valet attendant returns to valet station (0.9 minutes)
- Total service rate: 4.6 minutes

The service time for valet pick-up operation corresponds to the following:

- Valet attendant proceeds to the garage to retrieve the vehicle (0.9 minutes)
- Valet attendant retrieves and moves vehicle from or tandem system (1.5 minutes)
- Valet attendant drives vehicle from on-site parking garage to the valet pick-up area (1.7 minutes)
- Exchange between valet attendant and driver (0.5 minutes)
- Total service rate: 4.6 minutes

To provide for a conservative analysis, it was assumed that a tandem space is utilized for each valet trip, as it corresponds to the longest operational time (1.5 minutes).

If the coefficient of utilization (average service rate/valet attendant service capacity) is greater than one (>1), the calculation methodology does not yield a finite queue length. This result indicates overcapacity conditions for the valet area. The valet attendant service capacity is the number of total trips a valet attendant can make in a one-hour period multiplied by the number of valet attendants.

The analysis determined the required queue storage, M, which is exceeded P percent of the time. This analysis seeks to ensure that the queue length does not exceed the storage provided at a level of confidence of 95 percent (95%).

VALET ANALYSIS

An iterative approach was used to determine the number of valet attendants required to accommodate the proposed development demand during the analysis hour and ensure that the 95th percentile valet queue does not extend beyond the designated valet drop-off/pick-up area. Detailed valet analysis worksheets are provided in Appendix H.

Results of the valet operations analysis demonstrate that four (4) valet attendants would be required at the valet drop-off/pick-up area to not exceed the vehicle drop-off/pick-up storage during the P.M. peak hour.

TURN LANE ANALYSIS

A right-turn lane analysis was conducted based on FDOT recommended guidelines and a left-turn lane analysis was conducted based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program (NCHRP) Report 457* at the project driveways located along SR A1A/Hillsboro Mile.

RIGHT-TURN LANE ANALYSIS

SR A1A/Hillsboro Mile, at the high-rise development driveway, has an average northbound A.M. peak hour volume of 267 vehicles per hour per lane and an average northbound P.M. peak hour volume of 398 vehicles per hour per lane. The projected northbound right-turn volume upon build-out of the proposed high-rise development is expected to be six (6) vehicles per hour during the A.M. peak hour and 14 vehicles per hour during the P.M. peak hour under future total conditions.

SR A1A/Hillsboro Mile, at the townhome development driveway, has an average southbound A.M. peak hour volume of 304 vehicles per hour per lane and an average southbound P.M. peak hour volume of 365 vehicles per hour per lane. The projected southbound right-turn volume upon build-out of the proposed townhome development is expected to be one (1) vehicle per hour during the A.M. peak hour and two (2) vehicles per hour during the P.M. peak hour under future total conditions.

The recommended guidelines for the installation of exclusive right-turn lanes are outlined in FDOT's *Access Management Guidebook*, 2019. The recommended guidelines state that for exclusive right-turn lanes along roadways with a posted speed limit of 45 miles per hour (mph) or less, a threshold of 80 to 125 right-turns per hour should be met. SR A1A/Hillsboro Mile has a posted speed limit of 35 mph. The higher threshold of 125 right-turn movements per hour is for roadways with a volume less than 600 vehicles per hour per lane in one (1) direction on the major roadway. Therefore, based on this analysis, the project driveways do not meet the criteria for the installation of right-turn lanes. The results are summarized in Table 7.

Table 7: FDOT Right-Turn Lane Analysis				
Intersection	Approach	Right-turns per Hour A.M. (P.M.)	Volume Threshold (veh/hr)	Criteria Met
SR A1A/Hillsboro Mile and South Project Driveway	Northbound (High-Rise Development)	6 (14)	125	No
	Southbound (Townhome Development)	1 (2)	125	No

NCHRP LEFT-TURN LANE ANALYSIS

The analysis was based on the turn-lane warrant methodology contained in the *National Cooperative Highway Research Program* (NCHRP) Report 457. The results indicate that the project driveways do not meet the criteria for the installation of left-turn lanes. Detailed left-turn analysis calculations are included in Appendix I. The results are summarized in Table 8.

Table 8: NCHRP Left-Turn Lane Analysis					
Intersection	Approach	% Left-Turns A.M. (P.M.)	Advancing Veh/Hour A.M. (P.M.)	Opposing Veh/Hour A.M. (P.M.)	Criteria Met
SR A1A/Hillsboro Mile and South Project Driveway	Southbound (High-Rise Development)	2% (4%)	310 (382)	273 (414)	No
	Northbound (Townhome Development)	(0%) (1%)	273 (414)	310 (382)	No

CONCLUSION

Hillsboro Mile Property Owner, LLC is proposing to develop the parcels located at 1174-1185 Hillsboro Mile in the Town of Hillsboro Beach, Florida. The site proposed for development is currently vacant. The proposed development consists of nine (9) townhomes and 112 multifamily high-rise residential units. The project is expected to be completed and opened by year 2023.

Access to the proposed development will be provided via three (3) driveways along SR A1A/Hillsboro Mile. Two (2) full-access driveways will be located along the east side of the roadway providing access to 112 multifamily units with the southern driveway providing passenger vehicle access and the northern driveway providing loading vehicle access exclusively. One (1) full-access driveway will be located along the west side of the roadway providing access to nine (9) townhomes and residential amenities providing passenger and loading vehicle access. The proposed development provides dedicated loading areas to accommodate loading maneuvers within the site, outside of public right-of-way/roadway easement. Note that the largest anticipated loading vehicle is a single unit (SU-30) truck.

Trip generation calculations for the proposed development were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. The project is expected to generate 49 net new weekday A.M. peak hour trips and 54 net new weekday P.M. peak hour trips.

Roadway segment analyses indicate that the study roadway segments are expected to operate at the adopted level of service (LOS) under all analysis conditions during the A.M. and P.M. peak hours.

The results of the 95th percentile entry gate analysis indicate that vehicle queues at the entry gates are not expected to exceed one (1) vehicle length behind the service position during the A.M. and P.M. peak hours. Note that the entry gates provide approximately 100 feet of storage for the high-rise development and 65 feet of storage for the townhome development, measured from the service position to the public right-of-way/roadway easement line. As such, all anticipated queues will be accommodated on-site without extending onto public right-of-way/roadway easement. At the request of the Florida Department of Transportation (FDOT)

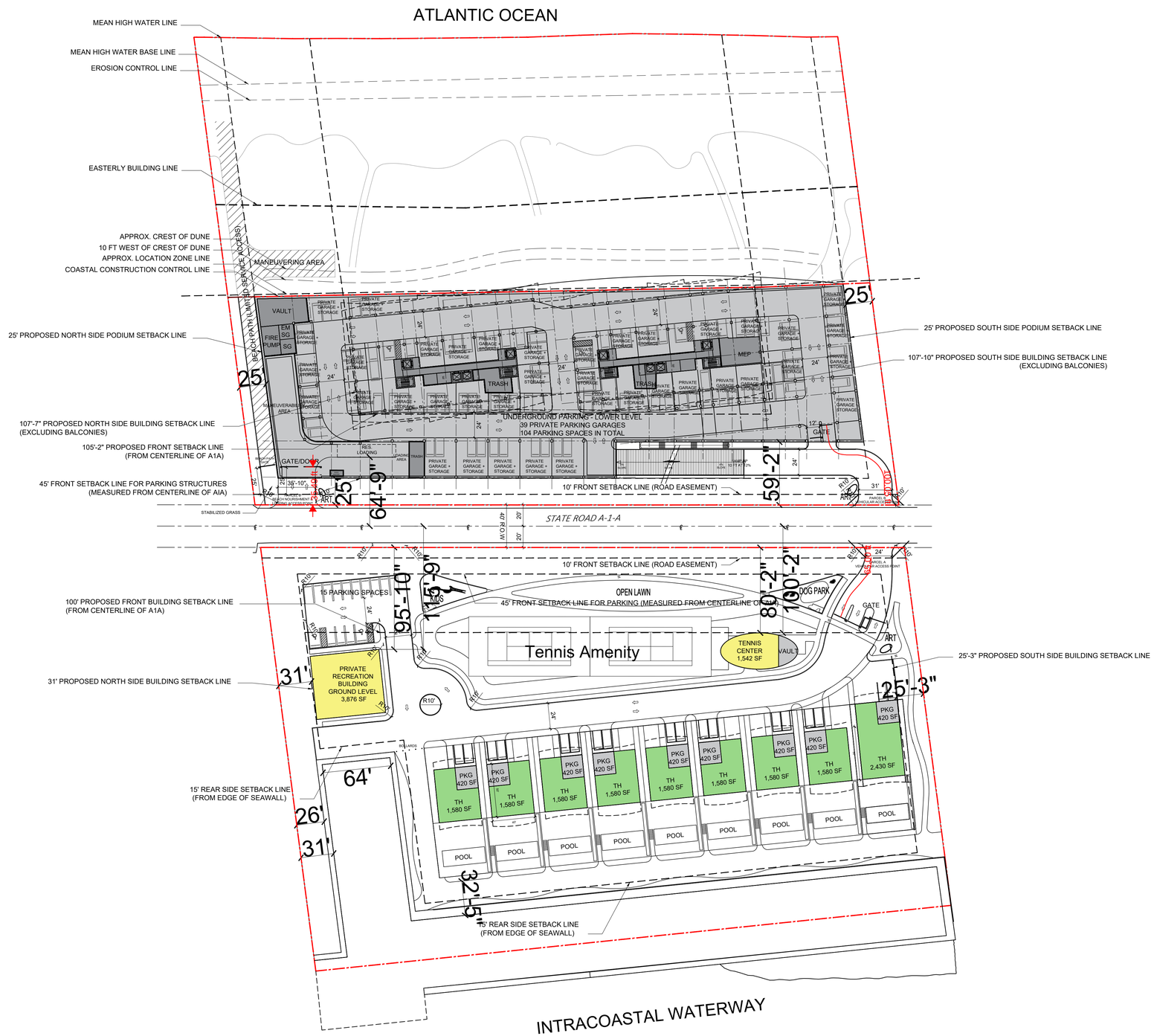
District 4, a gate is proposed for the loading vehicle access driveway serving the high-rise development. Note that approximately 36 feet of storage is provided between the proposed gate and the public right-of-way, which can accommodate an SU-30 truck.

Although the high-rise development is expected to be primarily self-park for residents, guests will be required to utilize the provided valet service. However, to provide a conservative analysis and to ensure sufficient stacking is provided on-site, the analysis assumed that 50 percent (50%) of residents and guests accessing the site will utilize the valet service. The results of the valet operations analysis indicate that up to four (4) valet attendants may be required at the valet drop-off/pick-up area to not exceed the dedicated vehicle drop-off/pick-up storage during the P.M. peak hour. It should be noted that the valet analysis used conservative assumptions. If it is determined that valet operations can be performed more efficiently, a reduced number of valet attendants may be adequate to serve the site. Note that the valet drop-off/pick-up area is located approximately 350 feet from SR A1A/Hillsboro Mile, which provides sufficient space to accommodate approximately 16 vehicles in addition to the storage provided within the dedicated drop-off/pick-up area. Note that guest parking will be available for guests visiting the townhome development.

The results of the turn lane analysis indicate that the project driveways do not meet the criteria for the installation of right-turn nor a left-turn lanes based on FDOT and NCHRP guidelines.

Appendix A

Conceptual Site Plan



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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

OVERALL SITE PLAN

0 10 25 50 100

SCALE: 1"=50'-0"

N

DATE: 11/01/2021

A1-00

Appendix B

Methodology Correspondence

From: Diana White <DWhite@cgasolutions.com>
Sent: Tuesday, June 29, 2021 10:37 AM
To: Kanaan, Omar; James Hickey
Subject: RE: Hillsboro Beach Traffic Methodology

Omar

Good morning.

The provided traffic study methodology is acceptable. Please make sure to include a copy of it in one of the Appendices of the study, as well as copies of the utilized pages from the Traffic Generation Manual 10th Edition.

Please let me know if you have any questions

Diana White P.E
Assistant Director | Transportation and Mobility Department
Office: 954.921.7781 | Direct: 954.266.6471 | Fax: 954.921.8807

From: Kanaan, Omar <omar.kanaan@kimley-horn.com>
Sent: Monday, June 21, 2021 1:30 PM
To: James Hickey <Jhickey@Cgasolutions.com>; Diana White <DWhite@cgasolutions.com>
Subject: Hillsboro Beach Traffic Methodology

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Good afternoon Diana and Jim,

Attached please find the traffic study methodology for the 1177 Hillsboro Mile project. Please let us know if you have any comments or questions.

Thank you,
Omar

Omar Kanaan, P.E.
Kimley-Horn | 8201 Peters Road **|** Suite 2200 **|** Plantation, FL 33324
954.716.8829 direct **|** 954.535.5100 main
Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

Kimley»Horn

MEMORANDUM

To: Diana White, P.E., Town of Hillsboro Beach Traffic Consultant, Calvin, Giordano & Associates

From: John McWilliams, P.E.
Omar Kanaan, P.E.

Cc: James Hickey, AICP, Town of Hillsboro Beach Traffic Consultant, Calvin, Giordano & Associates

Date: June 10, 2021

Subject: 1177 Hillsboro Mile
Traffic Study Methodology

The purpose of this memorandum is to summarize the traffic study methodology for the proposed development located at 1174-1185 Hillsboro Mile in the Town of Hillsboro Beach, Florida. The properties proposed for development are currently vacant. The proposed development consists of nine (9) townhomes and 112 multifamily high-rise residential units. A location map and conceptual site plan are included in Attachment A. The following sections summarize our proposed methodology.

TRIP GENERATION

Trip generation calculations for the proposed development were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. Trip generation for the proposed development was determined using ITE Land Use Code (LUC) 220 (Multifamily Housing [Low-Rise]) and LUC 222 (Multifamily Housing [High-Rise]).

The proposed development is expected to generate 49 weekday A.M. peak hour trips and 54 weekday P.M. peak hour trips. Detailed trip generation calculations and US Census *Means of Transportation to Work* data are included in Attachment B.

DATA COLLECTION

Continuous 48-hour machine counts will be collected at two (2) locations; one (1) north and one (1) south of the project site. The collected machine counts will be compared to Florida Department of Transportation (FDOT) historic Annual Average Daily Traffic (AADT) data collected along SR A1A/Hillsboro Mile (FDOT Site ID: 870100). To account for atypical traffic conditions as a result of COVID-19, the collected machine counts will be adjusted based on a factor determined by comparing the collected Average Daily Traffic (ADT) counts to the FDOT historic AADT data.

All traffic counts will be collected in 15-minute intervals and adjusted to peak season conditions using the appropriate Florida Department of Transportation (FDOT) peak season category factors. All traffic data collected will be provided in the Appendix of the traffic analysis report.

TRIP DISTRIBUTION

Trip distribution will be determined based upon existing traffic patterns identified from the ADT counts collected along SR A1A/Hillsboro Mile.

BACKGROUND GROWTH RATE

A background growth rate will be calculated based on historic growth trends at nearby FDOT traffic count stations. Additionally, growth rates based on the Florida Standard Urban Transportation Model Structure (FSUTMS) Southeast Regional Planning Model (SERPM) projected 2015 and 2045 model network volumes will be examined. The higher of the two (2) growth rates will be used in the analysis. Documentation will be provided in the Appendix of the traffic impact study.

The Town's review of this document will determine any committed projects to include in background conditions. The Town will provide the corresponding approved traffic study for any committed projects identified.

ROADWAY SEGMENT ANALYSIS

Roadway segment analyses will be conducted for the A.M. and P.M. peak hours at two (2) locations along SR A1A/Hillsboro Mile; one (1) north and one (1) south of the project site, by applying methodologies outlined in FDOT's *Quality/LOS Handbook*. Roadway segment analyses will be conducted for three (3) scenarios: existing, future build-out without project (future background conditions), and future build-out with project (future total conditions). A build-out year of 2023 will be used in the analysis.

VALET ANALYSIS

A valet operations queuing analysis will be prepared for the vehicle drop-off/pick-up areas to ensure that queues do not spill back into public right-of-way. Trip generation estimates will be utilized to provide for the highest demand scenario. The valet operations queuing analysis will be conducted consistent with procedures described in ITE's *Transportation and Land Development*, 1988. A traffic circulation figure will be prepared to illustrate the valet routes to and from the vehicle drop-off/pick-up area.

GARAGE ENTRY GATE OPERATIONS ANALYSIS

An entry gate analysis will be prepared for parking garage entry points, if entry gates are provided. The entry gate queuing analysis will be prepared for the weekday A.M. and P.M. peak hours. Entry gate queuing analysis will be conducted consistent with the procedures outlined in *Parking Structures – Planning, Design, Construction, Maintenance, and Repair*, 2000 and 2011 and/or ITE's *Transportation and Land Development,* 1988. The purpose of this analysis is to determine any future queue storage deficiencies at the entry gates and provide preliminary recommendations for mitigating these deficiencies.

TURN LANE ANALYSIS

Right-turn lane analyses will be conducted at the project driveways based on FDOT recommended guidelines. Additionally, left-turn lane analyses will be conducted based on the turn-lane warrant methodology contained in the National Cooperative Highway Research Program (NCHRP) *Report 457*. The purpose of these analyses is to determine if turn-lanes are recommended at the project driveways.

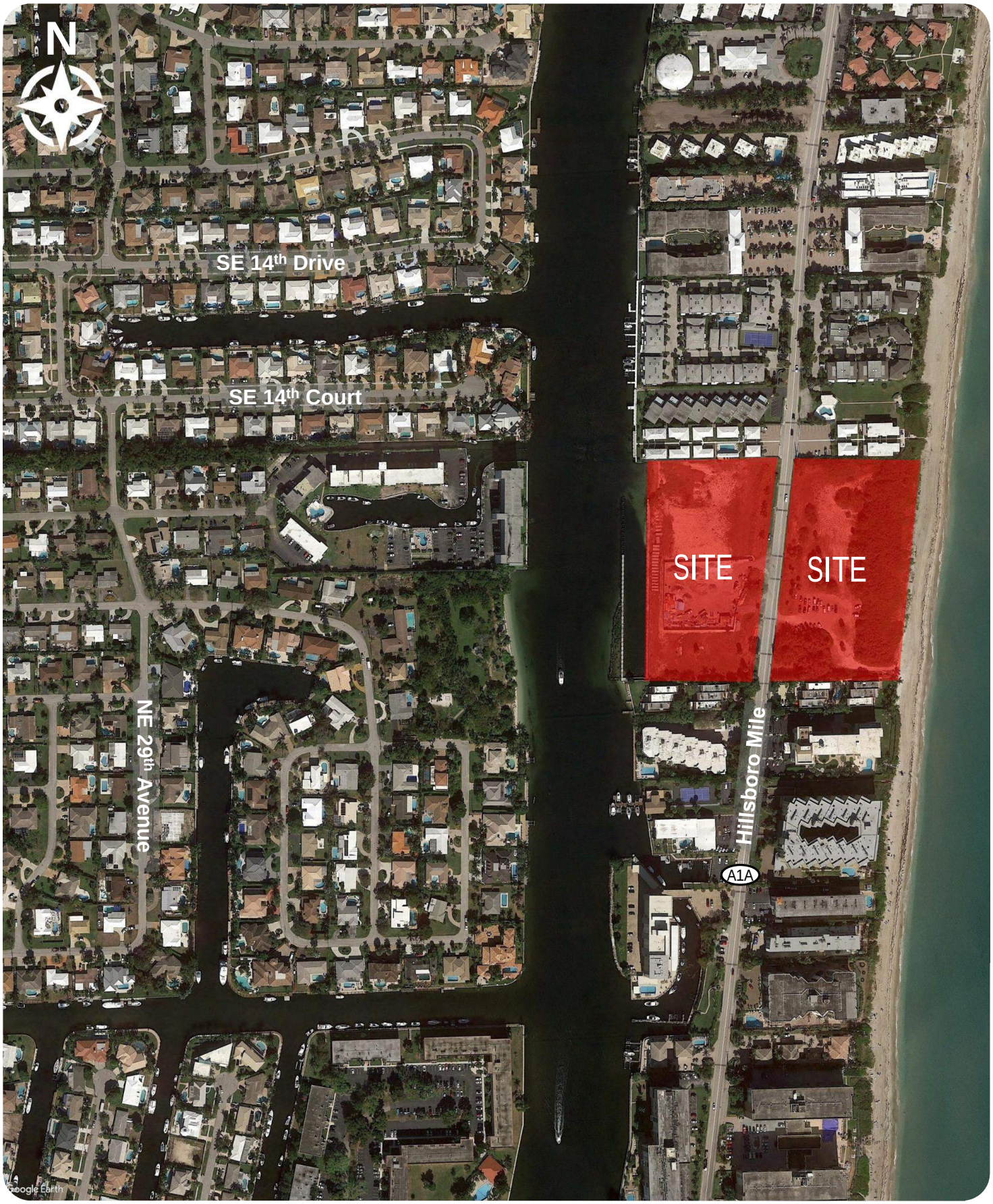
DOCUMENTATION

The results of the traffic analysis will be summarized in a report. The report will include supporting documents including signal timings, lane geometry, and software output sheets. The report will also include text and graphics necessary to summarize the assumptions and analysis.

K:\FTL_TPTO\044800015 - 1177 Hillsboro Mile\Correspondence\1177 Hillsboro Methodology - 061021.docx

Attachment A

Location Map and Conceptual Site Plan

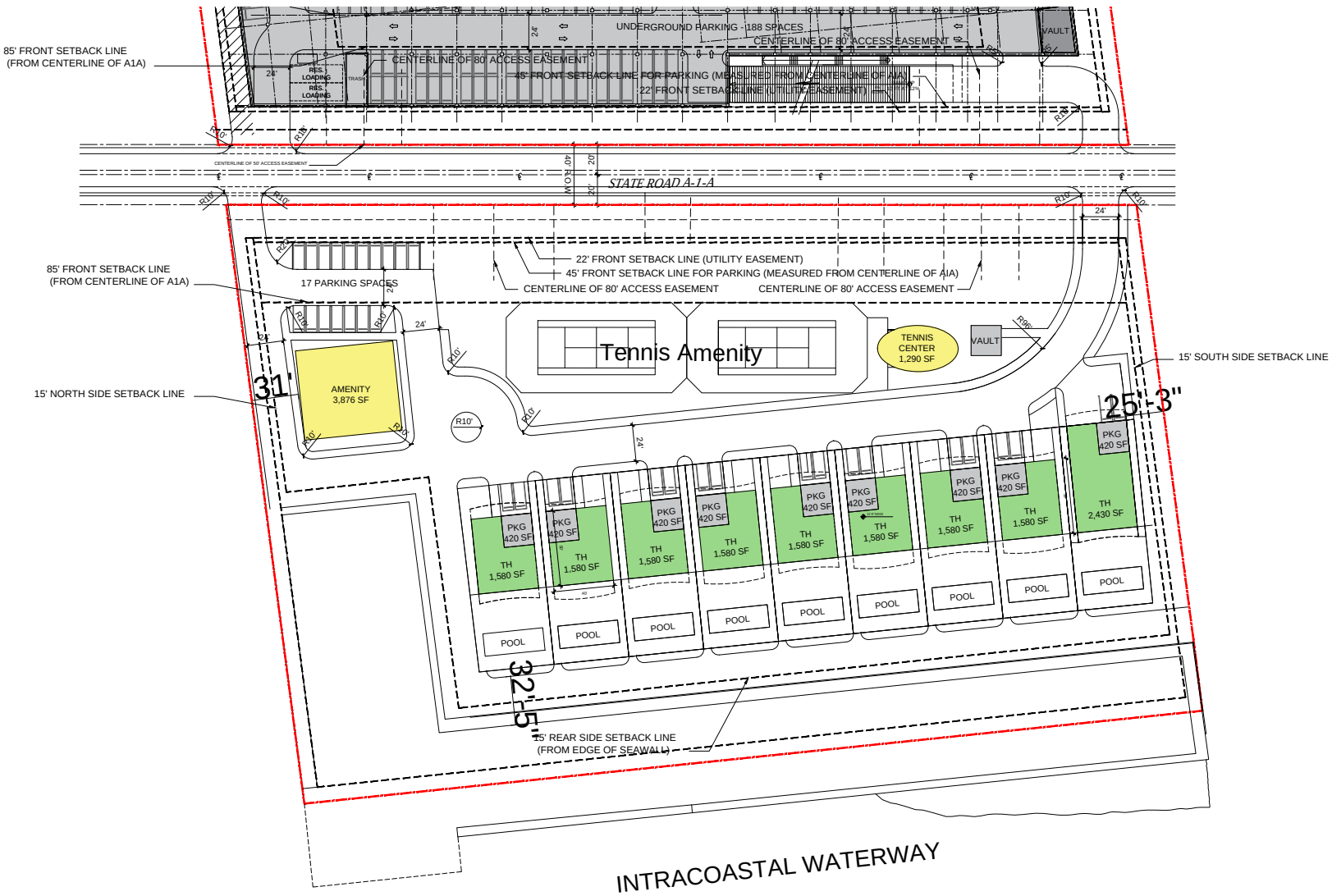


Kimley»Horn

© 2021

Figure 1
Location Map
1177 Hillsboro Mile
Hillsboro Beach, Florida

07/27/21 - NOTE THAT THIS SITE PLAN IS OUTDATED. REFER TO APPENDIX A FOR THE LATEST SITE PLAN.



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL

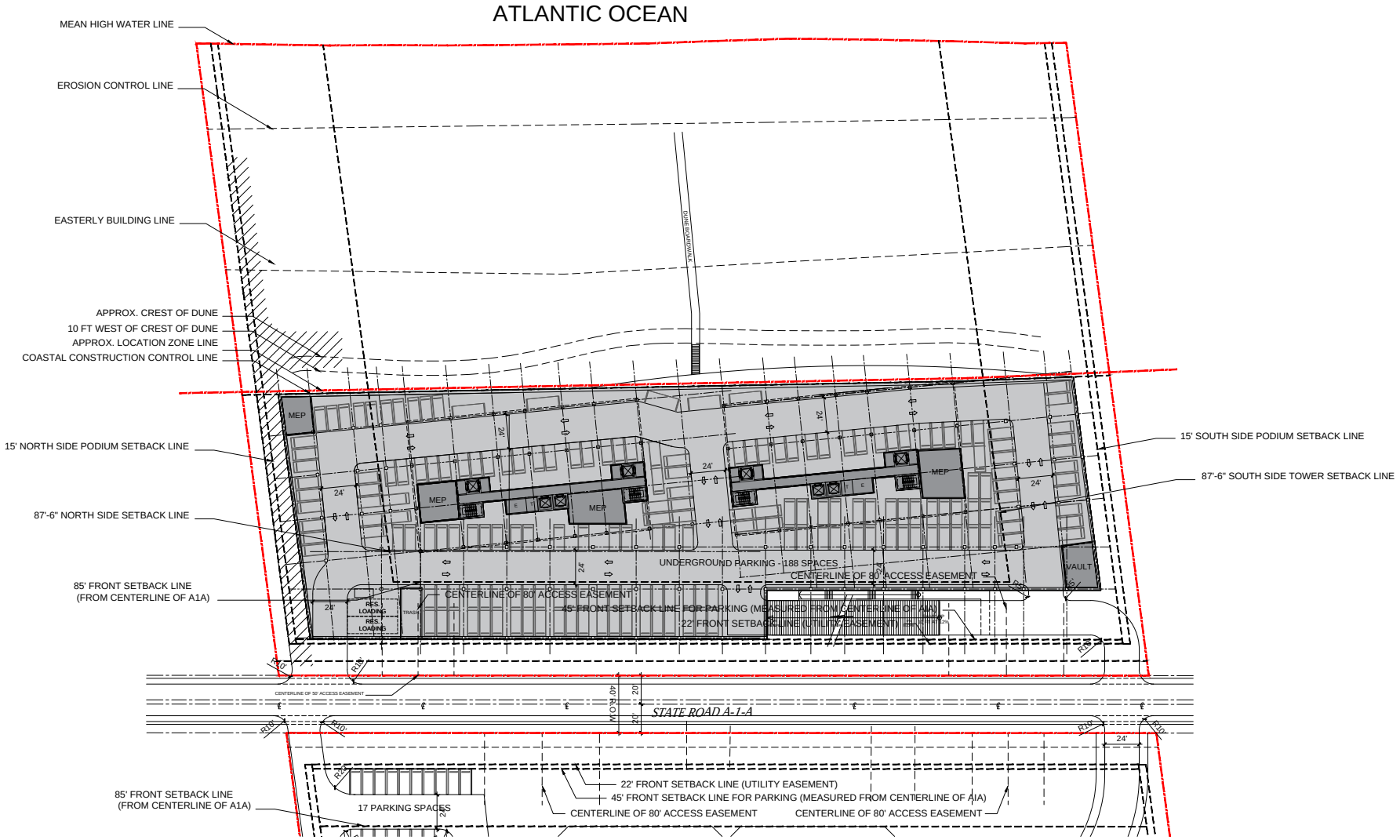
0 10 25 50
SCALE:

N

DATE:
06/02/2021

A1-07

07/27/21 - NOTE THAT THIS SITE PLAN IS OUTDATED. REFER TO APPENDIX A FOR THE LATEST SITE PLAN.



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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL B - GROUND LEVEL

0 10 25 50
SCALE:

N

DATE:
06/02/2021

A1-02

Attachment B

Trip Generation Calculations

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total
GROUP 1	1	Multifamily Housing (High-Rise)	10	222	112	du	24%	76%	11	33	44	0.0%	0	11	33	44	0.0%	0	11	33	44
	2	Multifamily Housing (Low-Rise)	10	220	9	du	23%	77%	1	4	5	0.0%	0	1	4	5	0.0%	0	1	4	5
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
		ITE Land Use Code		Rate or Equation				Total:	12	37	49	0.0%	0	12	37	49	0.0%	0	12	37	49
		222		Y=0.28*(X)+12.86																	
		220		LN(Y) = 0.95*LN(X)+-0.51																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total
GROUP 2	1	Multifamily Housing (High-Rise)	10	222	112	du	61%	39%	29	18	47	0.0%	0	29	18	47	0.0%	0	29	18	47
	2	Multifamily Housing (Low-Rise)	10	220	9	du	63%	37%	4	3	7	0.0%	0	4	3	7	0.0%	0	4	3	7
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
		ITE Land Use Code		Rate or Equation				Total:	33	21	54	0.0%	0	33	21	54	0.0%	0	33	21	54
		222		Y=0.34*(X)+8.56																	
		220		LN(Y) = 0.89*LN(X)+-0.02																	

Appendix C

Traffic Data

Segment Volumes

Prepared by National Data & Surveying Services

VOLUME

A1A/1230 Hillsboro Mile

Day: Tuesday
Date: 7/13/2021

City: Hillsboro Beach
Project #: FL21_140147_001

DAILY TOTALS	NB	SB	EB	WB	Total
	3,884	3,924	0	0	7,808

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	6		6						12		12:00	58		64						122	
00:15	11		6						17		12:15	77		71						148	
00:30	6		1						7		12:30	72		67						139	
00:45	7	30	3	16					10	46	12:45	58	265	79	281					137	546
01:00	3		1						4		13:00	62		82						144	
01:15	2		1						3		13:15	79		68						147	
01:30	2		1						3		13:30	72		71						143	
01:45	0	7	1	4					1	11	13:45	64	277	53	274					117	551
02:00	2		1						3		14:00	97		73						170	
02:15	3		1						4		14:15	75		67						142	
02:30	2		1						3		14:30	68		87						155	
02:45	0	7	1	4					1	11	14:45	66	306	57	284					123	590
03:00	1		1						2		15:00	79		82						161	
03:15	1		0						1		15:15	91		56						147	
03:30	1		0						1		15:30	103		74						177	
03:45	1	4	1	2					2	6	15:45	70	343	83	295					153	638
04:00	1		0						1		16:00	90		96						186	
04:15	2		1						3		16:15	77		62						139	
04:30	2		0						2		16:30	80		80						160	
04:45	2	7	1	2					3	9	16:45	78	325	69	307					147	632
05:00	7		3						10		17:00	82		90						172	
05:15	4		4						8		17:15	99		70						169	
05:30	0		2						2		17:30	80		86						166	
05:45	6	17	6	15					12	32	17:45	70	331	73	319					143	650
06:00	11		10						21		18:00	63		71						134	
06:15	17		11						28		18:15	67		74						141	
06:30	16		21						37		18:30	52		78						130	
06:45	25	69	21	63					46	132	18:45	54	236	51	274					105	510
07:00	33		32						65		19:00	43		59						102	
07:15	22		25						47		19:15	49		47						96	
07:30	53		63						116		19:30	44		50						94	
07:45	50	158	49	169					99	327	19:45	43	179	61	217					104	396
08:00	59		52						111		20:00	28		46						74	
08:15	61		59						120		20:15	40		37						77	
08:30	61		52						113		20:30	18		39						57	
08:45	62	243	53	216					115	459	20:45	32	118	35	157					67	275
09:00	50		74						124		21:00	29		33						62	
09:15	47		64						111		21:15	27		37						64	
09:30	65		92						157		21:30	28		27						55	
09:45	45	207	56	286					101	493	21:45	22	106	33	130					55	236
10:00	66		54						120		22:00	21		27						48	
10:15	56		58						114		22:15	16		25						41	
10:30	76		59						135		22:30	17		15						32	
10:45	69	267	51	222					120	489	22:45	15	69	22	89					37	158
11:00	69		66						135		23:00	10		3						13	
11:15	67		75						142		23:15	9		8						17	
11:30	81		58						139		23:30	6		10						16	
11:45	63	280	70	269					133	549	23:45	8	33	8	29					16	62
TOTALS		1296		1268						2564	TOTALS		2588		2656						5244
SPLIT %		50.5%		49.5%						32.8%	SPLIT %		49.4%		50.6%						67.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,884	3,924	0	0	7,808

AM Peak Hour	10:45	09:00			11:00	PM Peak Hour	15:15	15:45			15:15
AM Pk Volume	286	286			549	PM Pk Volume	354	321			663
Pk Hr Factor	0.883	0.777			0.967	Pk Hr Factor	0.859	0.836			0.891
7 - 9 Volume	401	385	0	0	786	4 - 6 Volume	656	626	0	0	1282
7 - 9 Peak Hour	08:00	07:30			08:00	4 - 6 Peak Hour	16:30	17:00			16:45
7 - 9 Pk Volume	243	223	0	0	459	4 - 6 Pk Volume	339	319	0	0	654
Pk Hr Factor	0.980	0.885	0.000	0.000	0.956	Pk Hr Factor	0.856	0.886	0.000	0.000	0.951

Prepared by National Data & Surveying Services

VOLUME

A1A/1230 Hillsboro Mile

Day: Wednesday
Date: 7/14/2021

City: Hillsboro Beach
Project #: FL21_140147_001

DAILY TOTALS	NB	SB	EB	WB	Total
	4,001	4,040	0	0	8,041

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	9		10						19		12:00	70		71						141	
00:15	12		12						24		12:15	62		68						130	
00:30	4		5						9		12:30	71		57						128	
00:45	6	31	7	34					13	65	12:45	77	280	79	275					156	555
01:00	2		6						8		13:00	72		73						145	
01:15	4		4						8		13:15	82		82						164	
01:30	2		1						3		13:30	60		66						126	
01:45	5	13	1	12					6	25	13:45	72	286	74	295					146	581
02:00	1		2						3		14:00	63		75						138	
02:15	1		3						4		14:15	75		91						166	
02:30	0		0						0		14:30	79		66						145	
02:45	2	4	3	8					5	12	14:45	74	291	81	313					155	604
03:00	3		0						3		15:00	89		57						146	
03:15	0		0						0		15:15	91		76						167	
03:30	4		1						5		15:30	80		69						149	
03:45	3	10	0	1					3	11	15:45	75	335	60	262					135	597
04:00	3		4						7		16:00	85		85						170	
04:15	4		0						4		16:15	81		76						157	
04:30	1		1						2		16:30	85		82						167	
04:45	0	8	0	5					0	13	16:45	81	332	80	323					161	655
05:00	1		1						2		17:00	90		65						155	
05:15	6		3						9		17:15	92		102						194	
05:30	6		4						10		17:30	88		82						170	
05:45	4	17	9	17					13	34	17:45	69	339	77	326					146	665
06:00	10		2						12		18:00	64		76						140	
06:15	8		7						15		18:15	78		56						134	
06:30	9		17						26		18:30	53		75						128	
06:45	18	45	23	49					41	94	18:45	68	263	79	286					147	549
07:00	33		26						59		19:00	45		56						101	
07:15	28		37						65		19:15	67		73						140	
07:30	30		50						80		19:30	50		59						109	
07:45	63	154	61	174					124	328	19:45	48	210	58	246					106	456
08:00	53		54						107		20:00	43		66						109	
08:15	69		71						140		20:15	35		45						80	
08:30	52		71						123		20:30	31		46						77	
08:45	65	239	56	252					121	491	20:45	37	146	40	197					77	343
09:00	67		45						112		21:00	27		44						71	
09:15	61		69						130		21:15	43		34						77	
09:30	58		40						98		21:30	29		48						77	
09:45	50	236	47	201					97	437	21:45	26	125	41	167					67	292
10:00	50		47						97		22:00	32		33						65	
10:15	63		47						110		22:15	20		30						50	
10:30	67		59						126		22:30	20		17						37	
10:45	53	233	57	210					110	443	22:45	13	85	20	100					33	185
11:00	65		73						138		23:00	15		13						28	
11:15	55		70						125		23:15	22		13						35	
11:30	64		42						106		23:30	19		6						25	
11:45	65	249	62	247					127	496	23:45	14	70	8	40					22	110
TOTALS		1239		1210						2449	TOTALS		2762		2830						5592
SPLIT %		50.6%		49.4%						30.5%	SPLIT %		49.4%		50.6%						69.5%

DAILY TOTALS	NB	SB	EB	WB	Total
	4,001	4,040	0	0	8,041

AM Peak Hour	11:45	10:30			11:45	PM Peak Hour	16:45	17:15			16:45
AM Pk Volume	268	259			526	PM Pk Volume	351	337			680
Pk Hr Factor	0.944	0.887			0.933	Pk Hr Factor	0.954	0.826			0.876
7 - 9 Volume	393	426	0	0	819	4 - 6 Volume	671	649	0	0	1320
7 - 9 Peak Hour	08:00	07:45			07:45	4 - 6 Peak Hour	16:45	16:30			16:45
7 - 9 Pk Volume	239	257	0	0	494	4 - 6 Pk Volume	351	329	0	0	680
Pk Hr Factor	0.866	0.905	0.000	0.000	0.882	Pk Hr Factor	0.954	0.806	0.000	0.000	0.876

Prepared by National Data & Surveying Services

VOLUME

A1A/1169 Hillsboro Mile

Day: Tuesday
Date: 7/13/2021

City: Hillsboro Beach
Project #: FL21_140147_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,244	3,319	0	0	6,563

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	9		7						16		12:00	53		62						115	
00:15	8		7						15		12:15	56		48						104	
00:30	9		2						11		12:30	59		71						130	
00:45	6	32	3	19					9	51	12:45	45	213	54	235					99	448
01:00	3		1						4		13:00	52		66						118	
01:15	2		1						3		13:15	67		53						120	
01:30	3		2						5		13:30	57		59						116	
01:45	2	10	1	5					3	15	13:45	52	228	45	223					97	451
02:00	2		3						5		14:00	60		64						124	
02:15	4		2						6		14:15	54		60						114	
02:30	3		1						4		14:30	59		64						123	
02:45	1	10	2	8					3	18	14:45	56	229	53	241					109	470
03:00	1		1						2		15:00	59		70						129	
03:15	2		1						3		15:15	87		45						132	
03:30	1		0						1		15:30	82		62						144	
03:45	0	4	1	3					1	7	15:45	59	287	69	246					128	533
04:00	2		0						2		16:00	79		78						157	
04:15	1		2						3		16:15	65		51						116	
04:30	0		1						1		16:30	74		67						141	
04:45	2	5	1	4					3	9	16:45	77	295	60	256					137	551
05:00	5		4						9		17:00	64		71						135	
05:15	3		2						5		17:15	95		60						155	
05:30	1		2						3		17:30	69		73						142	
05:45	4	13	6	14					10	27	17:45	64	292	70	274					134	566
06:00	9		9						18		18:00	64		63						127	
06:15	12		14						26		18:15	50		55						105	
06:30	11		21						32		18:30	43		60						103	
06:45	20	52	19	63					39	115	18:45	40	197	43	221					83	418
07:00	24		27						51		19:00	46		46						92	
07:15	20		28						48		19:15	35		41						76	
07:30	34		54						88		19:30	41		22						63	
07:45	44	122	47	156					91	278	19:45	30	152	56	165					86	317
08:00	56		41						97		20:00	31		43						74	
08:15	47		50						97		20:15	29		35						64	
08:30	57		61						118		20:30	17		26						43	
08:45	41	201	55	207					96	408	20:45	31	108	22	126					53	234
09:00	43		57						100		21:00	22		28						50	
09:15	50		61						111		21:15	28		36						64	
09:30	35		47						82		21:30	28		25						53	
09:45	34	162	50	215					84	377	21:45	18	96	26	115					44	211
10:00	58		47						105		22:00	19		21						40	
10:15	43		44						87		22:15	13		20						33	
10:30	63		51						114		22:30	18		11						29	
10:45	51	215	48	190					99	405	22:45	12	62	18	70					30	132
11:00	57		58						115		23:00	7		5						12	
11:15	56		58						114		23:15	8		5						13	
11:30	66		62						128		23:30	4		9						13	
11:45	53	232	61	239					114	471	23:45	8	27	5	24					13	51
TOTALS		1058		1123						2181	TOTALS		2186		2196						4382
SPLIT %		48.5%		51.5%						33.2%	SPLIT %		49.9%		50.1%						66.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,244	3,319	0	0	6,563

AM Peak Hour	11:00	11:15			11:00	PM Peak Hour	16:30	17:00			16:45
AM Pk Volume	232	243			471	PM Pk Volume	310	274			569
Pk Hr Factor	0.879	0.980			0.920	Pk Hr Factor	0.816	0.938			0.918
7 - 9 Volume	323	363	0	0	686	4 - 6 Volume	587	530	0	0	1117
7 - 9 Peak Hour	07:45	08:00			08:00	4 - 6 Peak Hour	16:30	17:00			16:45
7 - 9 Pk Volume	204	207	0	0	408	4 - 6 Pk Volume	310	274	0	0	569
Pk Hr Factor	0.895	0.848	0.000	0.000	0.864	Pk Hr Factor	0.816	0.938	0.000	0.000	0.918

Prepared by National Data & Surveying Services

VOLUME

A1A/1169 Hillsboro Mile

Day: Wednesday
Date: 7/14/2021

City: Hillsboro Beach
Project #: FL21_140147_002

DAILY TOTALS	NB	SB	EB	WB	Total
	3,369	3,463	0	0	6,832

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	7		7						14		12:00	61		59						120	
00:15	9		11						20		12:15	46		65						111	
00:30	5		5						10		12:30	53		53						106	
00:45	5	26	6	29					11	55	12:45	63	223	66	243					129	466
01:00	3		6						9		13:00	70		69						139	
01:15	3		4						7		13:15	59		73						132	
01:30	2		1						3		13:30	65		49						114	
01:45	4	12	1	12					5	24	13:45	44	238	60	251					104	489
02:00	2		1						3		14:00	52		74						126	
02:15	0		2						2		14:15	62		64						126	
02:30	0		0						0		14:30	73		54						127	
02:45	3	5	3	6					6	11	14:45	67	254	72	264					139	518
03:00	3		0						3		15:00	77		48						125	
03:15	0		1						1		15:15	72		68						140	
03:30	2		0						2		15:30	69		64						133	
03:45	3	8	0	1					3	9	15:45	63	281	47	227					110	508
04:00	3		3						6		16:00	70		69						139	
04:15	2		0						2		16:15	71		55						126	
04:30	0		1						1		16:30	71		68						139	
04:45	1	6	3	7					4	13	16:45	69	281	76	268					145	549
05:00	2		1						3		17:00	81		60						141	
05:15	4		3						7		17:15	88		79						167	
05:30	5		3						8		17:30	69		58						127	
05:45	1	12	9	16					10	28	17:45	67	305	69	266					136	571
06:00	5		3						8		18:00	59		71						130	
06:15	5		10						15		18:15	61		42						103	
06:30	8		14						22		18:30	52		61						113	
06:45	16	34	20	47					36	81	18:45	57	229	73	247					130	476
07:00	22		20						42		19:00	53		49						102	
07:15	20		35						55		19:15	44		54						98	
07:30	28		48						76		19:30	44		54						98	
07:45	50	120	52	155					102	275	19:45	53	194	49	206					102	400
08:00	53		49						102		20:00	26		50						76	
08:15	53		61						114		20:15	39		42						81	
08:30	51		74						125		20:30	22		34						56	
08:45	47	204	45	229					92	433	20:45	35	122	34	160					69	282
09:00	54		41						95		21:00	29		40						69	
09:15	42		48						90		21:15	34		27						61	
09:30	42		40						82		21:30	25		38						63	
09:45	44	182	45	174					89	356	21:45	24	112	35	140					59	252
10:00	50		42						92		22:00	30		25						55	
10:15	48		46						94		22:15	22		29						51	
10:30	45		52						97		22:30	19		15						34	
10:45	41	184	50	190					91	374	22:45	12	83	17	86					29	169
11:00	45		68						113		23:00	19		8						27	
11:15	37		55						92		23:15	14		10						24	
11:30	59		35						94		23:30	17		5						22	
11:45	52	193	50	208					102	401	23:45	11	61	8	31					19	92
TOTALS		986		1074						2060	TOTALS		2383		2389						4772
SPLIT %		47.9%		52.1%						30.2%	SPLIT %		49.9%		50.1%						69.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	3,369	3,463	0	0	6,832

AM Peak Hour	11:30	07:45			07:45	PM Peak Hour	16:30	16:30			16:30
AM Pk Volume	218	236			443	PM Pk Volume	309	283			592
Pk Hr Factor	0.893	0.797			0.886	Pk Hr Factor	0.878	0.896			0.886
7 - 9 Volume	324	384	0	0	708	4 - 6 Volume	586	534	0	0	1120
7 - 9 Peak Hour	07:45	07:45			07:45	4 - 6 Peak Hour	16:30	16:30			16:30
7 - 9 Pk Volume	207	236	0	0	443	4 - 6 Pk Volume	309	283	0	0	592
Pk Hr Factor	0.976	0.797	0.000	0.000	0.886	Pk Hr Factor	0.878	0.896	0.000	0.000	0.886

Peak Season Category Report

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8600 EAST-A1A TO US1

MOCF: 0.88

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	0.96	1.09
2	01/06/2019 - 01/12/2019	0.96	1.09
3	01/13/2019 - 01/19/2019	0.96	1.09
4	01/20/2019 - 01/26/2019	0.94	1.07
* 5	01/27/2019 - 02/02/2019	0.92	1.05
* 6	02/03/2019 - 02/09/2019	0.89	1.01
* 7	02/10/2019 - 02/16/2019	0.87	0.99
* 8	02/17/2019 - 02/23/2019	0.87	0.99
* 9	02/24/2019 - 03/02/2019	0.86	0.98
*10	03/03/2019 - 03/09/2019	0.86	0.98
*11	03/10/2019 - 03/16/2019	0.85	0.97
*12	03/17/2019 - 03/23/2019	0.86	0.98
*13	03/24/2019 - 03/30/2019	0.87	0.99
*14	03/31/2019 - 04/06/2019	0.89	1.01
*15	04/07/2019 - 04/13/2019	0.90	1.02
*16	04/14/2019 - 04/20/2019	0.91	1.03
*17	04/21/2019 - 04/27/2019	0.93	1.06
18	04/28/2019 - 05/04/2019	0.95	1.08
19	05/05/2019 - 05/11/2019	0.97	1.10
20	05/12/2019 - 05/18/2019	1.00	1.14
21	05/19/2019 - 05/25/2019	1.01	1.15
22	05/26/2019 - 06/01/2019	1.03	1.17
23	06/02/2019 - 06/08/2019	1.05	1.19
24	06/09/2019 - 06/15/2019	1.07	1.22
25	06/16/2019 - 06/22/2019	1.06	1.20
26	06/23/2019 - 06/29/2019	1.06	1.20
27	06/30/2019 - 07/06/2019	1.06	1.20
28	07/07/2019 - 07/13/2019	1.06	1.20
29	07/14/2019 - 07/20/2019	1.06	1.20
30	07/21/2019 - 07/27/2019	1.09	1.24
31	07/28/2019 - 08/03/2019	1.11	1.26
32	08/04/2019 - 08/10/2019	1.14	1.30
33	08/11/2019 - 08/17/2019	1.17	1.33
34	08/18/2019 - 08/24/2019	1.17	1.33
35	08/25/2019 - 08/31/2019	1.18	1.34
36	09/01/2019 - 09/07/2019	1.18	1.34
37	09/08/2019 - 09/14/2019	1.19	1.35
38	09/15/2019 - 09/21/2019	1.19	1.35
39	09/22/2019 - 09/28/2019	1.17	1.33
40	09/29/2019 - 10/05/2019	1.16	1.32
41	10/06/2019 - 10/12/2019	1.14	1.30
42	10/13/2019 - 10/19/2019	1.13	1.28
43	10/20/2019 - 10/26/2019	1.10	1.25
44	10/27/2019 - 11/02/2019	1.08	1.23
45	11/03/2019 - 11/09/2019	1.05	1.19
46	11/10/2019 - 11/16/2019	1.03	1.17
47	11/17/2019 - 11/23/2019	1.01	1.15
48	11/24/2019 - 11/30/2019	1.00	1.14
49	12/01/2019 - 12/07/2019	0.99	1.13
50	12/08/2019 - 12/14/2019	0.97	1.10
51	12/15/2019 - 12/21/2019	0.96	1.09
52	12/22/2019 - 12/28/2019	0.96	1.09
53	12/29/2019 - 12/31/2019	0.96	1.09

