



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
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Dwayne Dickerson
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Matthew H. Scott

Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

July 12, 2022

Scott Stoudenmire, Director
Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

**RE: MainStreet at Coconut Creek
Block 3 Site Plan Submittal**

Dear Mr. Stoudenmire,

GSR RE Partners, LLC (“Petitioner”) is the contract purchaser of the +/- 157 acre parcel generally located on the west side of Lyons Road between Wiles Road and West Sample Road (“Johns Parcel”) in the City of Coconut Creek (“City”), and the owner of the +/-6.9 acre parcel platted as the Lyons Commons Plat (“Lyons Parcel”). The Johns Parcel and Lyons Parcel are collectively referred to herein as the “Property” and are further identified by the folio numbers listed below:

4842 1801 0160	4842 1801 0240	4842 1801 0310	4842 1801 0360
4842 1801 0480	4842 1801 0250	4842 1801 0320	4842 1801 0370
4842 1801 0210	4842 1801 0260	4842 1801 0330	4842 1801 0390
4842 1801 0220	4842 1801 0270	4842 1801 0340	4842 1801 0170
4842 1801 0230	4842 1801 0280	4842 1801 0350	4842 1825 0010

The Property has a future land use designation of Regional Activity Center (“RAC”) and is currently zoned A-1, Agricultural District. The Property is also part of the MainStreet @ Coconut Creek Development of Regional Impact (“DRI”), as adopted on August 26, 2010 by City Ordinance 2006-006. Petitioner is proposing to develop the Property with a mixed-use project that includes a variety of residential dwellings, commercial uses and open space (“Project”). In order to develop the Project, Petitioner is seeking a rezoning to the Planned Mainstreet Development District (“PMDD”) and an amendment to the DRI Development Order.

As part of the PMDD Application, we are transmitting the following items with our submittal to the City for review:

- This letter of transmitting listing the documents submitted and a detailed summary of the request;
- Legal description for the Property;

- Broward County Property Appraiser cards and corresponding Deeds as proof of ownership;
- Agent authorization executed by the owner(s);
- Statement of Developer's Interest in the Property;
- Justification Statement;
- Aesthetic Design Narrative;
- Sustainable Design Narrative;
- Survey for the Property;
- Site Plan, Architectural Plans, Civil Engineering Plans and Landscape Plans in accordance with Section 13-548 of the City's Land Development Code.

Additional exhibits and supporting materials will be provided to the City with future resubmittals and in continued discussions with City staff related to the MainStreet project. Should you have any questions or need any supplemental information or materials related to the Block 3 Site Plan application, please do not hesitate to contact me at cbilenki@dmbblaw.com or 561-405-3300.

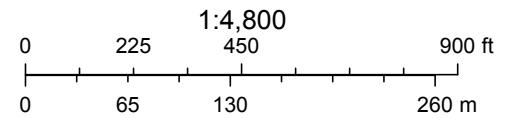
Sincerely,

A handwritten signature in blue ink, appearing to read 'CBilenki', with a stylized flourish at the end.

Christina Bilenki, Esq.
Dunay, Miskel & Backman, LLP



January 15, 2021



This Document Prepared By:
BRUCE HERMAN, ESQ
KELLEY, HERMAN & SMITH
1401 E. BROWARD BLVD., SUITE 206
FORT LAUDERDALE, FL 33301
(954)462-7806

Parcel ID Number: 8218-01-0381

Warranty Deed

This Indenture, Made this 8th day of November, 2004 A.D. Between DONALD R. CURRIE and GWENDOLYN G. CURRIE, husband and wife

of the County of Broward, State of Florida, grantors, and ELSTER/ROCATICA LLC, a Florida limited liability company

whose address is: 4101 Vinkemulder Road, Coral Springs, FL 33067

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:

See Exhibit "A"

SUBJECT TO: Land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes for the year 2005 and subsequent years.

Will call #135

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Bruce Herman
Witness

[Signature] (Seal)
DONALD R. CURRIE
P.O. Address: 400 NW 41 AVENUE, Coconut Creek, FL 33066

[Signature]
Printed Name: RICHARD W. WURDOCH
Witness

[Signature] (Seal)
GWENDOLYN G. CURRIE
P.O. Address: 400 NW 41 AVENUE, Coconut Creek, FL 33066

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 8th day of November, 2004 by DONALD R. CURRIE and GWENDOLYN G. CURRIE, husband and wife

who are personally known to me or who have produced their FLORIDA DRIVE RS LICENSES as identification.



SHEILA E. CUSICK
MY COMMISSION # DD 326986
EXPIRES: July 23, 2008
Booked Thru Budget Notary Services

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

CURRIE

2

NOV-04-2004 THU 04:11 PM ADORNO YOSS

FAX NO. 5613388614

P. 07/24

EXHIBIT "A"

North 300 feet of Tract 56, Block 89, of PALM BEACH FARMS, according to the plat thereof recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in Broward County, Florida, Less and except

PARCEL 103

A portion of the North One Half (N 1/2) of Tract 56, Block 89, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, according to the plat thereof as recorded in Plat book 2, Page 54 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Northeast corner of Tract 56, said Northeast corner being the intersection of the existing West Right-of-Way line of Lyons Road (50 feet wide at this point) with the South Right-of-Way line of a platted, un-named and unimproved road (30 feet wide) as shown on said plat of THE PALM BEACH FARMS COMPANY, PLAT NO. 3; thence South 00° 24' 54" East, along said existing West Right-of-way line, same being the East line of said Tract 56, a distance of 330.11 feet to an intersection with the South line of the North One Half (N 1/2) of said Tract 56; thence South 89° 37' 06" West, along said South line of the North One Half (N 1/2) of Tract 56, a distance of 14.17 feet; thence North 00° 37' 08" West, 330.11 feet to an intersection with the South Right-of-Way line of said platted, un-named and unimproved road; thence North 89° 37' 06" East, along said South Right-of-Way line, same being the North line of said Tract 56, a distance of 15.35 feet to the POINT OF BEGINNING.

Prepared by and Return to:

Richard A. Murdoch, Esq.
ADORNO & YOSS, LLP
700 South Federal Highway, Suite 200
Boca Raton, Florida 33432

Property Appraisers Parcel Identification (Folio) Number(s):

4842 18 01 0380

Our File No. 201907.0007

Grantee's S.S. #

(Space above this line for recording data.)

WARRANTY DEED

THIS INDENTURE, made this 15 day of March, 2005, from

COMPLETE PROPERTY MAINTENANCE, INC., a Florida corporation,

whose post office address is **4101 Vinkemulder Road, Coconut Creek, Broward County, Florida 33073-3434**, Grantor*, to

ELSTER/ROCATICA LLC, a Florida limited liability company

whose post office address is **4101 Vinkemulder Road, Coconut Creek, Broward County, Florida 33067**, Grantee*.

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the Subdivision; public utility easements of record, taxes for the year of closing and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

COMPLETE PROPERTY MAINTENANCE, a Florida corporation
By: [Signature]
LARRY ELSTER, President

[Signature]
Witness Signature
Joan Lampkin
Printed Name (of witness)

[Signature]
Witness Signature
John M Skisren
Printed Name (of witness)

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LARRY ELSTER, President of COMPLETE PROPERTY MAINTENANCE, a Florida corporation

[and fill in one of the following]
 who is personally known to me, or who has produced a Drivers License, or
 _____ (fill in type of ID) as identification, and who did not take an oath and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of March, 2005.

[Signature]
Notary Public
Mary Joan Lampkin
Printed name of Notary Public

My Commission Expires:



Exhibit "A"

Tract 56, LESS THE North 300.00 feet, Block 89, PALM BEACH FARMS, according to the Plat thereof, as recorded in Plat Book 2, page 54, of the Public Records of Palm Beach County, Florida. Said lands situate, lying and being in Broward County, Florida,

Less and excepting the following described property:

A portion of the south One Half [S ½] of Tract 56, Block 89, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southeast corner of said Tract 56, same being the Northeast corner of Tract 77, in said Block 89, said corner lying on the existing West Right-of-Way line of Lyons Road [50 feet wide at this point]; thence South 89° 37' 06" West, along the line common to said Tracts 56 and 77, a distance of 13.00 feet, thence North 00° 37' 08" West, 330.11 feet to an intersection with the North line of the South One Half [S 1/2] of said Tract 56; thence North 89° 37' 06" East, along said North line of the South One Half [S ½] of Tract 56, a distance of 14.17 feet to an intersection with said existing West Right-of-Way line of Lyons Road, same being the East line of said Tract 56; thence South 00° 24' 54" East, along said existing West Right-of-Way line of Lyons Road, 330.11 feet to the POINT OF BEGINNING.



Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0160
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 24 LESS W 10 AC BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

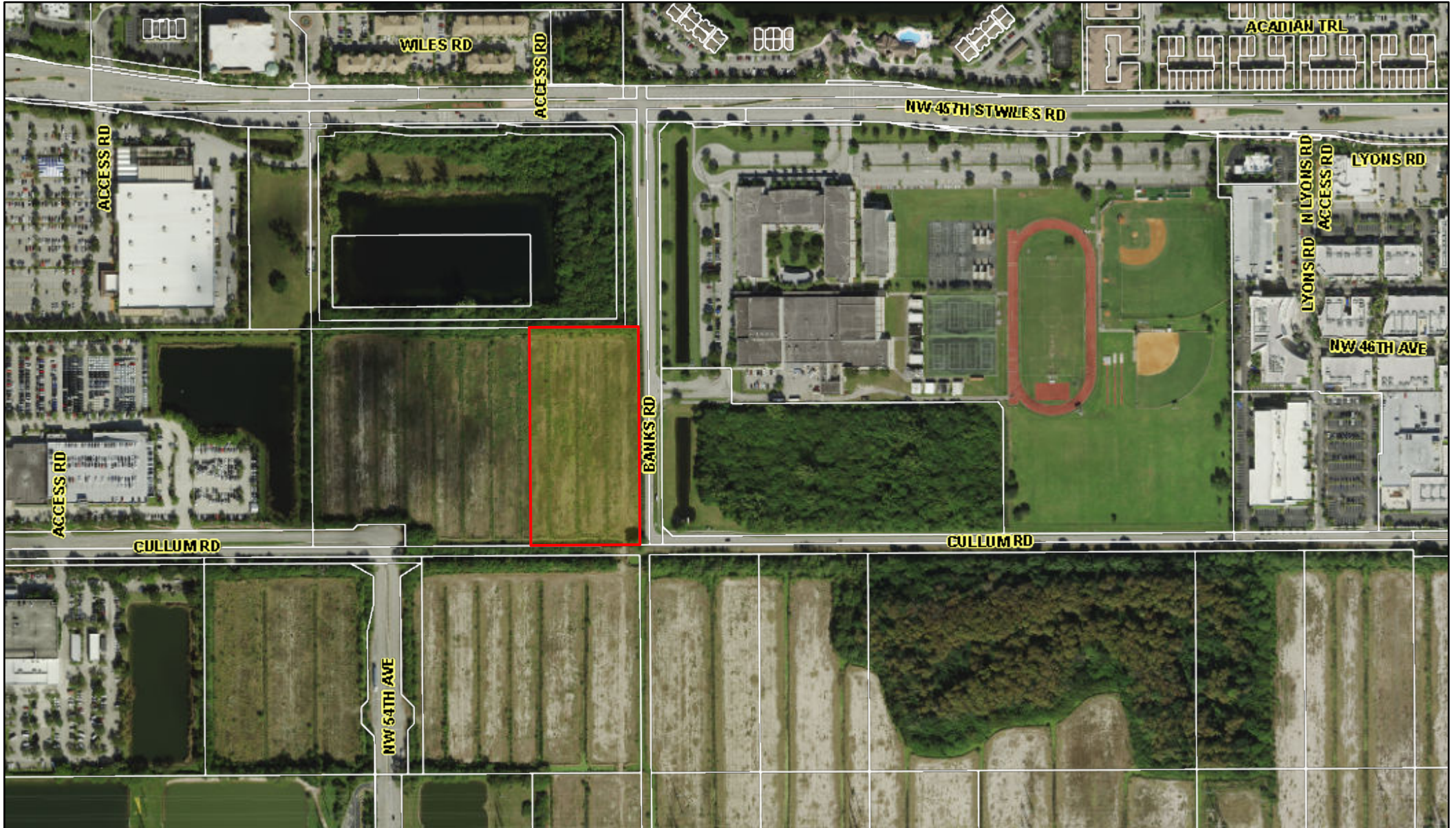
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

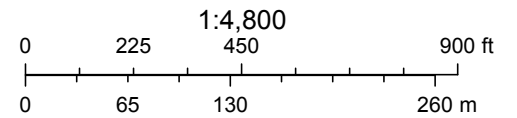
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	BANKS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0480
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 73 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$2,287,450		\$2,280,450	\$7,000	\$7,000	
2020	\$2,287,450		\$2,280,450	\$7,000	\$7,000	\$145.53
2019	\$2,287,450		\$2,280,450	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

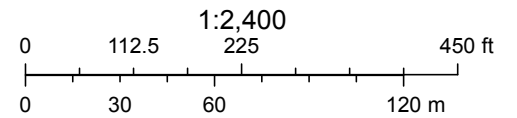
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$457,490	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0210
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 33 LESS N 20 FOR RD & LESS PT DESC AS,BEG AT SE COR OF TR 33,W 59.93,N 80,NELY 42.51,N 200,NE 100,N 230.77, ELY 20.08,SLY 640.22 TO POB BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$529,200		\$523,030	\$6,170	\$6,170	
2020	\$529,200		\$523,030	\$6,170	\$6,170	\$128.28
2019	\$529,200		\$523,030	\$6,170	\$6,170	\$129.09

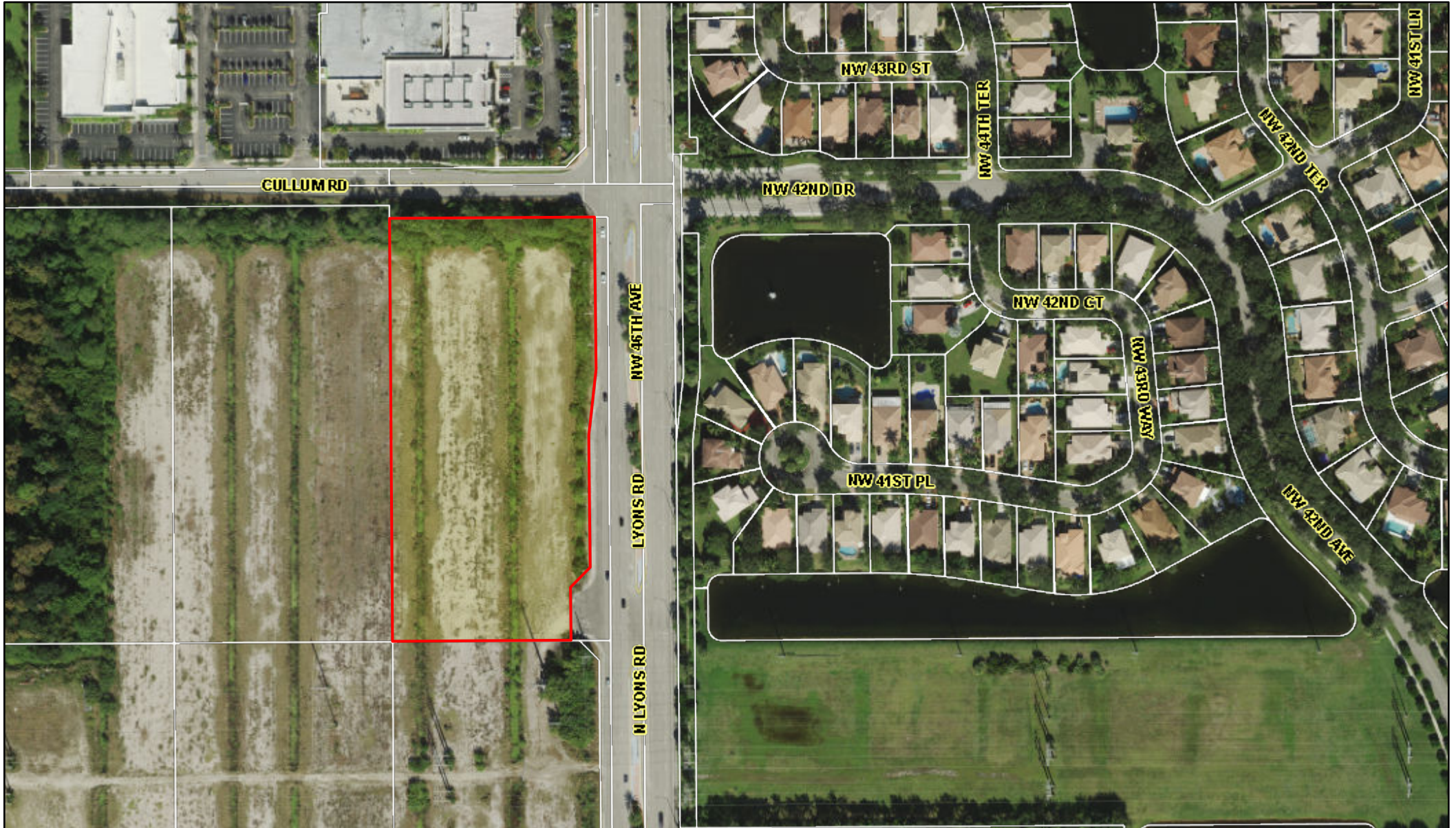
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,170	\$6,170	\$6,170	\$6,170
Portability	0	0	0	0
Assessed/SOH	\$6,170	\$6,170	\$6,170	\$6,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,170	\$6,170	\$6,170	\$6,170

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 583

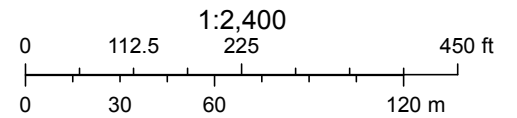
Land Calculations		
Price	Factor	Type
\$1,400	4.41	RC
\$120,000	4.41	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
4			4.41					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0220
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 34 BLK 89		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

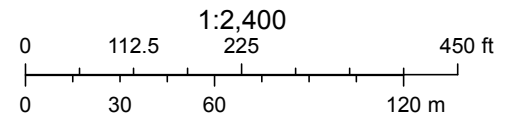
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0230
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 35 BLK 89		

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Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 583

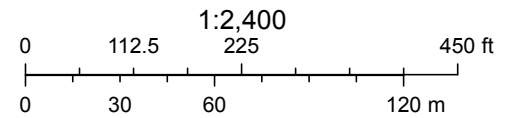
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0240
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 36,37,38 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,800,000		\$1,779,000	\$21,000	\$21,000	
2020	\$1,800,000		\$1,779,000	\$21,000	\$21,000	\$436.62
2019	\$1,800,000		\$1,779,000	\$21,000	\$21,000	\$439.38

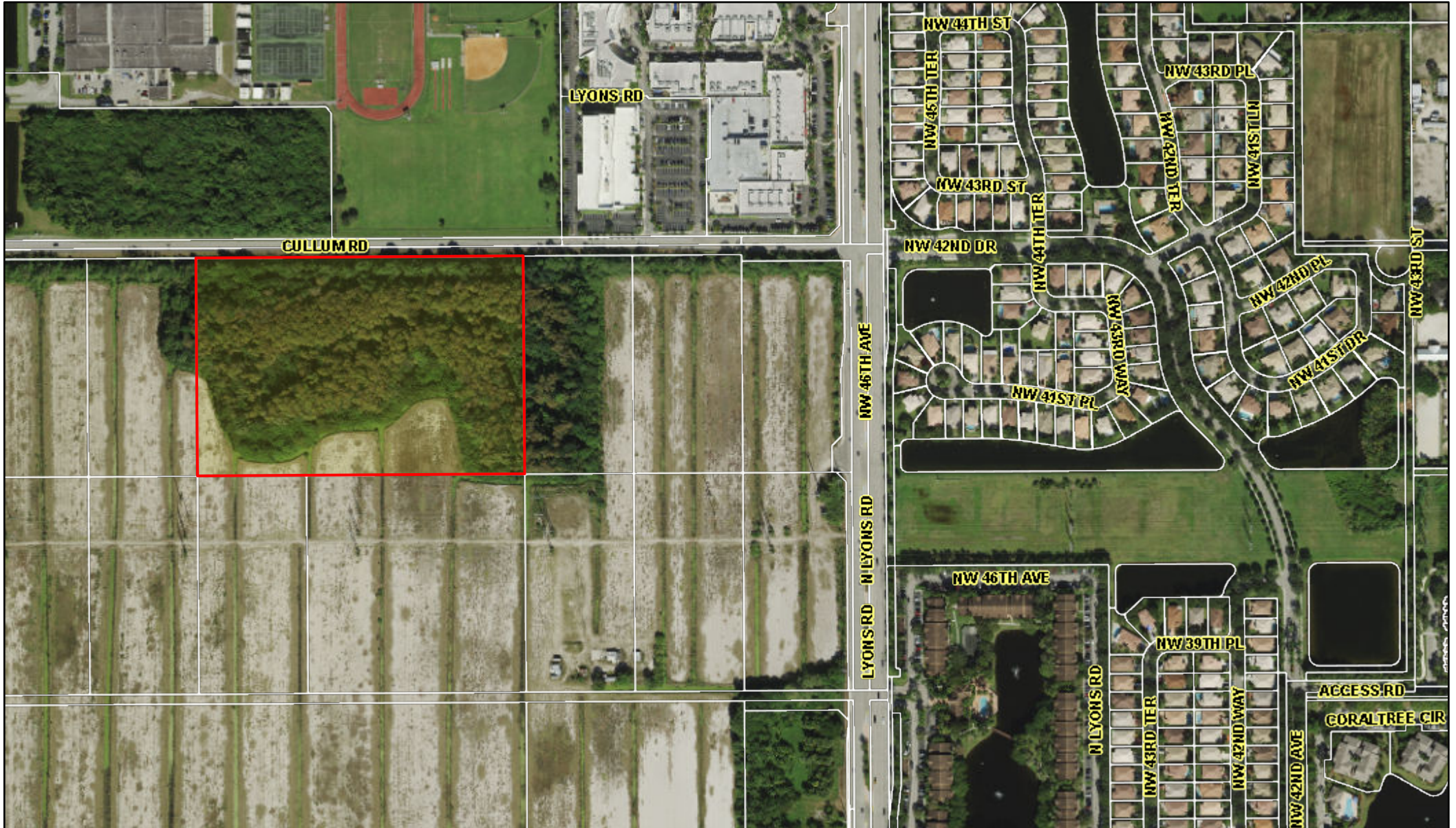
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$21,000	\$21,000	\$21,000	\$21,000
Portability	0	0	0	0
Assessed/SOH	\$21,000	\$21,000	\$21,000	\$21,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$21,000	\$21,000	\$21,000	\$21,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 583

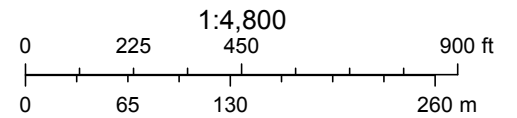
Land Calculations		
Price	Factor	Type
\$1,400	15.00	RC
\$120,000	15.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
15			15					



January 18, 2021





Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0250
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 39 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

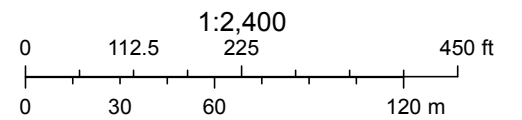
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	BANKS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0260
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 40,58 TO 60 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$3,600,000		\$3,558,000	\$42,000	\$42,000	
2020	\$3,600,000		\$3,558,000	\$42,000	\$42,000	\$873.23
2019	\$3,600,000		\$3,558,000	\$42,000	\$42,000	\$878.75

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$42,000	\$42,000	\$42,000	\$42,000
Portability	0	0	0	0
Assessed/SOH	\$42,000	\$42,000	\$42,000	\$42,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$42,000	\$42,000	\$42,000	\$42,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

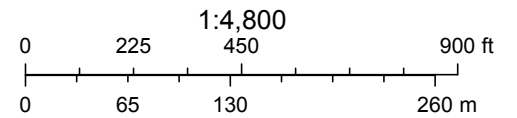
Land Calculations		
Price	Factor	Type
\$1,400	30.00	RC
\$120,000	30.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
30			30					



January 18, 2021





Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0270
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 41,49 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,800,000		\$1,779,000	\$21,000	\$21,000	
2020	\$1,800,000		\$1,779,000	\$21,000	\$21,000	\$436.62
2019	\$1,800,000		\$1,779,000	\$21,000	\$21,000	\$439.38

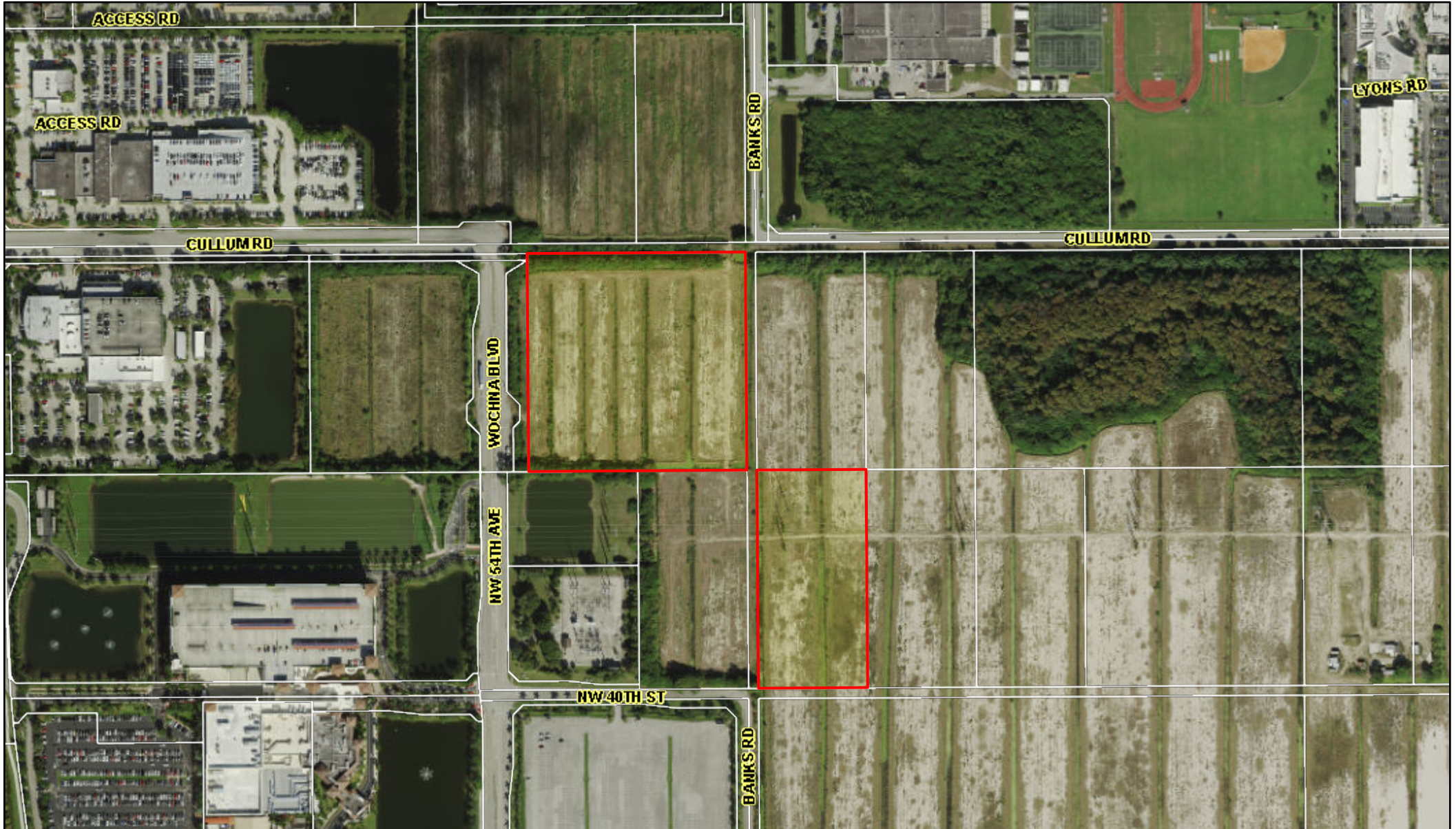
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$21,000	\$21,000	\$21,000	\$21,000
Portability	0	0	0	0
Assessed/SOH	\$21,000	\$21,000	\$21,000	\$21,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$21,000	\$21,000	\$21,000	\$21,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 583

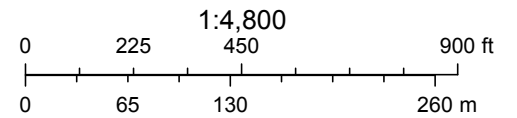
Land Calculations		
Price	Factor	Type
\$1,400	15.00	RC
\$120,000	15.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
15			15					

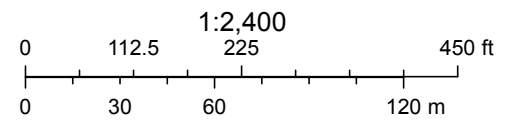


January 18, 2021





January 18, 2021





Site Address	NW 40 STREET, COCONUT CREEK FL 33073	ID #	4842 18 01 0310
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 48 BLK 89		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

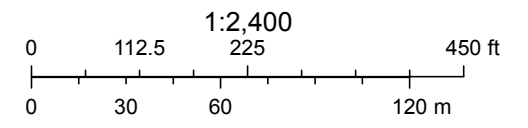
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	NW 40 STREET, COCONUT CREEK FL 33073	ID #	4842 18 01 0320
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 50 BLK 89		

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* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