* PEAK SEASON

14-FEB-2020 15:39:26 830UPD 4_8600_PKSEASON.TXT

COVID-19 Adjustment Factor

COVID Volume Adjustment Calculations

	2019 FDOT	2021 Collected
	A1A/Hillsboro Mile (1169)	
2019 Daily Volumes (Count Station 860100)	7,400	-
Growth Rate	0.68%	-
48-Hour Average 2021 Daily Volumes	7,501	6,698
SF	-	1.06
ACF	-	1.00
2021 AADT Volume	7,501	7,099
Individual Adjustment Factor	1.06	

Appendix D

Growth Rate Calculations

FDOT Historic Growth Trends

FDOT Growth Rate Summary

Station Number	Location	Historic Growth- Linear				Historic Growth- Exponential				Historic Growth- Decaying Exponential			
		5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared	5-year	R-squared	10-year	R-squared
0100	SR A1A -- south of SE 10th Street/Deerfield	-15.41%	55.40%	-2.58%	7.22%	-17.01%	57.22%	-3.40%	14.82%	-22.43%	73.62%	-2.26%	3.85%
0436	SR 810/Hillsboro Boulevard -- east of ICWW BR	-2.43%	13.12%	-1.42%	26.30%	-2.31%	11.63%	-1.56%	26.84%	-3.55%	26.52%	-1.34%	20.39%
5108	SR A1A -- south of SR 810/Hillsboro Boulevard	-2.19%	13.59%	-0.25%	0.76%	-2.09%	11.16%	-0.26%	0.85%	-3.16%	30.12%	-0.09%	0.13%
Average		**-6.68%**	**27.37%**	**-1.42%**	**11.43%**	**-7.14%**	**26.67%**	**-1.74%**	**14.17%**	**-9.71%**	**43.42%**	**-1.23%**	**8.12%**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0100 - SR A1A - S OF SE 10 ST/DEERFIELD

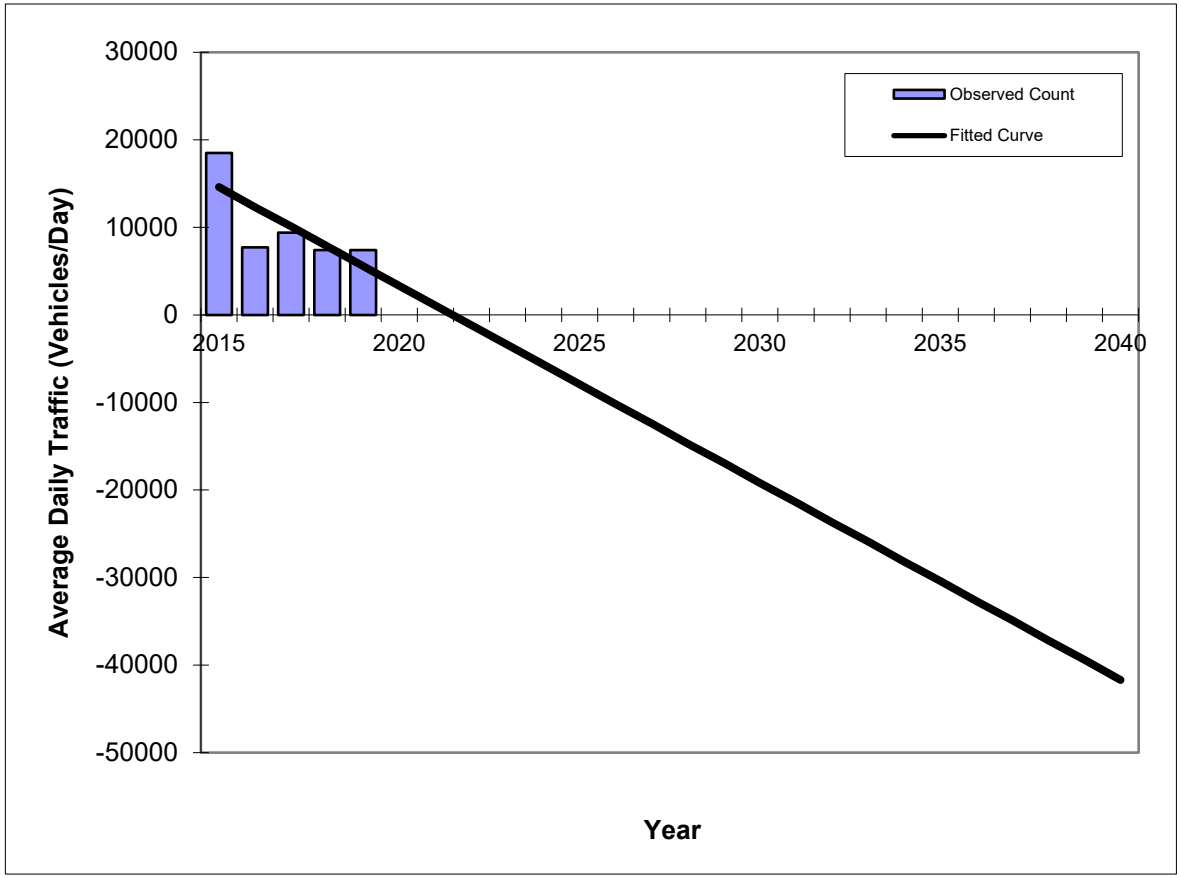
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	8300 C	N 4200	S 4100	9.00	53.50	3.00
2019	7400 F	N 3700	S 3700	9.00	54.70	3.00
2018	7400 C	N 3700	S 3700	9.00	54.10	3.00
2017	9400 C	N 4700	S 4700	9.00	53.80	3.30
2016	7700 C	N 3800	S 3900	9.00	55.20	3.30
2015	18500 C	N 9300	S 9200	9.00	54.90	3.30
2014	8400 C	N 4300	S 4100	9.00	54.50	1.40
2013	10400 C	N 4900	S 5500	9.00	54.60	1.40
2012	9100 C	N 4500	S 4600	9.00	55.00	1.40
2011	10100 C	N 5200	S 4900	9.00	54.50	2.00
2010	11000 C	N 5800	S 5200	9.37	54.06	2.00
2009	10200 C	N 5000	S 5200	9.31	53.74	2.00
2008	14200 C	N 7200	S 7000	9.70	54.48	1.50
2007	15400 C	N 7800	S 7600	9.10	53.47	1.50
2006	14300 C	N 7100	S 7200	9.48	53.59	2.80
2005	13000 C	N 6500	S 6500	10.60	58.90	2.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR A1A -- south of SE 10th Street/Deerfield

County:	Broward (86)
Station #:	0100
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2015	18500	14600
2016	7700	12300
2017	9400	10100
2018	7400	7800
2019	7400	5600

Trend R-squared:	55.40%
Trend Annual Historic Growth Rate:	-15.41%
Printed:	14-Jul-21

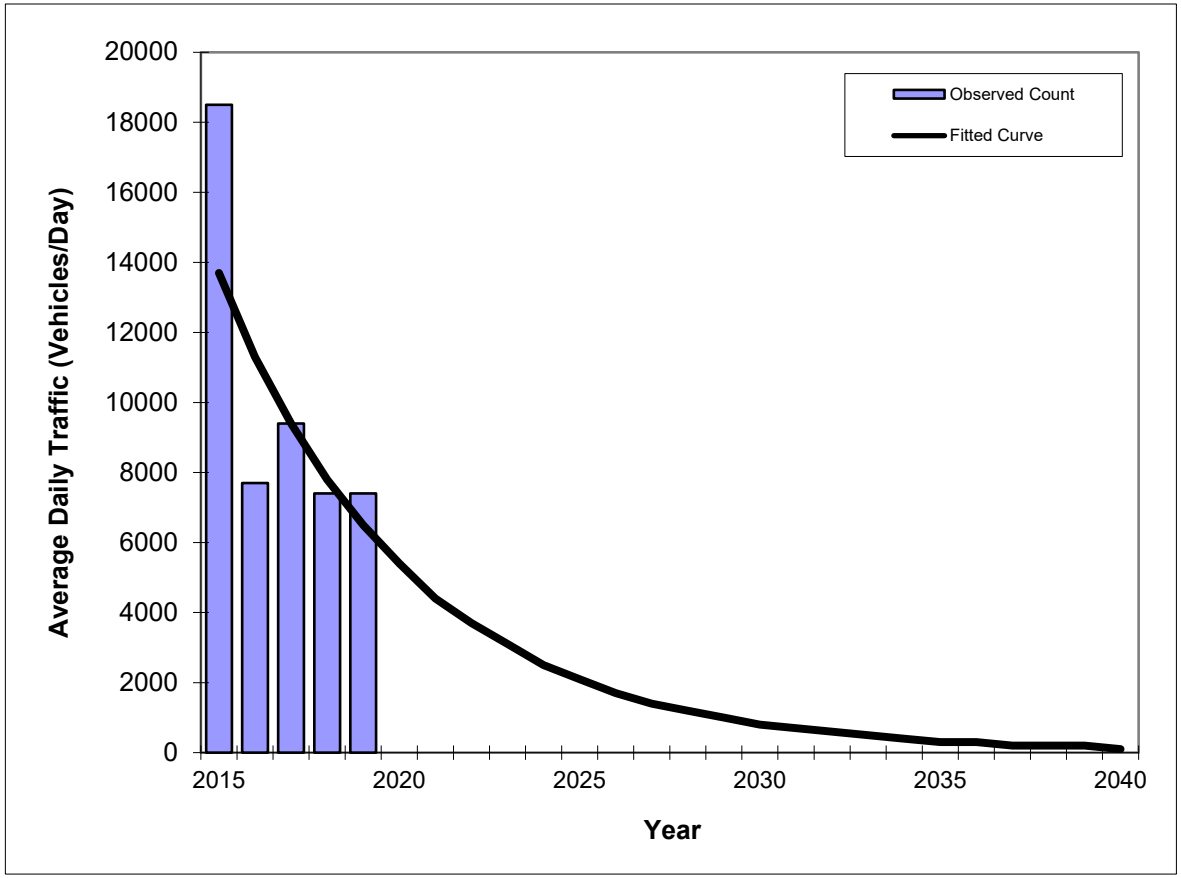
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR A1A -- south of SE 10th Street/Deerfield

County:	Broward (86)
Station #:	0100
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2015	18500	13700
2016	7700	11300
2017	9400	9400
2018	7400	7800
2019	7400	6500

*Axle-Adjusted

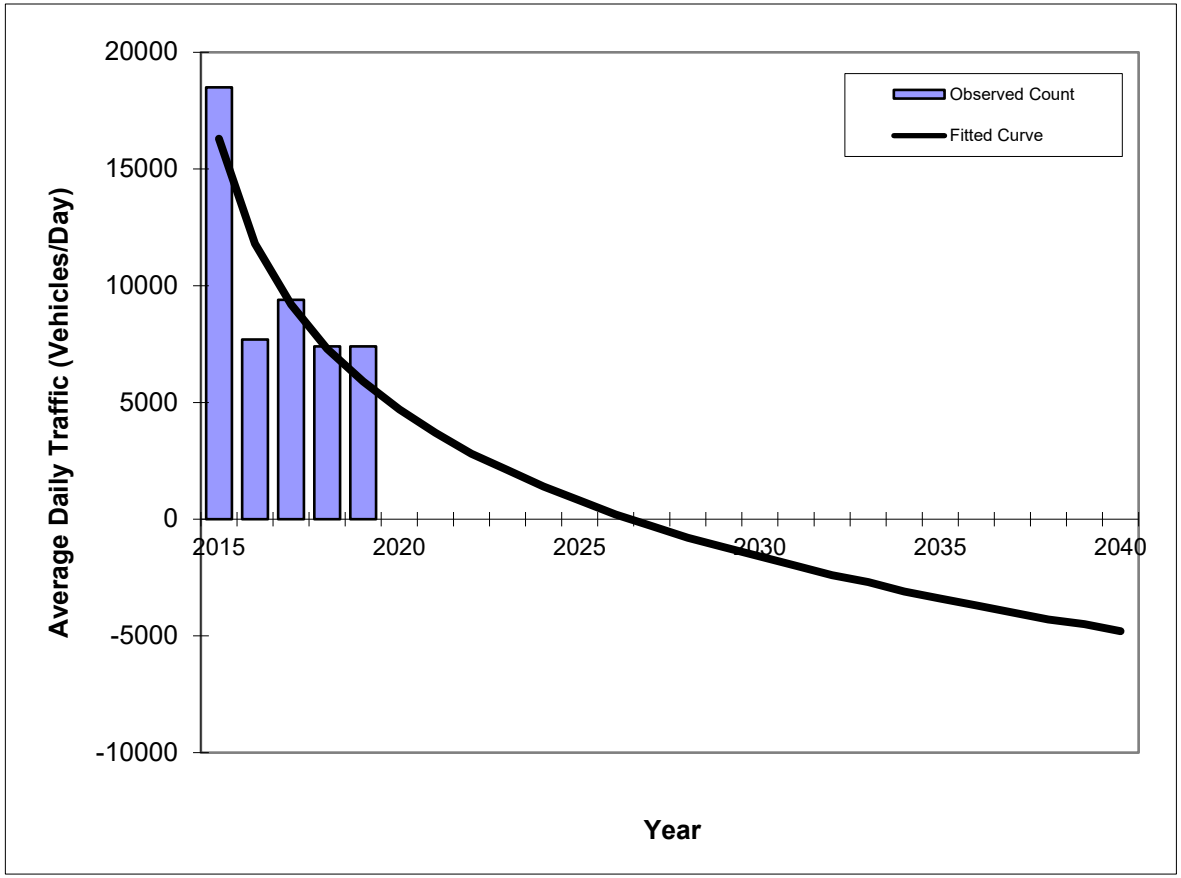
Trend R-squared:	57.22%
Compounded Annual Historic Growth Rate:	-17.01%
Printed:	14-Jul-21

Exponential Growth Option

Traffic Trends

SR A1A -- south of SE 10th Street/Deerfield

County:	Broward (86)
Station #:	0100
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2015	18500	16300
2016	7700	11800
2017	9400	9200
2018	7400	7300
2019	7400	5900

*Axle-Adjusted

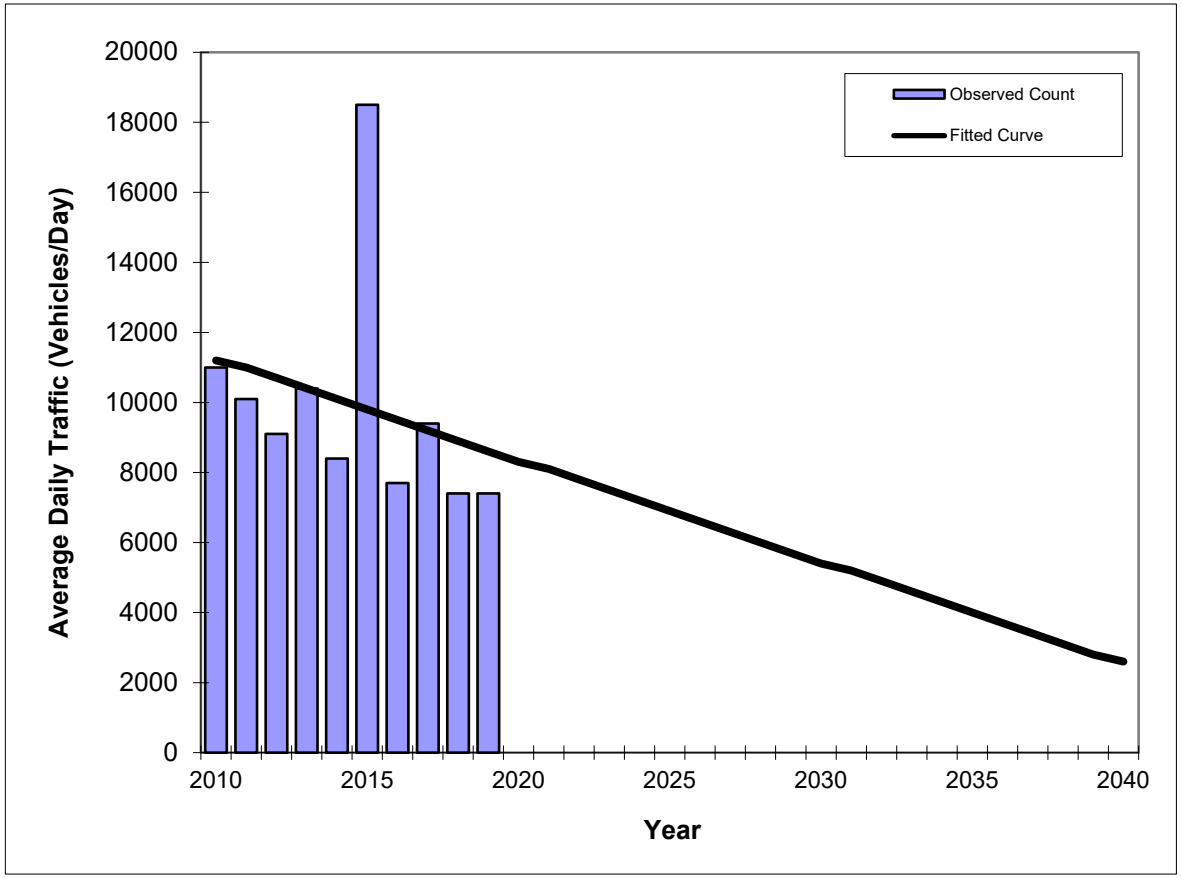
Trend R-squared:	73.62%
Compounded Annual Historic Growth Rate:	-22.43%
Printed:	14-Jul-21

Decaying Exponential Growth Option

Traffic Trends

SR A1A -- south of SE 10th Street/Deerfield

County:	Broward (86)
Station #:	0100
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2010	11000	11200
2011	10100	11000
2012	9100	10700
2013	10400	10400
2014	8400	10100
2015	18500	9800
2016	7700	9500
2017	9400	9200
2018	7400	8900
2019	7400	8600

*Axle-Adjusted

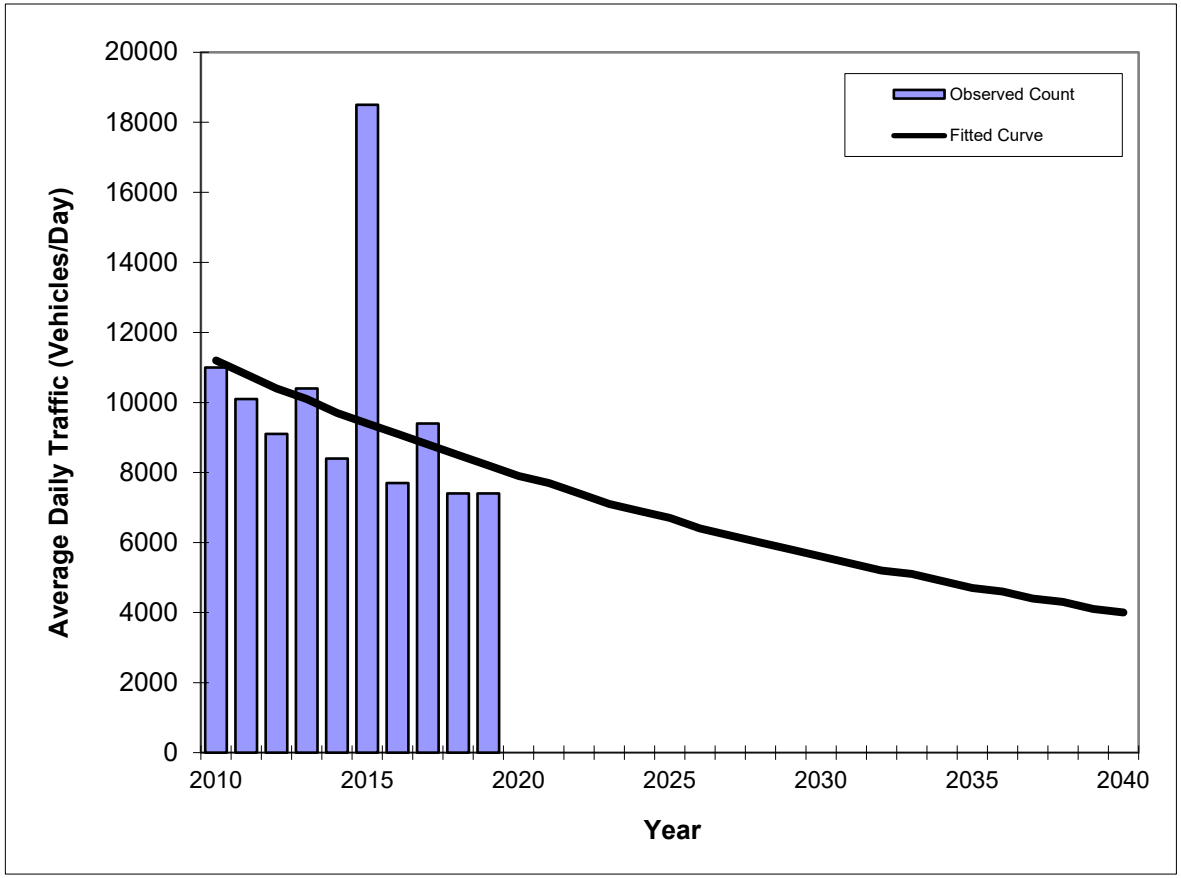
Trend R-squared:	7.22%
Trend Annual Historic Growth Rate:	-2.58%
Printed:	14-Jul-21

Straight Line Growth Option

Traffic Trends

SR A1A -- south of SE 10th Street/Deerfield

County:	Broward (86)
Station #:	0100
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2010	11000	11200
2011	10100	10800
2012	9100	10400
2013	10400	10100
2014	8400	9700
2015	18500	9400
2016	7700	9100
2017	9400	8800
2018	7400	8500
2019	7400	8200

*Axle-Adjusted

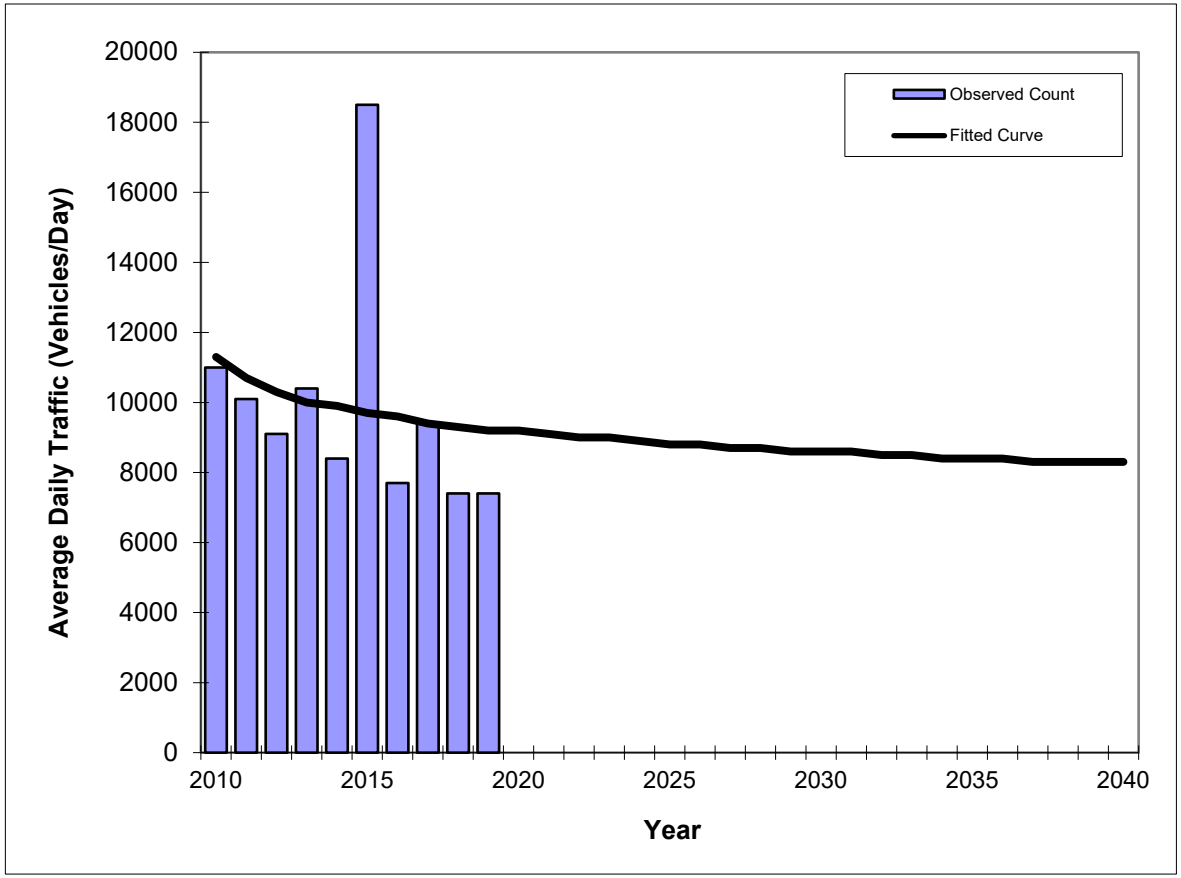
Trend R-squared:	14.82%
Compounded Annual Historic Growth Rate:	-3.40%
Printed:	14-Jul-21

Exponential Growth Option

Traffic Trends

SR A1A -- south of SE 10th Street/Deerfield

County:	Broward (86)
Station #:	0100
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2010	11000	11300
2011	10100	10700
2012	9100	10300
2013	10400	10000
2014	8400	9900
2015	18500	9700
2016	7700	9600
2017	9400	9400
2018	7400	9300
2019	7400	9200

*Axle-Adjusted

Trend R-squared:	3.85%
Compounded Annual Historic Growth Rate:	-2.26%
Printed:	14-Jul-21

Decaying Exponential Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 0436 - SR 810 / HILLSBORO BLVD - E OF ICWW BR

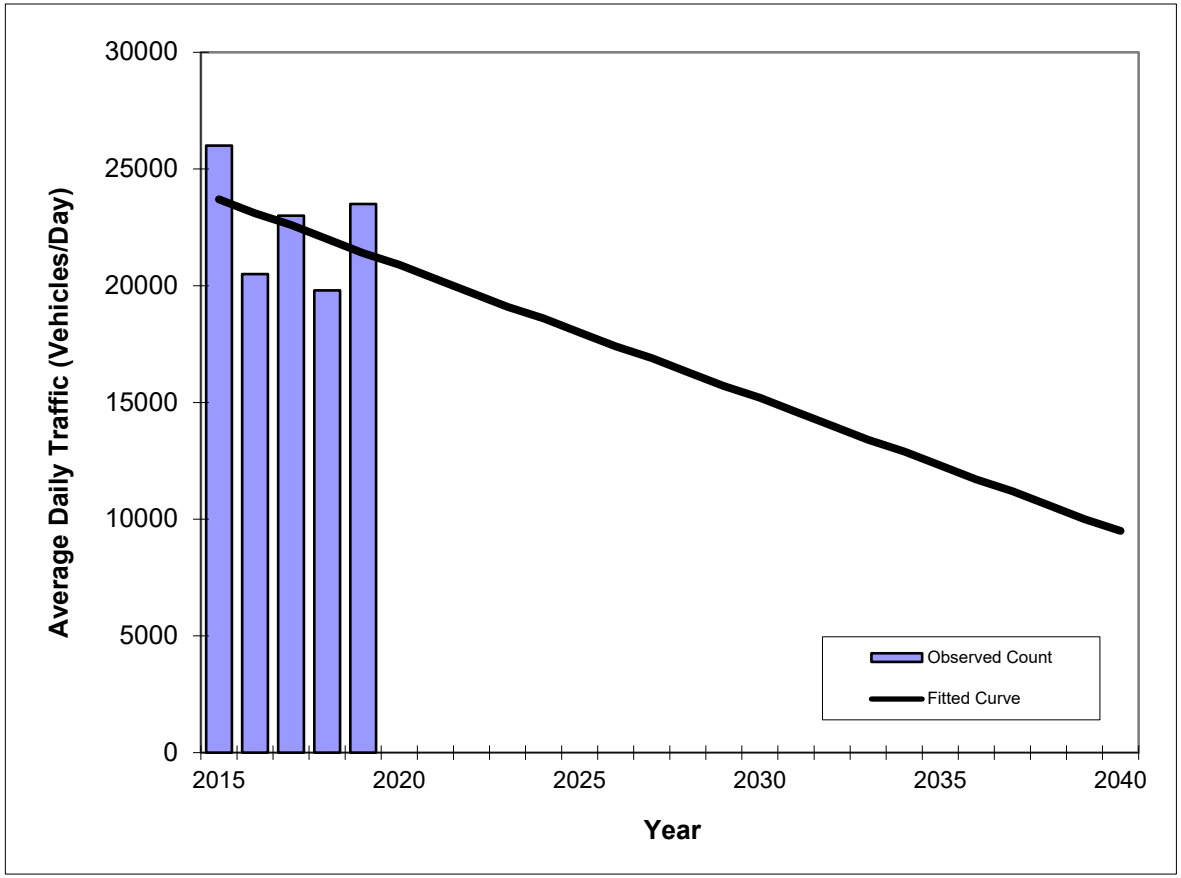
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	22500 F	E 11500	W 11000	9.00	53.50	2.50
2019	23500 C	E 12000	W 11500	9.00	54.70	2.50
2018	19800 C	E 10000	W 9800	9.00	54.10	2.50
2017	23000 C	E 11000	W 12000	9.00	53.80	2.70
2016	20500 C	E 10500	W 10000	9.00	55.20	2.70
2015	26000 C	E 13000	W 13000	9.00	54.90	2.70
2014	23000 C	E 11500	W 11500	9.00	54.50	1.50
2013	23500 C	E 12000	W 11500	9.00	54.60	1.50
2012	26500 C	E 13000	W 13500	9.00	55.00	1.50
2011	23500 C	E 12000	W 11500	9.00	54.50	2.10
2010	24500 C	E 12500	W 12000	9.37	54.06	2.10
2009	24500 C	E 12000	W 12500	9.31	53.74	2.10
2008	30000 C	E 15000	W 15000	9.70	54.48	2.50
2007	24500 C	E 12500	W 12000	9.10	53.47	2.50
2006	26000 C	E 13000	W 13000	9.48	53.59	3.50
2005	23500 C	E 12000	W 11500	10.60	58.90	2.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR 810/Hillsboro Boulevard -- east of ICWW BR

County:	Broward (86)
Station #:	0436
Highway:	SR 810/Hillsboro Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2015	26000	23700
2016	20500	23100
2017	23000	22600
2018	19800	22000
2019	23500	21400

*Axle-Adjusted

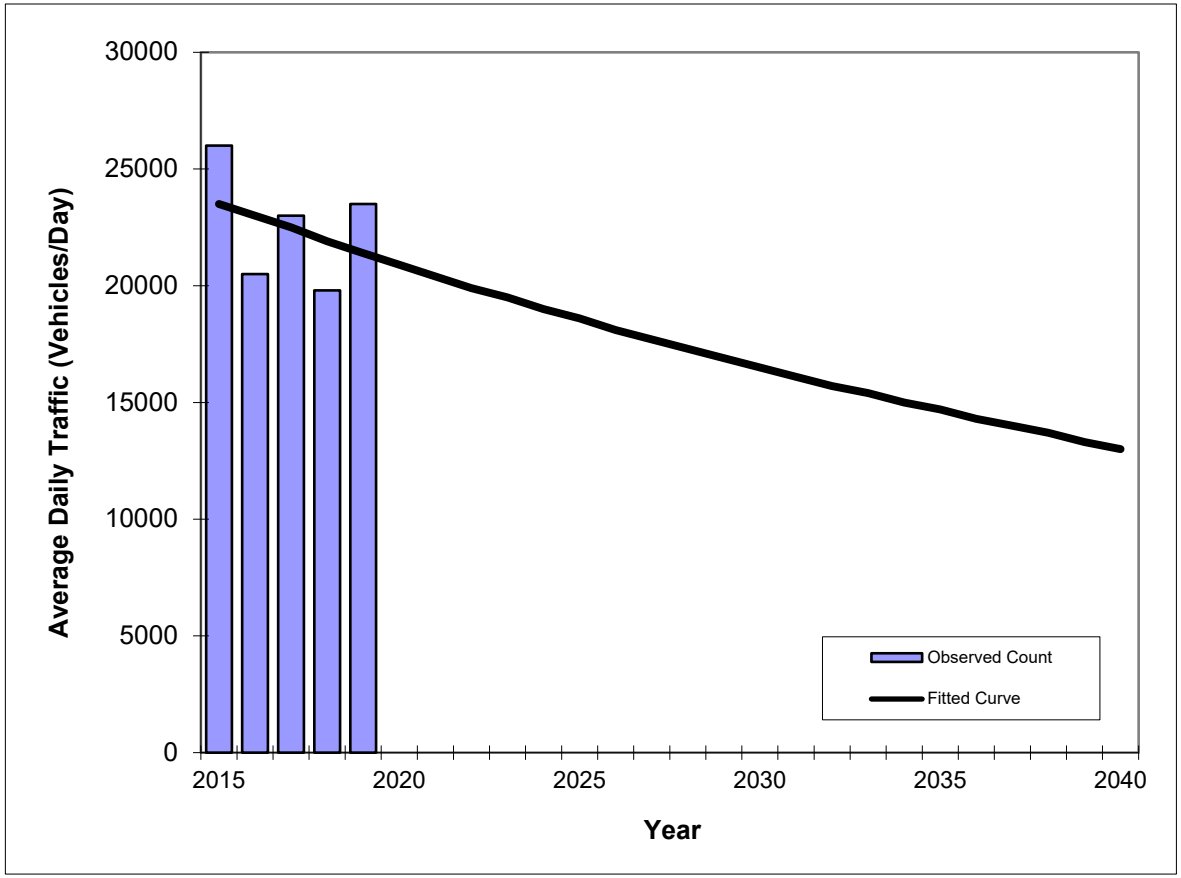
Trend R-squared:	13.12%
Trend Annual Historic Growth Rate:	-2.43%
Printed:	19-Jul-21

Straight Line Growth Option

Traffic Trends

SR 810/Hillsboro Boulevard -- east of ICWW BR

County:	Broward (86)
Station #:	0436
Highway:	SR 810/Hillsboro Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2015	26000	23500
2016	20500	23000
2017	23000	22500
2018	19800	21900
2019	23500	21400

*Axle-Adjusted

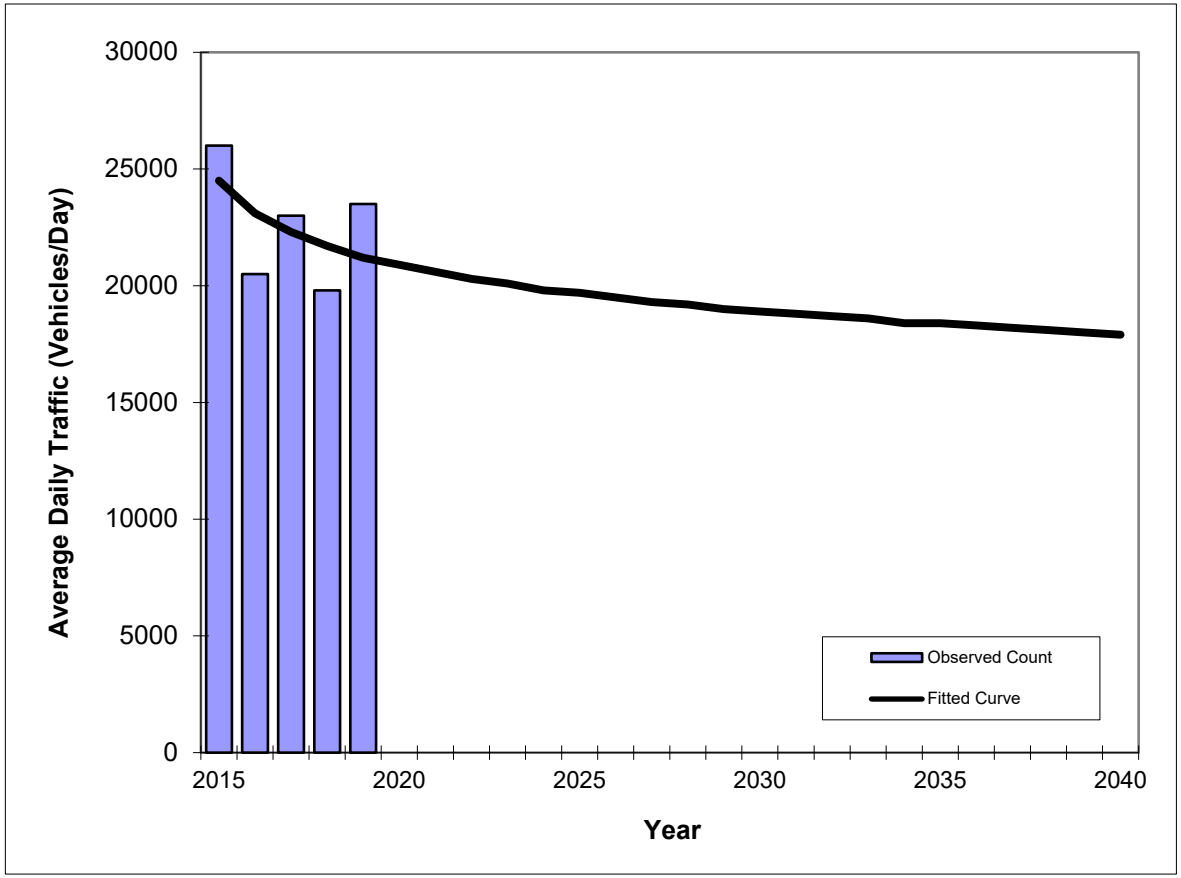
Trend R-squared:	11.63%
Compounded Annual Historic Growth Rate:	-2.31%
Printed:	19-Jul-21

Exponential Growth Option

Traffic Trends

SR 810/Hillsboro Boulevard -- east of ICWW BR

County:	Broward (86)
Station #:	0436
Highway:	SR 810/Hillsboro Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2015	26000	24500
2016	20500	23100
2017	23000	22300
2018	19800	21700
2019	23500	21200

*Axle-Adjusted

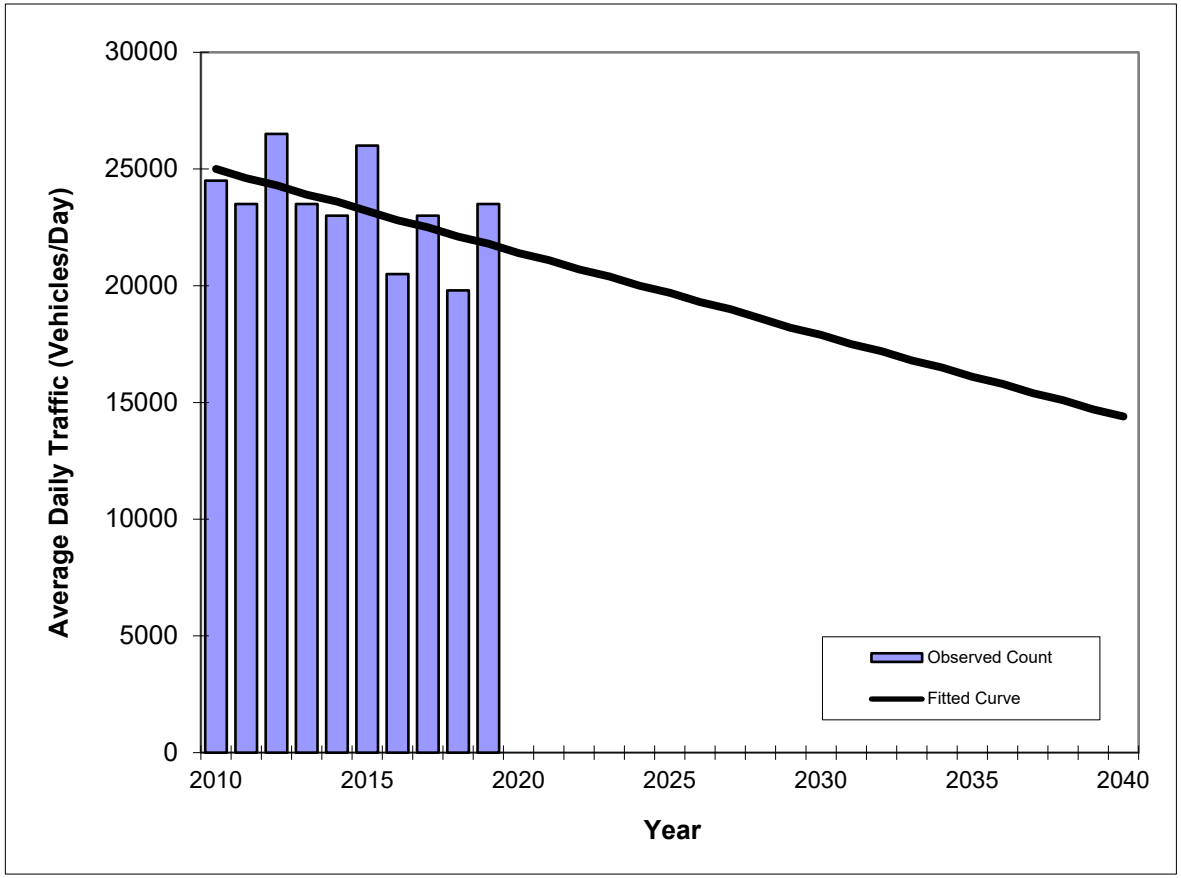
Trend R-squared:	26.52%
Compounded Annual Historic Growth Rate:	-3.55%
Printed:	19-Jul-21

Decaying Exponential Growth Option

Traffic Trends

SR 810/Hillsboro Boulevard -- east of ICWW BR

County:	Broward (86)
Station #:	0436
Highway:	SR 810/Hillsboro Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2010	24500	25000
2011	23500	24600
2012	26500	24300
2013	23500	23900
2014	23000	23600
2015	26000	23200
2016	20500	22800
2017	23000	22500
2018	19800	22100
2019	23500	21800

*Axle-Adjusted

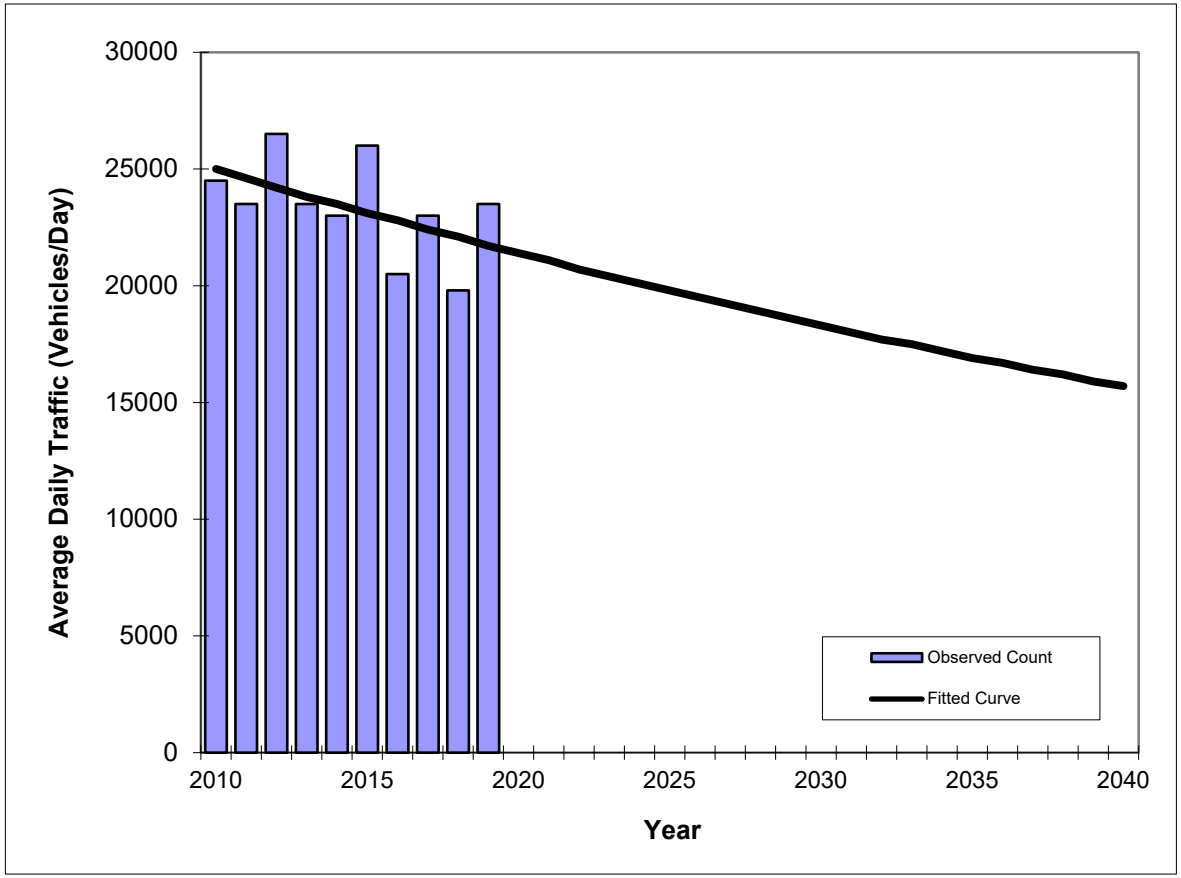
Trend R-squared:	26.30%
Trend Annual Historic Growth Rate:	-1.42%
Printed:	19-Jul-21

Straight Line Growth Option

Traffic Trends

SR 810/Hillsboro Boulevard -- east of ICWW BR

County:	Broward (86)
Station #:	0436
Highway:	SR 810/Hillsboro Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2010	24500	25000
2011	23500	24600
2012	26500	24200
2013	23500	23800
2014	23000	23500
2015	26000	23100
2016	20500	22800
2017	23000	22400
2018	19800	22100
2019	23500	21700

*Axle-Adjusted

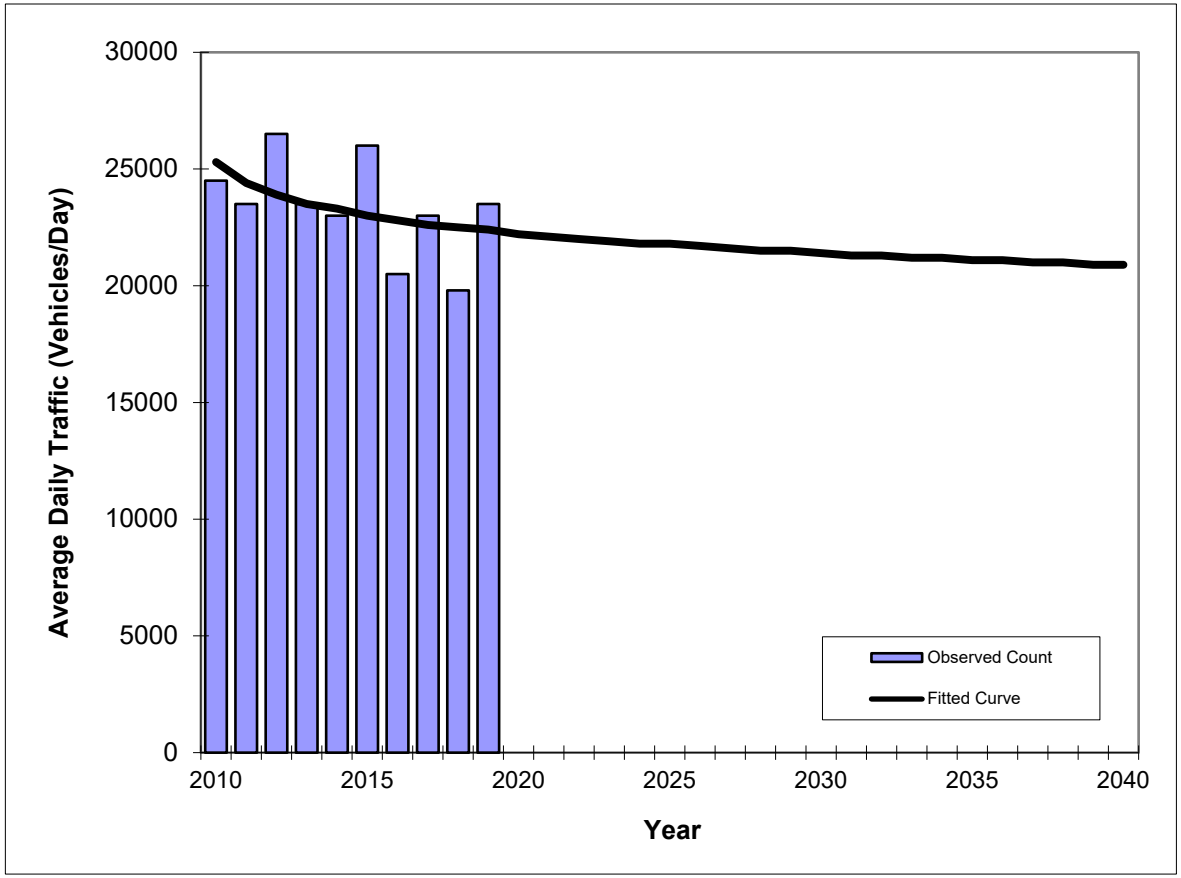
Trend R-squared:	26.84%
Compounded Annual Historic Growth Rate:	-1.56%
Printed:	19-Jul-21