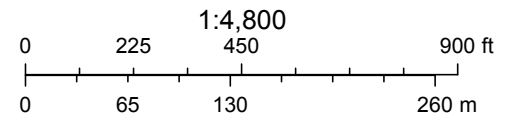
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0330
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 51 BLK 89		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000		\$593,000	\$7,000	\$7,000	
2020	\$600,000		\$593,000	\$7,000	\$7,000	\$145.53
2019	\$600,000		\$593,000	\$7,000	\$7,000	\$146.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,000	\$7,000	\$7,000	\$7,000
Portability	0	0	0	0
Assessed/SOH	\$7,000	\$7,000	\$7,000	\$7,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$7,000	\$7,000	\$7,000	\$7,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

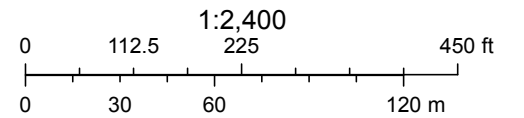
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	CULLUM ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0340
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 52 BLK 89		

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* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,200,000		\$1,186,000	\$14,000	\$14,000	
2020	\$1,200,000		\$1,186,000	\$14,000	\$14,000	\$291.07
2019	\$1,200,000		\$1,186,000	\$14,000	\$14,000	\$292.91

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$14,000	\$14,000	\$14,000	\$14,000
Portability	0	0	0	0
Assessed/SOH	\$14,000	\$14,000	\$14,000	\$14,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$14,000	\$14,000	\$14,000	\$14,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

Land Calculations		
Price	Factor	Type
\$1,400	10.00	RC
\$120,000	10.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
10			10					



Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0350
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 53 BLK 89		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000	\$15,700	\$593,000	\$22,700	\$22,700	
2020	\$600,000	\$15,700	\$593,000	\$22,700	\$22,700	\$471.96
2019	\$600,000	\$15,700	\$593,000	\$22,700	\$22,700	\$474.95

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$22,700	\$22,700	\$22,700	\$22,700
Portability	0	0	0	0
Assessed/SOH	\$22,700	\$22,700	\$22,700	\$22,700
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$22,700	\$22,700	\$22,700	\$22,700

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

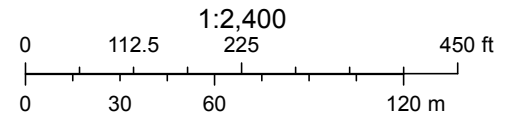
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0360
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 54 BLK 89		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,000	\$1,200	\$593,000	\$8,200	\$8,200	
2020	\$600,000	\$1,200	\$593,000	\$8,200	\$8,200	\$170.48
2019	\$600,000	\$1,200	\$593,000	\$8,200	\$8,200	\$171.57

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,200	\$8,200	\$8,200	\$8,200
Portability	0	0	0	0
Assessed/SOH	\$8,200	\$8,200	\$8,200	\$8,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$8,200	\$8,200	\$8,200	\$8,200

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

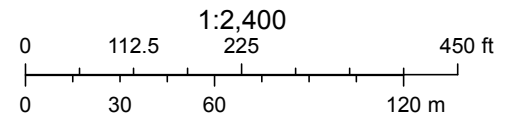
Land Calculations		
Price	Factor	Type
\$1,400	5.00	RC
\$120,000	5.00	AG
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			5					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0370
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TR 55 LESS PT DESC AS, BEG AT SE COR OF TR 55,W 15.45, N 630.10,NW 42.69,E 47.93 TO NE COR OF TR 55,S 660.22 TO POB BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$568,800		\$562,160	\$6,640	\$6,640	
2020	\$568,800		\$562,160	\$6,640	\$6,640	\$138.05
2019	\$568,800		\$562,160	\$6,640	\$6,640	\$138.92

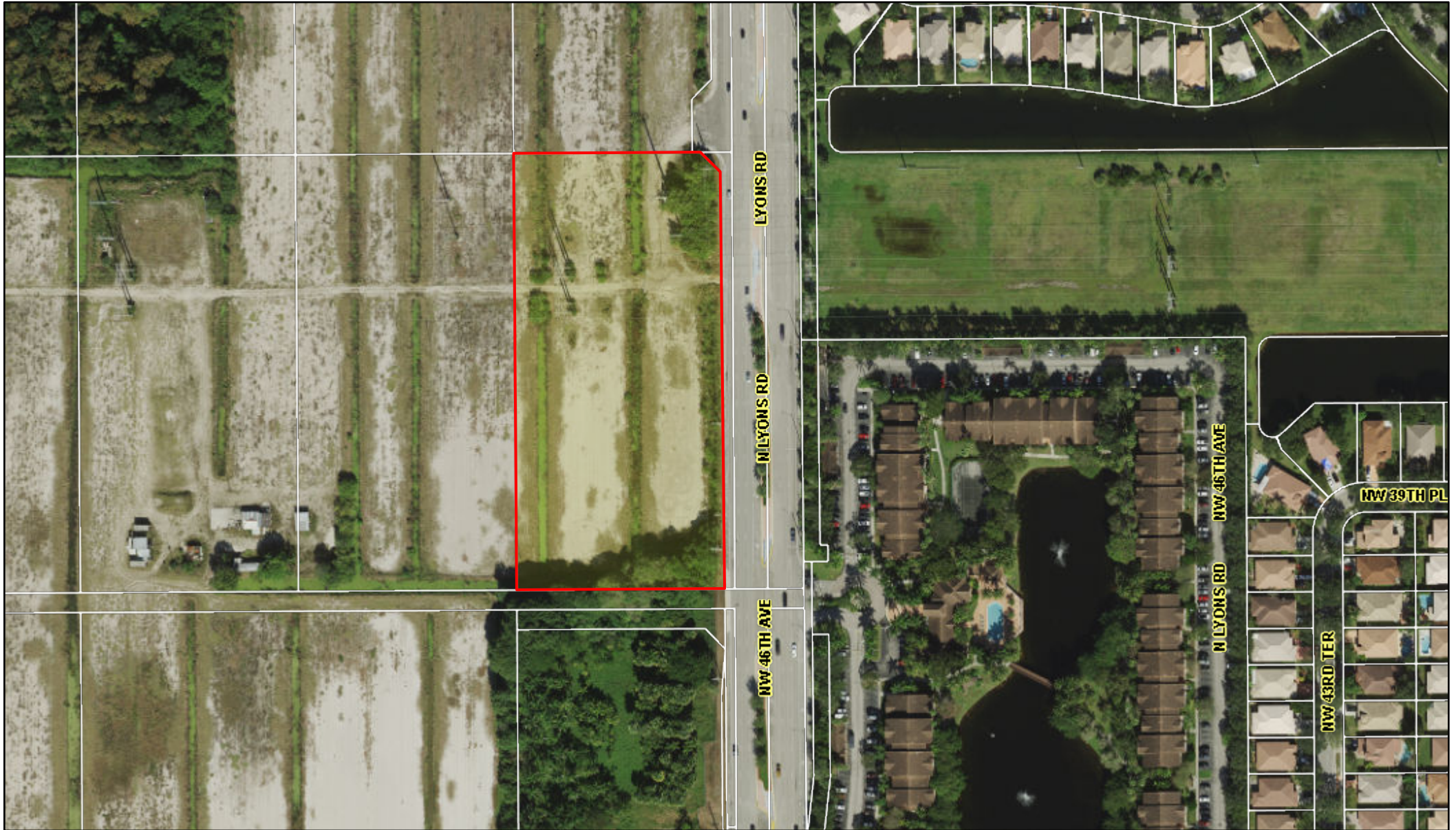
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,640	\$6,640	\$6,640	\$6,640
Portability	0	0	0	0
Assessed/SOH	\$6,640	\$6,640	\$6,640	\$6,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,640	\$6,640	\$6,640	\$6,640

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

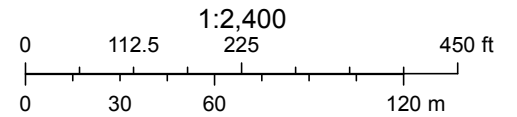
Land Calculations		
Price	Factor	Type
\$1,400	4.74	RC
\$120,000	4.74	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5			4.74					



January 18, 2021





Site Address	LYONS ROAD, COCONUT CREEK FL 33073	ID #	4842 18 01 0390
Property Owner	JOHNS FAMILY PARTNERS LLLP	Millage	3212
Mailing Address	2609 NE 27 AVE FORT LAUDERDALE FL 33306	Use	52
Abbr Legal Description	PALM BEACH FARMS 2-54 PB TRACT 57 BLK 89		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,200,000		\$1,186,000	\$14,000	\$14,000	
2020	\$1,200,000		\$1,186,000	\$14,000	\$14,000	\$291.07
2019	\$1,200,000		\$1,186,000	\$14,000	\$14,000	\$292.91