Exponential Growth Option

Traffic Trends

SR 810/Hillsboro Boulevard -- east of ICWW BR

County:	Broward (86)
Station #:	0436
Highway:	SR 810/Hillsboro Boulevard



Year	Traffic (ADT/AADT) Count*	Trend**
2010	24500	25300
2011	23500	24400
2012	26500	23900
2013	23500	23500
2014	23000	23300
2015	26000	23000
2016	20500	22800
2017	23000	22600
2018	19800	22500
2019	23500	22400

*Axle-Adjusted

Trend R-squared:	20.39%
Compounded Annual Historic Growth Rate:	-1.34%
Printed:	19-Jul-21

Decaying Exponential Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 5108 - SR A1A - S OF SR 810/HILLSBORO BLVD

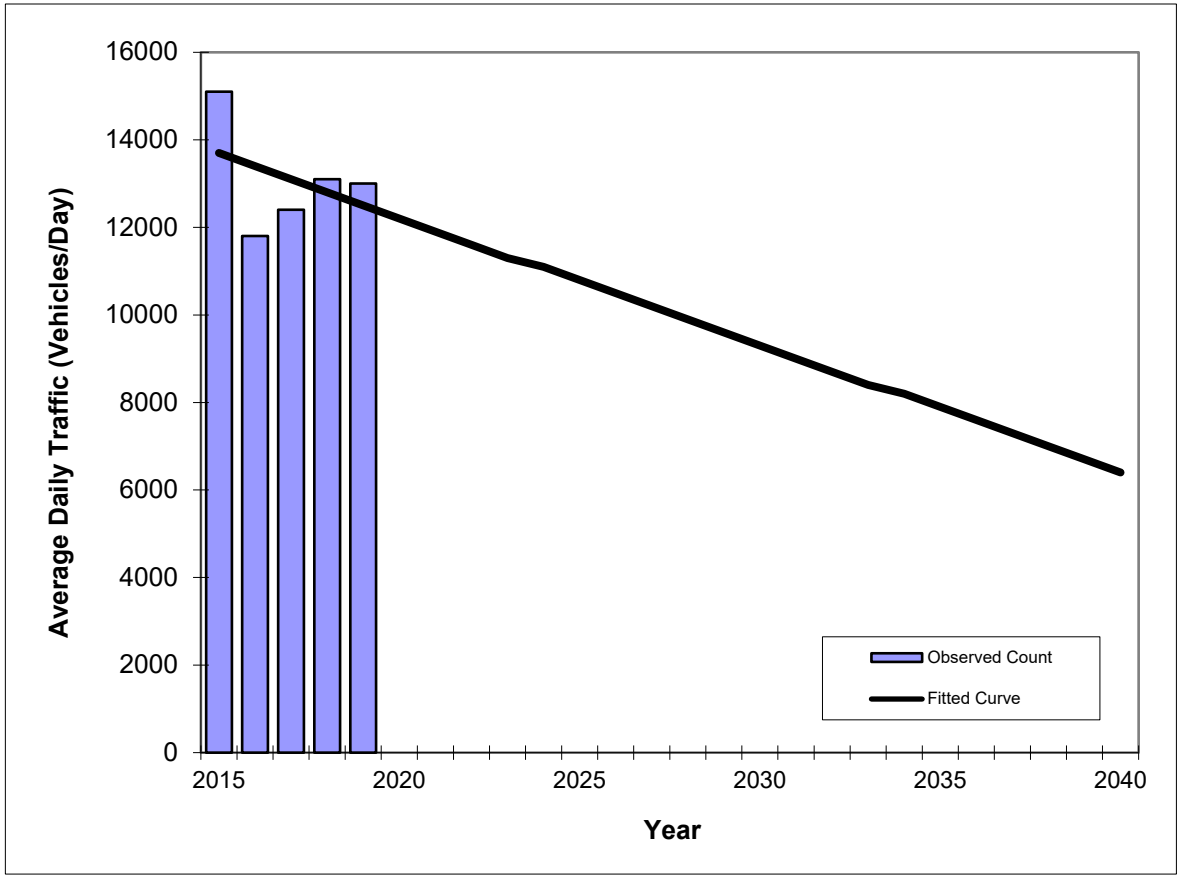
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	12300 F	N 7000	S 5300	9.00	53.50	2.90
2019	13000 C	N 7400	S 5600	9.00	54.70	1.50
2018	13100 C	N 7000	S 6100	9.00	54.10	1.50
2017	12400 C	N 6600	S 5800	9.00	53.80	1.50
2016	11800 C	N 6500	S 5300	9.00	55.20	2.10
2015	15100 C	N 8300	S 6800	9.00	54.90	2.10
2014	13100 C	N 7100	S 6000	9.00	54.50	2.10
2013	12600 C	N 7200	S 5400	9.00	54.60	7.70
2012	14000 C	N 7300	S 6700	9.00	55.00	1.40
2011	12400 C	N 6800	S 5600	9.00	54.50	5.80
2010	13100 C	N 7100	S 6000	9.37	54.06	3.60
2009	13400 C	N 7300	S 6100	9.31	53.74	2.20
2008	15000 C	N 8000	S 7000	9.70	54.48	6.40
2007	13200 C	N 7200	S 6000	9.10	53.47	6.40
2006	11800 C	N 6300	S 5500	9.48	53.59	6.40
2005	12400 C	N 6400	S 6000	10.60	58.90	1.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends

SR A1A -- south of SR 810/Hillsboro Boulevard

County:	Broward (86)
Station #:	5108
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2015	15100	13700
2016	11800	13400
2017	12400	13100
2018	13100	12800
2019	13000	12500

Trend R-squared:	13.59%
Trend Annual Historic Growth Rate:	-2.19%
Printed:	19-Jul-21

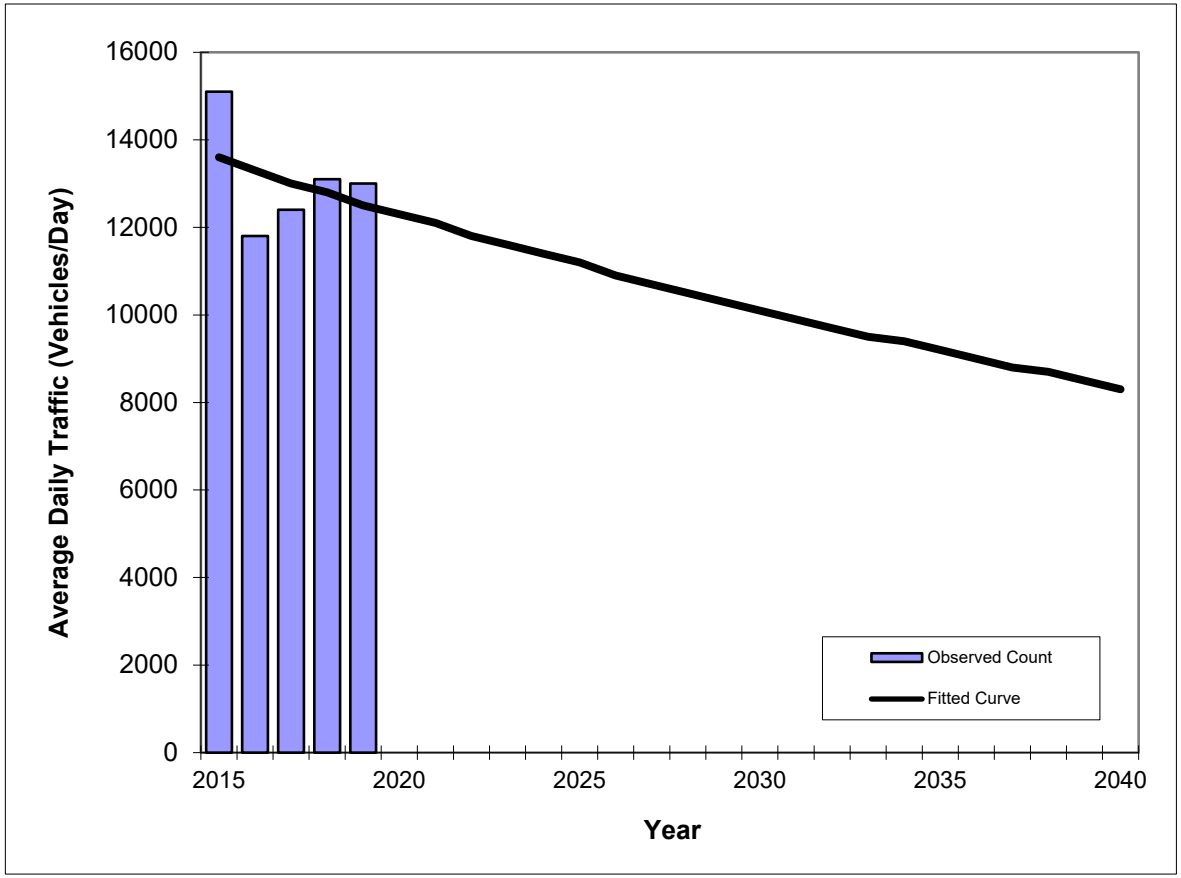
Straight Line Growth Option

***Axle-Adjusted**

Traffic Trends

SR A1A -- south of SR 810/Hillsboro Boulevard

County:	Broward (86)
Station #:	5108
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2015	15100	13600
2016	11800	13300
2017	12400	13000
2018	13100	12800
2019	13000	12500

Trend R-squared:	11.16%
Compounded Annual Historic Growth Rate:	-2.09%
Printed:	19-Jul-21

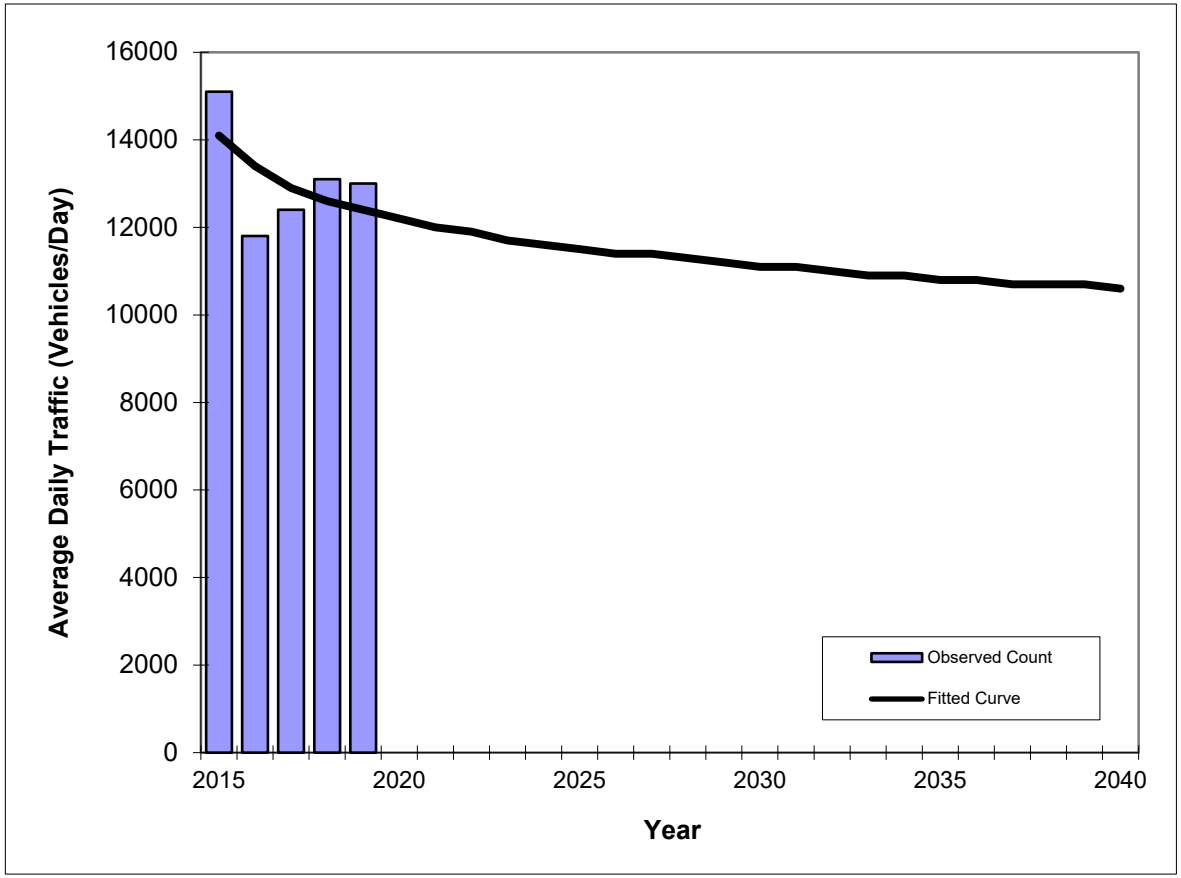
Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR A1A -- south of SR 810/Hillsboro Boulevard

County:	Broward (86)
Station #:	5108
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2015	15100	14100
2016	11800	13400
2017	12400	12900
2018	13100	12600
2019	13000	12400

Trend R-squared:	30.12%
Compounded Annual Historic Growth Rate:	-3.16%
Printed:	19-Jul-21

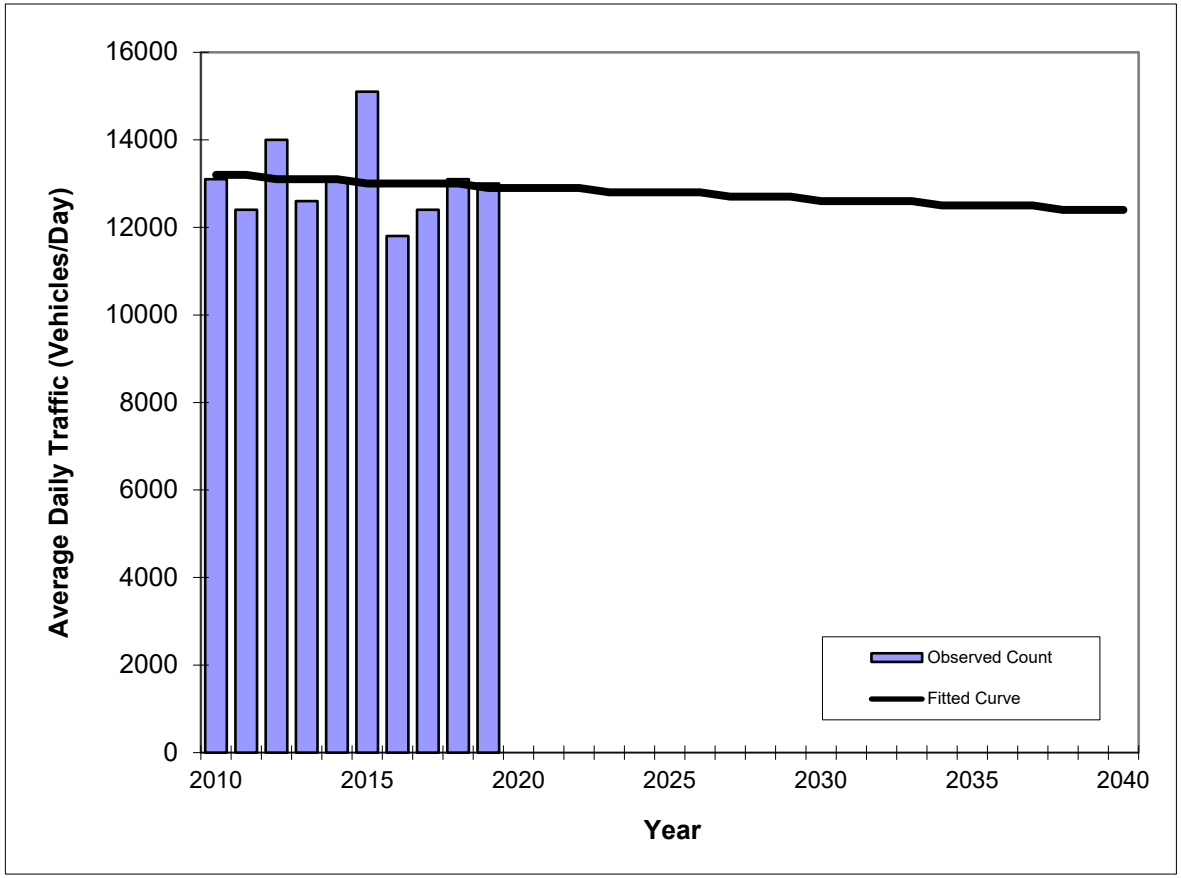
Decaying Exponential Growth Option

***Axle-Adjusted**

Traffic Trends

SR A1A -- south of SR 810/Hillsboro Boulevard

County:	Broward (86)
Station #:	5108
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2010	13100	13200
2011	12400	13200
2012	14000	13100
2013	12600	13100
2014	13100	13100
2015	15100	13000
2016	11800	13000
2017	12400	13000
2018	13100	13000
2019	13000	12900

*Axle-Adjusted

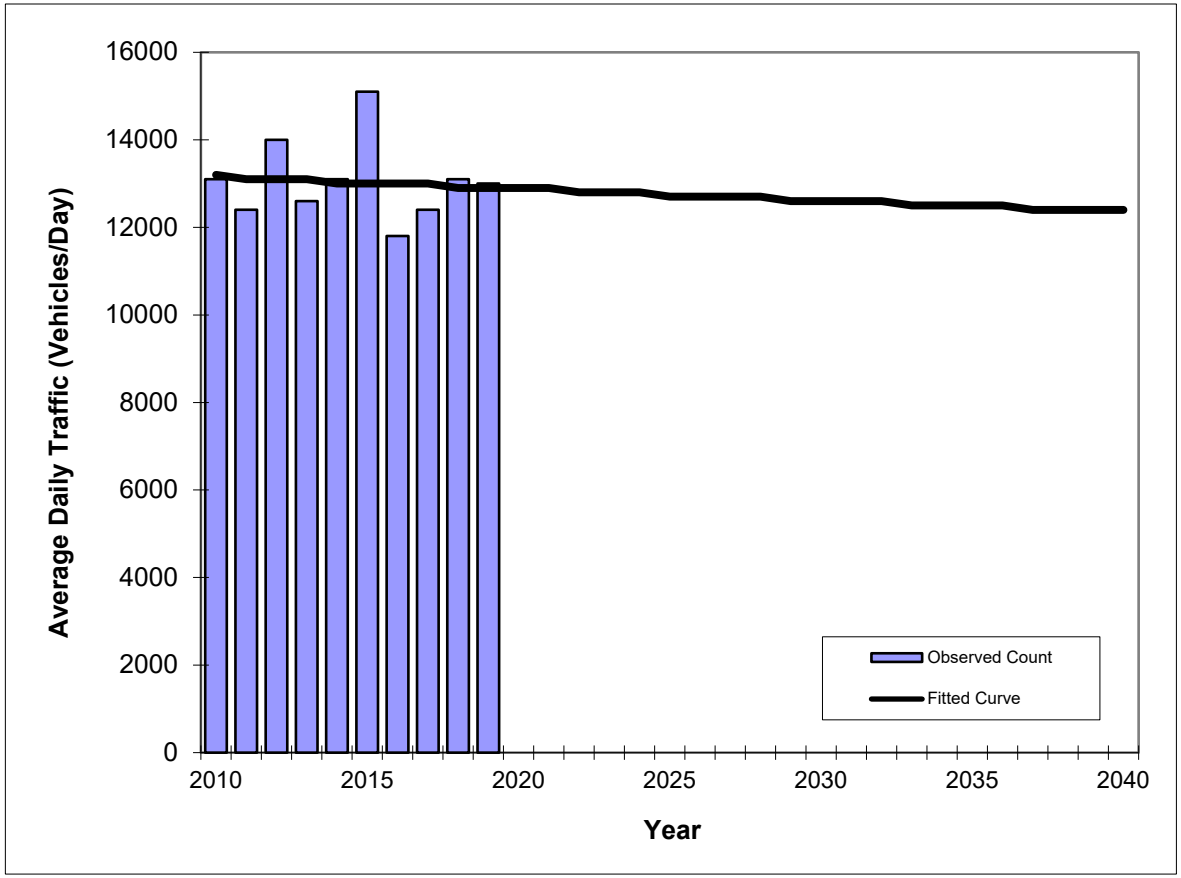
Trend R-squared:	0.76%
Trend Annual Historic Growth Rate:	-0.25%
Printed:	19-Jul-21

Straight Line Growth Option

Traffic Trends

SR A1A -- south of SR 810/Hillsboro Boulevard

County:	Broward (86)
Station #:	5108
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2010	13100	13200
2011	12400	13100
2012	14000	13100
2013	12600	13100
2014	13100	13000
2015	15100	13000
2016	11800	13000
2017	12400	13000
2018	13100	12900
2019	13000	12900

*Axle-Adjusted

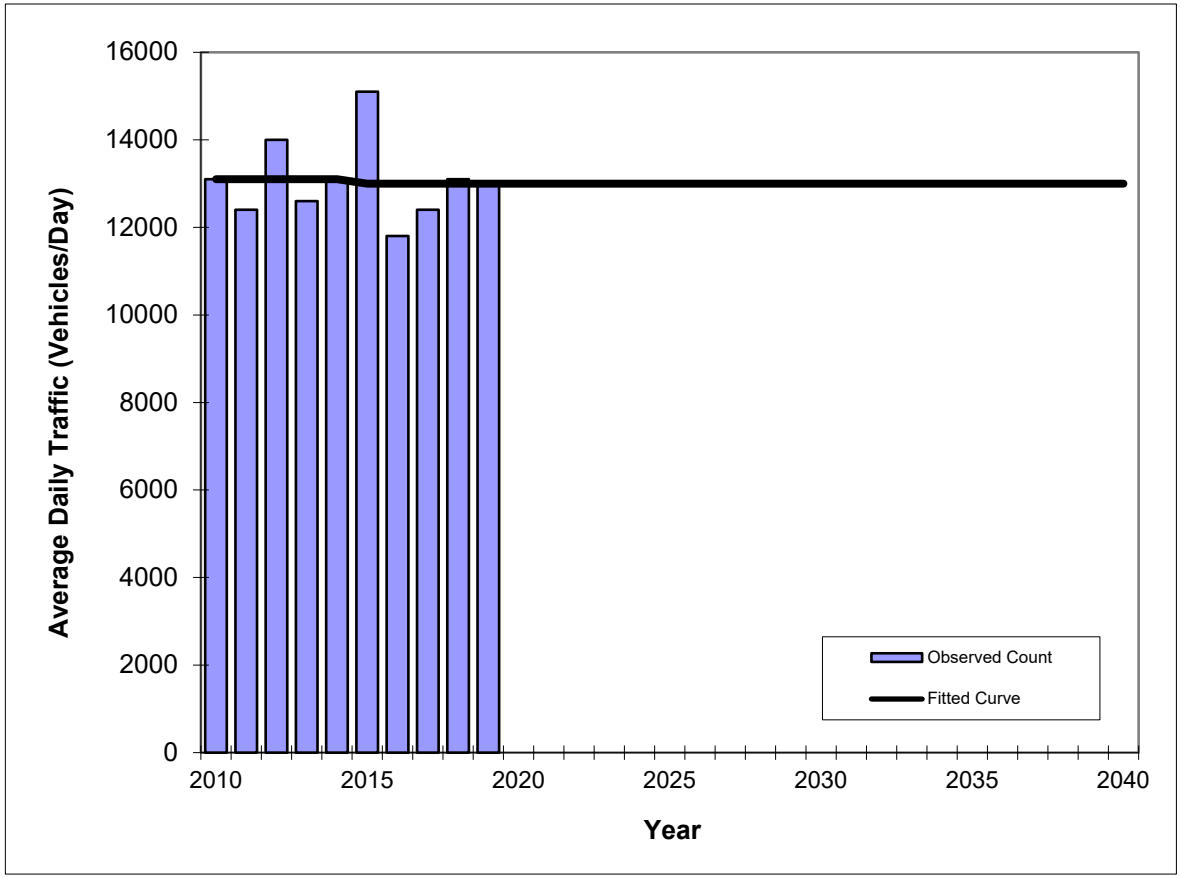
Trend R-squared:	0.85%
Compounded Annual Historic Growth Rate:	-0.26%
Printed:	19-Jul-21

Exponential Growth Option

Traffic Trends

SR A1A -- south of SR 810/Hillsboro Boulevard

County:	Broward (86)
Station #:	5108
Highway:	SR A1A



Year	Traffic (ADT/AADT) Count*	Trend**
2010	13100	13100
2011	12400	13100
2012	14000	13100
2013	12600	13100
2014	13100	13100
2015	15100	13000
2016	11800	13000
2017	12400	13000
2018	13100	13000
2019	13000	13000

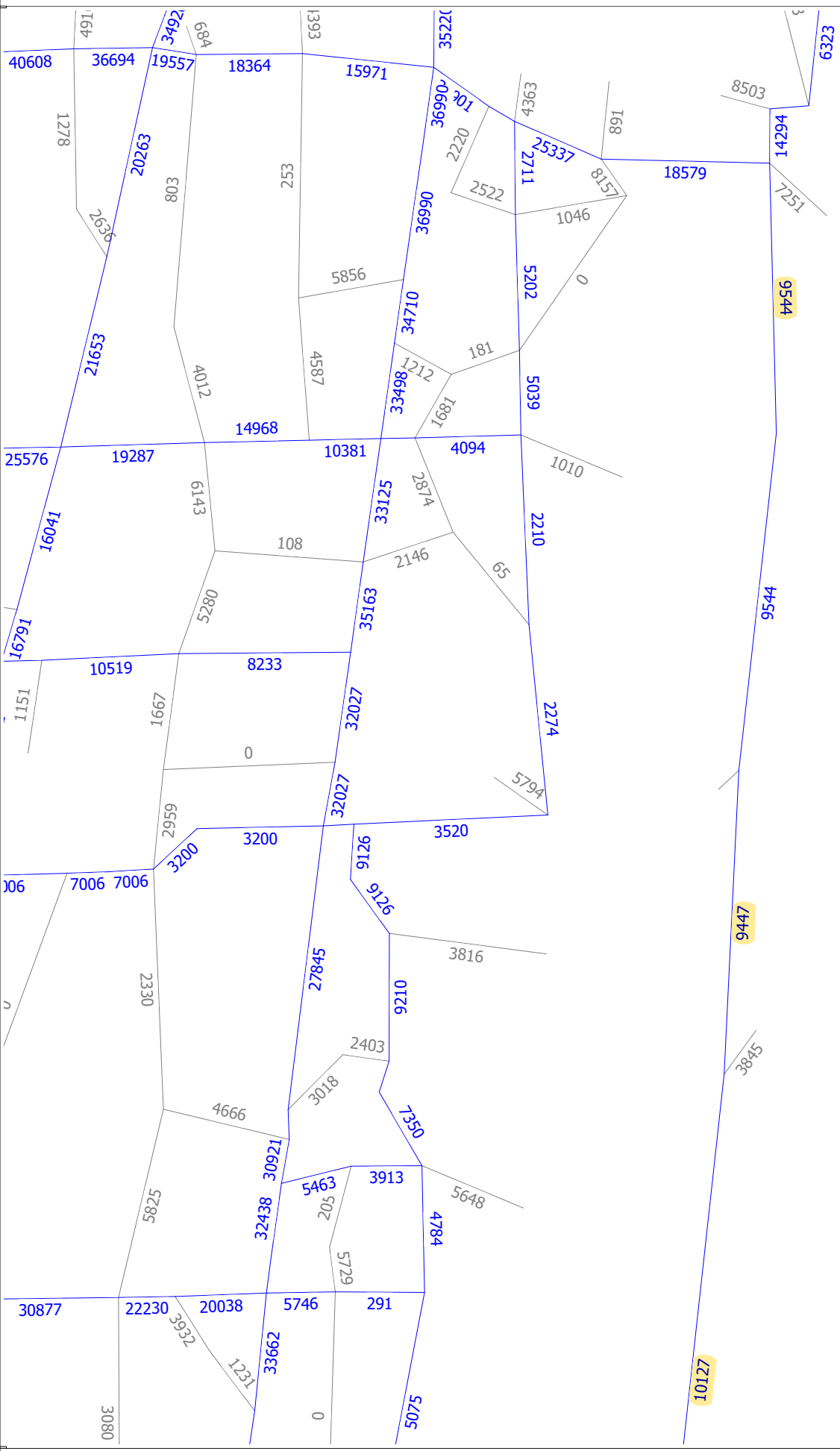
*Axle-Adjusted

Trend R-squared:	0.13%
Compounded Annual Historic Growth Rate:	-0.09%
Printed:	19-Jul-21

Decaying Exponential Growth Option

SERPM Analysis

SERPM Growth Rate Summary					
Street Name	**2015**	**2045**	**Difference**	**Growth Rate**	**Annual Growth Rate**
SR-A1A/Hillsboro Mile	9,544	11,765	2,221	23.27%	0.78%
	9,447	11,461	2,014	21.32%	0.71%
	10,127	11,842	1,715	16.93%	0.56%
Total	**29,118**	**35,068**	**5,950**	**20.43%**	**0.68%**



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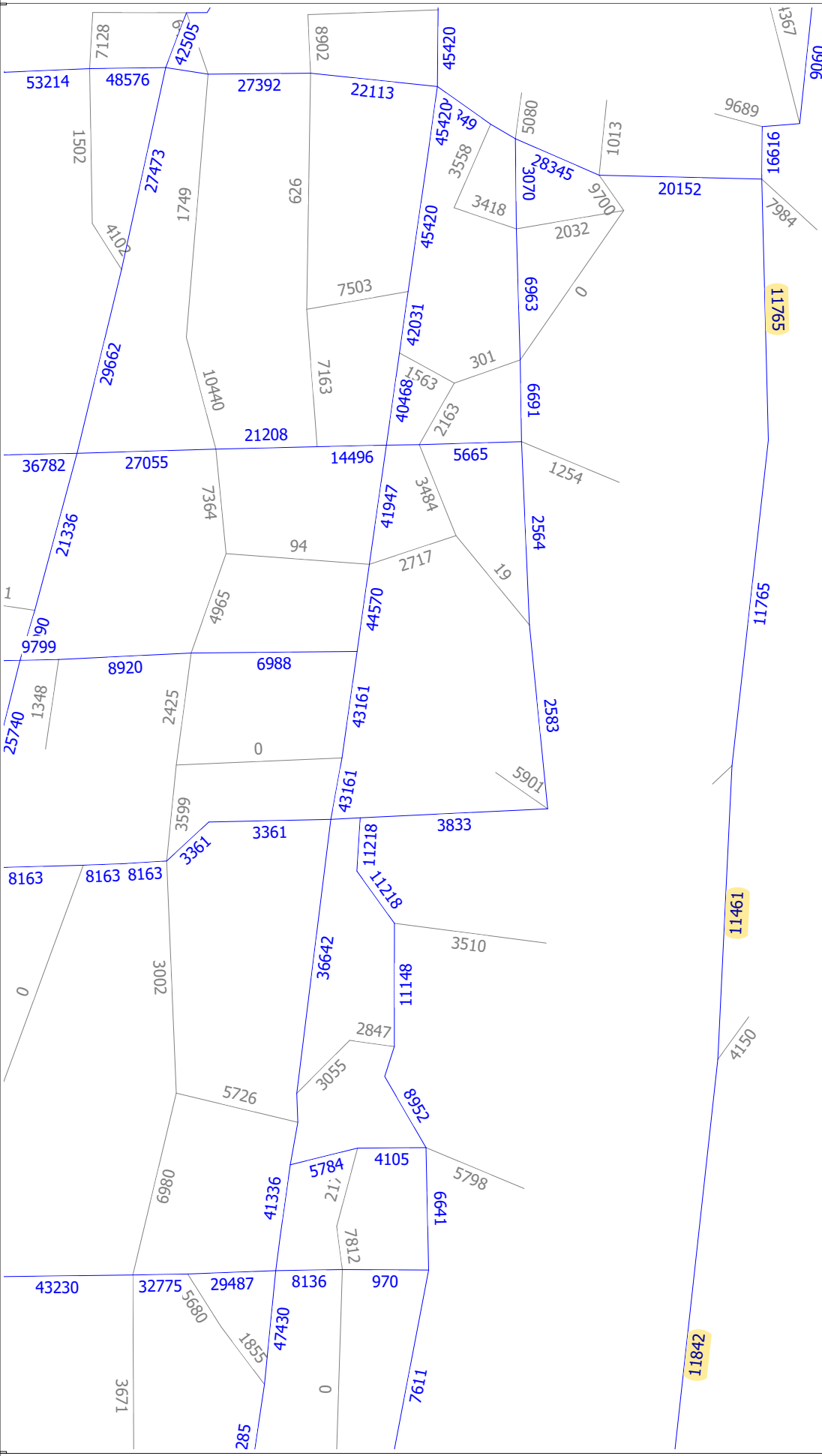

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Appendix E

Trip Generation

PROPOSED DAILY TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total
GROUP 2	1	Multifamily Housing (High-Rise)	10	222	112	du	50%	50%	327	327	654	0.0%	0	327	327	654	0.0%	0	327	327	654
	2	Multifamily Housing (Low-Rise)	10	220	9	du	50%	50%	14	14	28	0.0%	0	14	14	28	0.0%	0	14	14	28
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
								Total:	341	341	682	0.0%	0	341	341	682	0.0%	0	341	341	682

ITE Land Use Code	Rate or Equation
222	Y=3.94*(X)+211.81
220	Y=7.59*(X)+-40.86

K:\FTL_TPTO\044800015 - 1177 Hillsboro Mile\Calcs\Trip Gen\TRIP GEN 10_Development.xlsx: PRINT-DAILY
11/3/2021,3:34 PM

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total
GROUP 1	1	Multifamily Housing (High-Rise)	10	222	112	du	24%	76%	11	33	44	0.0%	0	11	33	44	0.0%	0	11	33	44
	2	Multifamily Housing (Low-Rise)	10	220	9	du	23%	77%	1	4	5	0.0%	0	1	4	5	0.0%	0	1	4	5
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
		ITE Land Use Code		Rate or Equation				Total:	12	37	49	0.0%	0	12	37	49	0.0%	0	12	37	49
		222		Y=0.28*(X)+12.86																	
		220		LN(Y) = 0.95*LN(X)+-0.51																	

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total
GROUP 2	1	Multifamily Housing (High-Rise)	10	222	112	du	61%	39%	29	18	47	0.0%	0	29	18	47	0.0%	0	29	18	47
	2	Multifamily Housing (Low-Rise)	10	220	9	du	63%	37%	4	3	7	0.0%	0	4	3	7	0.0%	0	4	3	7
	3																				
	4																				
	5																				
	6																				
	7																				
	8																				
	9																				
	10																				
	11																				
	12																				
	13																				
	14																				
	15																				
		ITE Land Use Code		Rate or Equation				Total:	33	21	54	0.0%	0	33	21	54	0.0%	0	33	21	54
		222		Y=0.34*(X)+8.56																	
		220		LN(Y) = 0.89*LN(X)+-0.02																	

Trip Generation Manual

10th Edition • Volume 2: Data
Residential (Land Uses 200–299)

SEPTEMBER 2017

INSTITUTE OF TRANSPORTATION ENGINEERS

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

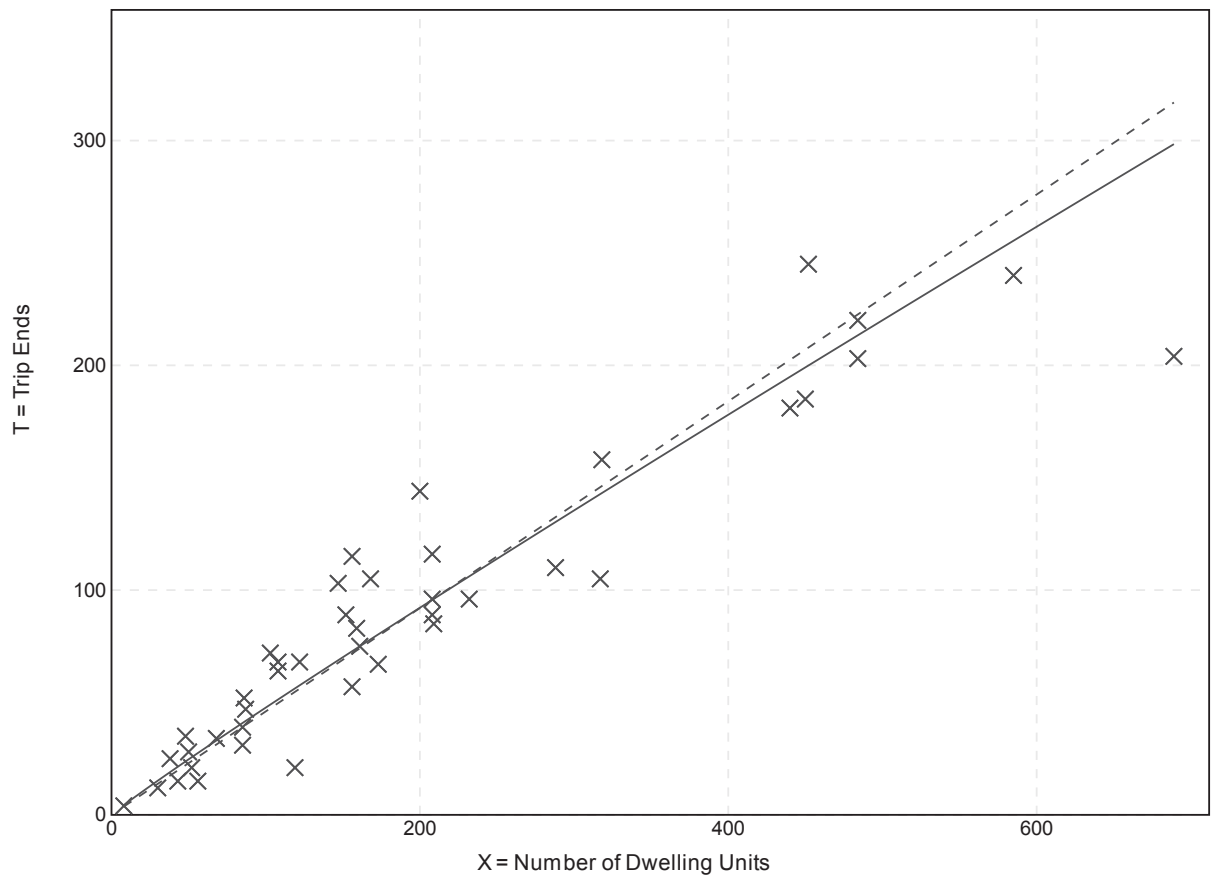
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	42
Avg. Num. of Dwelling Units:	199
Directional Distribution:	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.95 Ln(X) - 0.51 **R^2= 0.90**

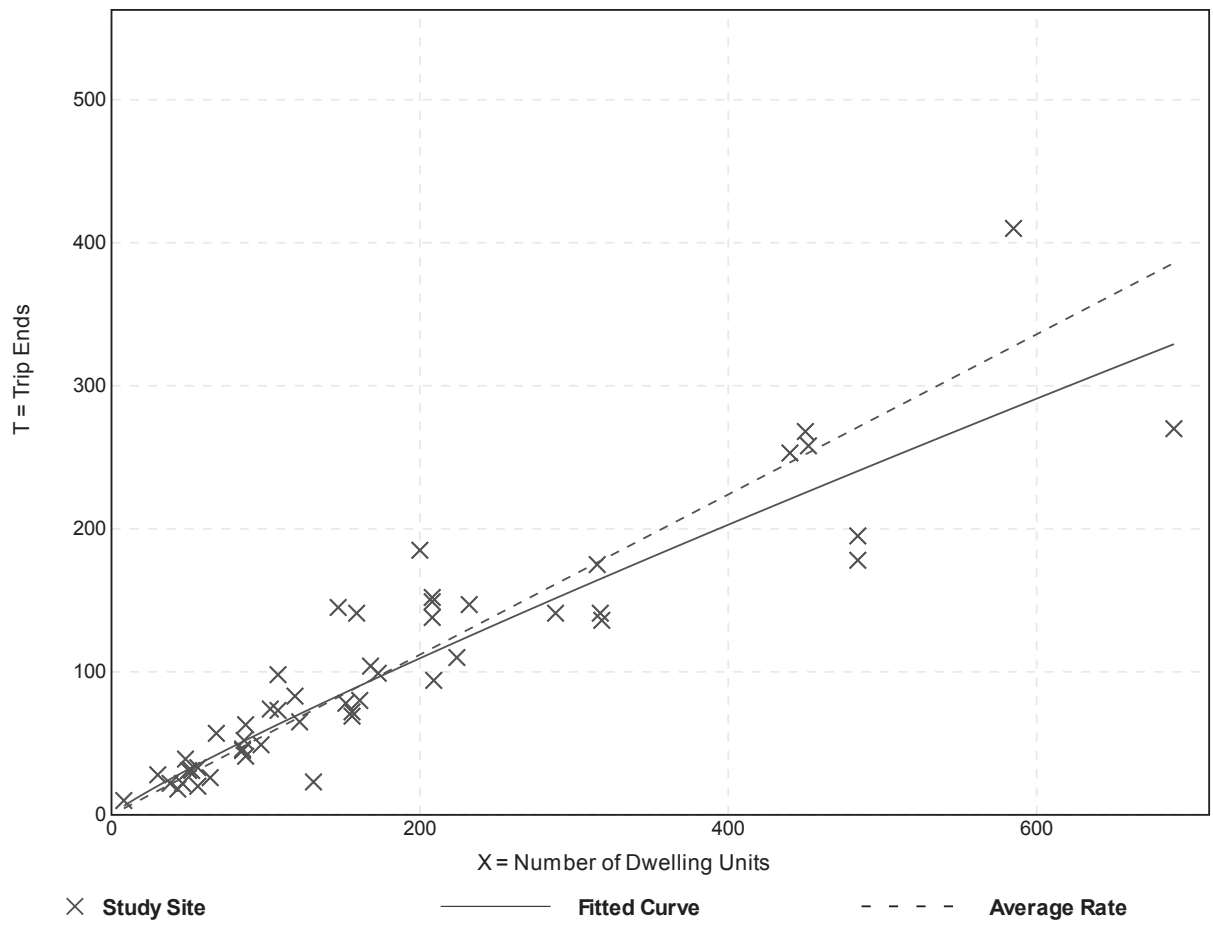
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	50
Avg. Num. of Dwelling Units:	187
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) - 0.02 **R^2= 0.86**

Land Use: 222
Multifamily Housing (High-Rise)

Description

High-rise multifamily housing includes apartments, townhouses, and condominiums that have more than 10 levels (floors). They are likely to have one or more elevators. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), off-campus student apartment (Land Use 225), and high-rise residential with 1st-floor commercial (Land Use 232) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the high-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the 12 sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 1.57 residents per occupied dwelling unit.

For the 26 sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98.4 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight dense multi-use sites for which 24-hour time-of-day person trip data were collected, the overall highest vehicle volumes during the AM and PM on a weekday were between 7:30 and 8:30 a.m. and 5:30 and 6:30 p.m., respectively. The Saturday and Sunday peak hours for person trips were between 5:00 and 6:00 p.m. and 4:45 and 5:45 p.m., respectively.

For the six center city core sites for which 24-hour time-of-day person trip data were collected, the overall highest vehicle volumes during the AM and PM on a weekday were between 8:00 and 9:00 a.m. and 6:00 and 7:00 p.m., respectively. The Saturday and Sunday peak hours for person trips were between 11:30 a.m. and 12:30 p.m. and 11:00 a.m. and 12:00 p.m., respectively.

For the 12 sites for which data were provided for both occupied dwelling units and residents, there was an average of 1.57 residents per occupied dwelling unit.

For the 26 sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98.4 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the three center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.52 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.70 during Weekday, AM Peak Hour of Generator
- 1.88 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.22 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the six dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 2.81 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.49 during Weekday, AM Peak Hour of Generator
- 2.17 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.85 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, District of Columbia, Maryland, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Virginia, and Washington.