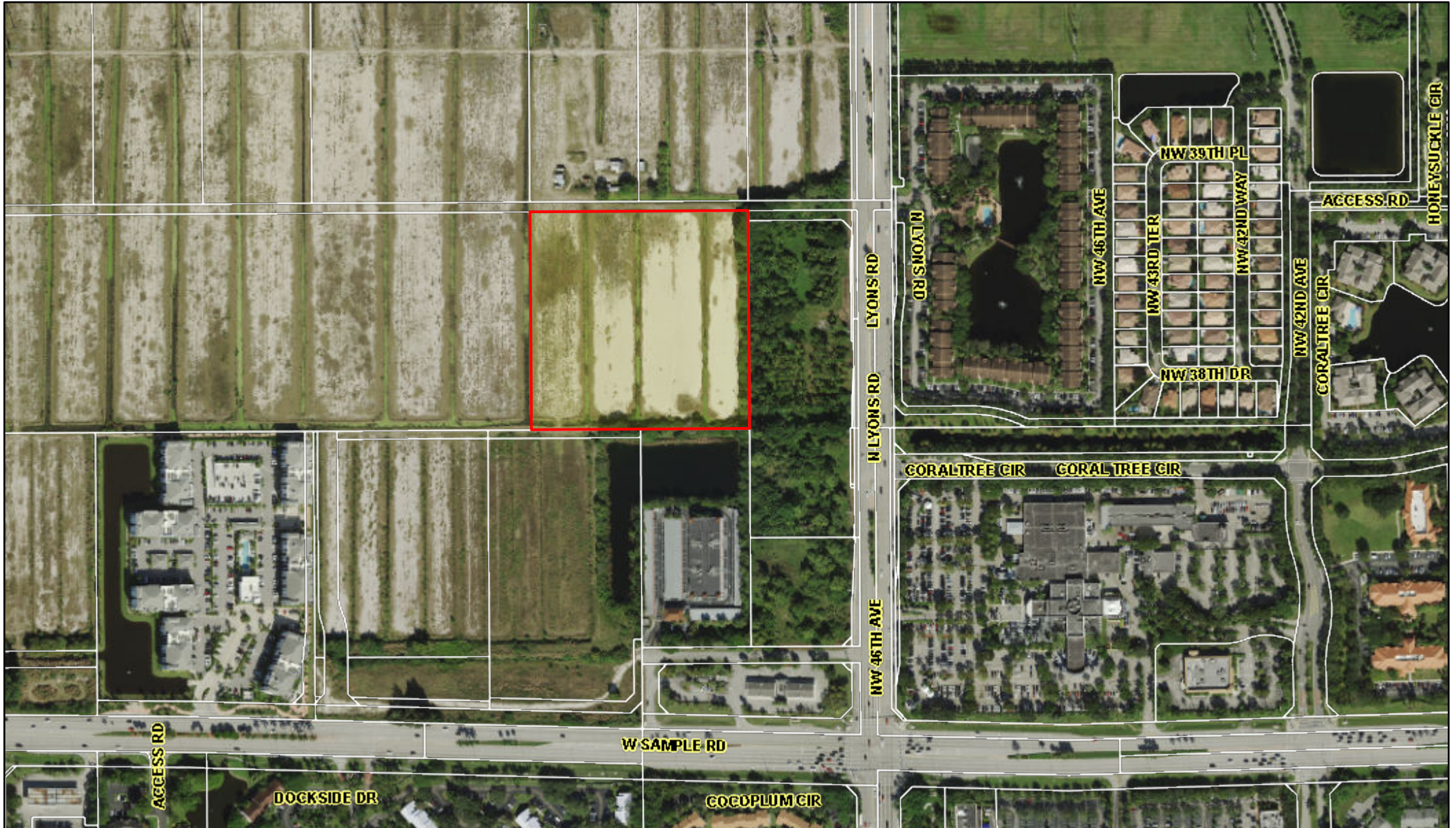
2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$14,000	\$14,000	\$14,000	\$14,000
Portability	0	0	0	0
Assessed/SOH	\$14,000	\$14,000	\$14,000	\$14,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$14,000	\$14,000	\$14,000	\$14,000

Sales History			
Date	Type	Price	Book/Page or CIN
2/25/2011	DR*-T		47767 / 321
12/30/2005	TD*	\$100	41712 / 1704
2/28/2005	QC*	\$100	41045 / 579

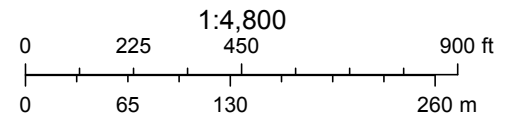
Land Calculations		
Price	Factor	Type
\$1,400	10.00	RC
\$120,000	10.00	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
10			10					



January 18, 2021



Prepared by and return to:
Jonathan W. Shirley
171 Circle Drive
Maitland, Florida 32751
(407) 629-8333

CORRECTIVE QUIT CLAIM DEED

THIS **CORRECTIVE QUIT CLAIM DEED** is made as of the 25 day of February, 2011, by **Johns Family Partners, LLLP**, also known as, **Johns Family Partnership, LLLP**, a limited liability limited partnership (hereinafter referred to as "Grantor"), whose mailing address is 1700 SW 12th Avenue, Boca Raton, Florida 33486 and **Johns Family Partners, LLLP**, a limited liability limited partnership (hereinafter referred to as "Grantee") whose address is 1700 SW 12th Avenue, Boca Raton, Florida 33486.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WHEREAS, in 2005 various quitclaim deeds were recorded intending to convey the interests of several individuals and entities in certain parcels of real property in Broward County, Florida, to Johns Family Partners, LLLP, such parcels being more specifically described in those quitclaim deeds as follows:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60 and 73, Block 89, PALM BEACH FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida;

WHEREAS, in each of the quitclaim deeds referred to in the preceding paragraph the grantee was variously referred to as "Johns Family Partnership, LLLP", or "Johns Family Partners, LLLP", in each case further identifying the grantee as being a limited liability limited partnership under Florida law and having a mailing address of 2609 N.E. 27th Ave, Fort Lauderdale, Florida, 33306;.

WHEREAS, the true and correct name of the grantee referred to in each of the quitclaim deeds is "Johns Family Partners, LLLP", as reflected in the records of the Florida Secretary of State, and each of the quitclaim deeds that identified the grantee as "Johns Family Partnership, LLLP" was a misnomer and scrivener's error, each of those deeds being intended to indicate as the grantee "Johns Family Partners, LLLP";

WHEREAS, this **CORRECTIVE QUITCLAIM DEED** is being recorded to clarify in the public records that the intention and effects of those quitclaim deeds referred to herein to convey all of the interests of the respective grantors therein to Johns Family Partners, LLLP as grantee;

NOW, THEREFORE, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said

②

Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of Grantor's interest in that certain parcel of land situate, lying and being in Broward County, Florida, being more particularly described as:

Tracts 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, and 73, Block 89, PALM BEACH FARMS, according to the Plat thereof as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida, subject to easements, reservations and restrictions of record and any previously deeded or dedicated rights-of-way.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jonathan W. Shirley
Print Name: Jonathan W. Shirley

Gwendolyn Shirley
Print Name: Gwendolyn Shirley

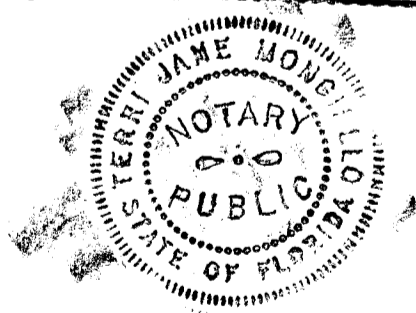
Marilyn Mahoney, manager
Marilyn Mahoney, Manager of Coconut Creek Ventures, LLC, the sole general partner of Johns Family Partners, LLLP (aka Johns Family Partnership, LLLP).

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of February, 2011, by Marilyn Mahoney, who is personally known to me or has produced FL Drivers License # 1M500-558-53-960-0 as identification.

Terrri Jane Mongiello

Print Name of Notary
Notary Public - State of Florida
Commission Number:
My Commission Expires:



Statement of Interest in Property and Authorization to File Petitions

JOHNS FAMILY PARTNERS, LLLP certifies that it is the Owner of properties generally located on the west side of Lyons Road between Wiles Road and West Sample Road, identified as folio numbers: 484218010160, 484218010480, 484218010210, 484218010220, 84218010230, 484218010240, 484218010250, 484218010260, 484218010270, 484218010280, 484218010310, 484218010320, 484218010330, 484218010340, 484218010350, 484218010360, 484218010370, 484218010390, 484218010170 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, GSR RE PARTNERS, LLC, as agent, 13TH FLOOR ACQUISITIONS, LLC, as agent, HSQ GROUP, INC, as agent, URBAN DESIGN STUDIO, LLC, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

 MANAGER

David Auld, as Manager of Coconut Creek Ventures, LLC, a Florida limited liability company, the general partner of Johns Family Partners, LLLP, a Florida limited liability limited partnership

2609 NE 27th Avenue,
Ft. Lauderdale, Florida 32306
954.806.0680

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of July, 2021, by David Auld, as Manager of Coconut Creek Ventures, LLC, a Florida limited liability company, the general partner of Johns Family Partners, LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who is personally known to me or has produced _____ as identification.




Notary Public

Statement of Interest in Property and Authorization to File Petitions

ELSTER/ROCATICA LLC certifies that it is the Owner of property generally located on the west side of Lyons Road approximately 600 feet north of West Sample Road, identified as folio number 484218250010 in the City of Coconut Creek and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, to submit and process any and all applications to the City of Coconut Creek, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Coconut Creek and Broward County.

Laurence David Elster
Print Name

Laurence David Elster
Signature

17150 Grand Bay Drive
Address

Boca Raton FL 33496
City/State/Zip

954 234 4020
Phone

State of NC

County of Henderson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of July, 2021, by Laurence David Elster, an individual, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Summer E Beddingfield

Print: Summer E Beddingfield

My Commission Expires: 4/28/23



DESCRIPTION OF DEVELOPER INTEREST

Johns Family Partners, LLLP is the owner of the property, which is generally located on the west side of Lyons Road between Wiles Road and West Sample Road, as more particularly described in the subject applications. GSR RE Partners, LLC is the contract purchaser for the property. 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC are the proposed developers for the project which includes a mix of residential, retail, and open space uses consistent with the DRI and MainStreet district. Once closed on the property, GSR RE Partners will become a joint venture entity of which 13th Floor Acquisitions, LLC, Rosemurgy Properties, LLC, Schmier Property Group, Inc., and Giles Capital Group, LLC will be members.

LEGAL DESCRIPTION: BLOCK 3

A PORTION OF PARCEL "A", LYONS COMMONS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 183-184 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT 57, BLOCK 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 89°38'26" WEST, A DISTANCE OF 314.00 FEET;

THENCE NORTH 00°24'34" WEST, A DISTANCE OF 330.11 FEET TO THE NORTHEAST CORNER OF PARCEL D, LYONS CREEK PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID PARCEL D AND THE SOUTH LINE OF SAID TRACT 57, A DISTANCE OF 260.52 FEET;

THENCE NORTH 00°21'34" WEST, A DISTANCE OF 569.53 FEET;

THENCE NORTH 75°00'00" EAST, A DISTANCE OF 83.55 FEET;

THENCE NORTH 81°02'17" EAST, A DISTANCE OF 142.05 FEET;

THENCE NORTH 89°41'36" EAST, A DISTANCE OF 304.63 FEET;

THENCE SOUTH 42°39'25" EAST, A DISTANCE OF 67.81 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT OF WAY LINE FOR LYONS ROAD;

THENCE SOUTH 04°44'39" WEST, A DISTANCE OF 32.57 FEET;

THENCE SOUTH 00°37'01" EAST, A DISTANCE OF 265.17 FEET;

THENCE NORTH 89°23'12" EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 78.92 FEET;

THENCE SOUTH 03°06'20" WEST, A DISTANCE OF 100.21 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 84.91 FEET;

THENCE SOUTH 89°37'26" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 180.09 FEET;

THENCE NORTH 89°35'26" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 00°26'31" EAST, A DISTANCE OF 109.83 FEET;

THENCE SOUTH 89°37'06" WEST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 00°19'13" EAST, A DISTANCE OF 40.22 FEET, THE PREVIOUS MENTIONED 12 COURSES BEING COINCIDENT WITH THE SAID EAST LINE AND WEST RIGHT OF WAY LINE. SAID POINT BEING THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 446,723.53 SQUARE FEET, 10.2554 ACRES



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott

Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

MainStreet @ Coconut Creek
Block 3 Site Plan

GSR RE Partners, LLC (“Petitioner”) is the contract purchaser of the +/- 200 acre parcel generally located on the west side of Lyons Road between Wiles Road and West Sample Road (“Johns Parcel”) in the City of Coconut Creek (“City”), and the owner of the +/-6.9 acre parcel platted as the Lyons Commons Plat (“Lyons Parcel”). The Johns Parcel and Lyons Parcel are collectively referred to herein as the “Property” and are further identified by the folio numbers listed below:

4842 1801 0160	4842 1801 0240	4842 1801 0310	4842 1801 0360
4842 1801 0480	4842 1801 0250	4842 1801 0320	4842 1801 0370
4842 1801 0210	4842 1801 0260	4842 1801 0330	4842 1801 0390
4842 1801 0220	4842 1801 0270	4842 1801 0340	4842 1801 0170
4842 1801 0230	4842 1801 0280	4842 1801 0350	4842 1825 0010

The Property has a future land use designation of Regional Activity Center (“RAC”) and is currently zoned A-1, Agricultural District. Petitioner is proposing to develop the Property with a mixed-use project that includes a variety of residential dwellings, commercial uses and open space (“Project”).

On August 26, 2010, the City adopted Ordinance 2006-006 approving the MainStreet @ Coconut Creek DRI (“DRI Development Order”) for the Property. The DRI Development Order provides approval for the following uses, subject to site plan review and approval demonstrating that the actual mix of residential, office, and commercial uses proposed is consistent with the City’s Mainstreet Design Standards:

- Commercial Uses: 1,625,000 square feet of gross floor area
- Office Uses: 525,000 square feet of gross floor area
- Residential: 3,750 residential units.

Petitioner is currently processing a DRI Amendment and PMDD Rezoning Application in order to allow for the Project. The PMDD Rezoning application proposes the following development program:

- 165 2-story Villas;
- 375 2-story Townhomes;
- 380 4-story Condominiums;
- 940 5-story Apartments;
- 105,000 square feet of Commercial Use;
- 80,000 square feet Institutional Use for a (1,300 student) Charter School;
- 25,000 square feet of private recreation; and

- City Civic space.

At this time, Petitioner is also seeking site plan approval for Block 3 of the PMDD. More specifically, Block 3 is a +/- 10.1 acre parcel generally located at the southwest corner of 40th Street and Lyons Road. Petitioner is proposing to develop Block 3 with approximately 86,051 square feet of commercial uses including a +/- 44,251 square foot grocer located contiguous to a +/- 2,000 square foot retail building (Retail A), a +/- 15,400 square foot inline retail building (Retail B) located along 40th Street across from the Main Plaza, a +/- 8,000 square foot outparcel retail building (Retail C) located at the southeast corner of the parcel, a +/- 6,000 square foot outparcel pad (Pad A) located across the entry drive from Retail C, and a 10,400 square foot retail building (Retail D) located along 40th Street adjacent to the perimeter greenway.

BUILDING ARCHITECTURE:

The site plan proposes five (5) buildings on the Property, all of which are 1-story in height. The site is anchored by a primary grocery tenant, with a small retail building alongside that anchor. A pedestrian breezeway separates Retail Buildings A and B to provide a pedestrian corridor from the front of the commercial development to the multifamily uses to the west. Retail B is also situated to provide a building façade that faces the Main Plaza, thus integrating with the development north of 40th Street. Two pads are adjacent to Lyons Road at the south side of the property, and an inline commercial building is located at the corner of Lyons Road and 40th Street. These buildings allow for activation from the street, including pedestrian connections deeper into the site. Parking has been located in front of the grocery tenant, but also to the sides and rear of the commercial buildings, per MainStreet design standards. The commercial buildings will provide four-sided architecture where necessary to include a mixture of materials and undulated elevations combined with landscaping to visually create a high-end luxury shopping and dining experience. The sidewalks are designed within the commercial center to allow for easy pedestrian connectivity to allow access to all businesses, as well as connections to the residential to the west and to the community walking paths throughout the master planned development. Please see attached building elevations for more information.

SITE ACCESS AND TRAFFIC:

Access to the property is per the MainStreet master plan. The site has two (2) driveways off of 40th Street and two (2) driveways from Lyons Road. These lead to the major roads surrounding MainStreet and to surrounding residential and entertainment uses. The MainStreet master plan provides pedestrian and bicycle connections to parks, civic uses, retail, schools, and other surrounding uses. These paths lead to mass transit locations nearby. The site is designed to meet parking requirements per the MainStreet Design Standards and MainStreet PMDD regulations. Please see attached site plan for more information. The PMDD provides more details on the overall traffic volumes and connectivity to surrounding uses.

DRAINAGE AND WETLANDS:

The overall site is in the Cocomar Drainage District. The district requires 15% lake/ water surface area. The master drainage plan provides the necessary storm water quantity and quality for this development within the lakes, dry detention areas, wetlands, and canals. Block 3 does not have

on site lakes but is directly connected to the MainStreet drainage system. Please see attached conceptual engineering plans for onsite drainage design.

BUFFERS AND AMENITIES:

The site plan is designed with a 28' wide buffer along the perimeter of the overall MainStreet community including the east side of Block 3 adjacent to Lyons Road. A greenway is proposed along the west side of Block 3 to connect the surrounding residential uses to the commercial site and provide convenient pedestrian access to the commercial uses. Plazas and outdoor dining areas are also proposed to improve the experience and create a lifestyle center for the City's residents. The Block is located across 40th Street from the Main Plaza and adjacent to greenways on the east and west that connect to the greenway network that runs throughout the MainStreet development. Please see attached landscape plans for more information.

UTILITIES:

The water and sewer are provided by the City of Coconut Creek utilities department. The MainStreet community is master planned to provide water and sewer to each use. The property also has re-use water for irrigation purposes. All other dry utilities such as electric and cable are under ground. Site lighting is designed to meet the criteria established in the MainStreet PMDD.

CONCLUSION

As the proposed development is part of the MainStreet master plan, it has been designed as a sustainable community that will have a positive impact on the surrounding communities. MainStreet is in an ideal infill location with adjacent uses providing existing commercial, educational and entertainment opportunities including the Promenade at Coconut Creek Shopping Center, the Seminole Casino Coconut Creek, and Monarch High School. MainStreet is designed to provide a mix of living options including villas, townhomes, apartments, and luxury condominiums with convenient pedestrian access to shopping, entertainment, institutional, civic, and recreational uses. The proposed site includes sidewalks to all buildings with direct connection to Lyons Road, Cullum Road, Sample Road, Banks Road and State Road 7. In addition, the master planned community provides multi-modal paths interconnecting all uses and public open spaces. More specifically, a Greenway is proposed along the perimeter of the Property adjacent to Wiles Road and Lyons Road to provide pedestrians and cyclists a comfortable area for movement along the major roadways that define the perimeter of the MainStreet development area. A +/- 0.75 acre Main Plaza is proposed on the north side of 40th Street immediately west of the Commercial Mixed-Use to link the residential and non-residential uses through open space. The Main Plaza also connects to the FPL Easement, which will be improved as a passive linear park. Lakes are proposed along the north and south sides of the FPL Easement to improve the pedestrian experience within the park and also serve drainage needs. The passive linear park in the FPL easement will provide a pleasant pedestrian-oriented open space connection from the Main Plaza to the wetland preserve and to the City Market Avenue/Main Street roadway to access the Village Green. The proposed interconnected open space and pedestrian network will provide opportunity for an active lifestyle defined by options for community interaction and engagement

and access to natural recreation opportunities. The circulation allows for direct access to public transportation and public sidewalks to adjacent properties. The community is designed to be pedestrian and bicycle friendly with bike paths, wide sidewalks, greenway walking paths, and tree-lined streets. MainStreet will promote green development and sustainability principles for land development and building construction, and will have a positive impact to the surrounding areas.

The proposed development of Block 3 will provide appropriate connections to these areas of MainStreet, is consistent with the PMDD application, and further aligns with the MainStreet Design Standards, as detailed in the PMDD Rezoning Application, the City's Comprehensive Plan and the City's Land Development Code.



SITE PLAN CHECK LIST

All items must be checked and addressed **BEFORE** submittal.