Source Numbers

105, 168, 169, 187, 305, 321, 356, 818, 862, 901, 910, 949, 963, 964, 966, 967

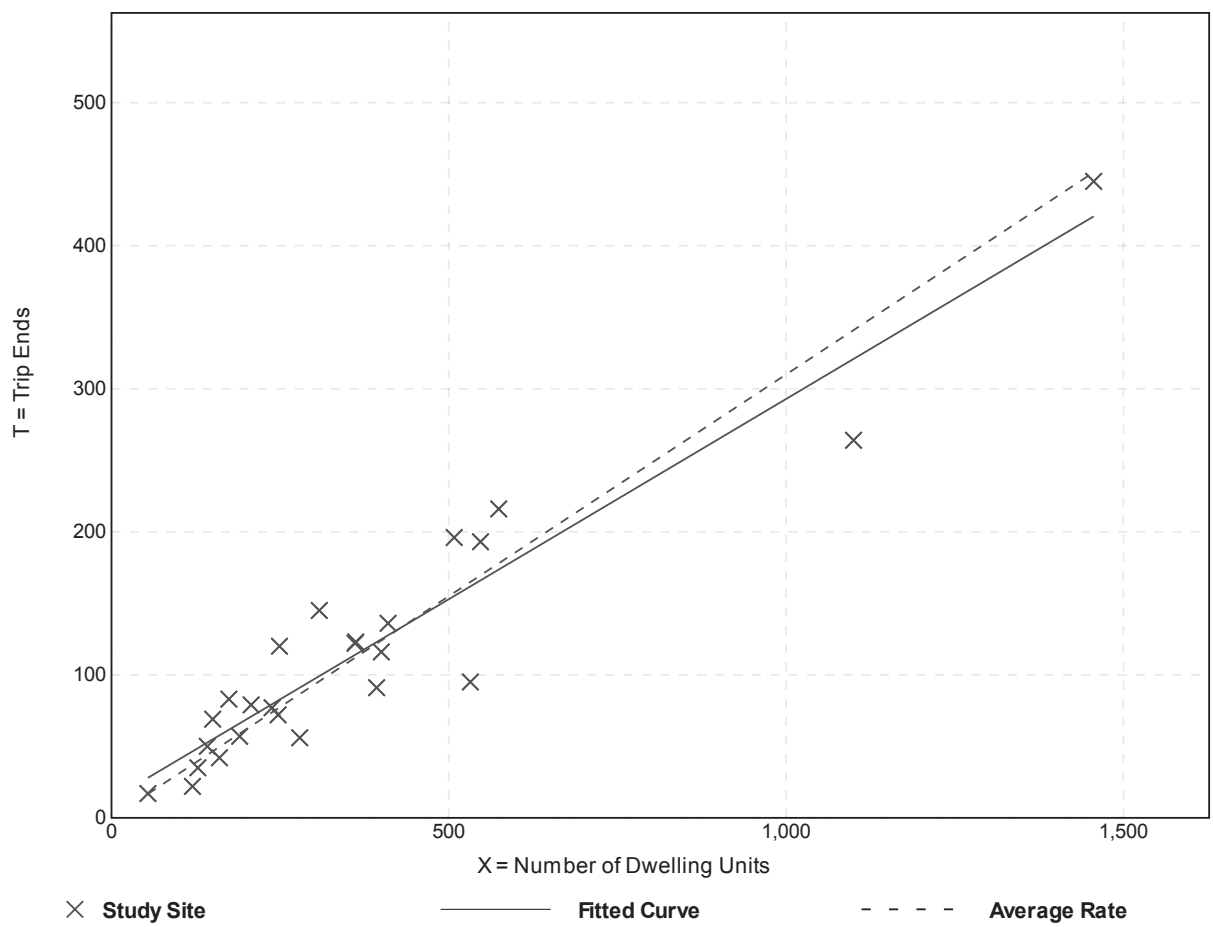
Multifamily Housing (High-Rise)
(222)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	25
Avg. Num. of Dwelling Units:	372
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.31	0.18 - 0.48	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.28(X) + 12.86

R^2= 0.90

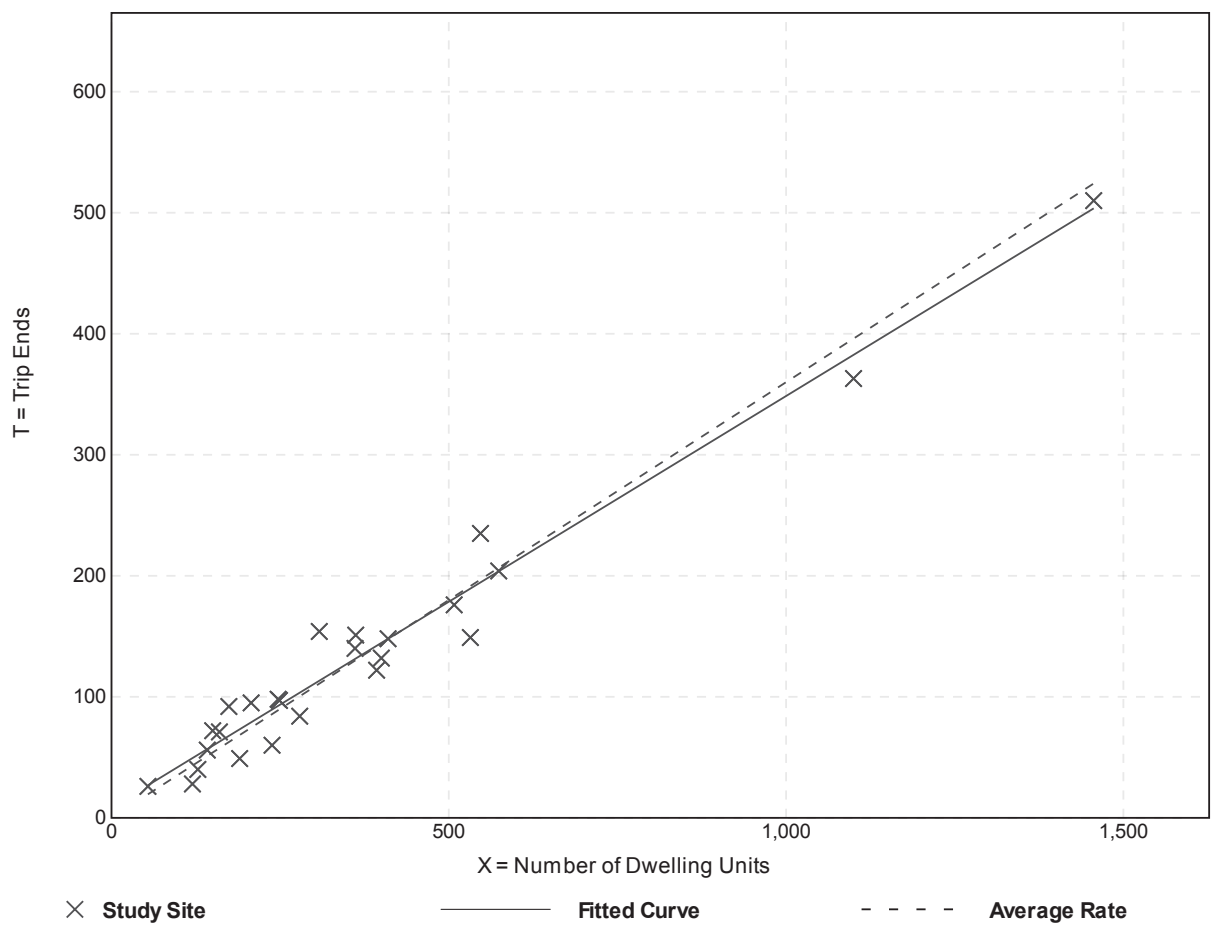
Multifamily Housing (High-Rise)
(222)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	25
Avg. Num. of Dwelling Units:	372
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.23 - 0.53	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.34(X) + 8.56

R^2= 0.96

Appendix F

Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY SEGMENTS

SEGEMENT: SR A1A / 1230 Hillsboro Mile
COUNT DATE: July 13, 2021
AM PEAK HOUR FACTOR: 0.882 (7:30 AM to 8:30 AM)
PM PEAK HOUR FACTOR: 0.876 (4:45 PM to 5:45 PM)

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	237	0		0	257	0
Peak Season Correction Factor	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200
COVID-19 Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**301**	**0**		**0**	**327**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	351	0		0	329	0
Peak Season Correction Factor	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200
COVID-19 Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**446**	**0**		**0**	**418**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	4	0		0	4	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**305**	**0**		**0**	**331**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	6	0		0	6	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**452**	**0**		**0**	**424**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering															49.0%	
	Exiting											49.0%					

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering															49.0%	
	Exiting											49.0%					

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New											18				6	
AM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**0**	**0**	**0**		**0**	**18**	**0**		**0**	**6**	**0**
AM TOTAL TRAFFIC			**0**	**0**	**0**		**0**	**0**	**0**		**0**	**323**	**0**		**0**	**337**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New											10				17	
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**0**	**0**	**0**		**0**	**10**	**0**		**0**	**17**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**0**		**0**	**0**	**0**		**0**	**462**	**0**		**0**	**441**	**0**

TRAFFIC VOLUMES
AT STUDY SEGMENTS

SEGEMENT: SR A1A / 1169 Hillsboro Mile
COUNT DATE: July 13, 2021
AM PEAK HOUR FACTOR: 0.886 (7:30 AM to 8:30 AM)
PM PEAK HOUR FACTOR: 0.886 (4:15 PM to 5:15 PM)

"AM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0		0	0	0		0	207	0		0	236	0
Peak Season Correction Factor	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200
COVID-19 Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
AM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**263**	**0**		**0**	**300**	**0**

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		0	0	0		0	309	0		0	283	0
Peak Season Correction Factor	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200	1.200
COVID-19 Adjustment Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
PM EXISTING CONDITIONS		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**393**	**0**		**0**	**360**	**0**

"AM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%
AM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	4	0		0	4	0
AM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**267**	**0**		**0**	**304**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%	0.68%
PM BACKGROUND TRAFFIC GROWTH		0	0	0		0	0	0		0	5	0		0	5	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**0**	**0**	**0**		**0**	**398**	**0**		**0**	**365**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										5.0%		46.0%		44.0%		5.0%
	Exiting		5.0%		5.0%		46.0%		44.0%								

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering																
	Exiting																
Valet Distribution	Entering																
	Exiting																
Net New Distribution	Entering										5.0%		46.0%		44.0%		5.0%
	Exiting		5.0%		5.0%		46.0%		44.0%								

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New		2		2		17		16		0		6		5		1
AM TOTAL PROJECT TRAFFIC			**2**	**0**	**2**		**17**	**0**	**16**		**0**	**0**	**6**		**5**	**0**	**1**
AM TOTAL TRAFFIC			**2**	**0**	**2**		**17**	**0**	**16**		**0**	**267**	**6**		**5**	**304**	**1**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By																
	Valet																
	Net New		1		2		9		9		2		14		15		2
PM TOTAL PROJECT TRAFFIC			**1**	**0**	**2**		**9**	**0**	**9**		**2**	**0**	**14**		**15**	**0**	**2**
PM TOTAL TRAFFIC			**1**	**0**	**2**		**9**	**0**	**9**		**2**	**398**	**14**		**15**	**365**	**2**

Appendix G

Entry Gate Analysis

1177 Hillsboro Mile A.M. Peak Hour (High-Rise Entry Gate)

Arrival Rate	IN				
	11	veh/hr	Number Entry Lanes (N) =	1	
			Level of Confidence =	0.95	
			Storage Provided On-Site =	4	vehicles
Service Rate	IN		Total Entering and Exiting Vehicles(q) =	11	veh/hr
	0.10	mins/veh	Service Capacity per N (60 mins/Service Rate) (Q) =	600.00	veh/hr/pos
			Average Service Rate (t) =	0.10	mins/veh
Control Delay =		min	rho (t/Q) =	0.018	

	N	N-1		
0.70	1	0	P(n=0)=	1.000
0.75	2	1	P(n=1)=	0.000

P(0) = 98.17%

Service Time = 0.10 mins/veh

Expected (avg.) number of vehicles in the system	E(m)=	0.00	
Expected (avg.) number of vehicles waiting in queue	E(n)=	0.02	
Mean time in the queue	E(w)=	0.00	mins
Mean time in system	E(t)=	0.10	mins

Proportion of customers who wait (P) (E(w) > 0)=	1.83%	
Probability of a queue exceeding a length (M) P(x > M)=	5.00%	

Queue length which is exceeded 5.00% of the times is equal to -0.3 vehicles

K:\FTL_TPTO\044800015 - 1177 Hillsboro Mile\Calcs\Entry Gate\Queuing Analysis_rev.xls

1177 Hillsboro Mile P.M. Peak Hour (High-Rise Entry Gate)

Arrival Rate	IN				
	29	veh/hr	Number Entry Lanes (N) =	1	
			Level of Confidence =	0.95	
			Storage Provided On-Site =	3	vehicles
Service Rate	IN		Total Entering and Exiting Vehicles(q) =	29	veh/hr
	0.10	mins/veh	Service Capacity per N (60 mins/Service Rate) (Q) =	600.00	veh/hr/pos
			Average Service Rate (t) =	0.10	mins/veh
Control Delay =		min	rho (t/Q) =	0.048	

	N	N-1		
0.70	1	0	P(n=0)=	1.000
0.75	2	1	P(n=1)=	0.000

P(0) = 95.17%

Service Time = 0.10 mins/veh

Expected (avg.) number of vehicles in the system	E(m)=	0.00	
Expected (avg.) number of vehicles waiting in queue	E(n)=	0.05	
Mean time in the queue	E(w)=	0.01	mins
Mean time in system	E(t)=	0.11	mins

Proportion of customers who wait (P) (E(w) > 0)=	4.83%	
Probability of a queue exceeding a length (M) P(x > M)=	5.00%	

Queue length which is exceeded 5.00% of the times is equal to 0.0 vehicles

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1177 Hillsboro Mile A.M. Peak Hour (Townhomes Entry Gate)

Arrival Rate	IN				
	1	veh/hr	Number Entry Lanes (N) =	1	
			Level of Confidence =	0.95	
			Storage Provided On-Site =	3	vehicles
Service Rate	IN		Total Entering and Exiting Vehicles(q) =	1	veh/hr
	0.10	mins/veh	Service Capacity per N (60 mins/Service Rate) (Q) =	600.00	veh/hr/pos
			Average Service Rate (t) =	0.10	mins/veh
Control Delay =		min	rho (t/Q) =	0.002	

	N	N-1		
0.70	1	0	P(n=0)=	1.000
0.75	2	1	P(n=1)=	0.000

P(0) = 99.83%

Service Time = 0.10 mins/veh

Expected (avg.) number of vehicles in the system	E(m)=	0.00	
Expected (avg.) number of vehicles waiting in queue	E(n)=	0.00	
Mean time in the queue	E(w)=	0.00	mins
Mean time in system	E(t)=	0.10	mins
Proportion of customers who wait (P)	(E(w) > 0)=	0.17%	
Probability of a queue exceeding a length (M)	P(x > M)=	5.00%	

Queue length which is exceeded 5.00% of the times is equal to -0.5 vehicles

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1177 Hillsboro Mile P.M. Peak Hour (Townhomes Entry Gate)

Arrival Rate	IN				
	4	veh/hr	Number Entry Lanes (N) =	1	
			Level of Confidence =	0.95	
			Storage Provided On-Site =	3	vehicles
Service Rate	IN		Total Entering and Exiting Vehicles(q) =	4	veh/hr
	0.10	mins/veh	Service Capacity per N (60 mins/Service Rate) (Q) =	600.00	veh/hr/pos
			Average Service Rate (t) =	0.10	mins/veh
Control Delay =		min	rho (t/Q) =	0.007	

	N	N-1		
0.70	1	0	P(n=0)=	1.000
0.75	2	1	P(n=1)=	0.000

P(0) = 99.33%

Service Time = 0.10 mins/veh

Expected (avg.) number of vehicles in the system	E(m)=	0.00	
Expected (avg.) number of vehicles waiting in queue	E(n)=	0.01	
Mean time in the queue	E(w)=	0.00	mins
Mean time in system	E(t)=	0.10	mins
Proportion of customers who wait (P)	(E(w) > 0)=	0.67%	
Probability of a queue exceeding a length (M)	P(x > M)=	5.00%	

Queue length which is exceeded 5.00% of the times is equal to -0.4 vehicles

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Table 4-4. PARC Service Rates

	Veh/hr	Sec/veh
Prepaid Frequent Parker Entry or Exit		
Insertion Card	435	8.3
Proximity Card	600	6.0
Automatic Veh ID	800	4.5
Pay Per Use Patron Vehicular Entry		
Push Button Ticket	400	9.0
Auto Spit Ticket	450	8.0
Pay on Entry-flat fee, gated, ticketed	200	18.0
Pay on Entry flat-fee, non gated/ticketed	300	12.0
Pay Per Use Patron Vehicular Exits		
Cash to cashier-Variable Rate	135	26.7
Credit card-online check (telephone line) and sign	95	38.0
Credit card online check but no sign	110	32.7
Credit card-batched or high speed line and no sign	175	20.7
Validated for free parking	300	12.0
Flat Rate Transaction (gated)	180	20.0
LPI if front plate	100	36.0
LPI if rear plate only	80	45.0
LPR	120	30.0
Insertion Ticket for POF Validation	360	10.0
POF Central Pay to Cashier		
Cash to POF cashier – Variable Rate	175	20.7
Credit card-online check (telephone line) and sign	115	32.7
Credit card-online check but no sign	135	26.7
Credit card-batched or high speed line and no sign	245	14.7
Validated for free parking	600	6.0
POF Central Pay to Machine		
Cash to APS-Variable Rate	75	48.0
Credit card – online check (telephone line) and sign	NA	NA
Credit card – online check but no sign	66	54.5
Credit card – batched or high speed line and no sign	100	36.0
Validated for free parking	240	15.0

Appendix H

Valet Analysis

Valet Travel Time Calculations

1177 Hillsboro Mile On-Site Parking Calculated Average Travel Time	
VALET DROP-OFF	
VEHICLE TRAVEL TIME	VALET ATTENDANT TRAVEL TIME
Travel Times (Assume) 15 mph speed)	Travel Times (Assume) 5 ft/s speed)
To Valet Garage (In vehicle)	Return from Valet Garage (Walk/Run) to Valet Area
Distance / Travel Time	Distance / Travel Time
0.42 miles / 1.7 minutes	0.05 miles / 0.9 minutes
Controlled Delay 0.5 Minutes	
Average Mechanical-Lift/Tandem Processing Time 1.5 Minutes	
Total Time 4.6 Minutes	

1177 Hillsboro Mile On-Site Parking Calculated Average Travel Time	
VALET PICK-UP	
VALET ATTENDANT TRAVEL TIME	VEHICLE TRAVEL TIME
Travel Times (Assume) 5 ft/s speed)	Travel Times (Assume) 15 mph speed)
To Valet Garage (Walk/Run)	Return from Valet Garage (In Vehicle) to Valet Area
Distance / Travel Time	Distance / Travel Time
0.05 miles / 0.9 minutes	0.42 miles / 1.7 minutes
Controlled Delay 0.5 Minutes	
Average Mechanical-Lift/Tandem Processing Time 1.5 Minutes	
Total Time 4.6 Minutes	

Valet Service Rate Calculations

Valet Analysis

Arrival Rate

IN	OUT	
17	11	veh/hr

Service Rate

IN	OUT	
4.60	4.60	mins/veh

Control Delay = min

Service Time = 4.60 mins/veh

Number of Valet Attendants (N) =	4	
Level of Confidence =	0.95	
Storage Provided On-Site =	4	vehicles
Total Entering and Exiting Vehicles(q) =	28	veh/hr
Service Capacity per N (60 mins/Service Rate) (Q) =	13.04	veh/hr/pos
Average Service Rate (t) =	4.60	mins/veh
rho (t/Q) =	0.537	

Expected (avg.) number of vehicles in the system	E(m)=	0.25	
Expected (avg.) number of vehicles waiting in queue	E(n)=	2.39	
Mean time in the queue	E(w)=	0.53	mins
Mean time in system	E(t)=	5.13	mins

Proportion of customers who wait (P) (E(w) > 0)=	21.20%	
Probability of a queue exceeding a length (M) P(x > M)=	5.00%	

Queue length which is exceeded 5.00% of the times is equal to 1.3 vehicles

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Appendix I

Turn Lane Analysis

A.M. Peak Hour - Southbound - SR A1A/Hillsboro Mile and South Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

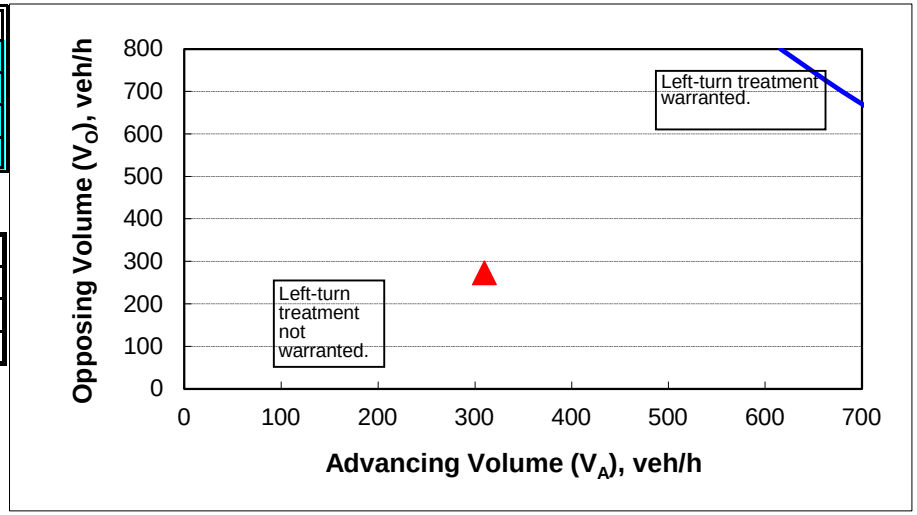
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	310
Opposing volume (V_O), veh/h:	273

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1060
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

A.M. Peak Hour - Northbound - SR A1A/Hillsboro Mile and South Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

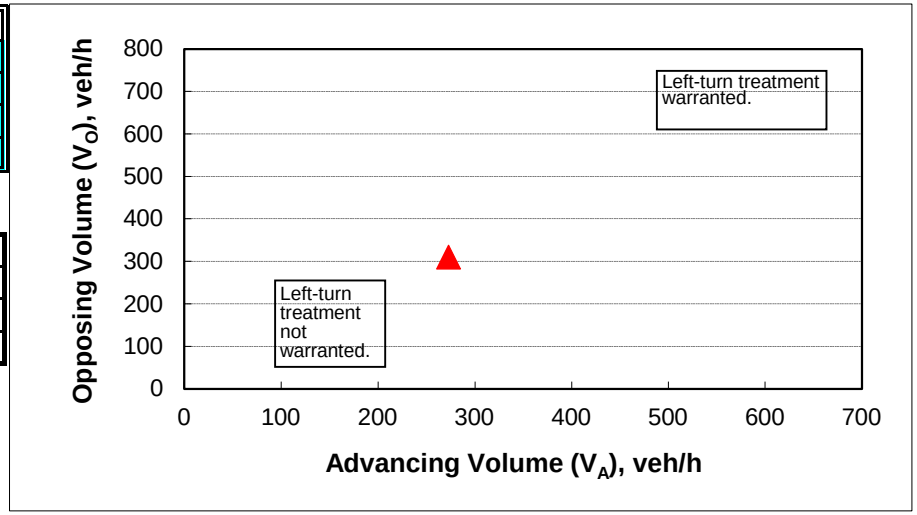
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	0%
Advancing volume (V_A), veh/h:	273
Opposing volume (V_O), veh/h:	310

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	12892
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - Southbound - SR A1A/Hillsboro Mile and South Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

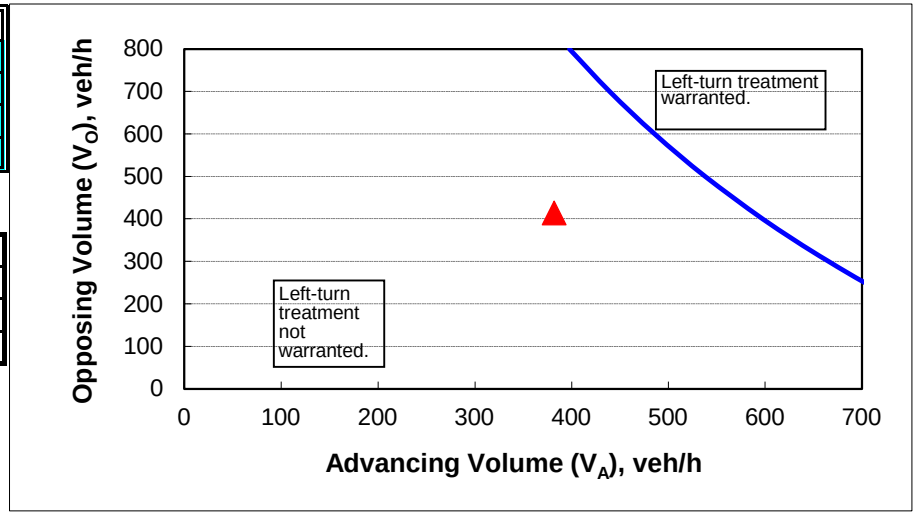
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	382
Opposing volume (V_O), veh/h:	414

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	589
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

P.M. Peak Hour - Northbound - SR A1A/Hillsboro Mile and South Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

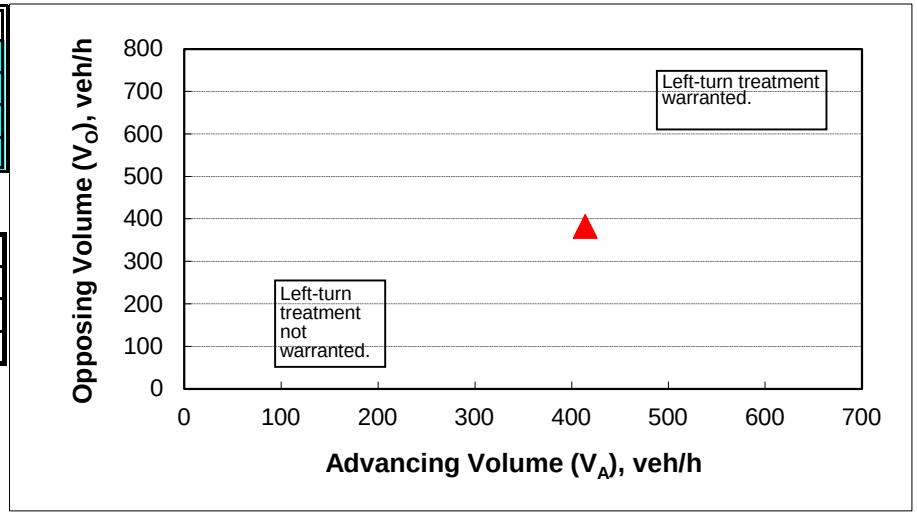
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	414
Opposing volume (V_O), veh/h:	382

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1691
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Kimley»Horn

November 3, 2021

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

RE: 1177 Hillsboro Mile
Application No. 21-4197; KHA Project No.: 044800015
Response to Comments

This letter is in response to the comments for the above-mentioned project. The original comment has been provided for your reference with the response in **bold**.

ENGINEERING COMMENTS

1. Please provide a response letter for following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".

Response: Acknowledged.

2. Please provide Site Plan with sufficient detail, and dimensions for all onsite and offsite features.

Response: The site plan is dictated by the architect. However, we've added the horizonal control, pavement marking and signage plan sheets (C2.01-C2.04) to show all the dimensions for onsite features.

3. Please provide Engineering plans with sufficient details and dimensions for all onsite and offsite features.

Response: See attached revised civil plans with additional details and dimensions.

4. Please provide Water & Sewer Utility plans with sufficient details, standard details, specifications, pavement restoration etc.

Response: See attached revised sheets C4.01-C4.04 and C4.10-C4.11 for the addition of utility details/ specifications and revised utility plans.

5. Please delineate the Flood Zones on the civil plan sheets.

Response: See PGD sheet C3.01-C3.04 for the flood zones delineation. This information is shown shaded back and is also identified on the survey.

6. Confirm code section Sec. 12-268. – Seawalls has been met.

Response: Seawall has been confirmed to be meeting the code section. The seawall is being rebuild at the same elevation of 9' NAVD, which is above the minimum 5' NAVD.

7. Please add the proposed Finished Floor Elevation.

Response: See revised plan set, Finished Floor Elevation callouts have been added to all sheets. ARQ- please also show on site plan.

8. Please provide Pavement Marking and Signage Plan with sufficient details.

Response: See the addition of the horizonal control, pavement marking and signage plan sheets C2.01-C2.04.

9. Raised sidewalk and ADA curb ramps shall be provided along north of Compass Way and Alley intersection. Please call out on the plans.

Response: See sheets C4.01-C4.04 for the ADA ramp locations and callouts.

10. Please provide Stormwater Pollution Prevention plans with sufficient details.

Response: See sheets C1.01-C1.04 and C1.10 for combined demolition and erosion and sediment control plans including construction entrance, silt fence and chain link fence. Turbidity barrier has also been added.

11. All dimensions and horizontal controls shall be shown on Site Plan and Engineering Plans.

Response: See the addition of the horizonal control, pavement marking and signage plan sheets (C2.01-C2.04).

12. Please provide cross sections along all sides of the subject property and driveways to demonstrate driveway slope, sidewalk cross slope (2% maximum), landscape areas cross slope (4:1 maximum).

Response: See sheets C3.10-C3.11 for the cross sections along all sides of the property, driveways, and landscape areas.

13. Please identify all ADA ramp and ramp type, accessible route, curb ramp, curb ramp type on site plan and PGD plans (onsite and offsite). Apparently, sidewalk curb ramps are missing at the corners of the property.

Response: See sheets C4.01-C4.04 for the ADA ramps and parking stall locations and callouts. Accessible route to ROW was removed because there is no sidewalk proposed along A1A.

14. Please show the proposed dumpster location if applicable on the Site Plan and Engineering Plans. Demonstrate waste management trucks accessibility.

Response: See sheet C5.02 for the waste management trucks maneuverability and for the trash room location for the residential building on the east parcel. There is no dumpster on the west parcel. Each townhouse will have their own garbage container and will be picked up by the waste management trucks.

15. Water meter shall be placed at R/W limits or utility easements.

Response: Acknowledged. Water meters are shown in either the existing 10' roadway easement or 12' utility easements. See sheets C4.01-C4.04 for clearer identification of the easement.

16. Any road Cuts for utilities connections, curb cuts and/or others within the ROW shall be restored.

Response: See revise utility sheets C4.01 for the restoration extent due to utilities connections.

17. Please provide water and sewer details.

Response: See sheets C4.10-C4.11 for the addition of the water and sewer details.

18. Please provide projected water, sewage and solid waste generations amounts in tabular format. Please provide water/sewer availability letter from utility providers.

Response: Please see table below with project water, sewer and solid waste generation. Coordination with utility providers is ongoing and letters will be provided under separate cover.

Proposed Units	Potable Water	Sanitary Sewer	Solid Waste
9 Townhouses	300 GPD	300 GPD	2.87 lbs per DU
112 Condo Units	460 GPD	460 GPD	2.87 lbs per DU
Total	54,220 GPD	54,220 GPD	347.27 lbs

19. Please show sight triangles for applicable driveways on Site plan and engineering plans.

Response: Sight triangles are shown on all driveways, see sheets C2.01-C2.04.

20. Please indicate the parking spaces dimensions for all parking spaces Site Plan and Engineering plans.

Response: See horizonal control, pavement marking and signage plan sheets (C2.01-C2.04) for parking spaces dimensions on the west parcel. Refer to the architectural plans for the parking dimensions in the garage in the east parcel. ARQ TO ENSURE DIMS ARE SHOWN INSIDE GARAGE

21. Please demonstrate compliance with ADA and accessibility code for all Sidewalk locations onsite and offsite with sufficient grades and slope requirement.

Response: There is no longer any offsite improvements. See attached revised sheets C2.01-C2.04 for the addition of ADA ramps throughout the site.

22. Please clarify if irrigation is proposed.

Response: Yes, irrigation is proposed. See sheets C4.01 and C4.03 for the 2" irrigation meter, one for each parcel.

23. Please confirm the existing drainage patterns.

Response: Please see sheet C6.00 for the existing drainage patterns exhibit.

24. Please provide the drainage report.

Response: See attached drainage report.

25. Additional comments may follow.

Response: Acknowledged.

ADVISORY COMMENT:

1. All outside agency approvals such as South Florida Water Management District (SFWMD), Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), etc. will be required prior to the issuance of the building permit.

Response: Acknowledged.

TRAFFIC COMMENTS

1. Please be advised that A1A, within the limits of the proposed project, is part of the Broward County Trafficway Plan and a Plat Note Amendment Application needs to be filed with Broward County Planning and Development Management Division to request the amendment of the plat recorded in Broward County Public Records for the proposed permanent access driveways crossing the Non-Vehicular-Access Line (NVAL). Please provide a copy of the NVAL amendment documents for the Town's review. If the NVAL amendment agreement documents have already been approved and recorded by Broward County, please provide a copy for the Town's records.

Response: See attached application and sketch and legal that was recently submitted to Broward County. Agreement will be provided under separate once approved and recorded

2. Please provide a copy of the driveway connection approval letter from FDOT District 4 for the proposed driveways connections to A1A for the east and west parcels.

Response: The Pre-Application letter was received from FDOT District 4 on November 2, 2021, and is included in Attachment X.

3. Please provide a detailed narrative of the operations (ingress/egress) for the proposed access gates for service vehicles in the full traffic impact study. Narrative must include a detailed explanation of how the service vehicles will be handled by the proposed gates, largest size of the expected service vehicle, gate operations, service vehicles frequency, etc. Site must provide enough inbound vehicle reservoir for the service vehicles. Vehicles are not permitted to queued on the public right of way of an external roadway system.

Response: The narrative of the proposed access and entry gate operations has been updated in the report based on updates to the site plan. As noted in the updated report, access to the proposed development will be provided via three (3) driveways along SR A1A/Hillsboro Mile. Two (2) full-access driveways will be located along the east side of the roadway providing access to 112 multifamily units with the southern driveway providing passenger vehicle access and the northern driveway providing loading vehicle access exclusively. One (1) full-access driveway will be located along the west side of the roadway providing access to nine (9) townhomes and residential amenities providing passenger and loading vehicle access. The proposed development provides dedicated loading areas to accommodate loading maneuvers within the site, outside of public right-of-way. Note that the largest anticipated loading vehicle is a single unit (SU-30) truck.

Additionally, the proposed entry gates will provide one (1) entry lane for the high-rise (east) and two (2) entry lanes for townhome (west) development. The proposed entry gate for the high-rise development is located approximately 100 feet (22 feet for the service position and 78 feet of storage) from public right-of-way on the east side of SR A1A/Hillsboro Mile. The proposed entry gate for the townhouse development is located approximately 65 feet (22 feet for the service position and 43 feet of storage) from public right-of-way on the west side of SR A1A/Hillsboro Mile. At the request of FDOT District 4, an entry gate is proposed for the loading vehicle access driveway serving the high-rise development. Note that approximately 36 feet of storage is provided between the proposed gate and the public right-of-way, which can accommodate an SU-30 truck. Note that a dock master will be present on site to direct loading vehicles in and out of the loading and associated maneuvering areas provided onsite. Specific service vehicle frequency/schedule is unknown at this time. However, it is anticipated to be consistent with typical developments of this type.

Please refer to the updated traffic report.

4. Please show the distance from the ultimate ROW line to all proposed gates on the site plan. Vehicles are not permitted to queued on the public right of way of an external roadway system.

Response: The required measurements have been added to the site plan included in Appendix A of the report. As mentioned in the report, the 95th percentile queue length is less than one (1) vehicle behind the service position during the A.M. and P.M. peak hours for both the high-rise development entry gate and the townhome development entry gate. The 95th percentile queue length represents the queue length that will not be exceeded 95 percent (95%) of the time. Therefore, the analysis determined that one (1) entry lane is sufficient to accommodate all anticipated queues on-site without extending into the right-of-way and/or easement along SR A1A/Hillsboro Mile. Please refer to the updated traffic report.

5. The Town of Hillsboro Code of Ordinances defines a stacking space as 12 feet wide by 22 feet in length. Please revise the entry gate analyses provided in Appendix G, based on the number of stacking spaces calculated from the first stopping (either a gate or a card reader point, etc) to the right of way line.

Response: The entry gate analysis has been revised to utilize stacking spaces 22 feet in length in lieu of the 25 feet previously assumed. Please refer to the updated traffic report.

6. Please provide the average daily traffic volume to be expected by the two proposed sites. These volumes will help determine the proposed main access driveways design criteria to be used.

Response: Daily weekday trip generation calculations have been included in Appendix E of the updated report. Please refer to the updated traffic report.

7. Please modify table shown on page 54 of the study dated 7.27.21. Only 48-hour traffic volume counts were requested for this analysis. Also, please verify the volumes listed, table provided does not reflect data collected for the site or the appropriate count station number. Please modify other tables or appendices as necessary.

Response: The report has been updated to note the 48-hour traffic volume counts collected. The COVID-19 Volume Adjustment Calculations table has been updated accordingly. Volumes have been verified to be correct as previously submitted. Please refer to the updated traffic report.

8. Page 17 of the study under the “Future Total Traffic”, refers to Volume developmental worksheets for the study intersections. However, there were no intersections studied as part of this TIA. Please revise the section of the study.

Response: The narrative provided under the Future Total Traffic section of the report has been updated accordingly. Please refer to the updated traffic report.

9. Page 95 in Appendix F, refers to Volume developmental worksheets for the study intersections, please modify the title of the worksheet. Also, please identify somewhere on the table the AM and PM peak hours utilized for the develop volumes.

Response: The title of the volume development sheets have been updated accordingly. The AM and PM peak hours have been noted on the segment volume development sheets included in Appendix F of the report. Please refer the updated traffic report.

10. According to the valet analysis provided, both parcels will have access to the proposed valet services on the east parcel, please indicate this in the study under the Valet Operations Analysis section.

Response: As mentioned in the report, valet is only provided for the high-rise development. All users accessing the townhome development will be required to self-park.

11. Please update the copy of the site provided in Appendix A, after the following review comments have been addressed.

Response: The site plan included in Appendix A of the report has been updated. Please refer to the updated traffic report.

12. Please provide sufficient back out area for the southernmost parking stall at the proposed 2,850 SF townhouse (West side of A1A)

Response: ARQ

13. Please provide sufficient back out area for the easternmost parking stall along the south side of the proposed parcel B Underground parking -Lower & Upper Level (East side of A1A)

Response: ARQ

14. Please provide sufficient back out area for the two parking stalls shown below, just south of the proposed terrace. (East side of A1A)

Response: ARQ

15. Please clarify and differentiate between the Lower and Upper Levels of Underground Parking. Plan Sheets A1-01 and A1-02 have the same call-out labels along the parking drive-aisle that read “UNDERGROUND PARKING -LOWER LEVEL” however, both of these call-outs have different parking calculations and each plan sheet has a different name. Please address this issue.

Response: ARQ

16. Please be advised that plan sheet C4.00 depicts the maneuverability of a WB-40 truck, the design vehicle, for the east and west side parcels. The turnaround movement for the truck

along the east parcel shows the truck going over “ART” as well as the designated pedestrian area along the lobby floor. Please address this issue.

Response: ARQ. The art is above the turning movement of the WB-40, which is the template used for a emergency fire truck.

17. Plan sheet C4.01 Maneuverability Plan Ground, shows three different truck access scenarios going in but there are none demonstrating that the same truck can go out. Site should be able to provide complete access (egress and ingress) for the design vehicle. Please address this issue.

Response: See revised sheets C5.00-C5.02 for the addition of the egress routing.

18. The paving and Grading plan does not identify the “Beach Path (Limited Service Access)” , northern portion of the east parcel, as being proposed to be paved. However, plan sheet C4.01 provides a scenario of a WB-40 truck driving through the Beach Path. Please provide a paved surface for truck accessibility along the Beach Path.

Response: ARQ. The revised PGD plan sheet C3.03 is showing the path to be stabilized surface. This is for emergency access and limited town use only. A paved surface is not permitted within the conservation/dune area.

19. Provide dimensions of proposed standard and parallel parking stalls in accordance with Town of Hillsboro Beach Code of Ordinances Section 12.49.

Response: ARQ. See attached sheets C2.01-C2.04 for the dimensions of the parking stalls on the west parcel.

20. Please provide a pavement marking and signage plan prepared by a registered professional engineer in the State of Florida should be provided for review and comments.

Response: See attached sheets C2.01-C2.04 for the pavement marking and signage plans.

21. Please ensure 8 feet of clear trunk for the following two trees adjacent to the site distance triangles by the southern access gate for the west parcel.

Response: ARQ

22. Please ensure 8 feet of clear trunk for the proposed palm tree by the guest parking lot for the west parcel.

Response: ARQ

23. Additional comments may be provided after the submittal of the revised traffic impact study and the signing and pavement marking plan.

Response: Noted.

Please feel free to contact me at (561) 404-7248 or mike.spruce@kimley-horn.com should you have any questions.

Sincerely,

Michael Spruce, P.E.
Vice President

Town of Hillsboro Beach Development Review Comments

Town of Hillsboro Beach Development Review Comments
Project Summary
Application: Landscape Plan Review for 1174-1185 Hillsboro Mile.
Application Summary: The applicant is submitting proposed site plan for multi-family development with associated parking, drainage, and landscaping.
Development Review Committee 1st Review Comments
Landscape: Bill Tesauro (CGA) 954-921-7781

RLA of Record: Alejandro J. Perez

Date: NOVEMBER 5TH, 2021

If you have any questions, please contact RLA Alejandro J. Perez
aperez@arquitectonicageo.com
P +1 (305) 372-1812 EXT 1106

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1. Please be advised that the proposed tree disposition plans are reviewed and approved by the Broward County for all tree preservation and tree permits. *** Recommend contacting them ASAP. NOTE: Please add a note that that all Tree Preservation, including, but not limited to tree trimming, tree removal, tree relocation, tree barricades and tree permits are being reviewed by Broward County. NOTE: Please clarify the existing Sea grapes on the survey and tree disposition plans and the existing trees on the other parcel not on the disposition and mitigation plans. Also, please clarify why no palms are proposed for relocation. Lastly, if any existing trees are proposed to be preserved, please indicate the proposed grade changes and the distance of any proposed impervious areas to them.

Response: Comment acknowledged but to due to pending information is unbale to be addressed at the moment.

2. Please clarify how the existing ecological community is being preserved and not being affected by this proposed development. NOTE: It appears that a road is proposed and some walkways, as well as elevation changes.

Response: sidewalks and bike lanes have been removed from the proposed design. The dune areas are to remain as is to preserve its ecological condition. Also, a swale is being proposed to capture and help drain storm-water runoffs. Refer to updated landscape plans on sheets L1-11, L1-12 and L1-13.

3. Please provide a plan indicating the proposed impervious areas and pervious area to review and verify the proposed percentages. Also, please clarify what is considered pervious and what is not. NOTE: Some areas on the plans are synthetic turf, pavers, and other items. Lastly, is the proposed road, 10' road easement on both parcels and walkways in the ecological community on the pervious area count.

Response: A plan has been provided indicating the proposed impervious and pervious areas to indicate the proposed percentages. In the diagram and schedule the impervious areas are identified as off-street parking (in grey) and the pervious areas as landscape (in green). They represent areas open to the sky. Refer to landscape calculation sheet L0-02.

4. Please provide a complete - required and provided landscape table. Also, please provide all the tag lines and quantities on the planting plans of proposed landscape. Lastly, please provide specific accents, hedges, shrubs, vines, and groundcovers and not a cafeteria selection of proposed species. *** Please provide sheet with the overall plant list

Response: Refer to trees plan sheet L1-12 and shrubs plan sheet L1-13

5. Please provide and clearly label **all** existing and proposed drainage easements and utility easements on the site, civil and landscape plans to determine that landscaping can be planted in the required landscape buffers and other landscape areas. Also, please be advised that landscaping cannot be planted in the existing or proposed drainage maintenance easement, water sewer easements, drainage flow easements, without written approval from the easement holders and Town. NOTE: The minimum landscape requirements for landscape width, trees and hedges must be met. As such. **Highly Recommend** that the plans be reviewed by the applicable drainage agency before resubmittal to determine if trees and landscaping can be planted in the easements, as some of the agencies **have not been as amenable lately.** Lastly, the proposed landscape buffers and landscape requirements must be met.

Response: all utility easements have been identified in plan per civil. Refer to all updated landscape plans

6. Please dimension all landscape areas on the site plan to determine that the proposed landscape buffers, landscape islands and all landscape areas meet at least the minimum required code requirements. NOTE: There is a proposed road and 10' road easement on both parcels.

Response: Landscape buffers and areas have been dimensioned and labeled. Refer to all updated landscape plans

7. Please dimension, label and provide at least the minimum required 10' wide landscape buffers along the all the perimeters with one shade tree per 30 linear feet thereof. Also, provide at least the minimum required 24" tall continuous hedge. Lastly, provide the length of each landscape buffer with the number of required and provided trees in the chart.

Response: Dimensions and labels have been provided for landscape buffers along the perimeters, and shade trees have been placed 30 linear feet thereof. Number of provided trees can be found in the chart. Refer to sheet L1-12.

8. Please clarify and provide the required foundation planting of 20% of the building's facade the widest ROW.

Response: Ecological communities encouraged. Refer to sheet L0-02 landscape calculations. 80% of the facade of parcel B which is adjacent to the widest ROW is vegetated with trees, shrubs and groundcovers.

9. Please dimension and provide the proposed landscape islands to verify that they are at least the minimum required 9' wide including curbs with 8' wide landscape areas. Also, please provide at least the minimum required shade tree or three palms in each landscape island. Lastly, please label and provide the required Type "D" cubing around each landscape island.

Response: the proposed landscape buffers exceed 9'-0" in width on each side of state road A-1-A Hillsboro mile.

10. Please provide an irrigation plan to review per the code requirements.

Response: An irrigation plan has been provided. Refer to sheet IR-10.

11. Please indicate any proposed walls, fences, retaining walls, or sea walls on the landscape plans. Also, please provide a detail for them, including but not limited to height, type, color, and any footers.

Response: Seawall/retaining wall is indicated in the landscape plans and is subject to improvement. Refer to architecture drawings for more information.

12. Please clarify and provide a civil cross section of all the landscape buffers with existing and

proposed grades to determine that they are bermed or flat at grade. Also, any proposed retention areas outside the buffers must be at a 4 to 1 slope. Lastly, how does any grade changes affect the adjacent properties per code requirements.

Response: landscape cross sections have been updated. Refer to sheets L3-10 and L3-11.

13. Please indicate any existing and/or relocated overhead utility lines on the landscape plans and utilize the Right Tree for the Right Place for the proposed trees and palms. NOTE: The site has existing overhead lines.

Response: The proposed trees have been chosen per the intent to bury the existing overhead lines. Refer to the ground level tree plan on sheet L1-12.

14. Please provide the proposed and existing underground lines on the landscape plans to verify if there are any conflicts with the proposed or existing trees.

Response: The underground utilities have been provided by civil and they are reflecting in the landscape plans. Refer to ground level tree plan L1-12.

15. Please provide the required clear sight triangle on the landscape plans and add a note next to the clear site triangles that the landscaping will be maintained at the code requirements for sight visibility.

Response: The visibility site triangles have been added as well as a note that the landscaping will be maintained at the code requirements for sight visibility. Refer to updated landscape plans on sheets L1-12 ground level tree plan and L1-13 ground level shrub plan.

16. Please provide the current landscape code requirements, including but not limited to the code required specifications, degree of drought tolerance and native requirements.

Response: the current landscape code requirement: BROWARD COUNTY CODE OF ORDINANCES - CHAPTER 39. SEC. 39-87. MINIMUM LANDSCAPE REQUIREMENTS – MULTIFAMILY.
For shade trees, any property line abutting a public thoroughfare: 1 shade tree spaced 30 ft. on center. Any property line not abutting a public thoroughfare: 1 shade tree spaced 30 ft. on center when abutting a single family or duplex residential. For open space, 1 tree per 2,000 sq. ft or lot are. For native trees, fifty percent (50%) of all vegetation to be native to south Florida. For shrubs, in open space: 10 shrubs per every 2,000 sq. ft of lot area. For native shrubs, fifty recent all vegetation to be native to south Florida. for turf, maximum fifty percent (50%) of all landscape areas. For foundation planting 20% of building frontage facing widest right of way. Ecological communities encouraged. Refer to sheet L0-02 landscape calculations.

17. Please provide the percentage palms, as only 30% is required of the required trees. Also, the

Sabal palms require three plans to be shade trees. Recommend providing them in at least groups of three.

Response: 256 trees and 119 palms are being proposed which is a total of 375 trees and palms in total. Therefore, the percentage of palms being proposed is 32% which exceeds the minimum required.

18. Please provide at least the minimum required height, spread and on center spacing for the proposed shrubs and ground cover. NOTE: All proposed ground covers require a minimum of 50% coverage at time of planting and hedges need to be continuous.

Response: Refer to shrubs a grouncovers plan sheet L1-13

19. Please demonstrate that the principals of Florida Friendly are being utilized on this project.

Response: The guiding principles of Florida-Friendly Landscaping are followed by proposing the appropriate planting material such as Florida native trees and shrubs capable to resist salt spray and high winds. The right place, meaning the landscape design has been conceived in order to offer a healthy environment for the future users of the site. We are proposing drought tolerant species which will help efficiently manage the use of water. A note: "All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source" has been added to ensure proper fertilization of the plant materials and manage yard pests responsibly. Mulch has also been proposed at all planting bed to ensure moisture balance and water conservation. A swale is being proposed in order to capture and reduce stormwater runoff. The dunes are being preserved and salt tolerant trees are being proposed to protect the waterfront. In terms of recycling, refer to architecture.

20. Please clarify and provide the maximum 50% high water turfgrass (label sod areas) of all the pervious area on site.

Response: In the hardscape plan, the lawn areas are labeled as sod and on the shrub and groundcover plan, the lawn areas are labeled as lawn. Refer to L1-11 and L1-13.

21. Please indicate all the proposed or existing stop signs on the landscape plans to ensure that the proper visibility will be provided with any proposed or existing landscape.

Response: Proposed stop signs have been identified. Refer to updated landscape plans on sheets, L1-11, L1-12, L1-13.

22. Please provide the existing, relocated, and proposed fire hydrants and fire check valves on the landscape plans. Also, provide at least the minimum required 7.5' clearance from all landscape material to the front and sides, with 4' clearance from the rear on the proposed and existing fire hydrants and fire department check valves. Recommend a dashed symbol on the landscape plans. NOTE: A tree is required in each landscape island.

Response: Existing fire hydrants have been labeled in plan per Civil. A 7.5' clearance from all landscape materials have been added around the fire hydrants. Proposed trees next to fire hydrants have been relocated 4 feet away from the hydrants. Refer to updated landscape plans on sheets L1-11, L1-12 and L1-13.

23. Please provide the proposed, relocated, and existing lighting on the landscape plan with the required minimum separation of 12' from the lights and large trees or 7' from the lights for palms. Recommend dashed circle for the separation. NOTE: A tree is required in the landscape islands. *** All proposed lighting must meet the Turtle lighting requirements, including any proposed landscape lighting.

Response: Refer to L1-11

24. Please provide the required 36" tall screening around the proposed or existing dumpsters, FPL transformers, A/C units, generators, above ground utilities, and irrigation pump.

Response: Above ground utilities and irrigation backflow preventers are being screened by 36" tall or more landscape materials. There are no existing dumpsters, a/c units and generators exposed to outdoors.

25. Please provide 24" depth the root barrier details. Also, please clarify if a dumpster is proposed. If so, please indicate it on the plans and provide the required screening around it.

Response: 24" deep root barrier detail has been added. Refer to detail #4 on Sheet L5-11 Ground level hardscape details. There is no dumpster on the west side/Parcel A. Each townhouse will have their own garbage container and will be picked up by a truck. Refer to architecture for trash chutes and trash collector locations in Parcel B.

26. Please provide landscaping around all proposed monument signs.

Response: Landscaping areas have been added around all monument signs on parcel A and B.

L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN AND L1-11 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL HARDSCAPE PLAN.

27. Please eliminate the large mulch areas.

Response: No large mulch area provided.

28. Please recheck some the small landscape areas to verify if the proposed landscaping can be planted within them to meet the proper horticultural practices. Also, some of the proposed trees and palms appear to be too close to buildings and may cause future damage to the buildings.

Response: the trees along the buildings, which have been planted six feet or more along the walls are medium trees such as pigeon plum and silver buttonwood, which do not have heavy root systems, therefore should not cause damage to proposed structures.

29. The proposed large Strangler Fig Ficus tree must be Florida Grade #1 or better.

Response: The proposed large strangler fig tagged FS2 in the tree plan is to be a specimen, collected. Refer to the ground level tree plan on sheet L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN.

30. Recommend not utilizing the proposed Mahogany trees as they drop hard fruit which can damage vehicles and cause a tripping hazard. Also, please add certified LY to the proposed Coconut palms and add a note that it shall be unlawful to allow a Coconut palms between June 1 and November 30 of each year to have coconuts exceeding 6”in diameter. Lastly, I would recommend that the proposed Coconut palms not be utilized as part of the roof planting so not allow any coconuts to be utilized as projectiles.

Response: comment acknowledged. Coconut trees specification has been updated and note has been added. Refer to the ground level tree plan on sheet L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN.

31. Recommend rechecking the proposed landscaping which will be most affected by the wind, sand, and salt spray. Additionally, please beware of the possible wind tunnel effect on the proposed landscaping which can strip all the foliage from the landscaping.

Response: Comment acknowledged. Species such as clusia rosea, buttonwood (green and silver), sabal palmetto are being proposed to address potential wind tunnel issues, as well as sand and

salt spray. Refer to the ground level tree plan on sheet L1-12 PARCEL A - GROUND LEVEL /PARCEL B - UNDERGROUND PARKING -UPPER LEVEL TREE PLAN.

32. Recommend hedges around all the proposed tennis courts.

Response: Refer to L1-13 for shrubs and groundcovers plan.

33. Recommend calling to discuss the landscape and tree disposition comments.

Response: Comment acknowledged.

34. Please provide all the following notes on the landscape plans:

• All landscaping shall be Florida grade #1 or better. Response: Refer to note 2 under plant specification on sheet L0-01 Landscape Notes.

• All tree removal and relocated trees will require a tree permit and bonding from Broward County prior to the commencement of work. Response: Note has been added. Refer to note 29 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

• All principals of Florida-Friendly landscaping and design standings shall be utilized. Response: Refer to note 14 under planting specifications on sheet L0-01 Landscape Notes.

• All landscaping shall meet or exceed code specification requirements. Response: Note has been added. Refer to note 30 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

• Call Sunshine One Call Service at 811 before you dig. Response: Note has been added. Refer to note 31 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

• A tree removal and/or relocation permit shall be obtained from Broward County prior to the commencement of any work. Response: Note has been added. Refer to note 32 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

• All landscaping shall be warranted for 1 year after final acceptance. Response: Note has been added. Refer to note 33 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

• All groundcovers shall be installed at 50% coverage and 100% within 6 months after final acceptance. Response: Note has been added. Refer to note 34 under general landscape notes cont'd on sheet L0-01 Landscape Notes.

• All Landscape islands shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the buildings require

excavation to a depth of 12” and backfilled with specified planting soil mix. Response: Note has been added. Refer to note 35 under general landscape notes cont’d on sheet L0-01 Landscape Notes.

• No landscape substitutions shall be made without the Town of Hillsboro Beach approval. Response: Note has been added. Refer to note 36 under general landscape notes cont’d on sheet L0-01 Landscape Notes.

• An underground, rust free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection. Response: Note has been added. Refer to note 37 under general landscape notes cont’d on sheet L0-01 Landscape Notes.

• All PVC risers must be pained flat black and irrigation system shall have no overspray onto impervious areas. Response: Note has been added. Refer to note 38 under general landscape notes cont’d on sheet L0-01 Landscape Notes.

• All trees and palms shall be braced or guyed, and all nylon straps or wood bracing shall be removed within one year of final inspection. Response: Note has been added. Refer to note 15 under planting specification on sheet L0-01 Landscape Notes.

• The planting soil must be 50% muck and 50% sand and must free of construction debris, weeds, rocks, and ph. between 6.5 and 7.0. Response: Note has been added. Refer to note 13 under soil preparation and soil mix on sheet L0-01 Landscape Notes.

• All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source. Response: Note has been added. Refer to note 16 under planting specification on sheet L0-01 Landscape Notes.

• All plants to be top dressed in 3” deep layer of arsenic free organic mulch. Response: Note has been added. Refer to note 39 under general landscape notes cont’d on sheet L0-01 Landscape Notes.

• All trees or palms in lawn areas shall receive a 2-foot diameter mulch ring around the trees and the mulch must be pulled away 3” from the trunks. Response: Note has been added. Refer to note 40 under general landscape notes cont’d on sheet L0-01 Landscape.

• All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36”at installation. Response: Note has been added. Refer to note 17 under planting specification on sheet L0-01 Landscape Notes.

• All sod to be healthy, weed/pest free (including fungus and disease) laid smooth with tight alternating/abutting joints over 2” topsoil and conform to curbs and planters. Response: Note has been added. Refer to note 18 under planting specification on sheet L0-01 Landscape Notes.

• All plant root balls shall be 10% above grade and the wire baskets, burlap, string, and rope must be removed. Response: Note has been added. Refer to note 19 under planting specification on sheet L0-01 Landscape Notes.

• All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material. Response: Note has been added. Refer to note 20 under planting specification on sheet L0-01 Landscape Notes.

• All lights shall have a minimum 12' separation on large trees and 7'on palms. Response: Note has been added. Refer to note 21 under planting specification on sheet L0-01 Landscape Notes.

• All planting pits shall be a minimum of 2X the root ball diameter. Response: Note has been added. Refer to note 22 under planting specification on sheet L0-01 Landscape Notes.

• All trees trimming shall be done in accordance with Broward County requirements. Response: Refer to note 25 under general landscape notes cont'd on sheet L0-01 Landscape.

• All existing landscaping, including but not limited to tree, palms, shrubs, groundcover, sod, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection. Response: Note has been added. Refer to note 42 under general landscape notes cont'd on sheet L0-01 Landscape.

• Remove all invasive exotic plants from the site. Response: Note has been added. Refer to note 43 under general landscape notes cont'd on sheet L0-01 Landscape.

• All owners of the land or their agents shall be responsible for the maintenance of the landscaping per code. Response: Note has been added. Refer to note 44 under general landscape notes cont'd on sheet L0-01 Landscape.

• All shrubs and groundcovers of different species planted adjacent to each other shall be separated by a minimum of 18". Response: Note has been added. Refer to note 45 under general landscape notes cont'd on sheet L0-01 Landscape.

• All planting to be done in accordance with proper horticultural practices.
Response: Note has been added. Refer to note 46 under general landscape notes cont'd on sheet L0-01 Landscape.

• Call the Town of Hillsboro Beach landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction. Response: Note has been added. Refer to note 47 under general landscape notes cont'd on sheet L0-01 Landscape.

Please note we are still pending the updated arborist report; therefore, we were unable to address some of the comments. Thank you for understanding.

Sincerely,

Alejandro Javier Perez, RLA

aperez@arquitectonicageo.com
P +1 (305) 372-1812 EXT 1106

Exhibit A

The property is wholly contained within the plat titled "The Enclave at Hillsboro Beach as Recorded in Plat Book 154 Page 31, Broward County Records.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE

LOCATION SKETCH

LEGEND:

P.O.C.	DENOTES POINT OF COMMENCEMENT	U.E.	DENOTES UTILITY EASEMENT
P.O.B.	DENOTES POINT OF BEGINNING	D.E.	DENOTES DRAINAGE EASEMENT
P.O.T.	DENOTES POINT OF TERMINATION	MAINT.	DENOTES MAINTENANCE
P.B.	DENOTES PLAT BOOK	EASMT.	DENOTES EASEMENT
O.R.B.	DENOTES OFFICIAL RECORDS BOOK	DRAIN.	DENOTES DRAINAGE
PG.	DENOTES PAGE	NVAL	DENOTES NON-VEHICULAR ACCESS LINE
PGS.	DENOTES PAGES	++++	DENOTES NON-VEHICULAR ACCESS LINE
℄	DENOTES CENTER LINE	℄	DENOTES CENTER LINE
R/W	DENOTES RIGHT-OF-WAY		

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "B"
SHEET 1 OF 3 SHEETS

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

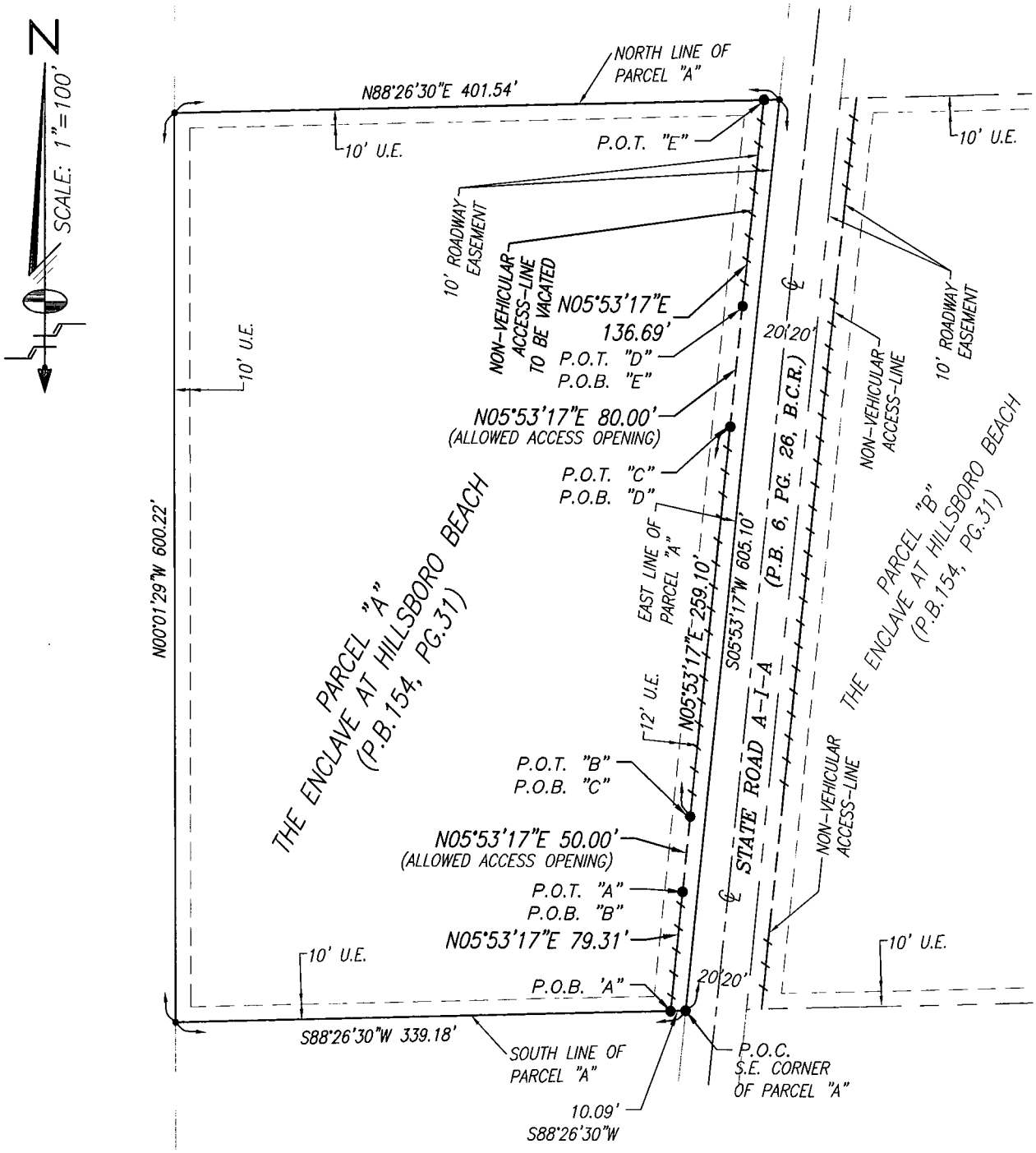
ORDER NO. 213478
DATE: AUGUST 9, 2021
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\NVAL MODIFICATION\LEGAL DESCRIPTIONS\PARCEL A - OLD NVAL(A).DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "B"
SHEET 2 OF 3 SHEETS

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

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LEGAL DESCRIPTION TO ACCOMPANY SKETCH
OLD NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

PARCEL "A" - OLD NVAL:

A PORTION OF PARCEL "A" BEING A NON-VEHICULAR ACCESS LINE AND BEING COINCIDENT WITH THE EAST LIMITS OF THE 10-FOOT-WIDE ROADWAY EASEMENT AS SHOWN WITHIN PARCEL "A"; ACCORDING TO THE PLAT OF "THE ENCLAVE AT HILLSBORO BEACH", AS RECORDED IN PLAT BOOK 154 AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "A", ACCORDING TO THE PLAT OF "THE ENCLAVE AT HILLSBORO BEACH", AS RECORDED IN PLAT BOOK 154 AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", FOR 10.09 FEET TO THE POINT OF BEGINNING "A" OF A NON-VEHICULAR ACCESS LINE; THENCE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 10.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID PARCEL "A", FOR 79.31 FEET TO THE POINT OF TERMINATION "A" OF THE NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "B" OF A 50.00 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE FOR 50.00 FEET TO THE POINT OF TERMINATION "B" OF THE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "C" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 259.10 FEET TO THE POINT OF TERMINATION "C" OF THE NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "D" OF AN 80.00 FEET WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 80.00 FEET TO THE POINT OF TERMINATION "D" OF THE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "E" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 136.69 FEET TO THE POINT OF TERMINATION "E" OF THE NON-VEHICULAR ACCESS LINE; SAID POINT OF TERMINATION "E" LYING ON THE NORTH LINE OF SAID PARCEL "A"; SAID LAST DESCRIBED FIVE COURSES BEING COINCIDENT WITH THE WEST LIMITS OF THE SAID 10-FOOT-WIDE ROADWAY EASEMENT, LYING WITHIN THE LIMITS OF SAID PARCEL "A", AS SHOWN ON THE SAID PLAT OF "THE ENCLAVE AT HILLSBORO BEACH"; ALL LYING AND BEING IN GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST, TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S05°53'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ADJACENT TO PARCEL A & PARCEL B, THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.

3) ORDERED BY: RELATED GROUP

4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "B"
SHEET 3 OF 3 SHEETS

Schwebke-Shiskin & Associates, Inc.
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REVISIONS

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\NVAL MODIFICATION\LEGAL DESCRIPTIONS\PARCEL A - OLD NVAL(A).DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE

LOCATION SKETCH

LEGEND:

P.O.C.	DENOTES POINT OF COMMENCEMENT	U.E.	DENOTES UTILITY EASEMENT
P.O.B.	DENOTES POINT OF BEGINNING	D.E.	DENOTES DRAINAGE EASEMENT
P.O.T.	DENOTES POINT OF TERMINATION	MAINT.	DENOTES MAINTENANCE
P.B.	DENOTES PLAT BOOK	EASMT.	DENOTES EASEMENT
O.R.B.	DENOTES OFFICIAL RECORDS BOOK	DRAIN.	DENOTES DRAINAGE
PG.	DENOTES PAGE	NVAL	DENOTES NON-VEHICULAR ACCESS LINE
PGS.	DENOTES PAGES	++++	DENOTES NON-VEHICULAR ACCESS LINE
℄	DENOTES CENTER LINE	℄	DENOTES CENTER LINE
R/W	DENOTES RIGHT-OF-WAY		

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EXHIBIT "C"
SHEET 1 OF 3 SHEETS

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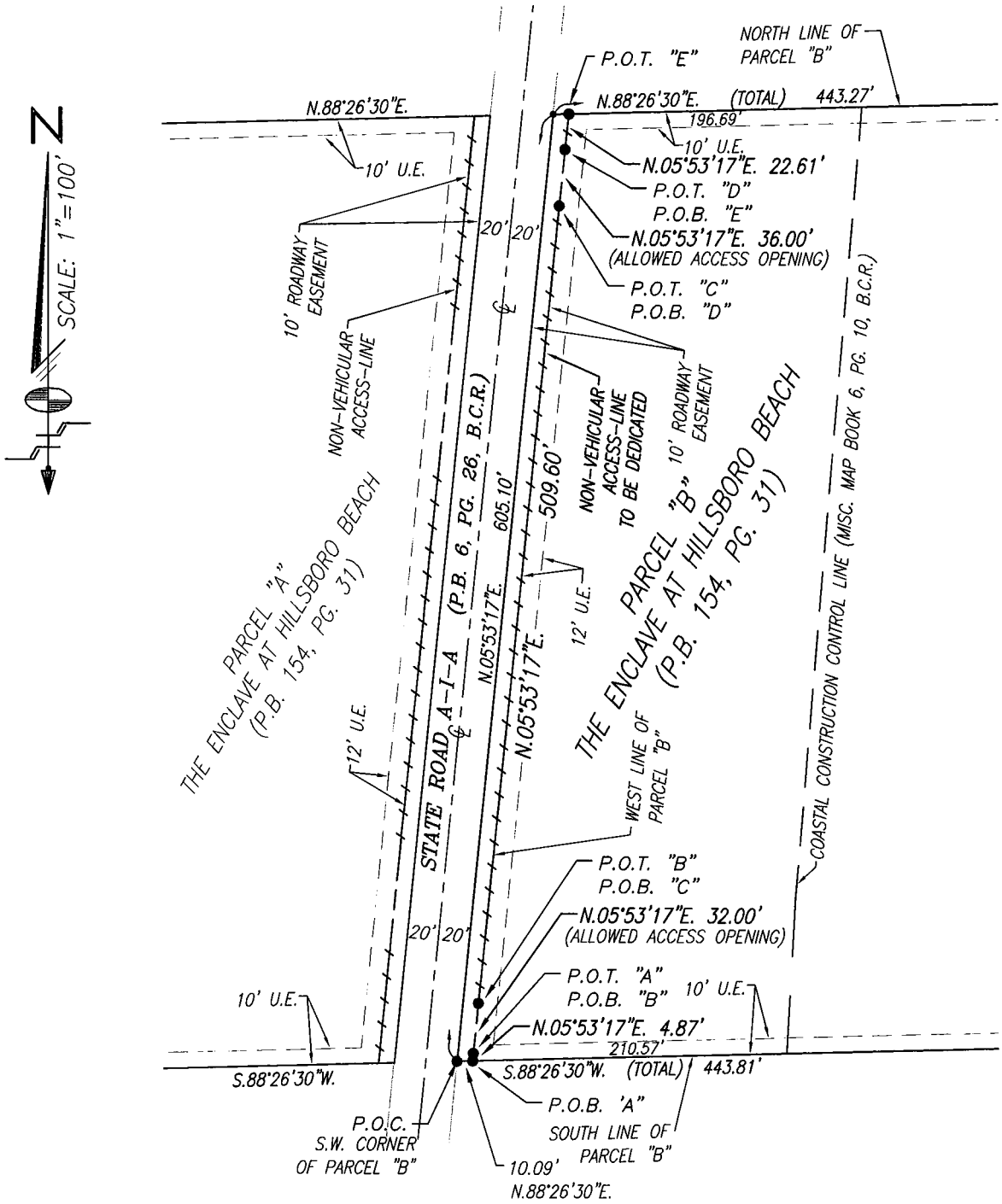
PREPARED UNDER MY SUPERVISION:
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
ALLOWED OPENINGS
10/26/21-#214310

Mark S. Johnson

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\NVAL MODIFICATION\LEGAL DESCRIPTIONS\PARCEL B - NEW NVAL-(A).DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "C"
SHEET 2 OF 3 SHEETS

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 213478
DATE: AUGUST 9, 2021
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
ALLOWED OPENINGS
10/26/21-#214310

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\NVAL MODIFICATION\LEGAL DESCRIPTIONS\PARCEL B - NEW NVAL-(A).DWG

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
NEW NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

PARCEL "B" - NEW NVAL:

A PORTION OF PARCEL "B" BEING A NON-VEHICULAR ACCESS LINE AND BEING COINCIDENT WITH THE EAST LIMITS OF THE 10-FOOT WIDE ROADWAY EASEMENT AS SHOWN WITHIN PARCEL "B"; ACCORDING TO THE PLAT OF "THE ENCLAVE AT HILLSBORO BEACH", AS RECORDED IN PLAT BOOK 154 AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "B", ACCORDING TO THE PLAT OF "THE ENCLAVE AT HILLSBORO BEACH" AS RECORDED IN PLAT BOOK 154 AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL "B", FOR 10.09 FEET TO THE POINT OF BEGINNING "A" OF A NON-VEHICULAR ACCESS LINE; THENCE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 10.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID PARCEL "B", FOR 4.87 FEET TO THE POINT OF TERMINATION "A" OF THE NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "B" OF A 32.00 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 32.00 FEET TO THE POINT OF TERMINATION "B" OF THE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "C" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 509.60 FEET TO THE POINT OF TERMINATION "C" OF THE NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "D" OF A 36.00 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 36.00 FEET TO THE POINT OF TERMINATION "D" OF THE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "E" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 53 DEGREES 17 MINUTES EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 22.61 FEET TO THE POINT OF TERMINATION "E" OF THE NON-VEHICULAR ACCESS LINE; SAID POINT OF TERMINATION "E" LYING ON THE NORTH LINE OF SAID PARCEL "B", SAID LAST DESCRIBED FIVE COURSES BEING COINCIDENT WITH THE EAST LIMITS OF THE SAID 10-FOOT WIDE ROADWAY EASEMENT, LYING WITHIN THE LIMITS OF SAID PARCEL "B", AS SHOWN ON THE SAID PLAT OF "THE ENCLAVE AT HILLSBORO BEACH"; ALL LYING AND BEING IN GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST, TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S05°53'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ADJACENT TO PARCEL A & PARCEL B, THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.

3) ORDERED BY: RELATED GROUP

4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "C"
SHEET 3 OF 3 SHEETS

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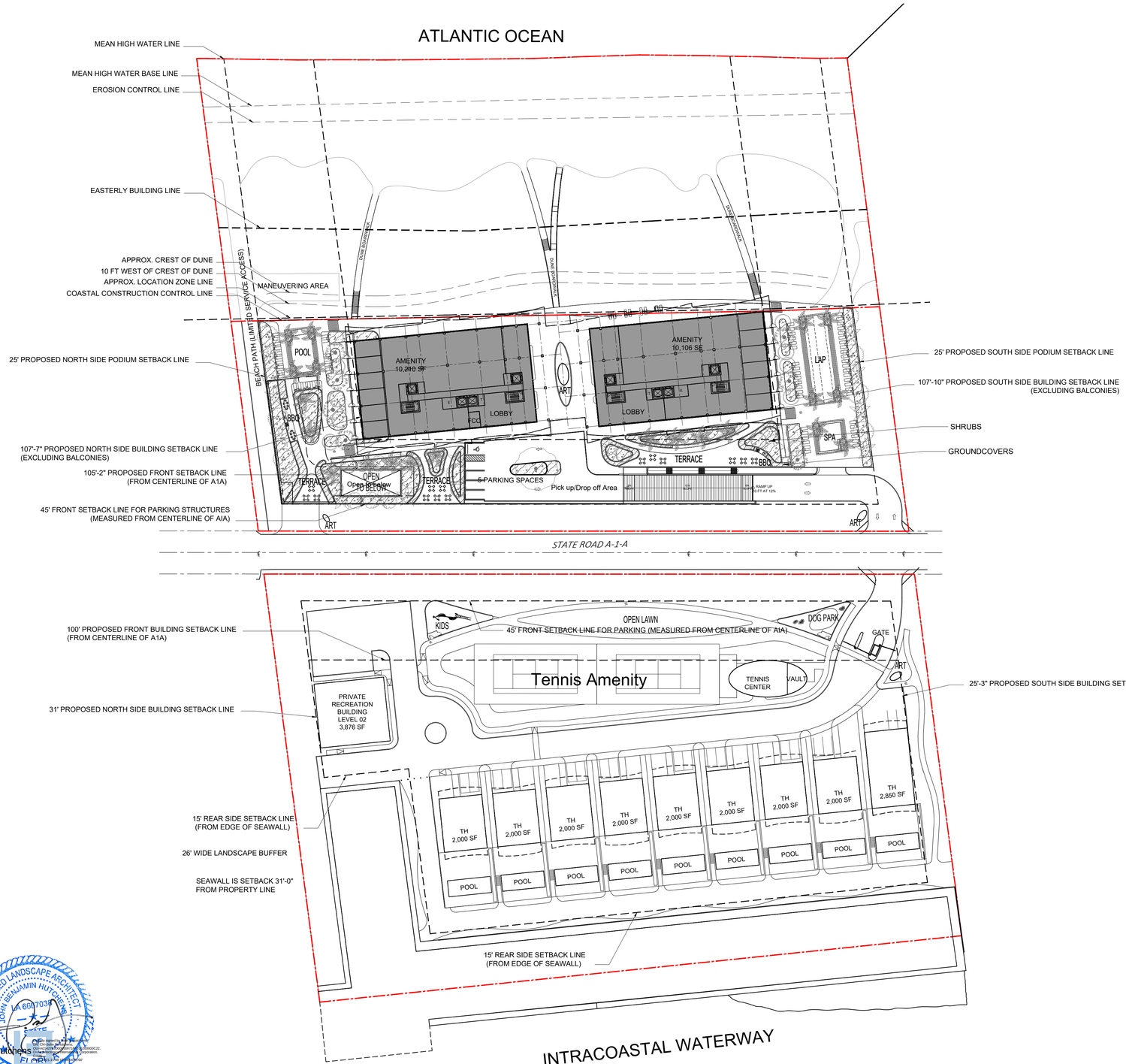
PREPARED UNDER MY SUPERVISION:
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
ALLOWED OPENINGS
10/26/21-#214310

K:\084843\ENCLAVE AT HILLSBORO BEACH (154-31)\NVAL MODIFICATION\LEGAL DESCRIPTIONS\PARCEL B - NEW NVAL-(A).DWG



John B. Hutchens

SHRUBS AND GROUNDCOVER SCHEDULE

	SHRUBS Argusia gnapholodes – Dune Sea Lavender Baccharis dioica – Broombush Falswillow Chrysobalanus icaco 'horizontalis – Horizontal Cocoplum Clusia rosea 'nana' – Dwarf Clusia Eugenia foetida - Spanish Stopper Psychotria ligustrifolia - Bahama coffee Serenoa repens 'cinerea' – Silver Saw Palmetto Suriana maritima – Bay Cedar -	10,443 sf
	GROUNDCOVERS Ernodea littoralis – Golden Creeper Helianthus debilis – Dune Sunflower Hymenocallis latifolia – Spider Lily Muhlenbergia capillaris – Muhly Grass Nephrolepis exaltata – Boston Fern Spartina patens – Sand Cordgrass Tripsacum floridana – Gamma Grass Uniola paniculata – Sea Oats Zamia pumila – Coontie -	3,241 sf

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

LOBBY LEVEL
SHRUB AND GROUNDCOVER PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE:
11/08/2021

L1-23

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667034
STATE OF FLORIDA

Digitally signed by John B. Hutchens
DN: C=US, O=ARQUITECTONICA GEO CORPORATION, CN=John B. Hutchens, E=jhutchens@arquitectonicageo.com, L=Miami, S=Florida
Date: 2021.11.08 15:32:22 -05'00'
Adobe Acrobat version: 2021.001.20150

John B. Hutchens

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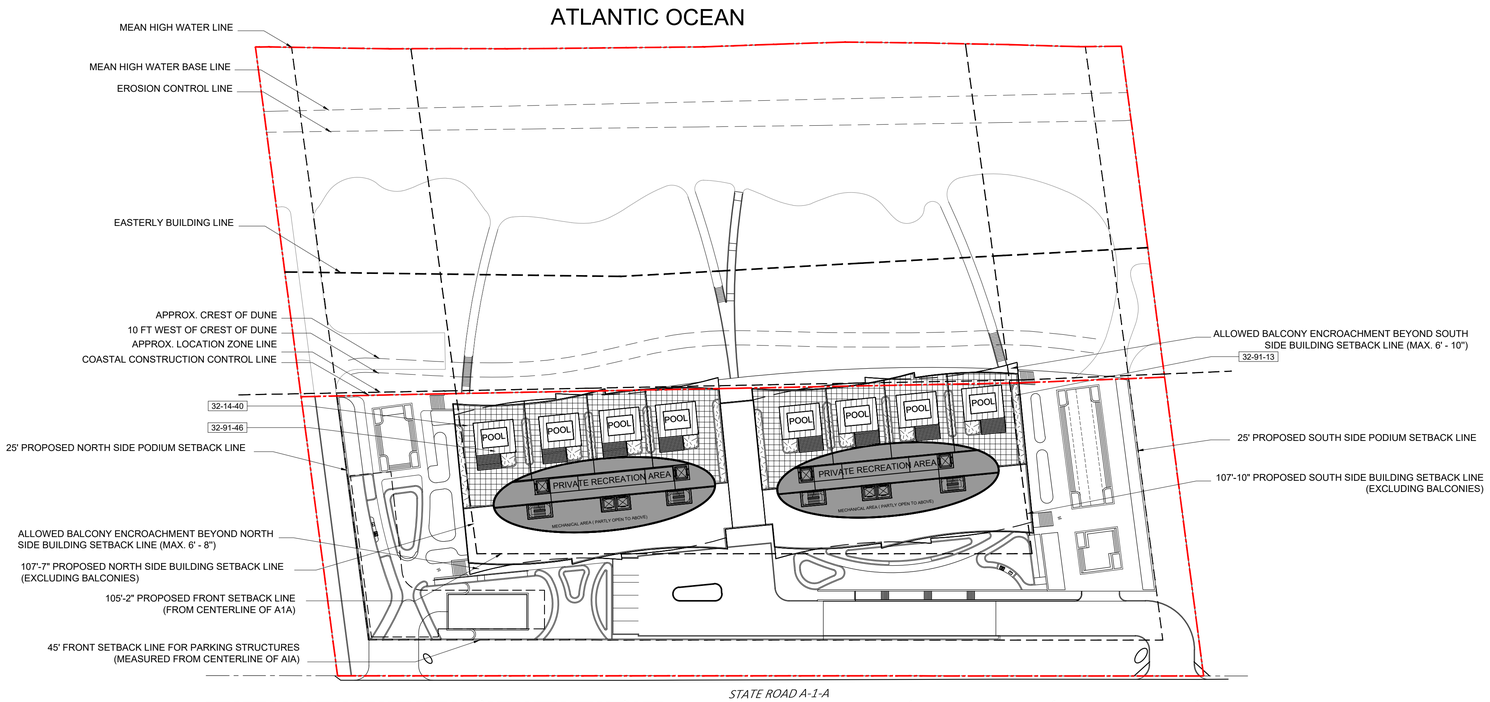
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

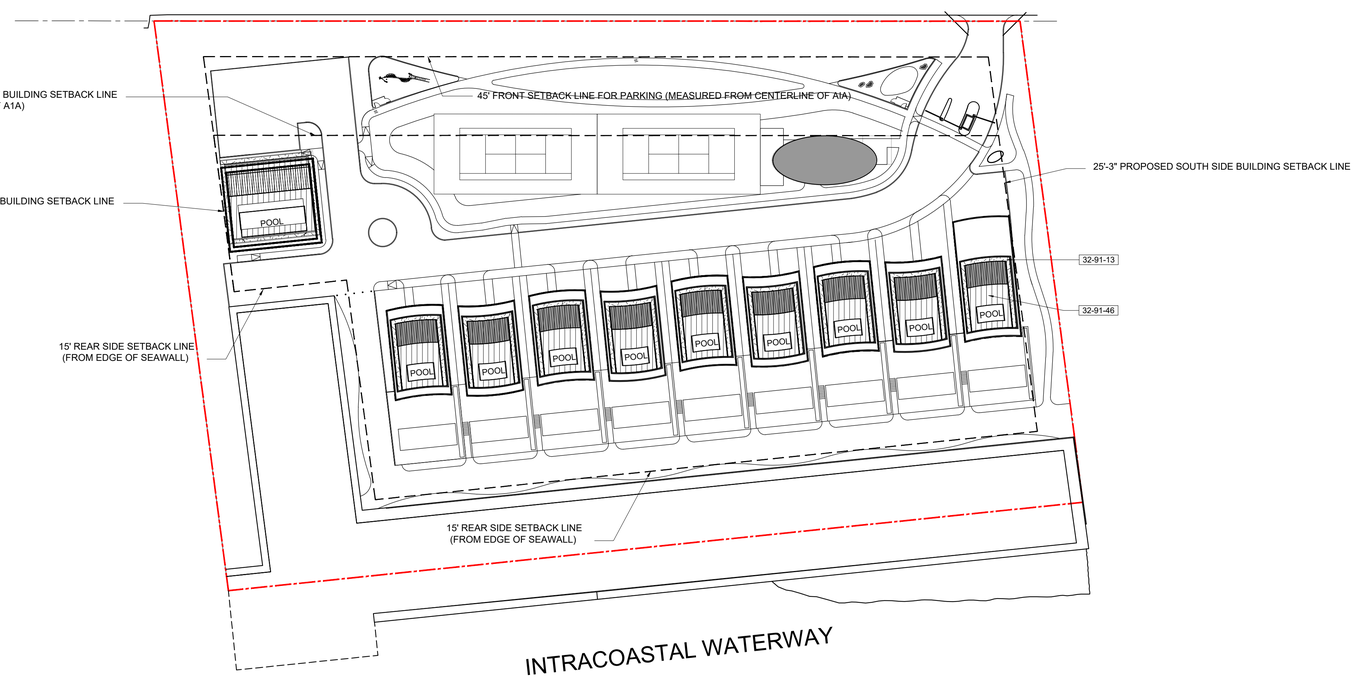
ROOF
RENDERED PLAN

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

L1-30





ROOFTOP HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	32 EXTERIOR IMPROVEMENTS	
32-14-40	ITEM: Shellstone Paver APPLICATION: Lobby Level Pool Deck Areas MANUFACTURER: Tremron PRODUCT: Shellstone COLOR: White SIZE: 12"x12"	16,734 sf
32-91-13	ITEM: Mulching APPLICATION: Planting Areas FINISH: Mini Pine Bark Nuggets COLOR: Natural	6,390 sf
32-91-46	ITEM: Wood-Look Tile APPLICATION: Rooftop Pools	17,491 sf

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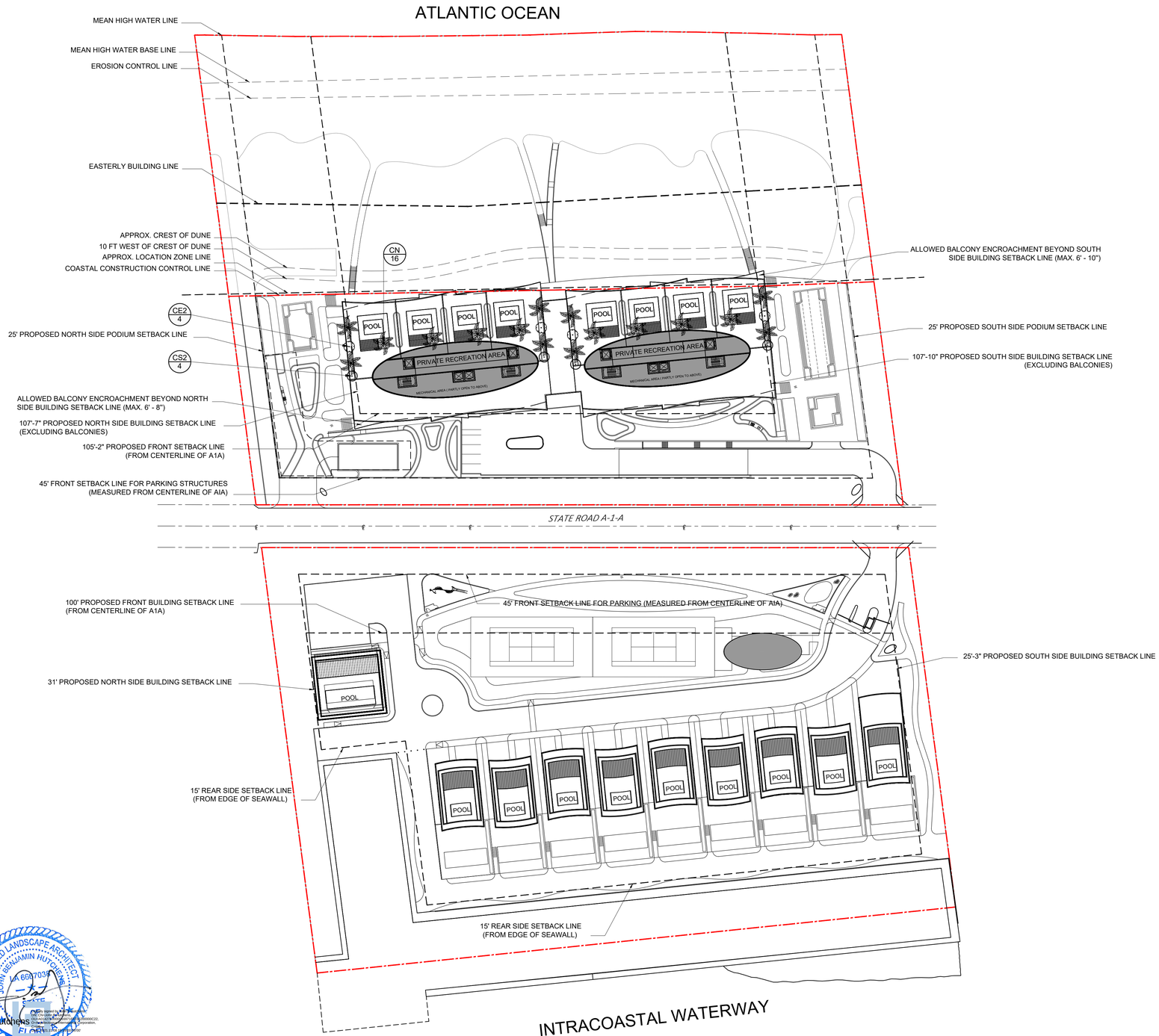
ROOF
HARDSCAPE PLAN

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

L1-31



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ROOF TOP TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CE2	4	Conocarpus erectus	Green Buttonwood	16`	10`	4" min	5`	Yes	Yes
	CS2	4	Conocarpus erectus `Sericeus`	Silver Buttonwood	12`	10`	2" min	4`	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CN	16	Cocos nucifera	Coconut Palm	20`				No	

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1174-1185 HILLSBORO MILE

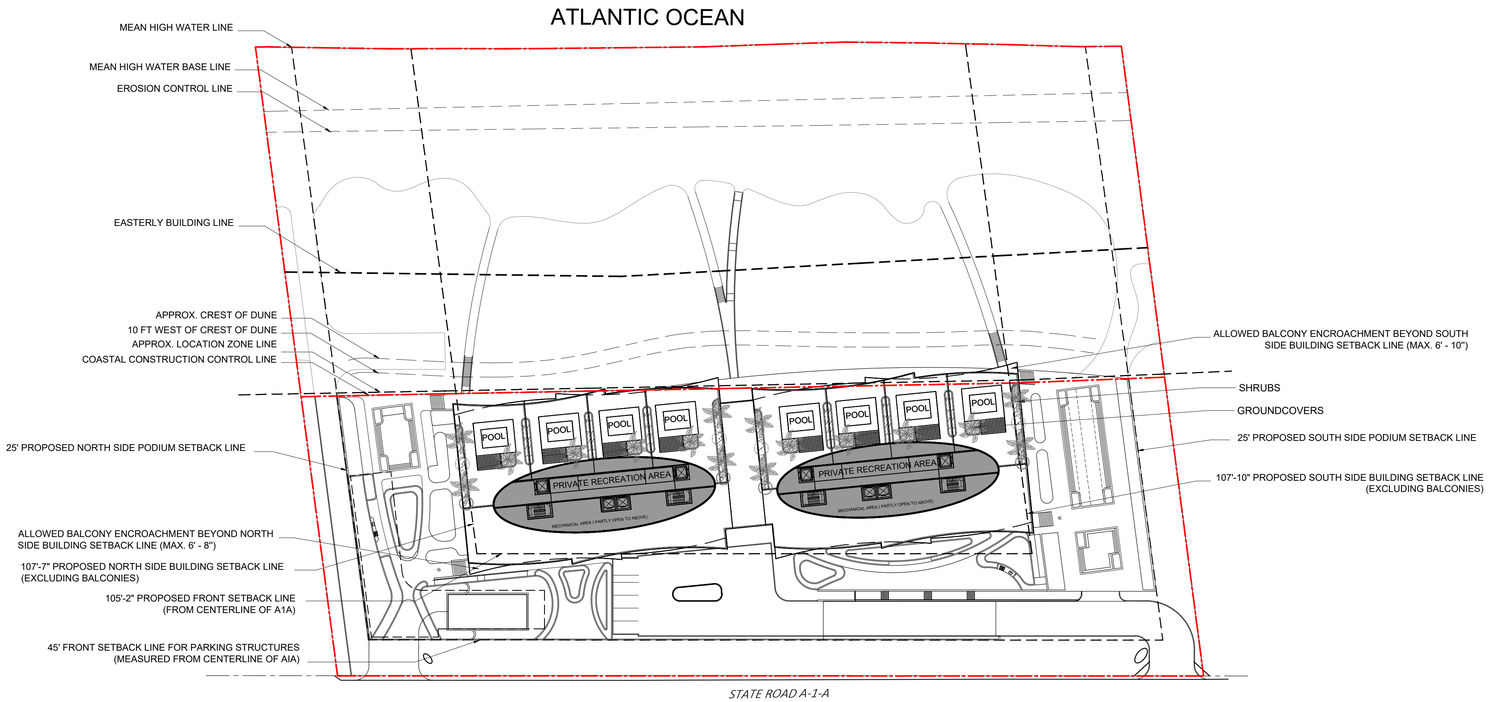
Hillsboro Beach, FL 33062

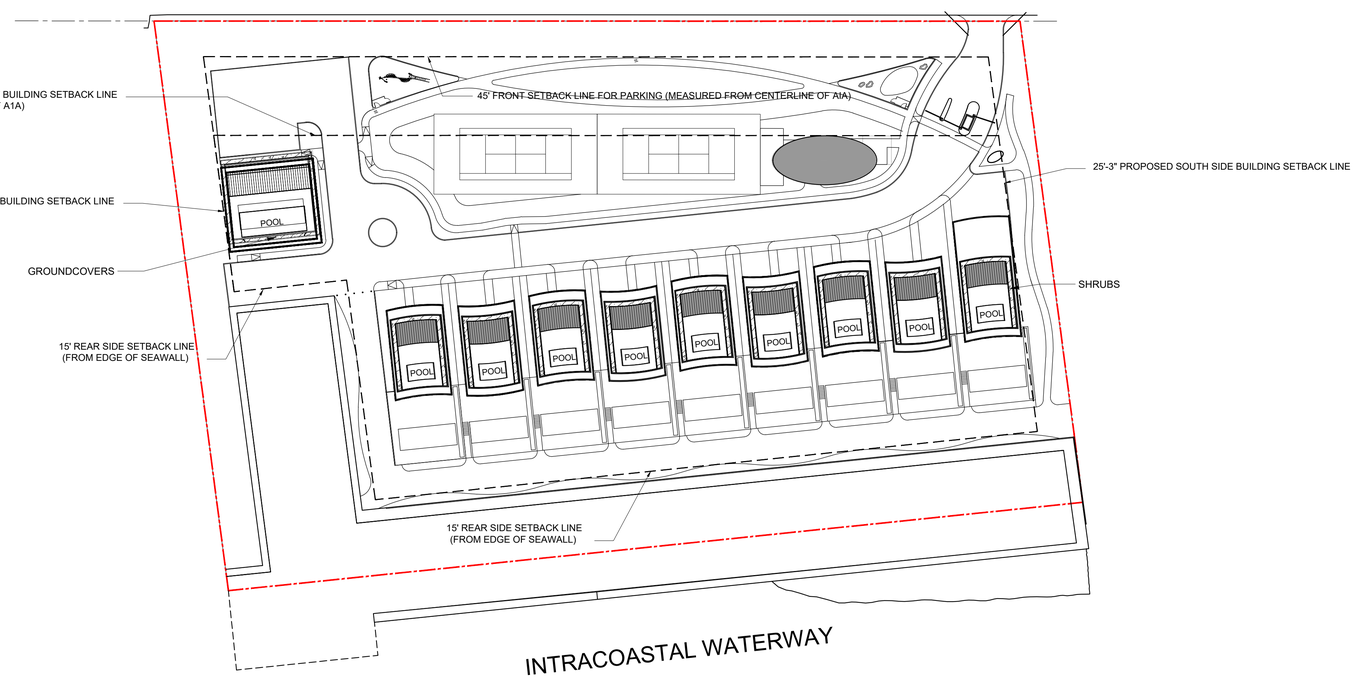
ROOF
TREE PLAN

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

L1-32





ROOFTOP SHRUBS AND GROUNDCOVER SCHEDULE

	SHRUBS Argusia gnapholodes – Dune Sea Lavender Baccharis dioica – Broombush Falswillow Chrysobalanus icaco 'horizontalis – Horizontal Cocoplum Clusia rosea 'nana' – Dwarf Clusia Eugenia foetida - Spanish Stopper Psychotria ligustrifolia - Bahama coffee Serenoa repens 'cinerea' – Silver Saw Palmetto Suriana maritima – Bay Cedar -	5,587 sf
	GROUNDCOVERS Ernodea littoralis – Golden Creeper Helianthus debilis – Dune Sunflower Hymenocallis latifolia – Spider Lily Muhlenbergia capillaris – Muhly Grass Nephrolepis exaltata – Boston Fern Spartina patens – Sand Cordgrass Tripsacum floridana – Gamma Grass Uniola paniculata – Sea Oats Zamia pumila – Coontie -	803 sf

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

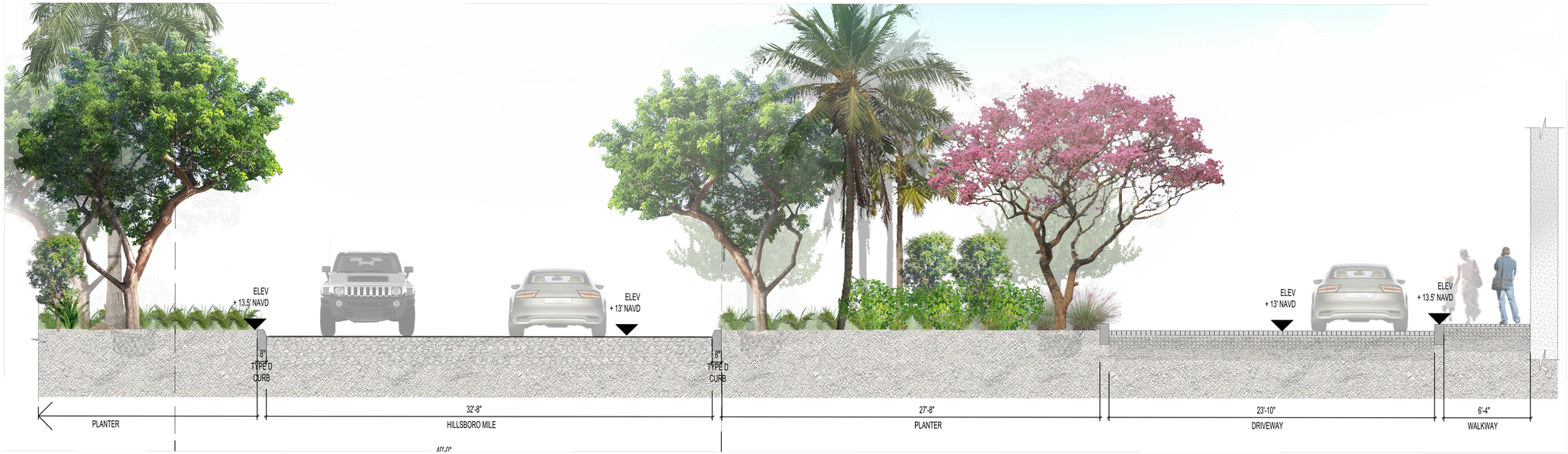
ROOF SHRUB AND GROUNDCOVER PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

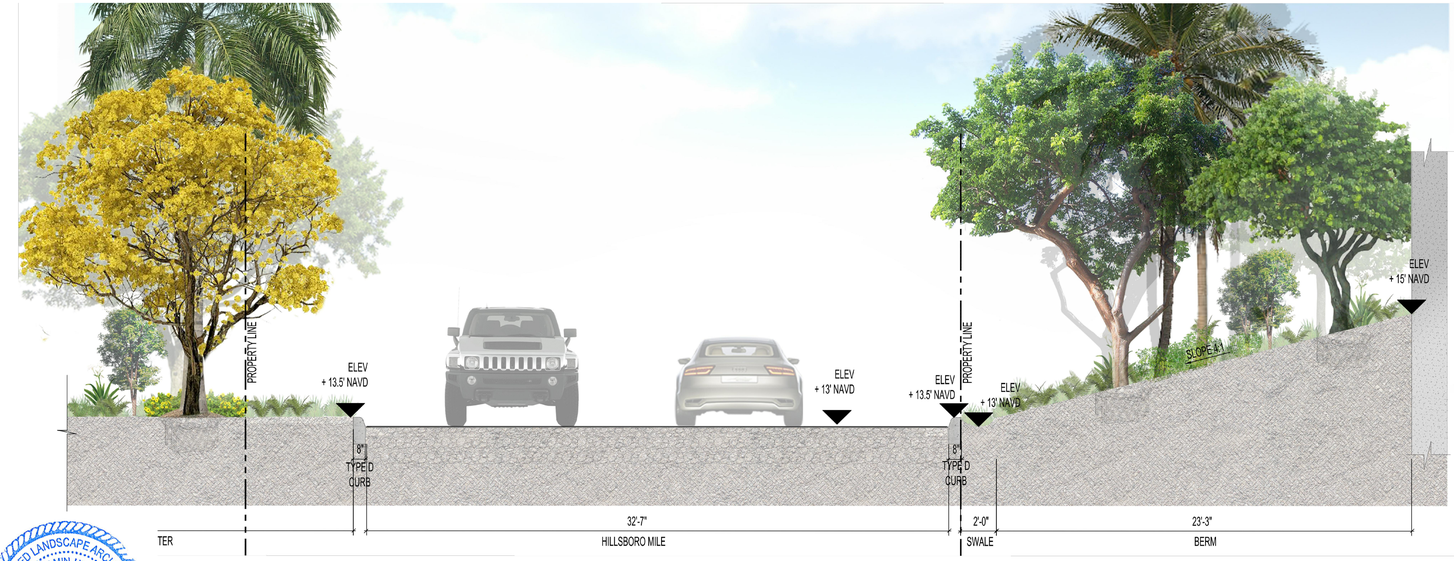
DATE: 11/08/2021

L1-33



1 HILLSBORO MILE STREETSCAPE SECTION

SCALE: 1/4"=1-0"



SBORO MILE STREETSCAPE SECTION

/4"=1-0"