REQUIREMENT CHECKLIST		
	Checklist / Documents	File Name and Type SQ# - Sequential Numbers, see User Guide
GENERAL PART 1	<input checked="" type="checkbox"/> Pre-DRC meeting <i>prior</i> to submittal	
	<input checked="" type="checkbox"/> Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	<input checked="" type="checkbox"/> Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	<input checked="" type="checkbox"/> Legal description (if current survey is not provided)	Legal Description.pdf
	<input checked="" type="checkbox"/> Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	<input checked="" type="checkbox"/> Agent authorization from property owner	Authorization.pdf
	<input checked="" type="checkbox"/> Description of developer interest, if different than owner	Developer Interest.pdf
	<input checked="" type="checkbox"/> Justifications statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37 (<i>please see following page for form</i>)	Aesthetic Design.pdf
PLAN DOCUMENTS PART 3	<input checked="" type="checkbox"/> Signed and sealed survey	SQ#-SURV-Project Name.pdf
	<input type="checkbox"/> Recorded Plat (24x36)	SQ#-PLAT-Project Name.pdf
	<input checked="" type="checkbox"/> Site plan submissions shall be prepared in accordance with the standards established in the City's Land Development Code Section 13-548 "Required form and information on site plan," (1) through (4). Applicant shall follow these standards. Refer to Municode at the following link: http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE_S13-547REPR	<i>Refer to e-Plan User Guide for the proper naming and order</i>
	<input checked="" type="checkbox"/> Sustainable Building requirements https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO	<i>To be included in the site plan package</i>
*** Refer to User Guide for the complete description for the proper File Naming Convention ***		
FEES		
	\$2000 Base fee	
	\$ 100 Per acre over 10 acres	





SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	<p><i>Harmonious and efficient organizations.</i> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The proposed retail development is part of a master planned community called MainStreet. This development is purposely providing the commercial requirements consistent with the MainStreet PMDD guidelines. The intent and purpose of this section of the MainStreet Design Standards is to inform the overall development organization and planning of the district, and to ensure a cohesive, pedestrian oriented urban environment that incorporates significant public open space and opportunities for a successful mix of commercial oppoetunities. The overall development of this site shows a Gross Leasable Area (GLA) of approximately 86,051 square feet of retail and commercial uses, in multiple buildings. The site is anchored by a primary grocery tenant, with a small retail building alongside that anchor. A pedestrian breezeway separates retail buildings to provide a pedestrian corridor from the front of the commercial development to the multifamily uses to the west. Two pads are adjacent to Lyons Road at the south side of the property, and an inline commercial building is located at the corner of Lyons Road and 40th Street. These buildings allow for activation from the street, including pedestrian connections deeper into the site. Parking has been located in front of the grocery tenant, but also to the sides and rear of the commercial buildings, per MainStreet design standards.</p>
2.	<p><i>Preservation of natural state.</i> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>The proposed development is purposely situated to preserve the wetlands, located nearby. The existing site is farmland with little mature vegetation not utilized for farming purposes. The proposed design enhances the natural flow of water and maintains the interconnectivity of the surrounding properties. The wetland preserve will also be restored and enhanced with a wide preserve transition zone including a depressed swale and raised berm with a continuous hedge and upland native buffer plantings along the east side of the Cypress wetland.</p>
3.	<p><i>Enhancement of residential privacy.</i> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>The commercial property acts as the proposed perimeter of the master planned community, providing for a pedestrian oriented greenway adjacent to major arterial streets providing the necessary buffer to existing residential properties in the general area. This commercial development provides pedestrian connections to the residential development, while providing privacy from roadways and public areas for residential uses.</p>
4.	<p><i>Emergency access.</i> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p> <p>The proposed building layout provides access to all four sides of the buildings with emergency vehicles or pedestrian walkways. Further, the commercial development provides for multiple access drives together with additional turn lanes and signalized intersections to improve the accessibility and safety for vehicles and pedestrian traffic. Primary entry points are provided from Lyons Road and a secondary entrance shall be provided from 40th Street. Clear pathways of movement have been created and designed to ensure that adequate emergency vehicle circulation is accommodated.</p>
5.	<p><i>Access to public ways.</i> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</p> <p>The proposed design provides vehicular, bicycle and pedestrian access to the surrounding public streets and public transportation. The commerical site plan provides pedestrian pathways within the site, but also connections to the public roadways.</p>
6.	<p><i>Pedestrian circulation.</i> A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</p> <p>The proposed site includes sidewalks to all buildings with direct connection to Lyons Road, Cullum Road, Sample Road, Banks Road and State Road 7. In addition, the master planned community provides multi-nodal paths interconnecting all uses and public open spaces. More specifically, a Greenway is proposed along the perimeter of the Property adjacent to Wiles Road and Lyons Road to provide pedestrians and cyclists a comfortable area for movement along the major roadways that define the perimeter of the MainStreet development area. A +/- 0.75 acre Main Plaza is proposed on the north side of 40th Street immediately west of the Commercial Mixed-Use to link the residential and non-residential uses through open space. The Main Plaza also connects to the FPL Easement, which will be improved as a passive linear park. Lakes are proposed along the north and south sides of the FPL Easement to improve the pedestrian experience</p>



	<p>within the park and also serve drainage needs. The passive linear park in the FPL easement will provide a pleasant pedestrian-oriented open space connection from the Main Plaza to the wetland preserve and to the City Market Avenue/Main Street roadway to access the Village Green. The proposed interconnected open space and pedestrian network will provide opportunity for an active lifestyle defined by options for community interaction and engagement and access to natural recreation opportunities. The circulation allows for direct access to public transportation and public sidewalks to adjacent properties.</p>
7.	<p><i>Design of access and egress drives. The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</i></p> <p>The proposed commercial development provides for multiple access drives together with turn lanes to improve the accessibility and safety for vehicles and pedestrian traffic. Primary entry points are provided from Lyons Road and a secondary entrance shall be provided from 40th Street. Clear pathways of movement have been created and designed to ensure that adequate emergency vehicle circulation is accommodated.</p>
8.	<p><i>Coordination with off-site vehicular and pedestrian circulation systems. The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</i></p> <p>The proposed design circulation system allows for access to other internal MainStreet uses as well as the surrounding uses. The internal multiuse paths provide for access to all uses within or adjacent to the master planned community.</p>
9.	<p><i>Stormwater control. Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.</i></p> <p>The proposed site is in the Cocomar drainage district which has requirements for on site lakes. This particular site provides additional drainage connections to the adjacent properties allowing them to flow thru Mainstreet to the Cocomar canal system. All the water from MainStreet flows North past Wiles Road. The internal drainage design has positive drainage system of quickly move the rainwater from the streets into the proposed lakes and canals to avoid temporary ponding during rain events.</p>
10.	<p><i>Exterior lighting. Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.</i></p> <p>The proposed lighting is designed to meet MainStreet PMDD and City code requirements with full cut off LED fixtures to protect the night sky and zero light spillage to neighboring properties. The lights will also be on timers that dim the lights after hours to further reduce lighting on site.</p>
11.	<p><i>Protection of property values. Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.</i></p> <p>The proposed development is part of the MainStreet master plan which has been designed as a sustainable community that will have a positive impact on the surrounding communities. MainStreet is in an ideal infill location with adjacent uses providing existing commercial, educational and entertainment opportunities including the Promenade at Coconut Creek Shopping Center, the Seminole Casino Coconut Creek, and Monarch High School. MainStreet is designed to provide a mix of living options including villas, townhomes, apartments, and luxury condominiums with convenient pedestrian access to shopping, entertainment, institutional, civic, and recreational uses. The community is designed to be pedestrian and bicycle friendly with bike paths, wide sidewalks, greenway walking paths, and tree-lined streets. MainStreet will promote green development and sustainability principles for land development and building construction, and will have a positive impact to the surrounding areas.</p>





July 11, 2022

Mrs. Liz Aguiar
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063

Re: **Mainstreet Block 3 green components**
HSQ Project Number: **1803-32**

Dear Liz:

Per the site plan city code requirements to build to LEED standards and obtain USGBC LEED certification please find the following alternative design measures for this development.

1. Sustainable site development.

The proposed development is one of many blocks within the Mainstreet master planned community. The specific Sustainable components proposed for the overall development are detailed in the PMDD report. This block is consistent with the Mainstreet master plan sustainable site criteria. The site includes pedestrian connectivity, recycling pick up, on street lighting designed to reduce light pollution, conservation of water, reduced heat islands and green education initiatives.

2. Construction pollution prevention.

The site construction area will be protected from construction pollution prevention with best management practices.

3. Construction site materials recycling.

The contractor will be mandated to recycle construction waste materials as much as possible.

4. Stormwater management.

The existing site has a stormwater master plan for overall Mainstreet project. This site connects to the proposed lake system (located outside of this Block). The master stormwater system consists of lakes, wetlands and canals providing on site water quality and quantity to meet local and state requirements.

5. Alternative transportation.

The site is located near Cullum and State Road 7 which has Broward County mass transit route #31 and the City of Coconut Creek community "N" service route stop at the corner of Cullum Road and Lyons Road. The Master planned community provides sidewalks and multi nodal paths internally and along Lyons and Cullum Road to interconnect the surrounding commercial uses with the new residential units. Bike racks are provided in the common areas of the site to promote bicycle transportation.

6. Minimizing heat island effect.

The proposed development provides landscape islands, buffers and internal green parks with proposed shade trees to minimize the heat island effect on the proposed pavement.

Water efficiency.

1. Innovative water technologies.

The proposed retail stores will utilize low flow fixtures in the restrooms to the extent feasible and amenable to the end user.

2. Water efficient landscaping.

The proposed irrigation system utilizes re-use water provided by the City. This is part of the overall sustainability plan of the Mainstreet development plan for all irrigation systems. Plant material provided are Native and Florida

Energy efficiency.

1. Minimum energy performance.

Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards. The HVAC system will be high efficiency to conserve power use. All lighting will be LED, reducing the power demand for lighting systems. The commercial parking area will provide required EV charging stations and additional electrical wiring for future expansion of EV charging stations. The buildings are designed to FGBC green standards.

2. On-site renewable energy.

The proposed design utilizes solar power for the selected area courtesy pathway lighting and in the internal landscape amenities to the extent feasible.

Indoor environmental quality.

1. Indoor air quality.

Low emitting materials will be used for ceiling and wall systems, paints and coating. Low-VOC paints and coatings are specified for a healthier indoor environment to the extent feasible.

Materials and recycling.

1. Recycling of demolition waste.

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. The general contractor will contract with a recycling and waste management company to provide weekly pick up.

2. Storage and collection of recyclables post-occupancy.

The development has a dumpster area with recycling and solid waste pick up.

3. Building reuse.

The proposed design does not have any impact to the existing building therefore no building reuse proposed for this submittal.