3 GROUND LEVEL KEY PLAN

SCALE: NTS

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667039
STATE OF FLORIDA

John B Hutchens

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1174-1185 HILLSBORO MILE

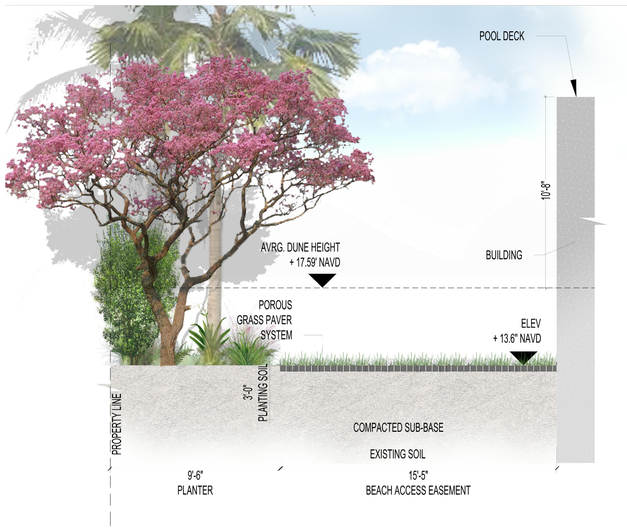
Hillsboro Beach, FL 33062

GROUND LEVEL STREETSCAPE
RENDERED SECTIONS

SCALE:

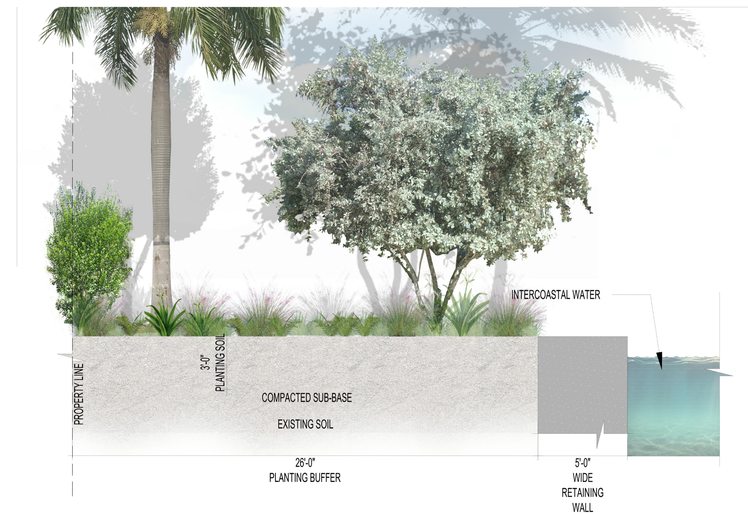
DATE:
11/08/2021

L3-10



3 PARCEL B NORTH SIDE SECTION
SCALE: 1/4"=1-0"

2 PARCEL B SOUTH SIDE SECTION
SCALE: 1/4"=1-0"



1 PARCEL A NORTH SIDE SEA WALL SECTION
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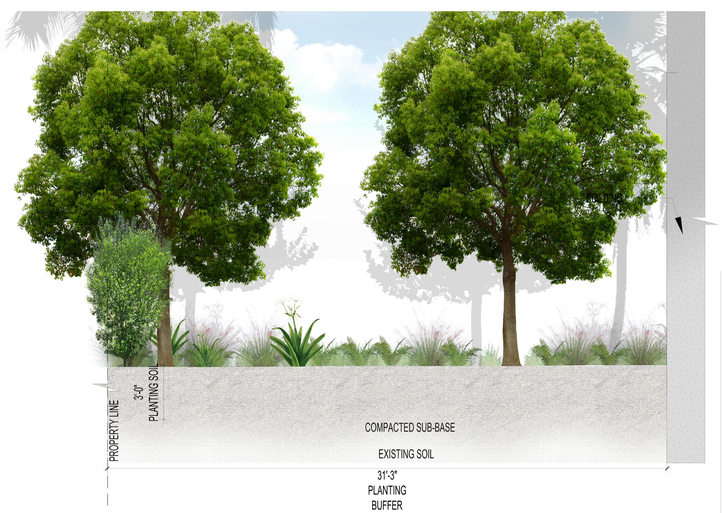
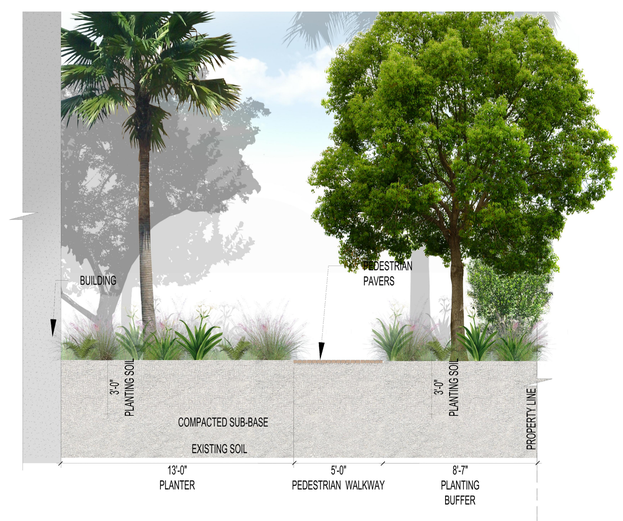


- A NORTH SIDE SECTION



5 PARCEL A SOUTH SIDE SECTION
SCALE: 1/4"=1-0"

6 GROUND LEVEL KEY PLAN
SCALE: NTS

REGISTERED LANDSCAPE ARCHITECT
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LA 6667039
STATE OF FLORIDA

John B Hutchens

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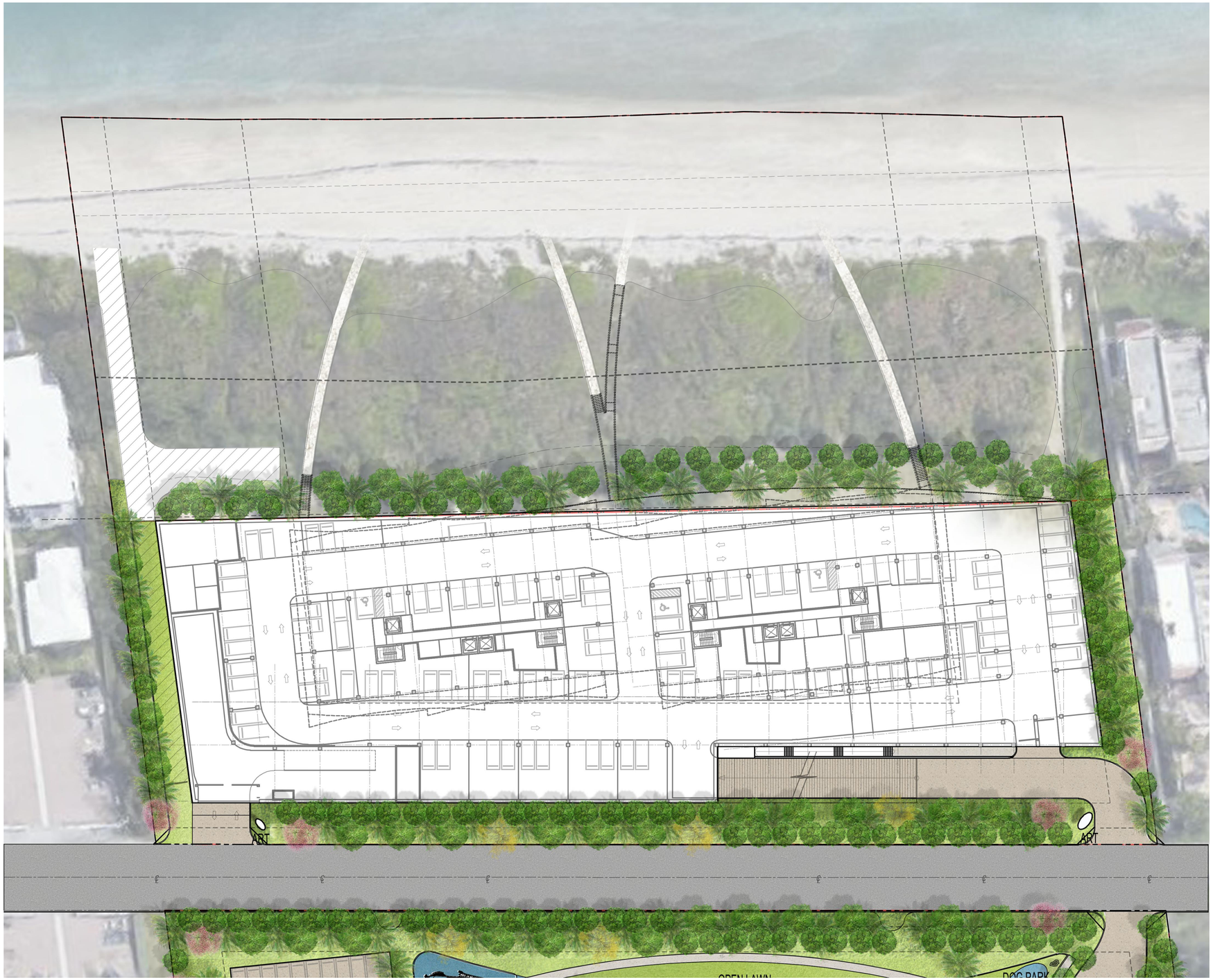
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

GROUND LEVEL LANDSCAPE
BUFFER RENDERED SECTIONS

SCALE:

DATE:
11/08/2021

L3-11



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LA 6667039
STATE OF FLORIDA

John B. Hutchens

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

PARCEL B - UNDERGROUND PARKING
UPPER LEVEL RENDERED PLAN

SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE:
11/08/2021

L4-10

John B Hutchens

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1174-1185 HILLSBORO MILE

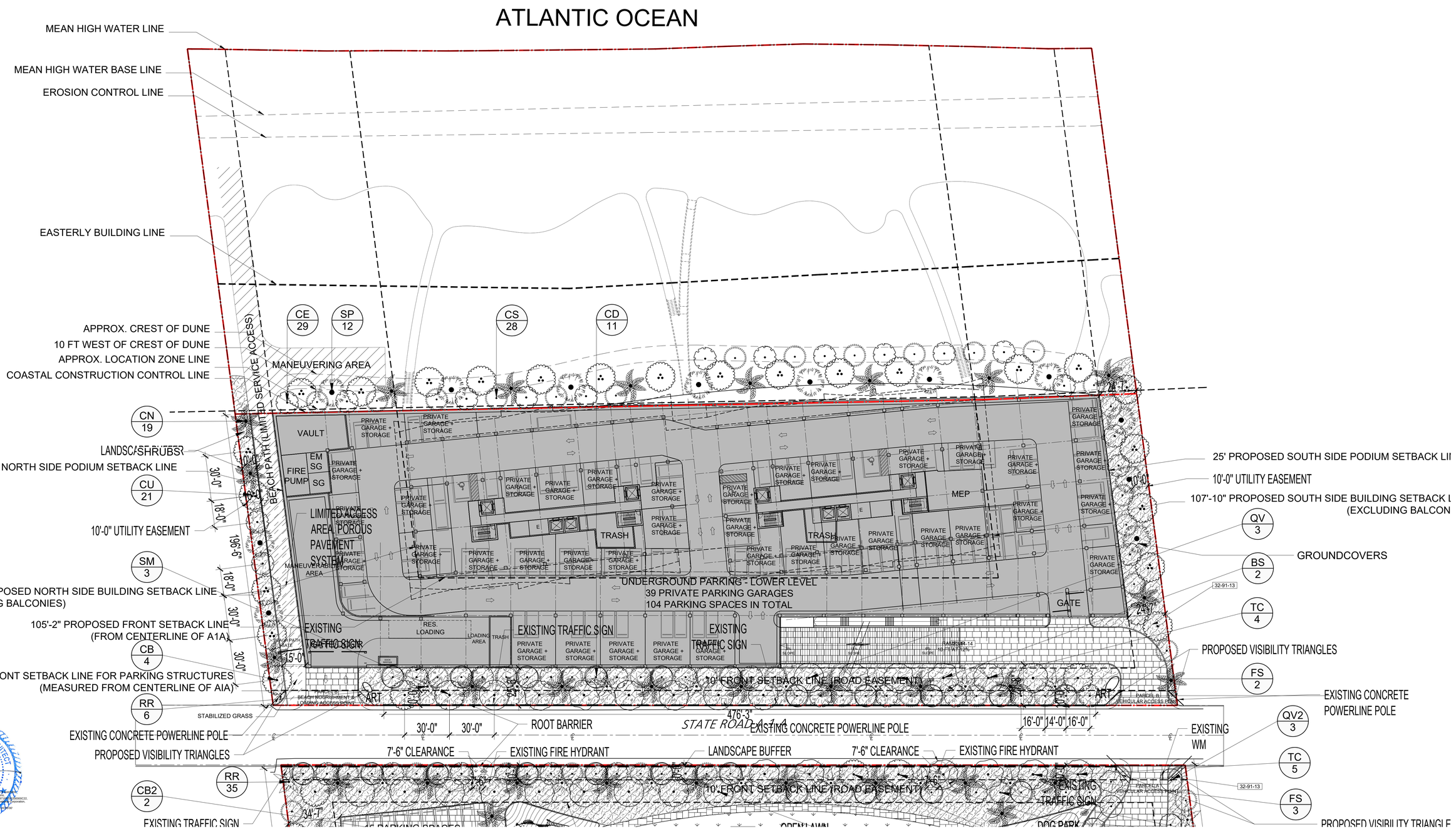
Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL
RENDERED PLAN

SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE:
11/08/2021

L4-11



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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

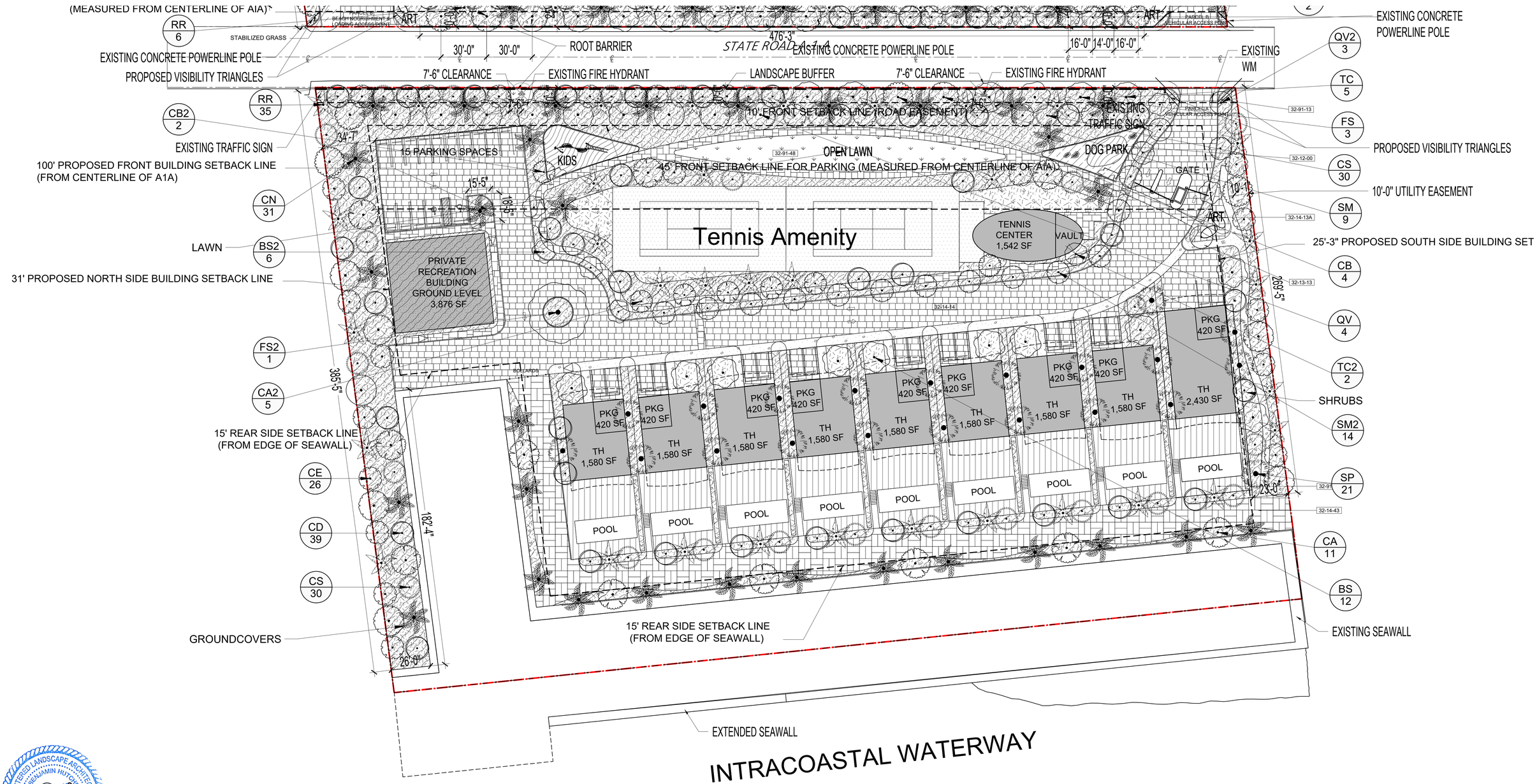
PARCEL B - UNDERGROUND PARKING UPPER LEVEL LANDSCAPE PLAN

SCALE: 1" = 30'-0" (0, 15', 30', 60', 90')

N

DATE: 11/08/2021

L4-12



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Hillsboro Beach, FL 33062

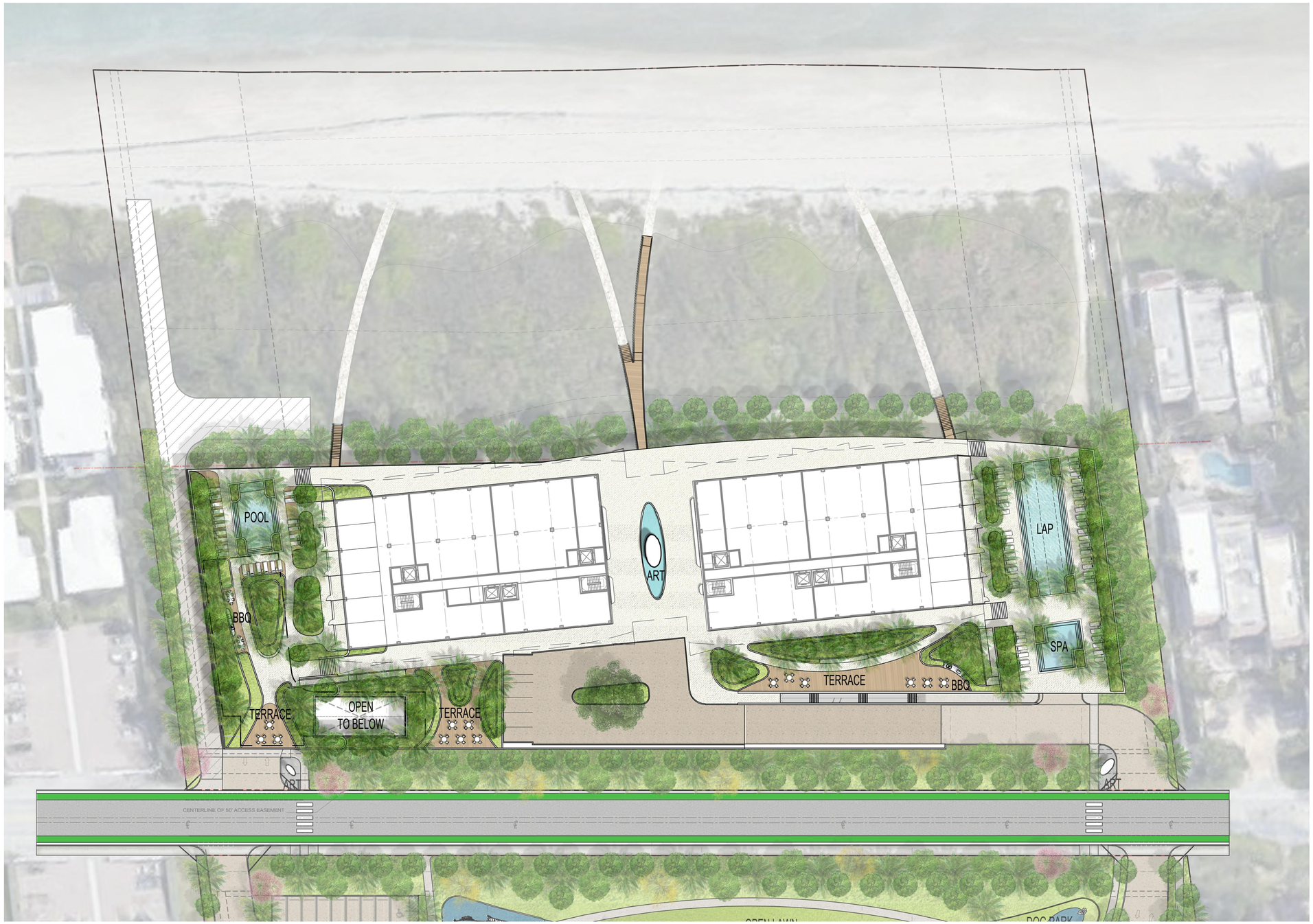
PARCEL A - GROUND LEVEL LANDSCAPE PLAN

SCALE: 1"=50'-0" (0, 25', 50', 100', 150')

N

DATE: 11/08/2021

L4-13



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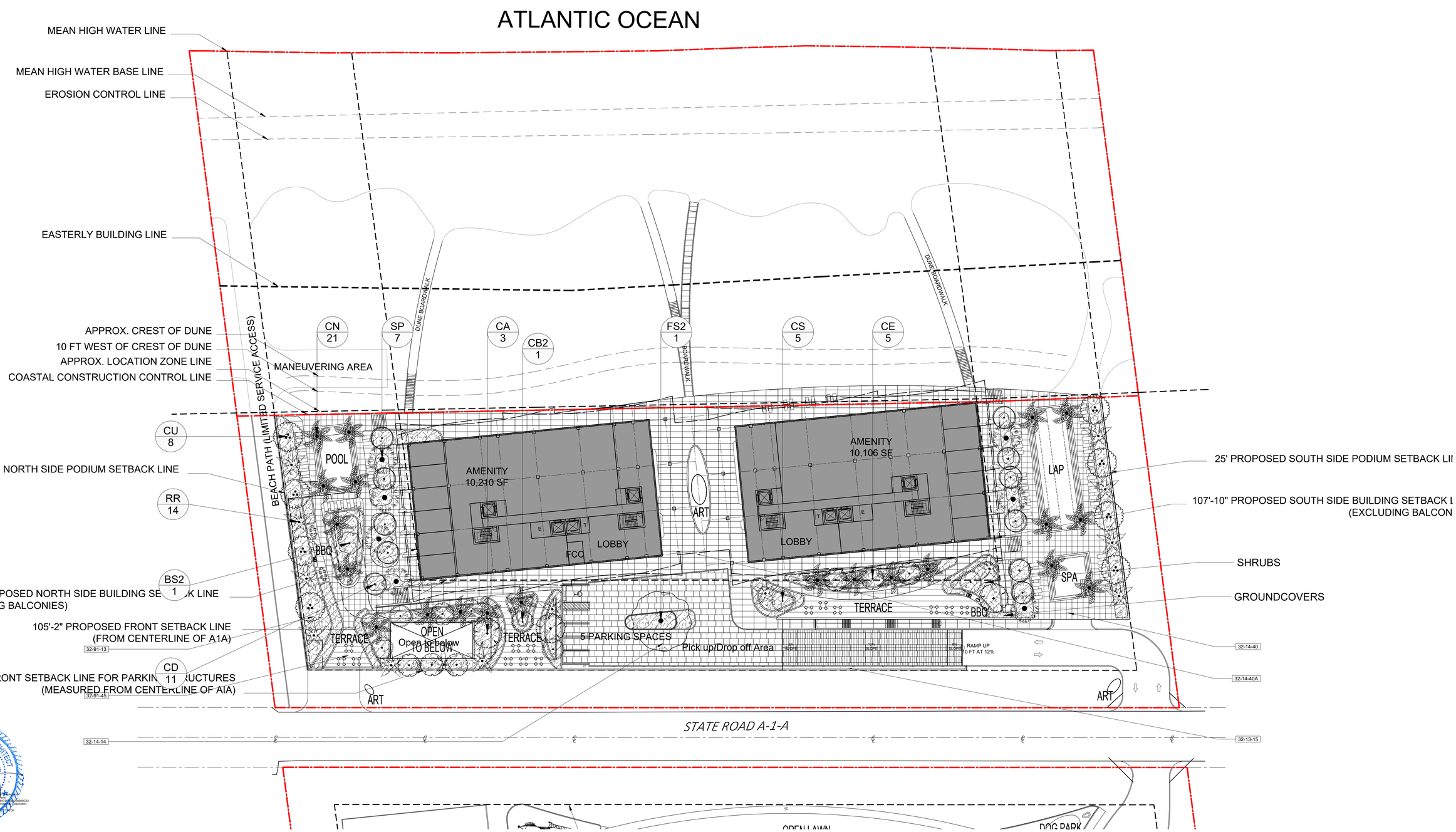
Hillsboro Beach, FL 33062

PARCEL B LOBBY LEVEL RENDERED PLAN

SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE: 11/08/2021

L4-20



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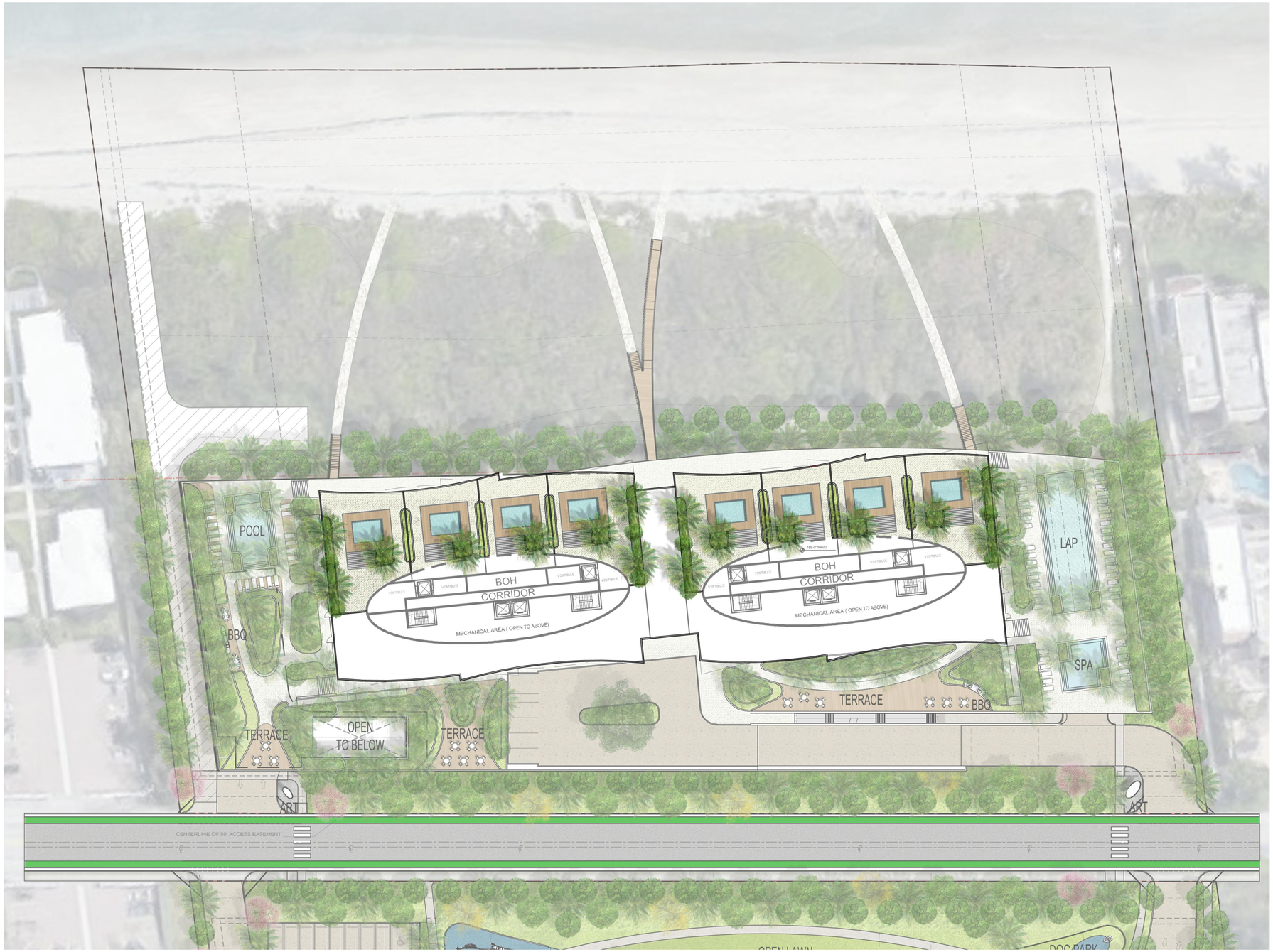
Hillsboro Beach, FL 33062

PARCEL B LOBBY LEVEL
LANDSCAPE PLAN

SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE:
11/08/2021

L4-21



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1174-1185 HILLSBORO MILE

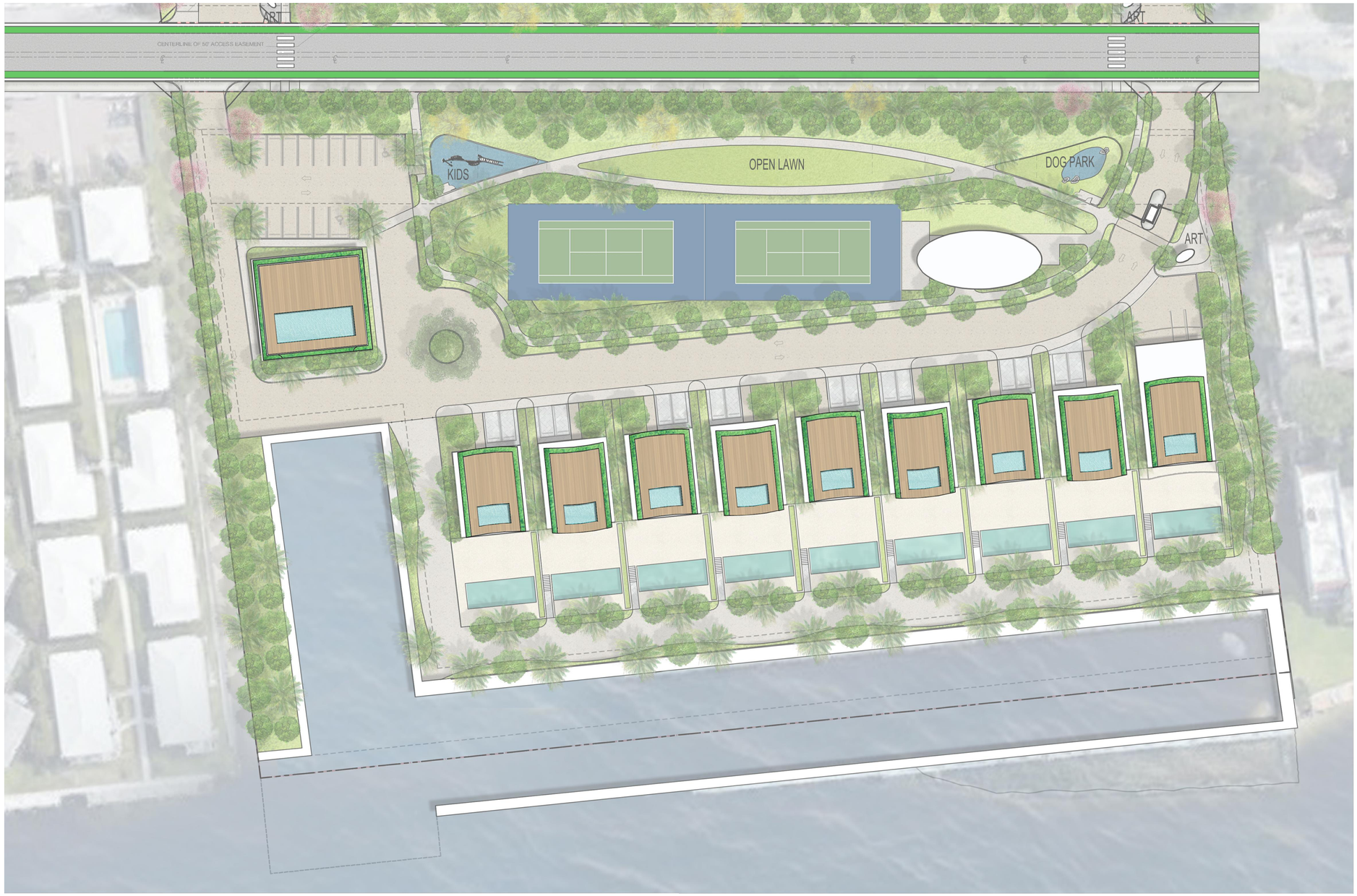
Hillsboro Beach, FL 33062

PARCEL B ROOF LEVEL
RENDERED PLAN

SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE:
11/08/2021

L4-30



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1174-1185 HILLSBORO MILE

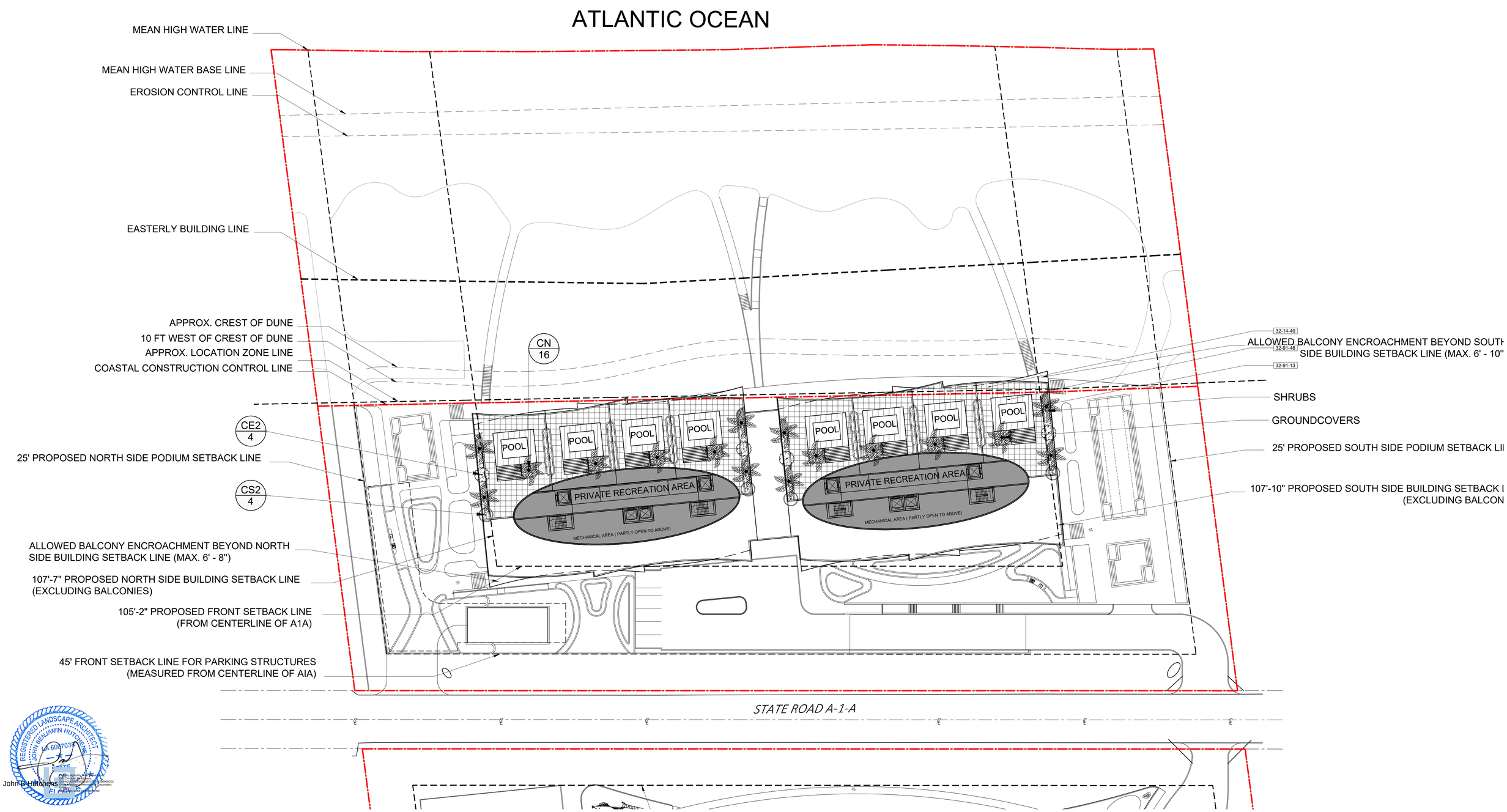
Hillsboro Beach, FL 33062

PARCEL A ROOF LEVEL
RENDERED PLAN

SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE:
11/08/2021

L4-31



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Hillsboro Beach, FL 33062

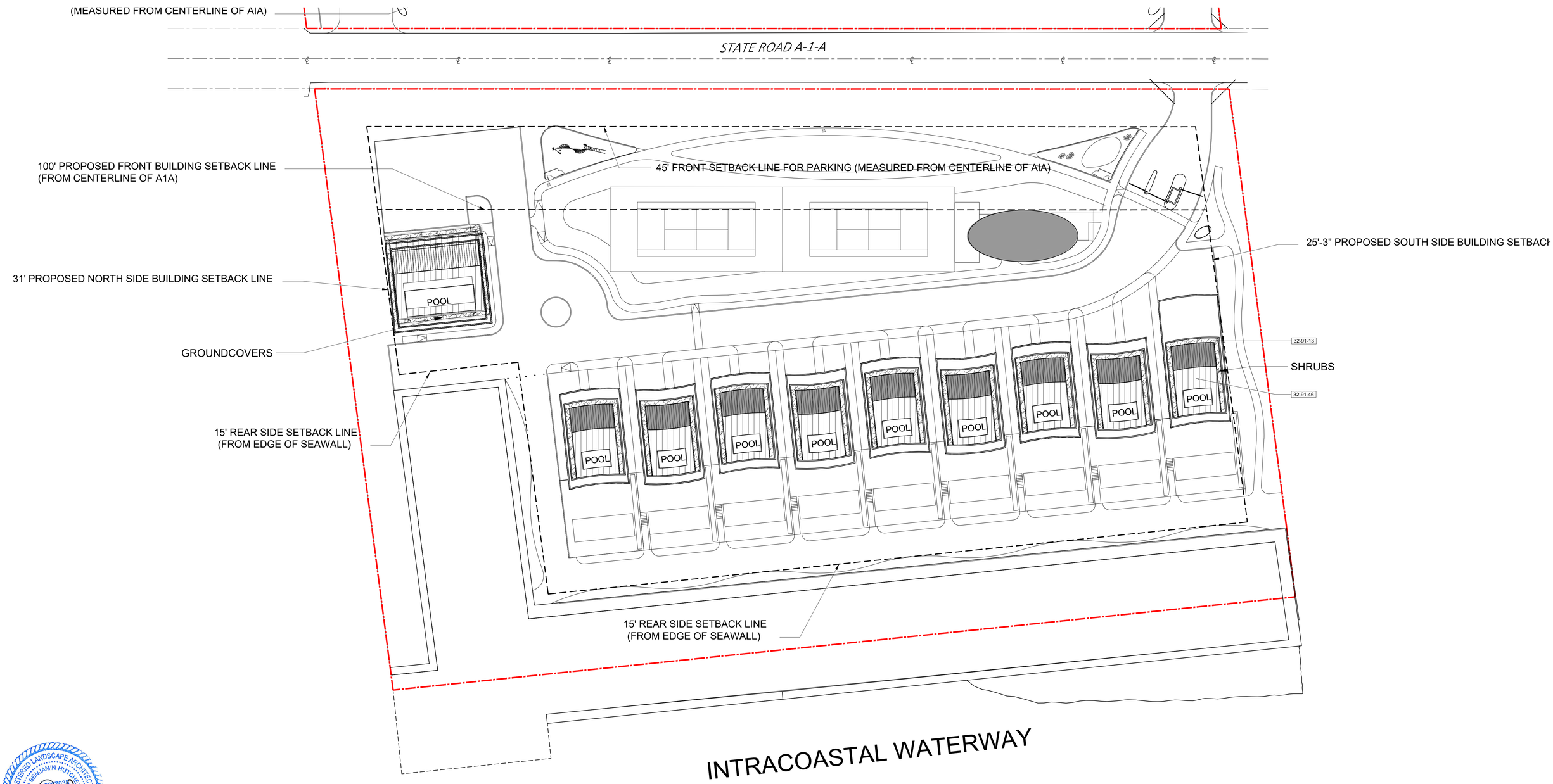
PARCEL B ROOF LEVEL
LANDSCAPE PLAN

SCALE: 1" = 30'-0" (0, 15', 30', 60', 90')

N

DATE:
11/08/2021

L4-32



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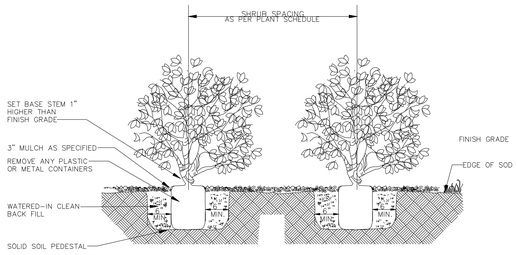
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL A ROOF LEVEL
LANDSCAPE PLAN

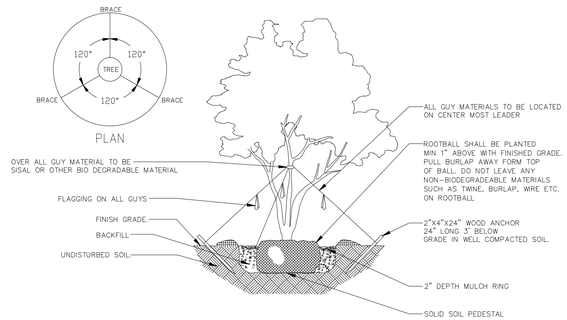
SCALE: 1" = 30'-0" 0 15' 30' 60' 90' N

DATE:
11/08/2021

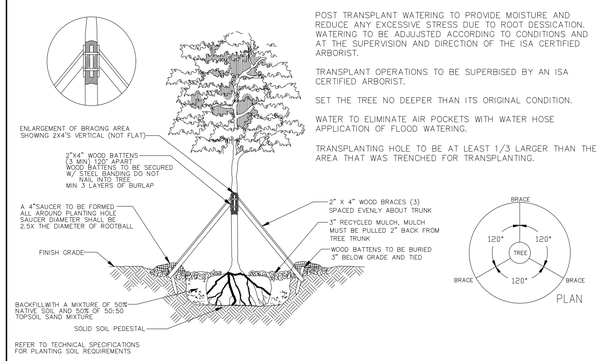
L4-33



10 SHRUB PLANTING
SCALE: NTS



7 MULTI-TRUNK TREE PLANTING
SCALE: NTS



POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO ROOT DESSICATION. WATERING TO BE ADJUJSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

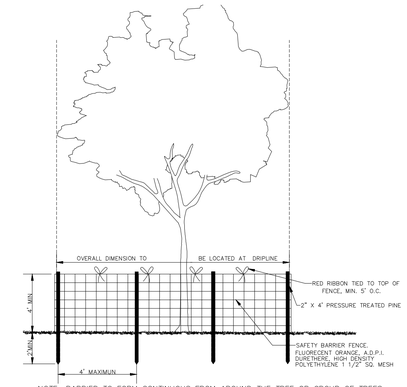
TRANSPLANT OPERATIONS TO BE SUPERBISED BY AN ISA CERTIFIED ARBORIST.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION.

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

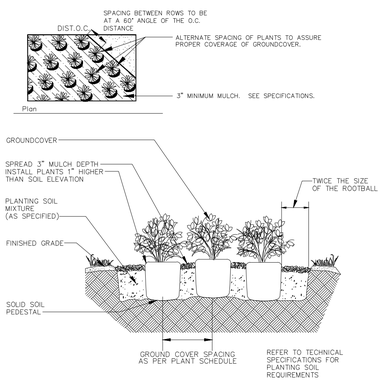
TRANSPLANTING HOLE TO BE AT LEAST 1/3 LARGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.

4 TREE RELOCATION
SCALE: NTS

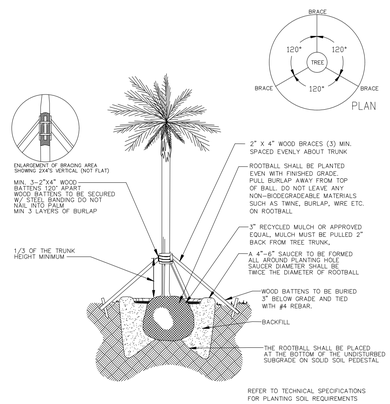


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

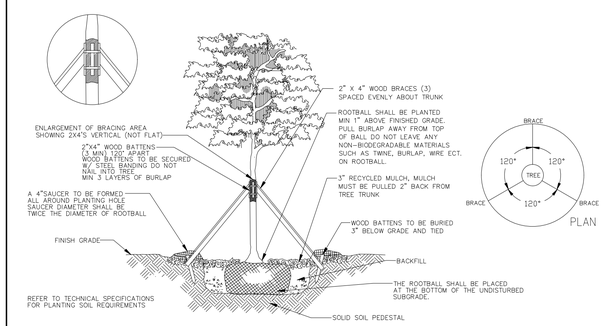
1 TREE PROTECTION
SCALE: NTS



11 GROUNDCOVER PLANTING
SCALE: NTS



8 PALM PLANTING
SCALE: NTS



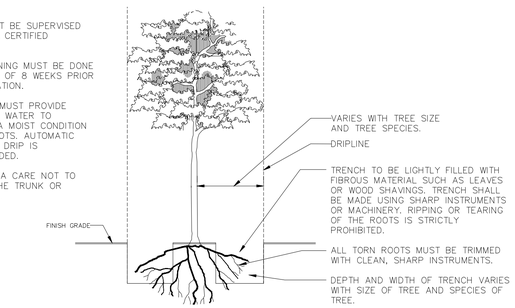
5 LARGE TREE PLANTING
SCALE: NTS

WORK MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

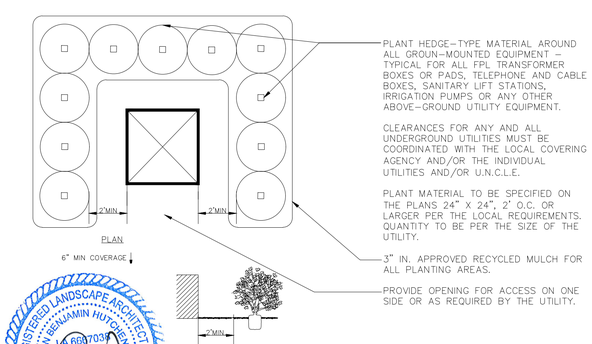
ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO RELOCATION.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. AUTOMATIC IRRIGATION DRIP IS RECOMMENDED.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.



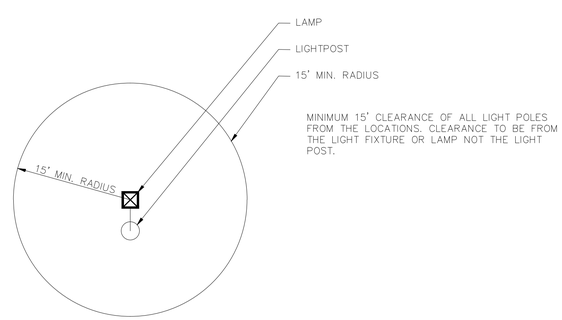
2 ROOT PRUNING
SCALE: NTS



REGISTERED LANDSCAPE ARCHITECT JOHN BENJAMIN HUTCHENS LA 6667031 STATE OF FLORIDA

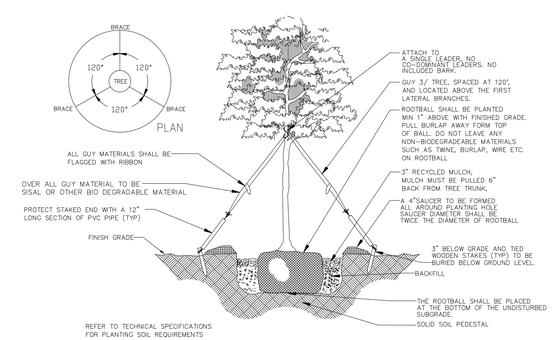
John B Hutchens

OUNTED SCREENING EQUIPMENT



MINIMUM 15' CLEARANCE OF ALL LIGHT POLES FROM THE LOCATIONS. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP NOT THE LIGHT POST.

9 TREE CLEARANCE ROM LIGHT FIXTURE
SCALE: NTS



6 SMALL TREE PLANTING
SCALE: NTS

TREE RELOCATION
PROCEDURAL SPECIFICATION

Tree, Palm, Shrub and other Plant Transplanting/Relocating Detail – Recommended Notes:

The American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Transplanting) ANSI A300(Part 6)–2005 must be adhered to in its entirety for all relocating/transplanting of trees and shrubs. ANSI A300 (Part 6)–2005 includes the following:

60– Transplanting Standards
61 – Normative References
62 – Definitions
63 – Transplanting Practices

The transplanting objectives shall be established prior to beginning the operation. These objectives may be presented in a report format for permitting purposes.

A feasibility and suitability assessment shall be conducted prior to recommending transplanting. Specifications for transplanting should be based on the assessment. See the Checklist in Annex A of ANSI A300 (Part6)–2005. This assessment may be presented in a report format for permitting purposes.

3 TREE RELOCATION PROCEDURAL SPEC.
SCALE: NTS

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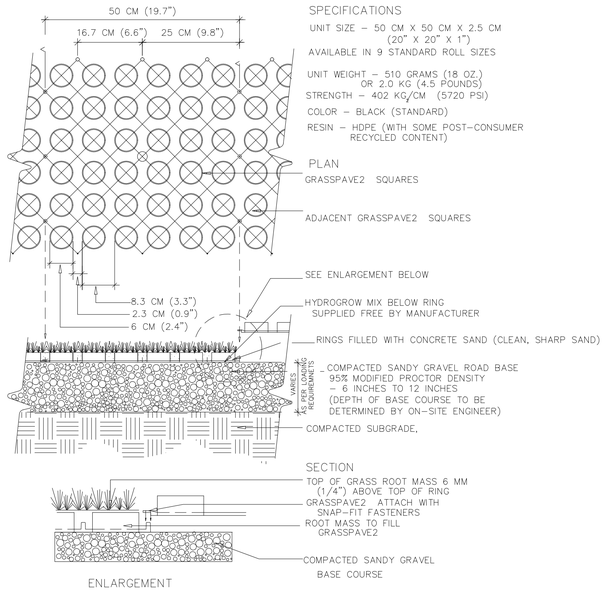
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

GROUND LEVEL
PLANTING DETAILS

SCALE:

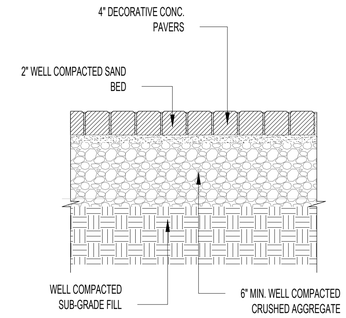
DATE:
11/08/2021

L5-10



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

5 GRASS PAVE 2 DETAIL
SCALE: NTS



3 SAND-SET PAVERS AT ROADWAYS
SCALE: 1"=1'-0"

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

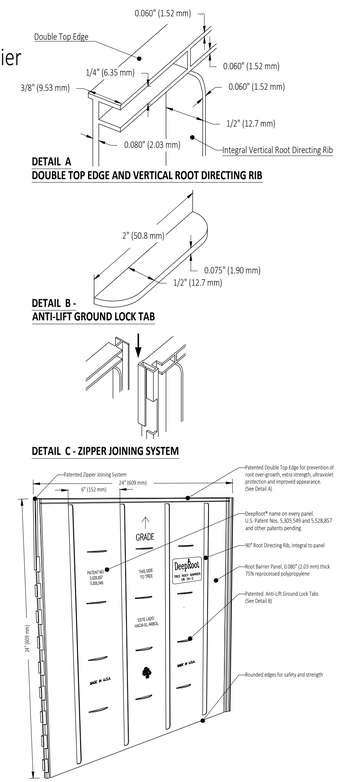
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs four (4) between each set of ribs, see Details B & D).

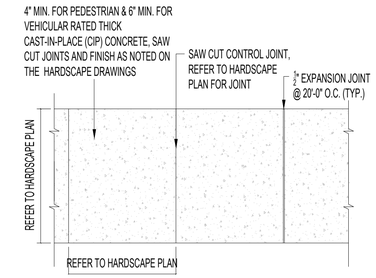
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A

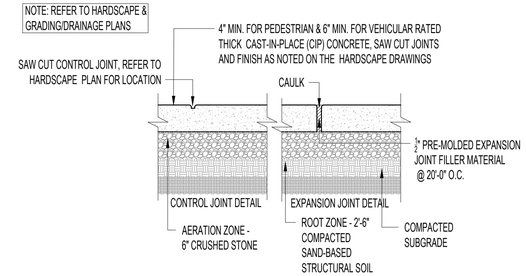


4 ROOT BARRIER DETAIL
SCALE: NTS



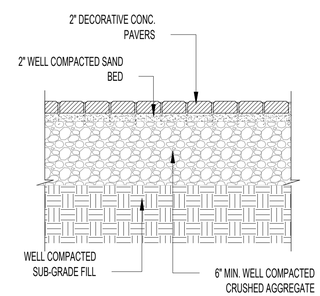
CONCRETE SIDEWALK PLAN VIEW

NOTE: REFER TO HARDSCAPE & GRADING/DRAINAGE PLANS



NOTES:
1. ALL EDGES SHALL BE ROUNDED WITH 3/8" RADIUS.
2. CONTROL JOINTS TO BE SPACED AT 10'-0" O.C.
3. CONTROL JOINTS SHALL BE 3/16" WIDTH SAW CUT JOINT.
4. 1/2" EXPANSION JOINT PRE-MOLDED MATERIAL WHERE SIDEWALKS ABUT BUILDINGS, CURBS, DRIVEWAYS, ETC.
5. EXPANSION JOINTS SHALL BE SPACED @ 20'-0" O.C. (TYP.), AND JOINT FULLY CAULKED TO MATCH SIDEWALK COLOR
6. 6" MIN. THICK CONCRETE SIDEWALKS TO BE VEHICULAR RATED.
7. CONC. SIDEWALK TO COMPLY W/ CITY OF MIAMI PUBLIC WORKS REQ'S.
8. REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS, PAVING AND GRADING.
9. REFER TO HARDSCAPE PLAN FOR CONCRETE SIDEWALK FINISH & COLOR.
10. G.C. TO PROVIDE CONCRETE WALKWAY MOCK-UP FOR REVIEW AND APPROVAL.

1 CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"



2 SAND-SET PAVERS AT WALKWAYS
SCALE: 1"=1'-0"

John B Hutchens

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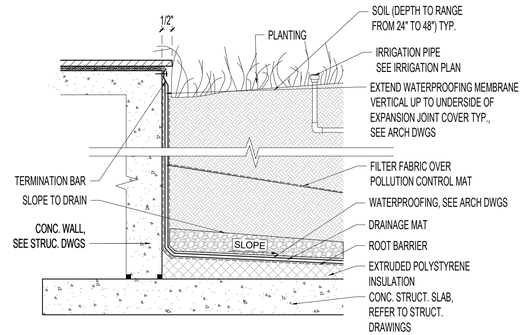
Hillsboro Beach, FL 33062

GROUND LEVEL
HARDSCAPE DETAILS

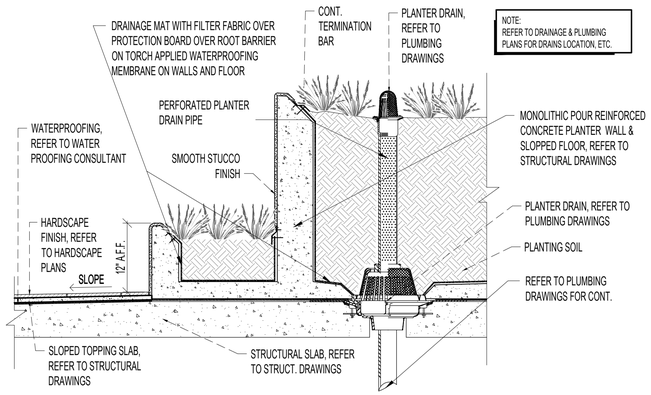
SCALE:

DATE:
11/08/2021

L5-11

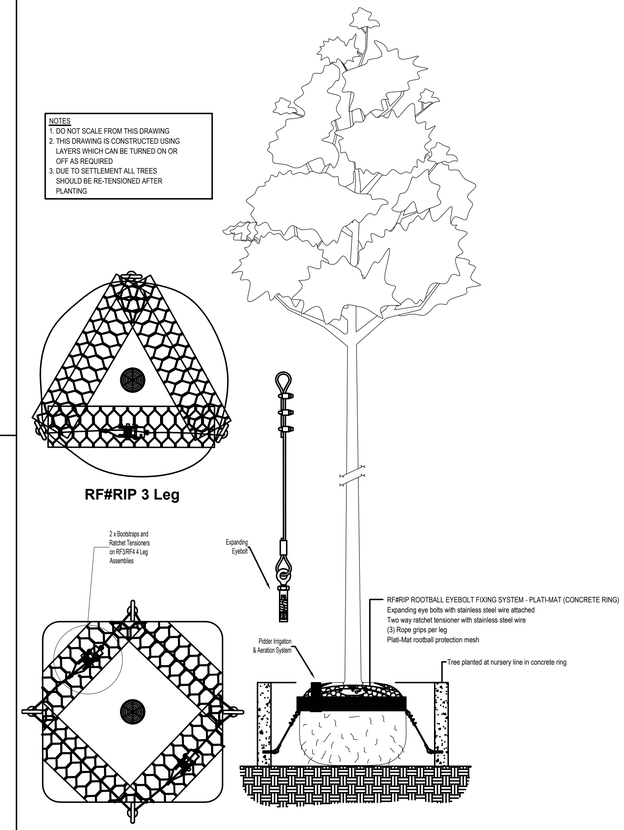


6 FLUSH DECK PLANTER
SCALE: 3/4"=1-0"

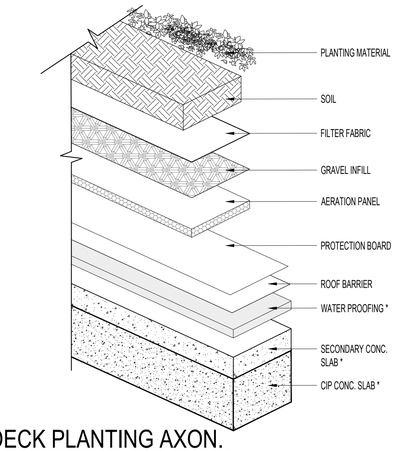


7 TIERED RAISED PLANTER
SCALE: 3/4"=1'-0"

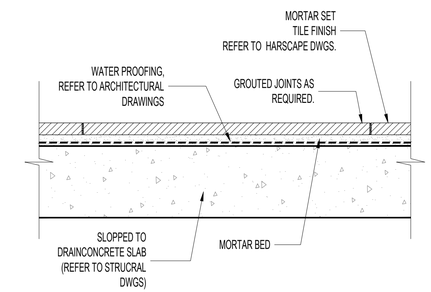
NOTES:
1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS CONSTRUCTED USING LAYERS WHICH CAN BE TURNED ON OR OFF AS REQUIRED
3. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING



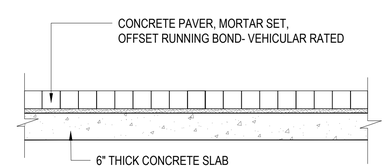
4 DECK TREE ANCHOR - PLATIPUS SYSTEM
SCALE: NTS



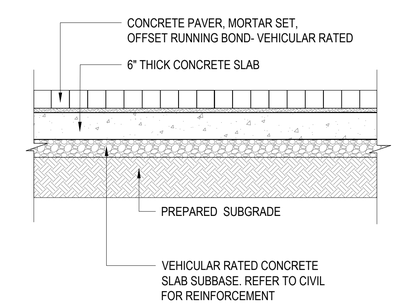
1 DECK PLANTING AXON.
SCALE: NTS



2 DECK TILING
SCALE: 2"=1-0"



5 PAVERS AT ELEVATED ROADWAYS
SCALE: 3/4"=1-0"



3 PAVERS AT ROADWAYS ON GRADE
SCALE: 3/4"=1-0"

John B Hutchens

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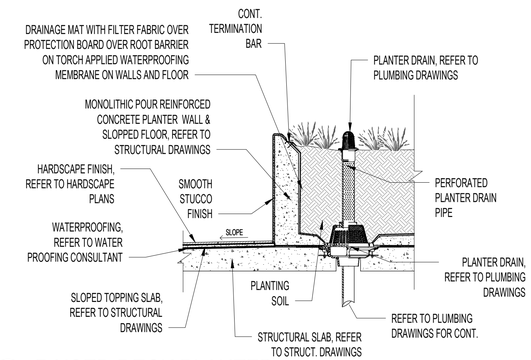
LOBBY LEVEL
LANDSCAPE DETAILS

SCALE:

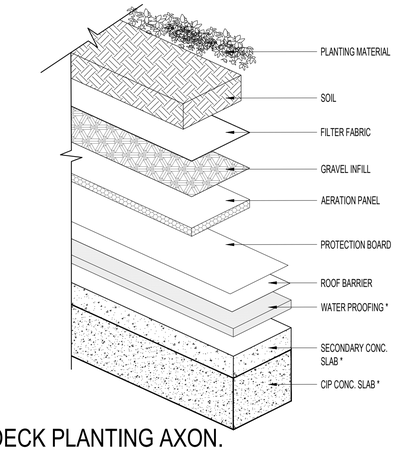
DATE:
11/08/2021

L5-20

NOTE:
REFER TO DRAINAGE & PLUMBING PLANS FOR DRAINS LOCATION, ETC.



3 RAISED DECK PLANTER
SCALE: 1/2"=1'-0"



1 DECK PLANTING AXON.
SCALE: NTS

NOTES
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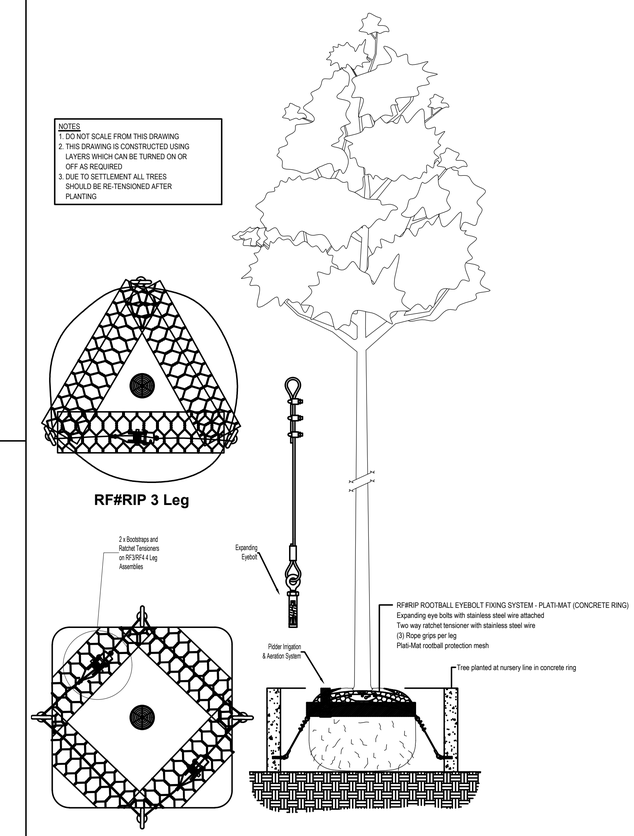

2 DECK TREE ANCHOR - PLATIPUS SYSTEM
SCALE: NTS

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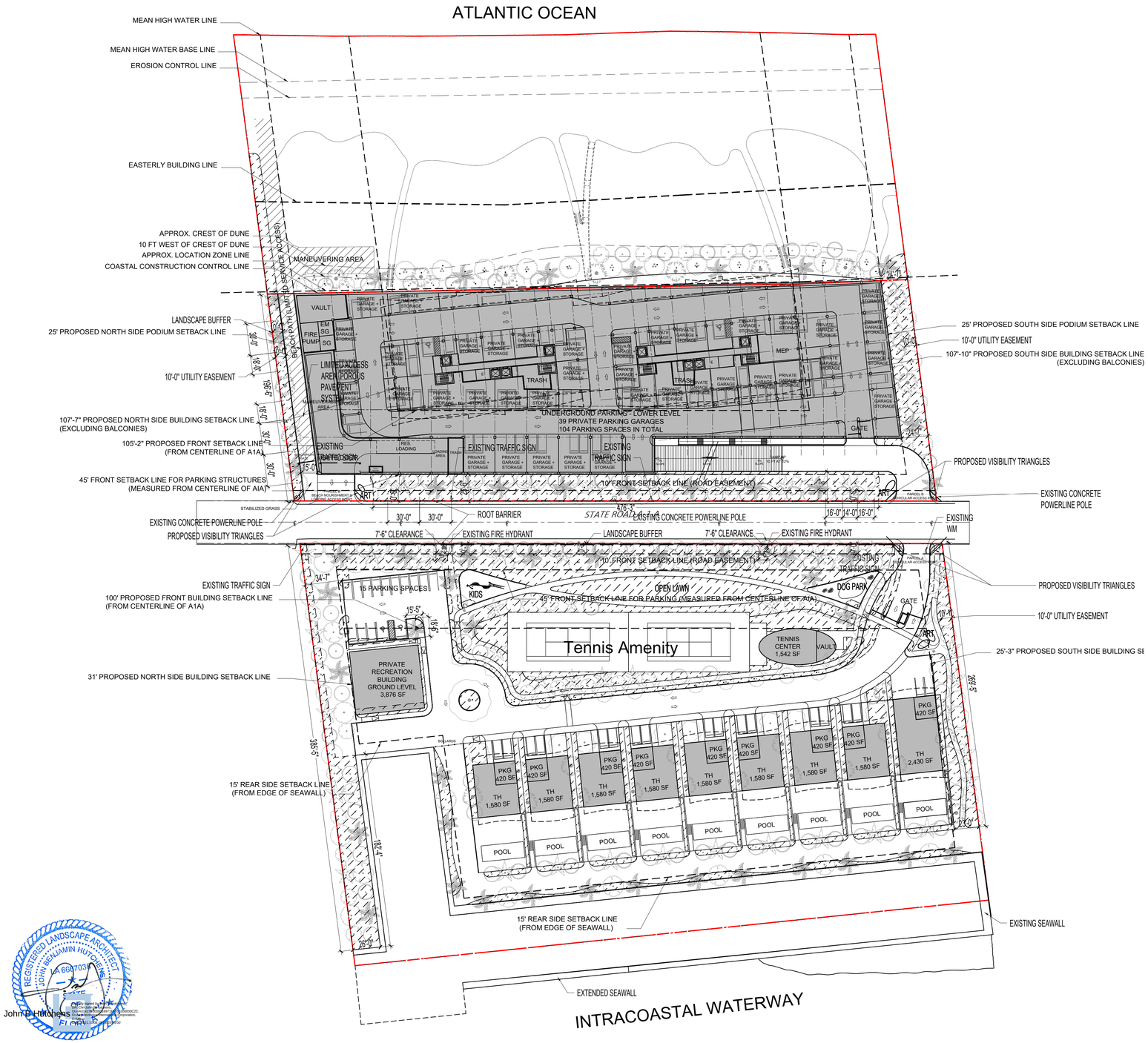
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

ROOF
LANDSCAPE DETAILS

SCALE:

DATE:
11/08/2021

L5-30



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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL/
PARCEL B - UNDERGROUND PARKING -
UPPER LEVEL IRRIGATION PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE:
11/08/2021

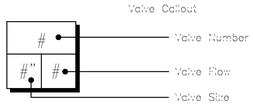
IR1-10

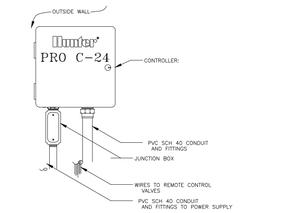
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-151-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.
	Area to Receive Dripline Hunter PLD-10-12 (12) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 1.0GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. UV Resistant.

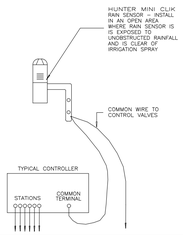
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
BF	Febco 765 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.
C	Hunter PRO-C-24 24 Station Outdoor Modular Controller.
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
M	Water Meter 2" Existing Water Meter
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Valve Callout

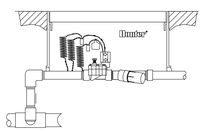




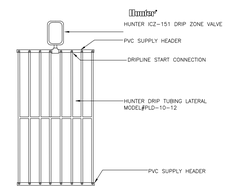
CONTROLLER



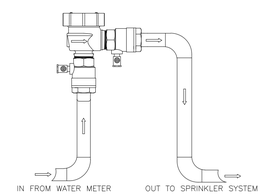
AUTOMATIC RAIN SENSOR



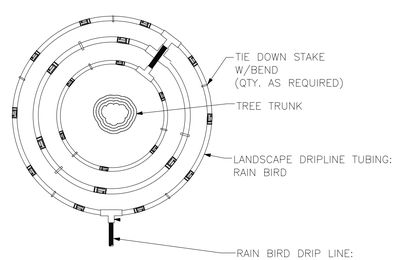
HUNTER ICZ-100/25 DRIP ZONE VALVE



HUNTER DRIP LINE



BACKFLOW PREVENTER



DRIP LINE AROUND TREE

GENERAL NOTES

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

John B Hutchins

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

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1174-1185 HILLSBORO MILE
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GROUND LEVEL
IRRIGATION DETAILS

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

IR5-10

1174-1185 HILLSBORO BEACH

1174-1185 HILLSBORO MILE

HILLSBORO BEACH, FL 33062

SITEPLAN APPLICATION LANDSCAPE SUBMITTAL

ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVE

MIAMI, FLORIDA 33133

Phone (305)372 1812 Fax (305)372 1175

Website: www.arquitectonicageo.com

INDEX OF DRAWINGS

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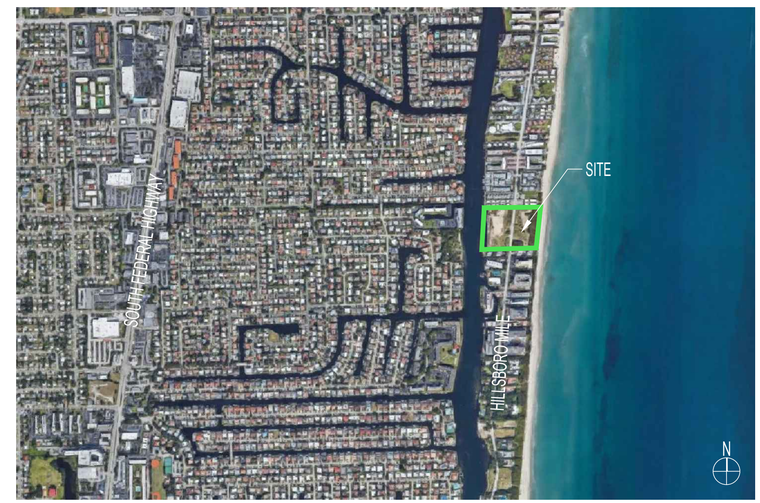
3	L0-02	LANDSCAPE CALCULATIONS
4	L0-03	LANDSCAPE IMAGES
5	L0-04	TREE SURVEY
6	L1-00	GROUND LEVEL TREE DISPOSITION PLAN
7	L1-01	GROUND LEVEL TREE MITIGATION PLAN
8	L1-10	PARCEL A - GROUND LEVEL/ PARCEL B - UNDERGROUND PARKING - UPPER LEVEL RENDERED PLAN
9	L1-11	PARCEL A - GROUND LEVEL/ PARCEL B - UNDERGROUND PARKING - UPPER LEVEL HARDSCAPE PLAN
10	L1-12	PARCEL A - GROUND LEVEL/ PARCEL B - UNDERGROUND PARKING - UPPER LEVEL TREE PLAN
11	L1-13	PARCEL A - GROUND LEVEL/ PARCEL B - UNDERGROUND PARKING - UPPER LEVEL SHRUB AND GCVR PLAN
12	L1-20	LOBBY RENDERED PLAN
13	L1-21	LOBBY HARDSCAPE PLAN
14	L1-22	LOBBY TREE PLAN
15	L1-23	LOBBY SHRUB AND GCVR PLAN
16	L1-30	ROOF RENDERED PLAN
17	L1-31	ROOF HARDSCAPE PLAN
18	L1-32	ROOF TREE PLAN
19	L1-33	ROOF SHRUB AND GCVR PLAN
20	L3-10	GROUND LEVEL STREETSCAPE RENDERED SECTIONS
21	L3-11	GROUND LEVEL PARCEL LANDSCAPE BUFFER RENDERED SECTIONS
22	L4-10	PARCEL B - UNDERGROUND PARKING - UPPER LEVEL RENDERED PLAN
23	L4-11	PARCEL A - GROUND LEVEL RENDERED PLAN
24	L4-12	PARCEL B - UNDERGROUND PARKING - UPPER LEVEL LANDSCAPE PLAN
25	L4-13	PARCEL A - GROUND LEVEL LANDSCAPE PLAN
26	L4-20	PARCEL B - LOBBY LEVEL RENDERED PLAN
27	L4-21	PARCEL B - LOBBY LEVEL LANDSCAPE PLAN
28	L4-30	PARCEL B - ROOF RENDERED PLAN
29	L4-31	PARCEL A - ROOF RENDERED PLAN
30	L4-32	PARCEL B - ROOF LANDSCAPE PLAN
31	L4-33	PARCEL A - ROOF LANDSCAPE PLAN
32	L5-10	GROUND LEVEL PLANTING DETAILS
33	L5-11	GROUND LEVEL HARDSCAPE DETAILS
34	L5-20	LOBBY LANDSCAPE DETAILS
35	L5-30	ROOF LANDSCAPE DETAILS
36	IR1-10	GROUND LEVEL IRRIGATION PLAN
37	IR5-10	GROUND LEVEL IRRIGATION DETAILS



John B Hutchens

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

LANDSCAPE INDEX

SCALE: N.T.S

DATE: 11/08/2021

L0-00

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.

2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.

3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.

4. Construction shall comply with all local building codes.

5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.

6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.

2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative and FDOT District Operations Manager (when in R.O.W) prior to final grading.

3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.

4. Grading and calculations for retention areas to be provided by Civil Engineers.

5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.

6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.

2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.

3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative FDOT District Operations Manager (when in R.O.W).

4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

5. Lighting requirements for Marine Turtle protection at time of site plan submittal shall be in accordance with section 155.5402 A & B of the City of Pompano Beach Zoning Code.

FDOT GENERAL NOTES

1. Governing Standards and Specifications: **2016** *Florida Department of Transportation, Design Standards*, and ***2016*** *Standard Specifications for Road and Bridge Construction*.

2. Contractor shall repair any and all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.

3. Architectural Pavers installation for sidewalks and/or driveways within FDOT right of way shall comply with current FDOT Standard Specification 526.

4. Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.

FDOT PLANTING NOTES

1. Landscape installation shall comply with current FDOT Standard Specifications 580-2.1.

2. For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to FDOT Design Standard Index 544 Landscape Installation.

3. Mulch in R.O.W shall be 3" recycled mulch certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.

4. Sodded areas will be in accordance with Design Standard Index 105 and Standard Specifications Sections 162, 570, 981, 982, 983, 987 of the Department's latest edition of Governing Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work

FDOT IRRIGATION NOTES

1. DOT requires 24 hour emergency access to water source

2. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" Irrigation plans

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667038
STATE OF FLORIDA

John B Hutchens

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.

2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.

3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.

4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.

5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.

6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.

7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect and FDOT District Operations Manager (when in R.O.W). Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**

8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect, and FDOT District Operations Manager (when in R.O.W).

9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative and FDOT District Operations Manager (when in R.O.W) prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the Town of Hillsboro Beach.

10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.

11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.

12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.

13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.

14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.

16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-half (1/2) of root ball.

17. Trees grown in grow bags or grow bag type material are not allowed.

18. All planting materials shall meet or exceed local requirements as specified by local plant standards.

19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.

20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.

21. Plant size specifications take precedence over container size.

22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.

23. All plant material shall be graded Florida #1 or better.

24. All proposed planting beds will be planted out correctly with proper spacing.

25. All tree work will require permitting by a registered Broward County Tree Trimmer.

26. Burlap, wire cages, etc., be removed half way down root balls.

27. Trees must be protected during entire project until completion.

28. No tree/palm roots shall be cut or damaged due to construction activities on site. If there are any tree/palm root conflicts, contact Urban Forestry staff for assistance.

29. All tree removal and relocated trees will require a tree permit and bonding from Broward County prior to the commencement of work.

30. All landscaping shall meet or exceed code specification requirements.

31. Call Sunshine One Call Service at 811 before you dig.

32. A tree removal and/or relocation permit shall be obtained from Broward County prior to the commencement of any work.

33. All landscaping shall be warranted for 1 year after final acceptance.

34. All groundcovers shall be installed at 50% coverage and 100% within 6 months after final acceptance.

35. All Landscape islands shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the buildings require excavation to a depth of 12" and backfilled with specified planting soil mix.

36. No landscape substitutions shall be made without the Town of Hillsboro Beach approval.

37. An underground, rust free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection.

38. All PVC risers must be pained flat black and irrigation system shall have no overspray onto impervious areas.

39. All plants to be top dressed in 3" deep layer of arsenic free organic mulch.

40. All trees or palms in lawn areas shall receive a 2-foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunks.

41. All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36"at installation.

42. All existing landscaping, including but not limited to tree, palms, shrubs, groundcover, sod, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection.

43. Remove all invasive exotic plants from the site.

44. All owners of the land or their agents shall be responsible for the maintenance of the landscaping per code.

45. All shrubs and groundcovers of different species planted adjacent to each other shall be separated by a minimum of 18".

46. All planting to be done in accordance with proper horticultural practices.

47. Call the Town of Hillsboro Beach landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.

2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".

3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.

4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.

5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.

8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

10. Organic Compost. Suitable organic compost to blend with soil material consists of finely divided compost with a pH range of 5 to 7.5, and is composed of highly decomposed (75% with no visible plant fibers) organic matter. The organic compost material shall be ground so that 90% or more passes a 1/2-inch screen. The compost shall be uniform quality, free from toxins, ashes, construction debris, cement, boulders, tar residues, tarred paper, boards, chips, plastic, glass, or any other undesirable material. No compost shall be delivered in a frozen or muddy condition. The compost shall have a minimum of 25% humic matter. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The compost shall be produced by recognized member company of US Composting Council. The compost shall been tested by approved laboratory using test Methods for the Examination of Composting and Compost (TMECC) and has received USEPA Seal of Testing Assurance. The compost shall be measured on a cubic yard basis for mixing with soil materials. Note: The requirements for 25% humic matter and 90% passing a 1/2-inch screen exceed the US Composting Council Standards. Organic compost mulch need not meet these additional requirements, but the material should not be used to mix with soil materials.

11. Organic Humic Material. Humic matter (used in the above standard for organic compost) shall consist of finely divided compost or granular textured humic matter with a pH range of 5 to 7.5, composed of fully decomposed (no visible plant fibers) organic matter. The organic humic material shall be ground so that 75% of the volume of particles are not visible and passes a #140 screen and 100% of the volume passes a #60 screen. The organic humic material shall have a minimum of 75% humic matter content. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The organic humic material shall be measured on a cubic yard basis for mixing with soil materials.

12. The following uplan and wetland soil blends illustrate the concept for a sandy hummocky landscape typical to some barrier islands where there is a wetland area between steep sandy dunes. The purpose is to mimic the natural soil sequence across the dunes and swales for restoration of the maritime forest.

i. sandy dune ridge - 80% sandy soil and 20% organic compost.
ii. sandy dune forest slope - 70% sandy soil and 30% organic compost.
iii. sandy dune toe slope - 60% sandy soil and 40% organic compost.

13. The planting soil must be 50% muck and 50% sand and must free of construction debris, weeds, rocks, and ph. between 6.5 and 7.0.

PLANTING SPECIFICATIONS

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect and FDOT District Operations Manager (when in R.O.W).

2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the lastest issue.

3. All trees must be guyed or staked as shown in details.

4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.

8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect and FDOT District Operations Manager (when in R.O.W), shall declare the project substantially complete.

9. Substantial completion constitutes the beginning of guarantee period.

10. Contractor to replace rejected plant within two (2) weeks of notice.

11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.

12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

13. All applications of fertilizer shall be performed by a commercial fertilizer applicator, certified by the Department of Agriculture and Consumer Services pursuant to Section 482.1562, Florida Statutes.

14. All applications of pesticides, including "weed and feed" products, should be made in accordance with State and federal law and the most recent edition of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.

15. All trees and palms shall be braced or guyed, and all nylon straps or wood bracing shall be removed within one year of final inspection.

16. All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source.

17. All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36"at installation.

18. All sod to be healthy, weed/pest free (including fungus and disease) laid smooth with tight alternating/abutting joints over 2" topsoil and conform to curbs and planters.

19. All plant root balls shall be 10% above grade and the wire baskets, burlap, string, and rope must be removed.

20. All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.

21. All lights shall have a minimum 12' separation on large trees and 7'on palms.

22. All planting pits shall be a minimum of 2X the root ball diameter.

ARQUITECTONICA ARQUITECTONICA GEO RESILIENT LANDSCAPES

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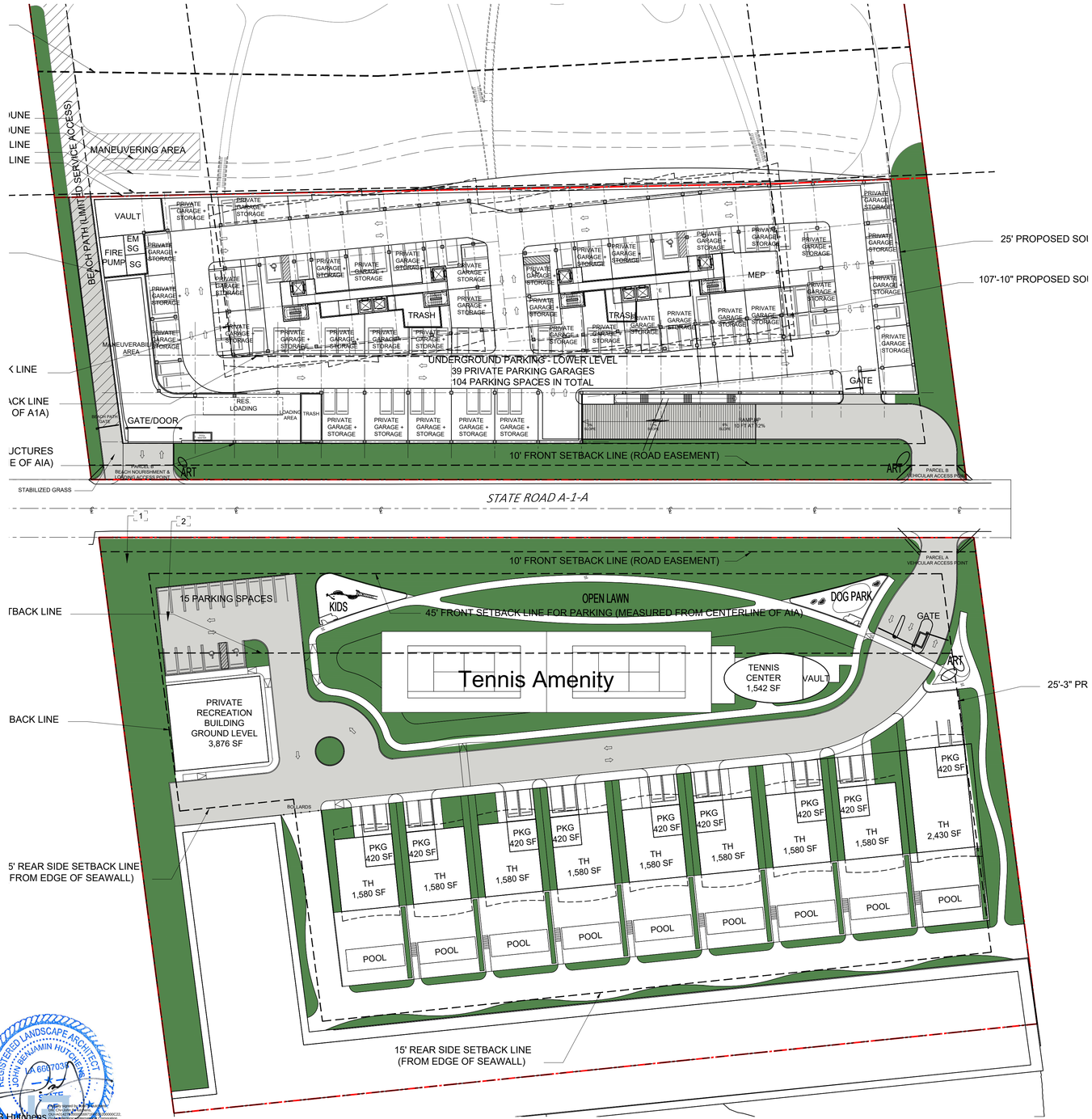
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

LANDSCAPE NOTES

SCALE:

DATE:
11/08/2021

L0-01



BROWARD COUNTY CODE OF ORDINANCES - CHAPTER 39

SEC. 39-87. MINIMUM LANDSCAPE REQUIREMENTS - MULTIFAMILY - PARCEL A

CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
SHADE TREES	ANY PROPERTY LINE ABUTTING A PUBLIC THOROUGHFARE: 1 SHADE TREE SPACED 30 FT. ON CENTER	606' / 30' = 21	21
	ANY PROPERTY LINE NOT ABUTTING A PUBLIC THOROUGHFARE: 1 SHADE TREE SPACED 30 FT. ON CENTER WHEN ABUTTING SINGLE FAMILY OR DUPLEX RESIDENTIAL	742' / 30' = 25	25
	OPEN SPACE: 1 TREE PER 2,000 SQ. FT. OF LOT AREA	234,316 / 2,000 = 118	162 TREES + 84 PALMS (28 TREES) = 190
	NATIVE: FIFTY PERCENT (50%) OF ALL VEGETATION TO BE NATIVE TO SOUTH FLORIDA	190 X 50% = 95	162
SHRUBS	OPEN SPACE: 10 SHRUBS PER EVERY 2,000 SQ. FT. OF LOT AREA	10 X (234,316 / 2,000) = 1,180	1,250
	NATIVE: FIFTY PERCENT (50%) OF ALL VEGETATION TO BE NATIVE TO SOUTH FLORIDA	1,250 X 50% = 625	1,000
TURF	MAXIMUM FIFTY PERCENT (50%) OF ALL LANDSCAPED AREA	59,665 x 50% = 29,832 SQ. FT.	3,702 SQ. FT.
ECOLOGICAL COMMUNITIES	ENCOURAGED	ENCOURAGED	MARITIME HAMMOCK AND MANGROVE FOREST SPECIES

BROWARD COUNTY CODE OF ORDINANCES - CHAPTER 39

SEC. 39-87. MINIMUM LANDSCAPE REQUIREMENTS - MULTIFAMILY - PARCEL B

CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
SHADE TREES	ANY PROPERTY LINE ABUTTING A PUBLIC THOROUGHFARE: 1 SHADE TREE SPACED 30 FT. ON CENTER	606' / 30' = 21	21
	ANY PROPERTY LINE NOT ABUTTING A PUBLIC THOROUGHFARE: 1 SHADE TREE SPACED 30 FT. ON CENTER WHEN ABUTTING SINGLE FAMILY OR DUPLEX RESIDENTIAL	888' / 30' = 30	30
	OPEN SPACE: 1 TREE PER 2,000 SQ. FT. OF LOT AREA	278,316 / 2,000 = 140	132 TREES + 77 PALMS (25 TREES) = 157
	NATIVE: FIFTY PERCENT (50%) OF ALL VEGETATION TO BE NATIVE TO SOUTH FLORIDA	157 X 50% = 79	132
SHRUBS	OPEN SPACE: 10 SHRUBS PER EVERY 2,000 SQ. FT. OF LOT AREA	10 X (278,316 / 2,000) = 1,400	1,500
	NATIVE: FIFTY PERCENT (50%) OF ALL VEGETATION TO BE NATIVE TO SOUTH FLORIDA	1,500 X 50% = 750	1,200
TURF	MAXIMUM FIFTY PERCENT (50%) OF ALL LANDSCAPED AREA	20,517 SQ. FT. x 50% = 10,258 SQ. FT.	0 SQ. FT.
FOUNDATION PLANTING	20% OF BUILDING FRONTAGE FACING WIDEST RIGHT-OF-WAY		
ECOLOGICAL COMMUNITIES	ENCOURAGED	ENCOURAGED	BEACH DUNE AND MARITIME HAMMOCK SPECIES

LANDSCAPE AREAS SCHEDULE

SYMBOL	DESCRIPTION	QTY	%
1	LANDSCAPE	83,816 sf	69
2	OFF STREET PARKING	36,815 sf	31

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHINS
LA 6667031
STATE OF FLORIDA

John B Hutchens

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

LANDSCAPE CALCULATIONS

SCALE:

DATE:
11/08/2021

L0-02

HARDSCAPE MATERIALS

PEDESTRIAN PAVERS - IVORY

VEHICULAR PAVERS - TAN

CONCRETE SIDEWALK

MULCH MINI PINE BARK NUGGETS

PALMS

COCOS NUCIFERA
COCONUT PALM

COCOTHRINAX ARGENTATA
SILVER PALM

SABAL PALMETTO
CABBAGE PALM

THRINAX RADIATA
FLORIDA THATCH PALM

TREES

BURSERA SIMARUBA
GUMBO LIMBO

CASIA BAKERIANA
PINK SHOWER TREE

COCOLOBA UVIFERA
SEA GRAPE

CLUSIA ROSEA
AUTOGRAPH TREE

CONOCORPUS ERECTUS
GREEN BUTTONWOOD

CONOCORPUS ERECTUS
VAR SERICEUS
SILVER BUTTONWOOD

COCCOLOBA DIVERSIFOLIA
PIGEON PLUM

FICUS AUREA
STRANGLER FIG

QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

SWIETENIA MAHOGANI
WEST INDIAN MOHAGANY

TABEBUIA CARAIBA
YELLOW TABEBUIA

SHRUBS

ARGUSIA GNAPHOLODES
DUNE SEA LAVENDER

BACCHARIS DIOICA
BROOMBUSH FALSE WILLOW

CHRYSOBALANUS ICACO "HORIZONTALIS"
HORIZONTAL COCOPLUM

CLUSIA ROSEA 'NANA'
DWARF PITCH APPLE

EUGENIA FOETIDIA
SPANISH STOPPER

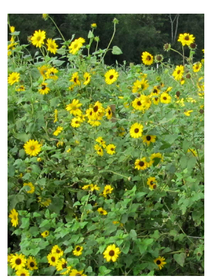
PSYCHOTRIA LIGUSTRIFOLLIA
BAHAMA COFFEE

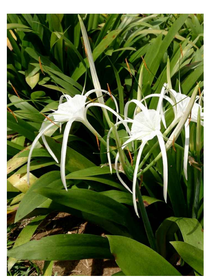
SERENOA REPENS VAR. SERICEUS
SILVER SAW PALMETTO

SURIANA MARITIMA
BAY CEDAR

GROUNDCOVERS AND GRASSES

ARALIS
ER


HELIANTHUS DEBILIS
BEACH SUNFLOWER


HYMENOCALLIS LATIFOLIA
SPIDER LILY

MULHENBURGIA CAPILLARIS
PINK MUHLY GRASS

NEPHROLEPIS EXALTATA
BOSTON FERN

SPARTINA BAKERI
CORDGRASS

TRIPSACUM FLORIDANA
GAMMA GRASS

UNIOLA PANICULATA
SEA OATS

ZAMIA INTEGRIFOLIA
COONTIE

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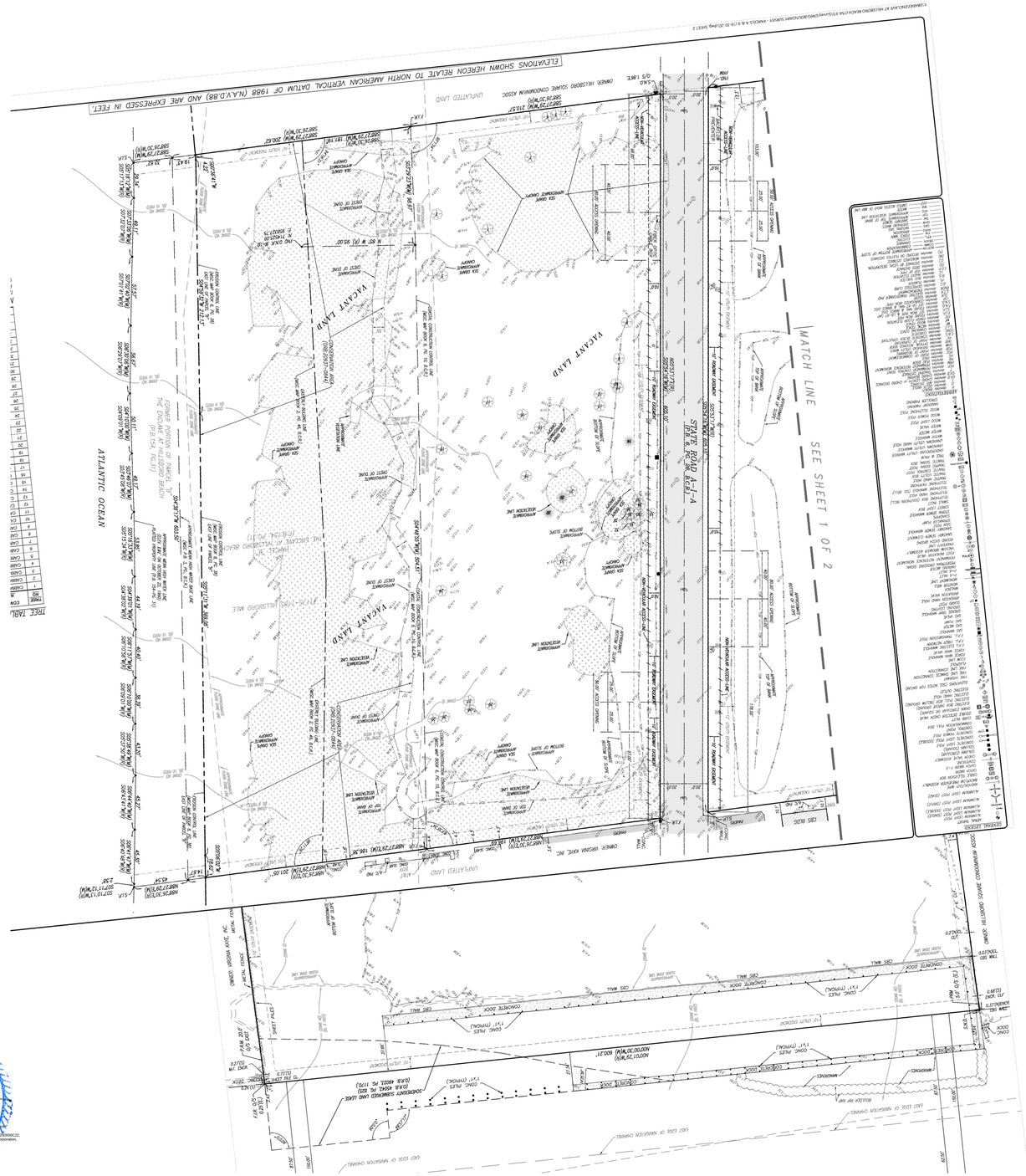
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

LANDSCAPE IMAGES

SCALE:

DATE:
11/08/2021

L0-03



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1174-1185 HILLSBORO MILE

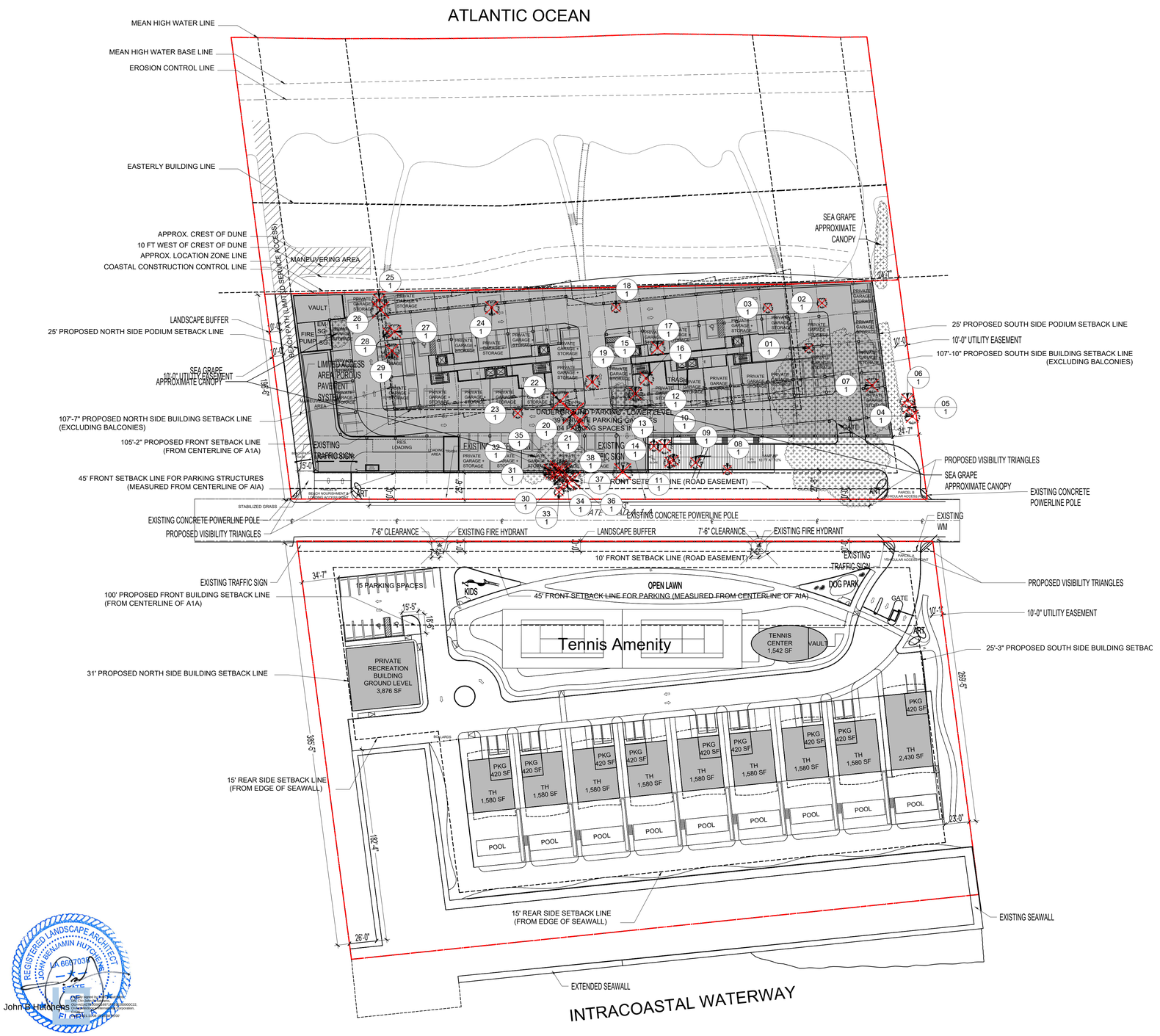
Hillsboro Beach, FL 33062

TREE SURVEY

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

DATE: 11/08/2021

L0-04



TREE DISPOSITION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	CANOPY	DISPOSITION
	01	1	Sabal palmetto	Cabbage Palmetto	10"	18'	8'	Remove
	02	1	Sabal palmetto	Cabbage Palmetto	10"	15'	10'	Remove
	03	1	Sabal palmetto	Cabbage Palmetto	12"	15'	10'	Remove
	04	1	Sabal palmetto	Cabbage Palmetto	12"	25'	15'	Remove
	05	1	Sabal palmetto	Cabbage Palmetto	12"	25'	15'	Remove
	06	1	Sabal palmetto	Cabbage Palmetto	12"	25'	15'	Remove
	07	1	Sabal palmetto	Cabbage Palmetto	12"	25'	15'	Remove
	08	1	Sabal palmetto	Cabbage Palmetto	8"	30'	10'	Remove
	09	1	Sabal palmetto	Cabbage Palmetto	8"	15'	12'	Remove
	10	1	Sabal palmetto	Cabbage Palmetto	10"	15'	12'	Remove
	11	1	Sabal palmetto	Cabbage Palmetto	10'	15'	12'	Remove
	12	1	Sabal palmetto	Cabbage Palmetto	15"	12'	15'	Remove
	13	1	Sabal palmetto	Cabbage Palmetto	13"	25'	10'	Remove
	14	1	Sabal palmetto	Cabbage Palmetto	12"	20'	20'	Remove
	15	1	Sabal palmetto	Cabbage Palmetto	14"	20'	15'	Remove
	16	1	Sabal palmetto	Cabbage Palmetto	13"	15'	15'	Remove
	17	1	Sabal palmetto	Cabbage Palmetto	15"	15'	15'	Remove
	18	1	Sabal palmetto	Cabbage Palmetto	11"	20'	10'	Remove
	19	1	Sabal palmetto	Cabbage Palmetto	14"	20'	15'	Remove
	20	1	Sabal palmetto	Cabbage Palmetto	13"	25'	25'	Remove
	21	1	Sabal palmetto	Cabbage Palmetto	13"	20'	20'	Remove
	22	1	Sabal palmetto	Cabbage Palmetto	13"	20'	20'	Remove
	23	1	Sabal palmetto	Cabbage Palmetto	12"	25'	10'	Remove
	24	1	Sabal palmetto	Cabbage Palmetto	10"	20'	15'	Remove
	25	1	Sabal palmetto	Cabbage Palmetto	14"	10'	15'	Remove
	26	1	Sabal palmetto	Cabbage Palmetto	10"	15'	20'	Remove
	27	1	Sabal palmetto	Cabbage Palmetto	10"	20'	15'	Remove
	28	1	Sabal palmetto	Cabbage Palmetto	10"	20'	10'	Remove
	29	1	Sabal palmetto	Cabbage Palmetto	14"	15'	15'	Remove
	30	1	Sabal palmetto	Cabbage Palmetto	12"	25'	10'	Remove
	31	1	Sabal palmetto	Cabbage Palmetto	12"	25'	10'	Remove
	32	1	Sabal palmetto	Cabbage Palmetto	12"	25'	15'	Remove
	33	1	Sabal palmetto	Cabbage Palmetto	13"	15'	0'	Remove
	34	1	Sabal palmetto	Cabbage Palmetto	18"	25'	20'	Remove
	35	1	Sabal palmetto	Cabbage Palmetto	10"	25'	20'	Remove
	36	1	Sabal palmetto	Cabbage Palmetto	13"	20'	20'	Remove
	37	1	Sabal palmetto	Cabbage Palmetto	12"	20'	20'	Remove
	38	1	Sabal palmetto	Cabbage Palmetto	12"	20'	20'	Remove

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

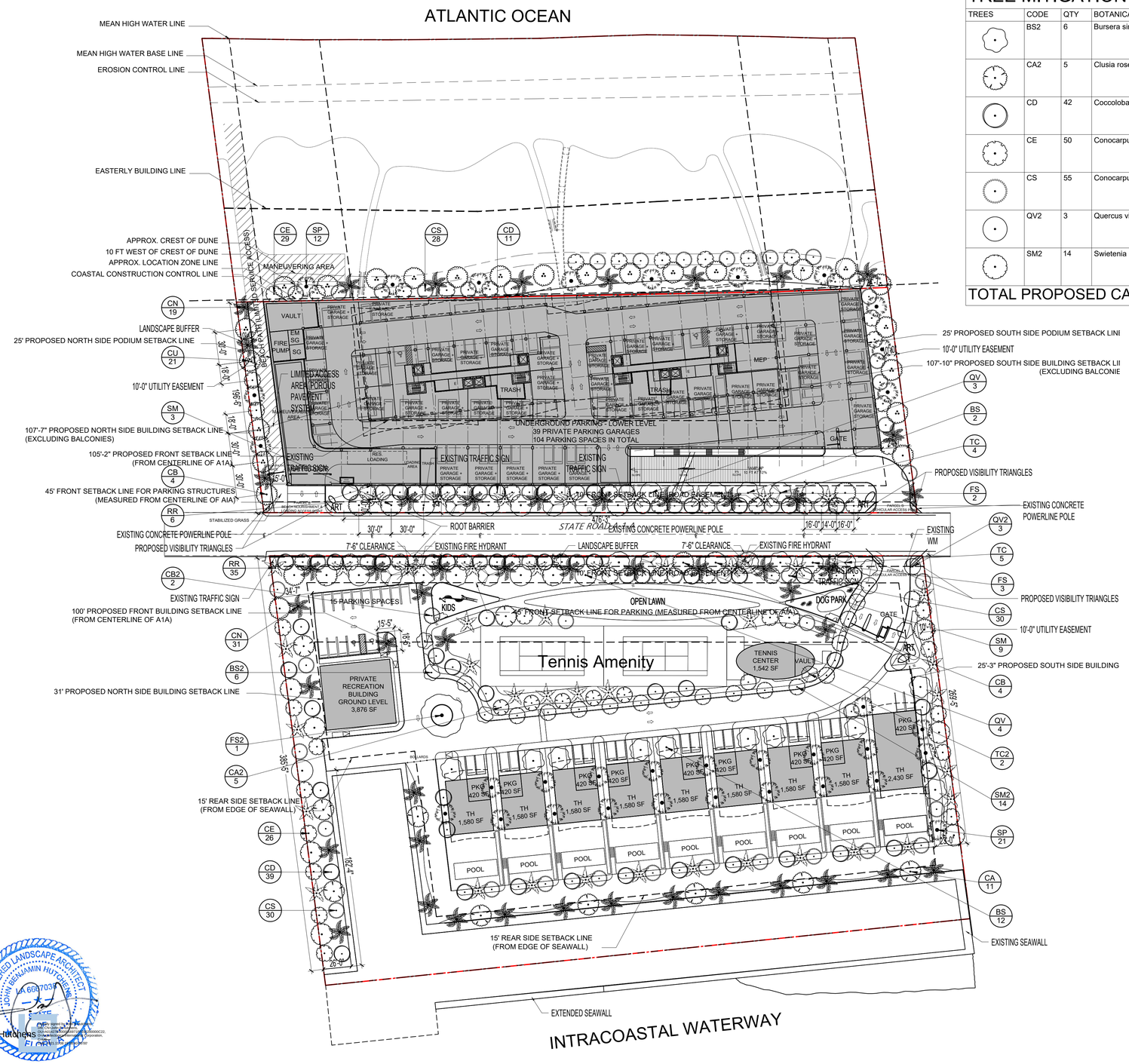
TREE DISPOSITION PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE: 11/08/2021

L1-00



TREE MITIGATION SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.	CATEGORY	CREDIT	TOTAL CREDITS
	BS2	6	Bursera simaruba	Gumbo Limbo	12`	8`	2"	4`	Yes	Yes	1	300	1800
	CA2	5	Clusia rosea	Autograph Tree	12`	8`	2"	4`	Yes	Yes	1	300	1500
	CD	42	Coccoloba diversifolia	Pigeon Plum	12`	8`	2"	4`	Yes	Yes	2	150	6300
	CE	50	Conocarpus erectus	Green Buttonwood	12`	8`	2"	4`	Yes	Yes	1	300	15000
	CS	55	Conocarpus erectus `Sericeus`	Silver Buttonwood	12`	8`	2"	4`	Yes	Yes	2	150	8250
	QV2	3	Quercus virginiana	Southern Live Oak	12`	8`	2"	4`	Yes	Yes	1	300	900
	SM2	14	Swietenia mahagoni	West Indian Mahogany	12`	8`	2"	4`	Yes	Yes	1	300	4200
TOTAL PROPOSED CANOPY SQ. FT.													37950

TREE REPLACEMENT TABLE

REPLACEMENT TREE CATEGORY (SEE APPENDIX 1)	REPLACEMENT CANOPY AREA CREDIT (IN SQUARE FEET)
CATEGORY 1 TREE	300
CATEGORY 2 TREE	150
CATEGORY 3 TREE	100
CATEGORY 4 TREE (PALMS)	50

TREE REPLACEMENT SPECIFICATIONS

REPLACEMENT TREE CATEGORY	REPLACEMENT SPECIFICATIONS
CATEGORY 1 TREE	MINIMUM 12 FEET IN HEIGHT AND 2 INCHES DBH
CATEGORY 2 TREE	MINIMUM 8 FEET IN HEIGHT
CATEGORY 3 TREE	MINIMUM 6 FEET IN HEIGHT
CATEGORY 4 TREE (PALMS)	MINIMUM 6 FEET CLEAR TRUNK OR GREYWOOD

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667031
STATE OF FLORIDA

John B. Hutchens

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1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

TREE MITIGATION PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE: 11/08/2021

L1-01

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1174-1185 HILLSBORO MILE

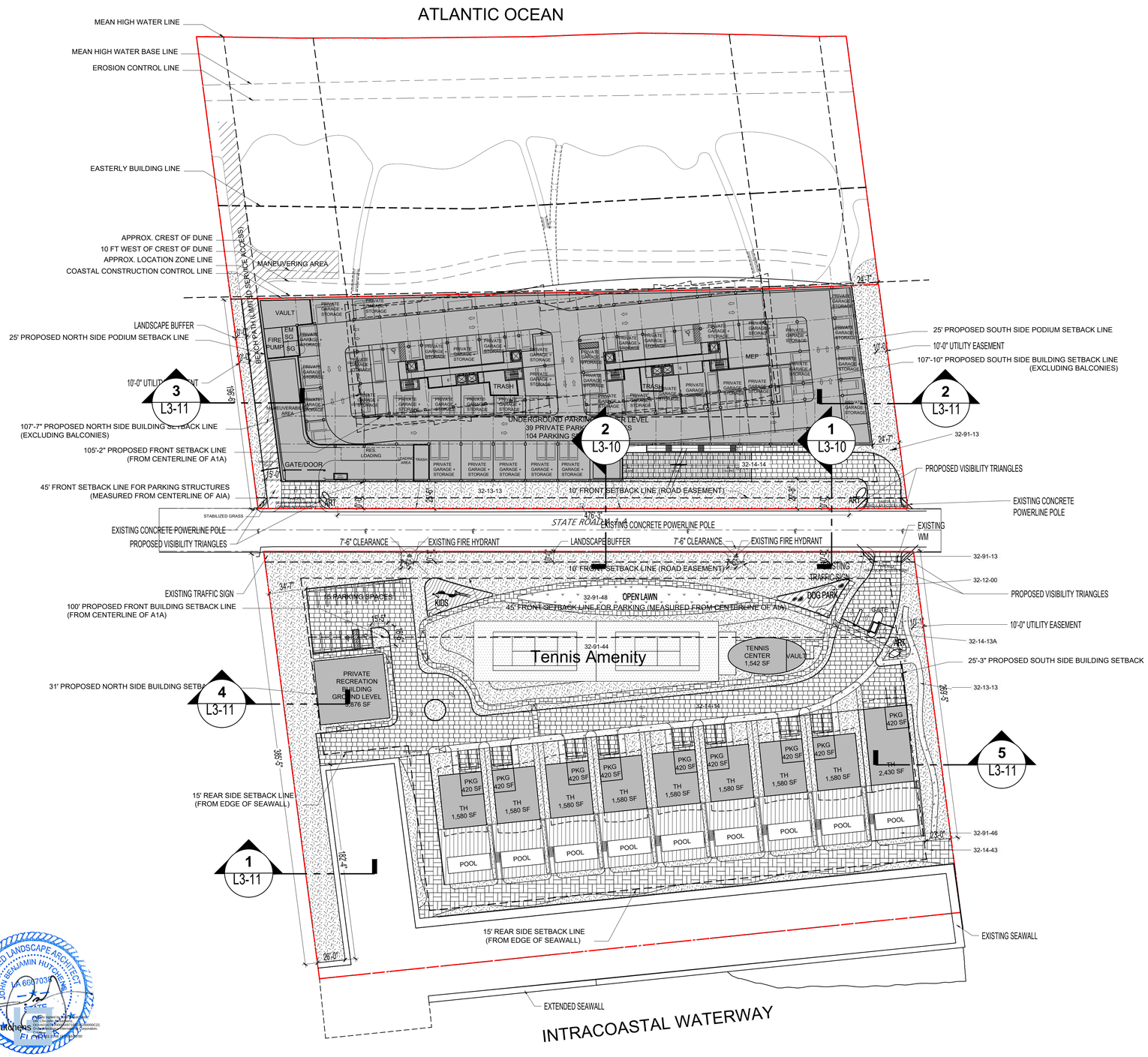
Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL /
PARCEL B - UNDERGROUND PARKING -
UPPER LEVEL RENDERED PLAN

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

L1-10



GROUND LEVEL HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	32 EXTERIOR IMPROVEMENTS	
32-12-00	ITEM: Flexible Paving TYPE: Rubberized Mulch Material APPLICATION: Kids Playgrounds	1,600 sf
32-13-13	ITEM: Concrete Sidewalk APPLICATION: Pedestrian Walkways	5,153 sf
32-14-13A	ITEM: Pedestrian Rated Concrete Unit Pavers APPLICATION: Walkways, Sidewalks, Courtyards TYPE: Smooth - Side Up (Pedestrian) COLOR: Ivory	7,866 sf
32-14-14	ITEM: Precast Concrete Unit Paving APPLICATION: Vehicular Areas COLOR: Sandstone	38,337 sf
32-14-43	ITEM: Pervious Pavers APPLICATION: Pedestrian Promenade MANUFACTURER: Tremron PRODUCT: Pervious Paver COLOR: Sand Stone SIZE: 4"x8"x2.375"	12,819 sf
32-91-13	ITEM: Mulching APPLICATION: Planting Areas FINISH: Mini Pine Bark Nuggets COLOR: Natural	80,556 sf
32-91-44	ITEM: Asphalt Paving APPLICATION: Tennis Courts	13,357 sf
32-91-46	ITEM: Wood-Look Tile APPLICATION: Rooftop Pools	22,429 sf
32-91-47	ITEM: Synthetic turf APPLICATION: Dog Park FINISH: NA COLOR: Green	742 sf
32-91-48	ITEM: Lawn APPLICATION: Ground Level Open Lawn Area	4,007 sf
32-91-49	ITEM: Porous Pacement System PRODUCT: Grass Pave 2 APPLICATION: Limited Access Area	2,941 sf

REGISTERED LANDSCAPE ARCHITECT
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LA 6667039
STATE OF FLORIDA
John B Hutchens

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

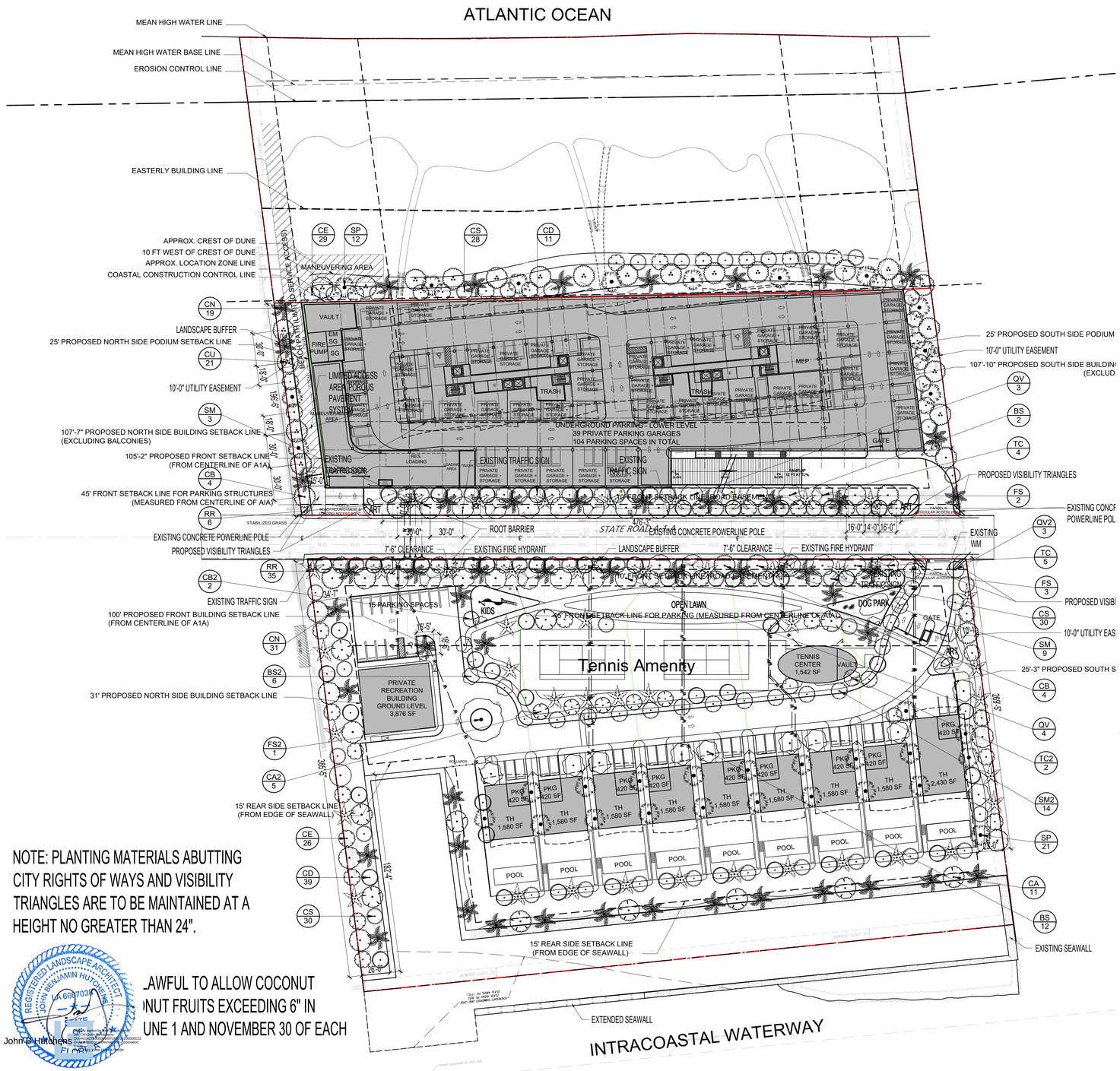
PARCEL A - GROUND LEVEL /
PARCEL B - UNDERGROUND PARKING -
UPPER LEVEL HARDSCAPE PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE:
11/08/2021

L1-11



NOTE: PLANTING MATERIALS ABUTTING CITY RIGHTS OF WAYS AND VISIBILITY TRIANGLES ARE TO BE MAINTAINED AT A HEIGHT NO GREATER THAN 24".

_AWFUL TO ALLOW COCONUT
INUT FRUITS EXCEEDING 6" IN
UNE 1 AND NOVEMBER 30 OF EACH

REGISTERED LANDSCAPE ARCHITECT JOHN BENJAMIN HUTCHENS LA 6667031 STATE OF FLORIDA

John B. Hutchens

GROUND LEVEL TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	BS2	6	Bursera simaruba	Gumbo Limbo	12`	8`	2"	4`	Yes	Yes
	BS	14	Bursera simaruba	Gumbo Limbo	16`	12`	4"	5`	Yes	Yes
	CB2	2	Cassia bakeriana	Pink Cassia	12`	8`	2"	4`	No	Yes
	CB	8	Cassia bakeriana	Pink Cassia	16`	12`	4"	5`	No	Yes
	CA2	5	Clusia rosea	Autograph Tree	12`	8`	2"	4`	Yes	Yes
	CA	11	Clusia rosea	Autograph Tree	16`	12`	4"	5`	Yes	Yes
	CD	50	Coccoloba diversifolia	Pigeon Plum	12`	8`	2"	4`	Yes	Yes
	CU	21	Coccoloba uvifera	Sea Grape	16`	12`	4" min	5`	Yes	Yes
	CE	55	Conocarpus erectus	Green Buttonwood	12`	8`	2"	4`	Yes	Yes
	CS	58	Conocarpus erectus `Sericeus`	Silver Buttonwood	12`	8`	2"	4`	Yes	Yes
	FS	5	Ficus aurea	Strangler Fig	16` min.	12` min.	4" min	5`	Yes	Yes
	FS2	1	Ficus aurea	Strangler Fig (Specimen, Collected)	30`	30`	24" Minimum	8` Min.	Yes	Yes
	QV2	3	Quercus virginiana	Southern Live Oak	12`	8`	2"	4`	Yes	Yes
	QV	7	Quercus virginiana	Southern Live Oak	16`	12`	4" min	5`	Yes	Yes
	SM2	14	Swietenia mahagoni	West Indian Mahogany	12`	8`	2"	4`	Yes	Yes
	SM	12	Swietenia mahagoni	West Indian Mahogany	16`	12`	4" min	5`	Yes	Yes
	TC2	2	Tabebuia caraiba	Silver Trumpet	12`	8`	2"	4`	No	Yes
	TC	9	Tabebuia caraiba	Silver Trumpet	16`	12`	4"	5`	No	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CN	50	Cocos nucifera	Coconut Palm (CERTIFIED LY)	24`			16` GW	No	Yes
	RR	43	Roystonea regia	Royal Palm	30`			20` GW	Yes	Yes
	SP	33	Sabal palmetto	Cabbage Palmetto	20`-24` CT				Yes	Yes

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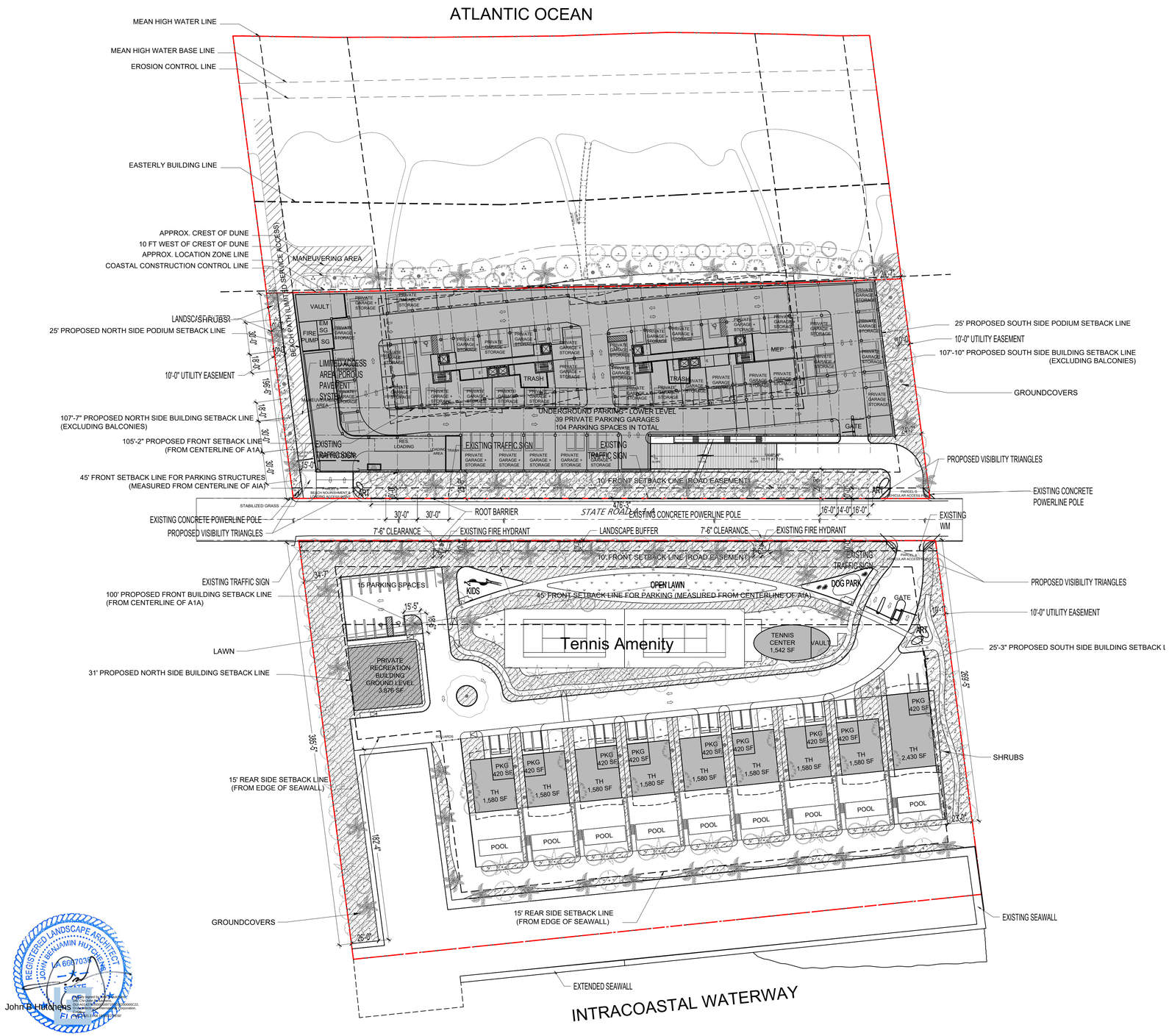
1174-1185 HILLSBORO MILE
Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL /
PARCEL B - UNDERGROUND PARKING -
UPPER LEVEL TREE PLAN

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

L1-12



GROUND LEVEL SHRUB & GCVR SCHEDULE

	SHRUBS Argusia gnapholodes – Dune Sea Lavender Baccharis dioica – Broombush Falswillow Chrysobalanus icaco 'horizontalis – Horizontal Cocoplum Clusia rosea 'nana' – Dwarf Clusia Eugenia foetida - Spanish Stopper Psychotria ligustrifolia - Bahama coffee Serenoa repens 'cinerea' – Silver Saw Palmetto Suriana maritima – Bay Cedar -	25,963 sf
	GROUNDCOVERS Ernodea littoralis – Golden Creeper Helianthus debilis – Dune Sunflower Hymenocallis latifolia – Spider Lily Muhlenbergia capillaris – Muhly Grass Nephrolepis exaltata – Boston Fern Spartina patens – Sand Cordgrass Tripsacum floridana – Gamma Grass Uniola paniculata – Sea Oats Zamia pumila – Coontie -	54,359 sf
	LAWN Stenotaphrum secundatum St Augustine Grass -	6,501 sf

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REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667039
STATE OF FLORIDA

John B Hutchens

1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

PARCEL A - GROUND LEVEL /
PARCEL B - UNDERGROUND PARKING -
UPPER LEVEL SHRUBS AND GROUNDCOVER PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE:
11/08/2021

L1-13

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667031
STATE OF FLORIDA

John B. Hutchens

ARQUITECTONICA

ARQUITECTONICA GEO
RESILIENT LANDSCAPES

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1174-1185 HILLSBORO MILE

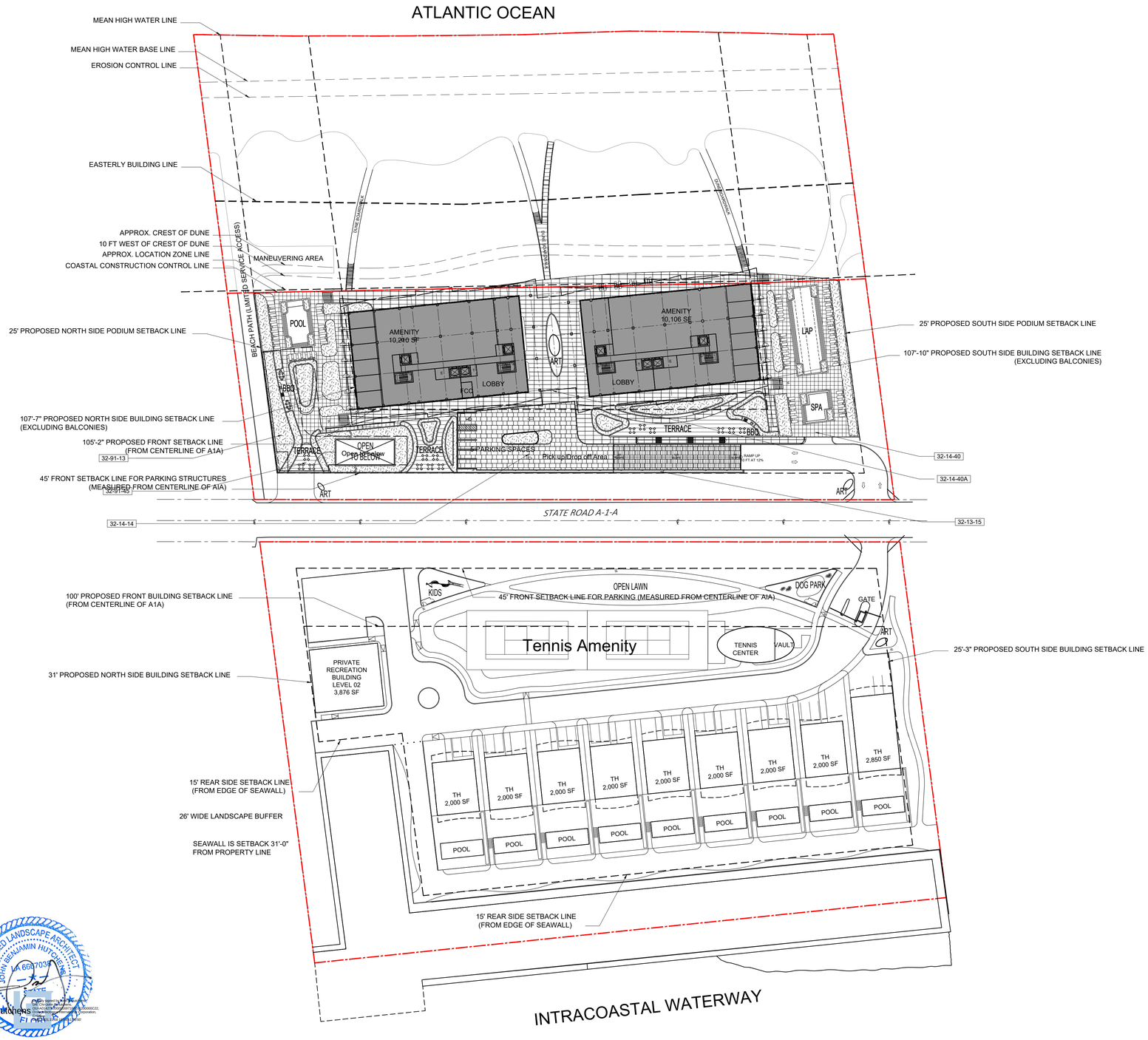
Hillsboro Beach, FL 33062

LOBBY LEVEL
RENDERED PLAN

SCALE: 1" = 50'-0" 0 25' 50' 100' 150' N

DATE:
11/08/2021

L1-20



LOBBY LEVEL HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	32 EXTERIOR IMPROVEMENTS	
32-13-15	ITEM: Concrete Paving APPLICATION: Maintenance Path	580 sf
32-14-14	ITEM: Precast Concrete Unit Paving APPLICATION: Vehicular Areas COLOR: Sandstone	10,327 sf
32-14-40	ITEM: Shellstone Paver APPLICATION: Lobby Level Pool Deck Areas MANUFACTURER: Tremron PRODUCT: Shellstone COLOR: White SIZE: 12"x12"	13,951 sf
32-14-40A	ITEM: Stone Tiling APPLICATION: Lobby Level COLOR: Sand Stone	18,493 sf
32-91-13	ITEM: Mulching APPLICATION: Planting Areas FINISH: Mini Pine Bark Nuggets COLOR: Natural	13,684 sf
32-91-45	ITEM: Wood Floor Decking APPLICATION: Lobby Level, Roof Top Level FINISH: Ipe Oil COLOR: Natural SIZE: 2"x4"x6' MANUFACTURER: Keys Deck & Dock Supply CONTACT EMAIL: info@keysdecksanddocks.com	5,683 sf

REGISTERED LANDSCAPE ARCHITECT
JOHN BENJAMIN HUTCHENS
LA 6667031
STATE OF FLORIDA

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

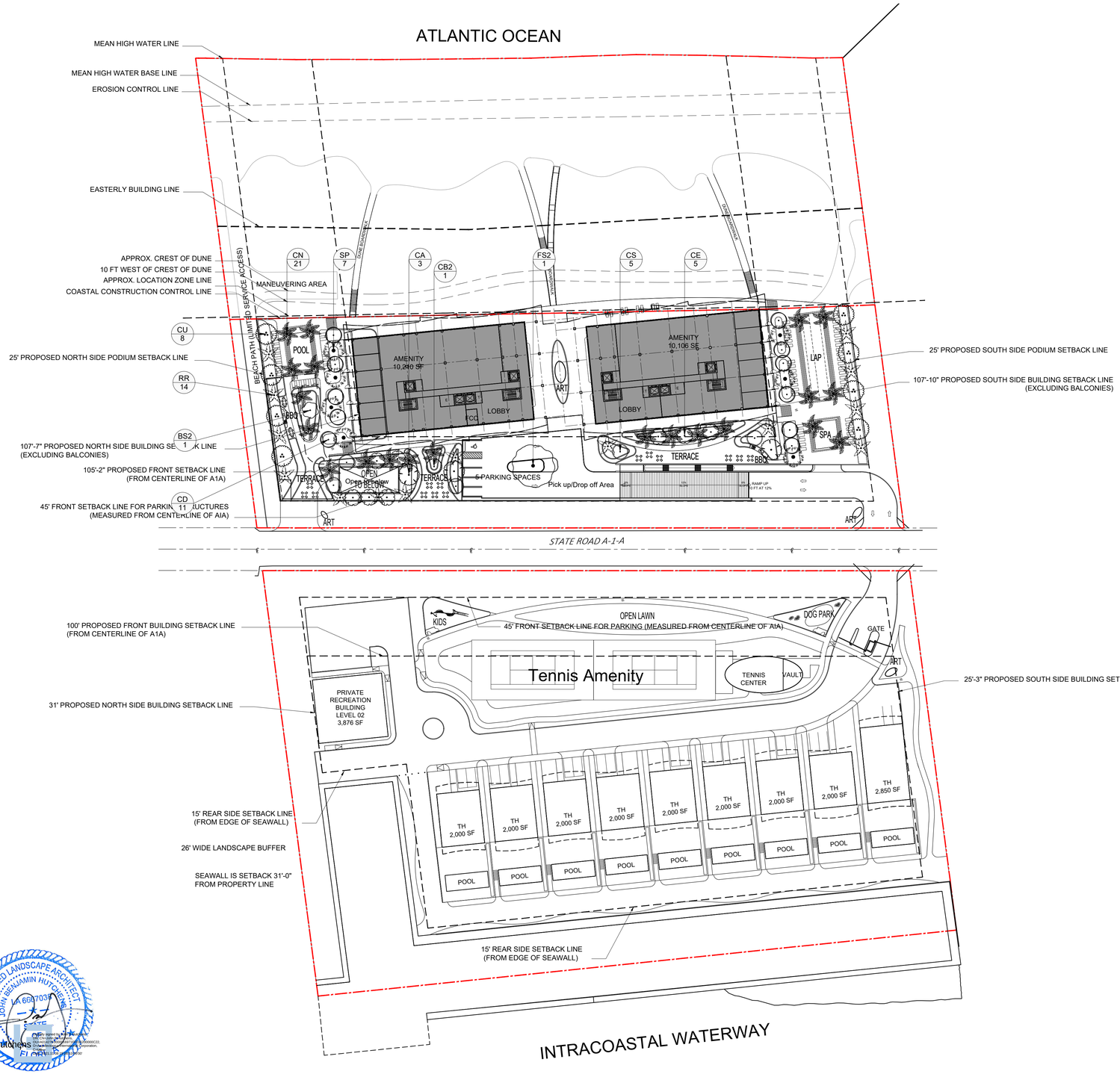
LOBBY LEVEL
HARDSCAPE PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE:
11/08/2021

L1-21



LOBBY LEVEL TREE PLAN

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	BS2	1	Bursera simaruba	Gumbo Limbo	16`	15`	4"	5`	Yes	Yes
	CB2	1	Cassia bakeriana	Pink Cassia	16`	10`	4"	5`	No	
	CA	3	Clusia rosea	Autograph Tree	14`	15`	4" min	5`	Yes	Yes
	CD	11	Coccoloba diversifolia	Pigeon Plum	14`	7`	3"	5`	Yes	Yes
	CU	8	Coccoloba uvifera	Sea Grape	16`	12`	4" min	5`	Yes	Yes
	CE	8	Conocarpus erectus	Green Buttonwood	10`-12`	10`-15`	4" min	5`	Yes	Yes
	CS	5	Conocarpus erectus `Sericeus`	Silver Buttonwood	10`-12`	10`-15`	2" min	4`	Yes	Yes
	FS2	1	Ficus aurea Specimen, Collected	Strangler Fig	20`	35`	8"-12"	5`	Yes	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE	DROUGHT TOL.
	CN	21	Cocos nucifera	Coconut Palm	20`				No	
	RR	14	Roystonea regia	Royal Palm	20` GW				Yes	
	SP	7	Sabal palmetto Character	Cabbage Palmetto	20`-24` CT				Yes	Yes

John B. Hutchens

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1174-1185 HILLSBORO MILE

Hillsboro Beach, FL 33062

LOBBY LEVEL
TREE PLAN

SCALE: 1" = 50'-0" (0, 25', 50', 100', 150')

N

DATE:
11/08/2021

L1-22

1210 Hillsboro Mile
Hillsboro Beach, FL 33062

TOWN OF HILLSBORO BEACH

Phone: (954) 427-4011
Fax: (954) 427-4834

TO: Mayor Tarrant and Town Commission
THROUGH: Mac Serda, Town Manager
FROM: Jim Hickey, Planning Consultant
DATE: December 7, 2021
SUBJECT: Variance to allow for Higher Percentage of Usage of Roof
1174-1185 Hillsboro Mile

The Property Owner, Hillsboro Mile Property Owner, LLC and authorized agent, Eric Fordin (Applicant) are requesting approval of a variance from Sec. 12-142B of the Land Development Code (LDC) to allow the use of the rooftop area of a proposed residential building beyond the maximum of 20% allowed to be used per the Town's LDC. The Owner/agent is also requesting consideration of a variance for an increase in height and number of stories which will be processed through a separate variance request. The proposed development is currently zoned Residential Medium (RM-16).

Background

The subject property is located at 1174 -1185 Hillsboro Mile and contains two vacant parcels. The current owners purchased the property in December 2020 and are in the process of obtaining the necessary land development approvals in order to develop the property. The site includes two separate parcels. Parcel A is 5.4 acres and is located between Hillsboro Mile (A1A) and the Intracoastal Waterway. Parcel B is 6.4 acres and is located on the east side of Hillsboro Mile. Parcel B is identified a Local Area of Particular Concern (LAPC) and which includes portions of the beach area and a conservation easement exists on approximately 1/3 of the parcel. This variance request is for Parcel B only.

On July 29, 2021, the Applicant submitted a site plan to develop the site. The proposed site plan includes a total of 121 units. Nine residential units are proposed for Parcel A (west of Hillsboro Mile) within 3-story structures and have a maximum height of 35 feet. There are 112 multi-family condominium-style units proposed for Parcel B on the east side of Hillsboro Mile. The Applicant proposes to construct these units within a 15-story, 170-foot tower. The building will also include two underground stories for parking. The consultant planner, along with analysis by survey, traffic, engineering, and landscaping reviewed the initial site plan and provided comments to the Applicant on November 2, 2021. As part of these comments, the Applicant was asked to verify the total percentage of rooftop being utilized by the development, and it that percentage was above 20%, either the Applicant could reduce the percentage of the roof to a maximum of 20% or request a variance from the Town.

The Applicant is requesting a variance from the Land Development Code (LDC) to utilize 29% of the rooftop. The proposed development includes eight (8) private balcony areas with small "splash pools" for the penthouse units. The rooftop will also include the necessary mechanical equipment for the elevator and HVAC equipment for the building. The Town's LDC allows utilization of 20% of the roof and an additional 15 feet for roof top structures as provided below:

Sec. 12-142. - Height regulations.

…

B) It is further provided that purely decorative features such as cupolas, tower, railings, not including signs, nor containing any living areas and not covering more than 20 percent of the roof area may be erected to an additional height not to exceed 15 feet, provided that the overall height of the building shall not exceed 50 feet.

Although no living areas are proposed for the rooftop, the proposed development will include outdoor living areas in the form of private balconies and pool areas for the penthouse units. The usage of balconies for this accessory use to the main condominium/apartment were not anticipated in the LDC and are therefore not mentioned within the LDC. Through review of the Town's LDC and the site plan review process, these outdoor areas were not deemed living areas as they will not be within an enclosed building. When considering this variance, the analysis should include both the use of the rooftop areas for private recreation as well as the request to increase beyond the 20%.

The corresponding site plan for this proposed development cannot be considered by the Board of Zoning Appeals without first consideration and approval of both this requested variance and an additional variance to allow for additional height (170 feet) within the RM-16 zoning district.

<u>Analysis</u>

Per Section 12-283, the Board of Zoning Appeals has the powers and should be its duty to grant variances from the Code. The Applicant is requesting relief through the criteria set forth in 12-283(C)(2) Instances of Hardship, which is as follows:

(2) Instances of hardship. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the use, construction or alterations of buildings or structures, or the use of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of land will impose upon him or her unusual and practical difficulties or particular hardship, such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

Below are excerpts from the Code-required criteria listed above with consultant planner's analysis of how the proposed development relates to the criteria shown in italics below.

"…the use of land will impose upon him or her unusual and practical difficulties or particular hardship,…"

The Applicant has stated the property is identified as a Local Area of Particular Concern and contains a conservation easement which was executed in 1992. Based on the Applicant's backup, the conservation area is 2.88 acres or 47 percent of the property. Therefore, the use of this property is hindered by the conservation area. It should be noted that 0.78 acres is located east of the Eastern Building Line and includes area which could not contain any

vertical structures. Therefore, approximately 2.1 acres or 33% of the developable parcel is impacted by the conservation easement.

Although there are site constraints, these constraints do not in itself present a hardship or practical difficulties requiring the use of 29% of the rooftop. These areas could be reduced in size or not constructed as the proposed building has two pools and outdoor areas to be used by all residents.

"….such variances of the strict application of the terms of this chapter as are in harmony with its general purpose and intent,…"

The Applicant has stated the application is consistent with the general intent of the Town Code and the strict application would not allow the applicant to maximize the intensity of development. Although there is less usable space within the parcel, that strict applicant of 20% would afford the applicant considerable space on the rooftop area for various uses. The use of the rooftop area for outdoor recreation uses and all mechanical uses could be accommodated within the existing code set forth in Sec. 12-142B.

"…but only when the Board is satisfied that a granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this chapter, and at the same time, the surrounding property will be properly protected.

The Applicant has stated that they can only utilize two-thirds of the existing site due to the conservation area. And although, this makes the site more challenging to develop, it does not provide a hardship to the Applicant where the rooftop area is concerned. The Applicant could develop these areas and keep within the 20% allowed per the LDC. The allowance to 29% would be a convenience provided to the Applicant.

The Town's Comprehensive Plan specifically identifies LAPC's as provided below:

> *Policy 7.3.6 Preserve environmentally sensitive lands (Local Areas of Particular Concern) and use the land development regulation procedures for protection and preservation which involve notification and protection of private property owner rights.*
>
> *The use of 20% of the roof top area would be in keeping with the Comprehensive Plan and Town's LDC and provide the Applicant with appropriate use of the property.*

<u>Recommendation</u>

The use of the rooftop area for private recreation areas with small pools along with mechanical equipment. However, the reduction in the parcel size of the development does not present a hardship in use of more than 20% of the rooftop. The private areas could be reduced in size to meet the requirements set forth in the LDC. In addition, if the building was larger, there would be additional penthouses and additional rooftop areas so the percentage of the rooftop area would most likely not be reduced simply by allow for additional building area. Therefore, use of 20% of the rooftop would be sufficient to development this property.

Should the Board of Zoning Appeals consider and approve the variance request, the consultant planner recommends the following conditions of approval:

- Variance should provide for a maximum of 20% usage of the rooftop.
- Proposed site plan must be consistent with this variance or any variance approved by the Zoning Board of Appeals;
- Applicant must receive approval by Broward County for any alteration and improvement of the conservation area;
- Should the proposed site plan associated with this variance request not be approved, submittal of a revised variance application will require reconsideration by the Board along with site plan approval;
- Site plan shall include access for Town vehicles and their contractors for beach renourishment and/or for emergency purposes.

Attachments:

Development Application including Applicant's backup

SUN-SENTINEL

Sold To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Bill To:
Town Of Hillsboro Beach - CU00114721
1210 Hillsboro Mile
Hillsboro Beach,FL 33062

Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting , Town Of Hillsboro Beach
Was published in said newspaper in the issues of; Nov 27, 2021

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper
has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this: November 29, 2021.

Signature of Notary Public

LEANNE ROLLINS
Notary Public - State of Florida
Commission # GG 982233
My Comm. Expires Apr 27, 2024
Bonded through National Notary Assn.

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

Affidavit Delivery Method: E-Mail
Affidavit Email Address: shenderson@townofhillsborobeach.com
7093795

TOWN OF HILLSBORO BEACH, FLORIDA
QUASI-JUDICIAL PUBLIC HEARING
TUESDAY, DECEMBER 7, 2021, AT 9:00AM

FOR DEVELOPMENT PROJECT LOCATED AT:
1174-1185 HILLSBORO MILE, HILLSBORO BEACH, FLORIDA 33062

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN the Town Commission of the Town of Hillsboro Beach, Florida will hold a Quasi-Judicial Public Hearing on December 7, 2021, at 9:00 A.M. Eric Fordin, with the Related Group, authorized agent for development project located at 1174-1185 Hillsboro Mile, Hillsboro Beach, FL 33062 requests a variance pursuant to Section 12-283 of the Town's Code to exceed the height limitations in Section 12-142 of the Code as follows:

• As to Section 142(b), a variance to permit rooftop decorative features on 29% of the roof and 20 feet where 20% and 15 feet is permitted.

Information on the VARIANCE REQUEST can be obtained at Town Hall, 10 days prior to the Public Hearing. Public comments on the request will be received in-person at the Public Hearing on December 7, 2021 as well as virtually via Zoom or can be provided in writing to the Town Clerk prior to the Public Hearing via email: TownClerk@TownofHillsboroBeach.com.

The public can attend in person or virtually via Zoom video conference and provide public comment. Zoom Meeting log-in details will be provided on Town Website.

If any person decides to Appeal any decision made with respect to any matter considered at the Public Hearing, he/she will need a record of the proceedings and for such purposes may need to ensure that a verbatim recording of the proceedings is made, which records include the testimony and evidence upon which the Appeal is to be based.

In accordance with the American with Disabilities Act and Florida Statute 286.26, persons with disabilities needing special accommodations to participate in these proceedings should contact the Town Clerk no later than two days prior to the Public Hearing at 954-427-4011 for assistance.

Sherry D. Henderson, CMC Town Clerk
TOWN OF HILLSBORO BEACH, FLORIDA
11/27/2021 7093795