4. Regional materials.

Any building materials that originate within a 500 mile radius of the Subject Property will be incorporated into the expansion.

Please do not hesitate to contact our office for more information.

Sincerely,
HSQ GROUP, INC.

A handwritten signature in black ink that reads "Jay Huebner". The signature is written in a cursive, flowing style.

Jay Huebner, P.E., A.I.C.P.

June 24, 2024

Mr. Michael Righetti
 City of Coconut Creek
 4800 W. Copans Road
 Coconut Creek, FL 33063

**RE: *Main Street Coconut Creek – Block 3 Traffic Generation Statement
 Coconut Creek, Florida
 Kimley-Horn # 140924000***

Dear Mike:

The following trip generation calculation has been undertaken to evaluate the number of trips being generated by the development of Block 3 in comparison to the overall thresholds proposed in this project's master plan. The overall site is located within an area bordered on the east by Lyons Road, the south by Sample Road, the west by SR 7/US 441, and the north by Wiles Road. Figure 1 illustrates the location of the overall site and the location of Block 3 within the site.

The proposed plan of development for Block 3 includes a mix of general commercial and restaurant uses. It is proposed that of the total 65,200 square feet for the site, 43,000 square feet will be allocated for restaurant use and 22,200 square feet will be allocated for general commercial use. Table 1 below provides a summary of the total proposed entitlements for the site, the increment of development proposed for other blocks within the DRI, the increment of development proposed for Block 3 and the subsequent remaining entitlements available for other blocks within the master plan.

Table 1: Main Street – Entitlement Summary

Use		Retail	Multi-Family Mid-Rise	Multi-Family Low-Rise
Total Master Plan		225,000 SF	1,775 DU	605 DU
Previously Submitted	Block 1	--	--	104 DU
	Block 2	11,917 SF	--	--
	Block 4	--	475 DU	--
	Block 5/6	--	--	146 DU
	Block 8	--	--	152 DU
	Block 9	--	--	76 DU
	Block 10	--	480 DU	--
	Block 11	--	124 DU	--
	Block 15B	--	--	--
Block 15A	--	--	104 DU	
Proposed Block 3		65,200 SF	--	--
<i>Remaining Entitlements</i>		<i>147,883 SF</i>	<i>696 DU</i>	<i>23 DU</i>

TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the number of trips that would be generated by the Block 3 development. Table 2 provides a trip generation summary of the proposed Block 3 development. ITE Land Use 930 was utilized for determining the trip generation potential for the restaurant land use on site. Appropriate pass-by percentages from *ITE Trip Generation Manual, 11th Edition* were also applied for the applicable uses. As illustrated below, the proposed Block 3 development is expected to generate 139 AM peak hour trips (+83 in, + 56 out) and 444 PM peak hour trips (+234 in, +210 out).

Table 2: Trip Generation Calculations

Land Use	Intensity	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Proposed Scenario							
Fast Casual Restaurant	43.000 KSF	61	31	30	540	297	243
General Commercial	22.200 KSF	147	91	56	191	92	99
	<i>Subtotal</i>	208	122	86	731	389	342
Pass-By Capture							
Fast Casual Restaurant	43.0%	26	13	13	232	128	104
General Commercial	29.0%	43	26	17	55	27	28
	<i>Subtotal</i>	69	39	30	287	155	132
Driveway Volumes		208	122	86	731	389	342
Net New External Trips		139	83	56	444	234	210
Proposed Net External Trips-Existing Net New External Trips		139	83	56	444	234	210
<u>Land Use</u>		<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		<u>Pass By</u>
Fast Casual Restaurant		1.43 trips/1,000 sf (50% in, 50% out)			12.55 trips/1,000 sf (55% in, 45% out)		43.0%
General Commercial		T = .59(X)+133.55 (62% in, 38% out)			Ln(T) = 0.72*Ln(X)+3.02 (48% in, 52% out)		29.0%

A summary has also been prepared to compare this volume of trips to the total approved trip generation potential of the overall site master plan and the number of trips remaining to be built. Table 3 provides this summary.

Table 3: Main Street – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Master Plan Trips	1,213	378	835	1,604	894	710
Block 1 Trips	36	8	27	39	23	15
Block 2 Trips	10	6	4	31	16	15
Block 4 Trips	204	46	157	150	87	63
Block 5/6 Trips	50	12	38	54	33	21
Block 9 Trips	26	6	20	28	17	11
Block 8 Trips	129	29	100	95	55	40
Block 10 Trips	206	47	159	151	88	63
Block 11 Trips	53	12	41	39	23	16
Block 15B Trips	0	0	0	0	0	0
Block 15A Trips	36	8	27	39	23	15
Block 3 Trips	139	83	56	444	234	210
Remaining Trips	324	121	206	534	295	241

As shown, the site will have trips remaining to generate a total of 324 total AM peak hour trips and 534 total PM peak hour trips remaining following development of the currently proposed Block 3 along with the other blocks previously proposed.

TRAFFIC OPERATIONS

An overall traffic study was performed for the PMDD of both internal and external transportation facilities. That study provides a comprehensive review of off-site and on-site impacts, including elements such as traffic control and turn lanes. Development of Block 3 is contemplated in that analysis and has therefore been accounted for in that evaluation.

SUMMARY

As noted herein, the incremental development of 65,200 square feet (43,000 square feet of restaurant and 22,200 square feet of general commercial) on Block 3 has been accounted for in the overall master plan for the Main Street project. This statement quantifies the Block 3 development in the context of the overall approved threshold of trips for the entire master plan.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this information.

Sincerely,

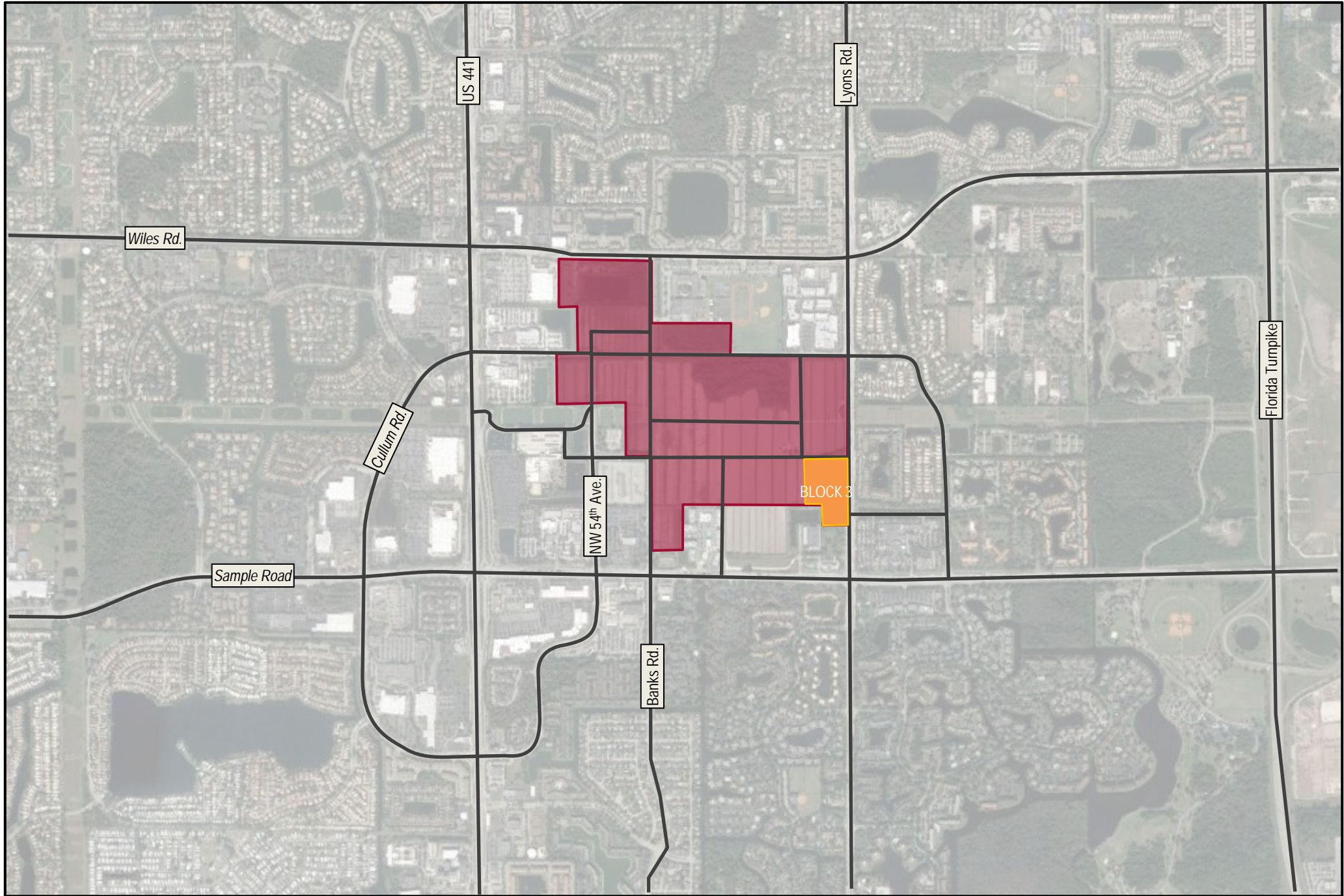
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

Attachments

k:\wpb_tpto\1409\140924000 - main street coconut creek\traffic statements\block 3\2024-6-19 msc block 3 traffic.docx



LEGEND

 Site Location

FIGURE 1
Main Street Coconut Creek
KH #140924000
Site Location

Land Use: 930

Fast Casual Restaurant

Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less. Fine dining restaurant (Land Use 931), high-turnover (sit-down) restaurant (Land Use 932), and fast-food restaurant without drive-through window (Land Use 933) are related uses.

Additional Data

The fast casual restaurant study sites included in this land use did not have a drive-through window.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Minnesota, South Carolina, Washington, and Wisconsin.

Source Numbers

861, 869, 939, 959, 962, 1048

Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 1

Avg. 1000 Sq. Ft. GFA: 1

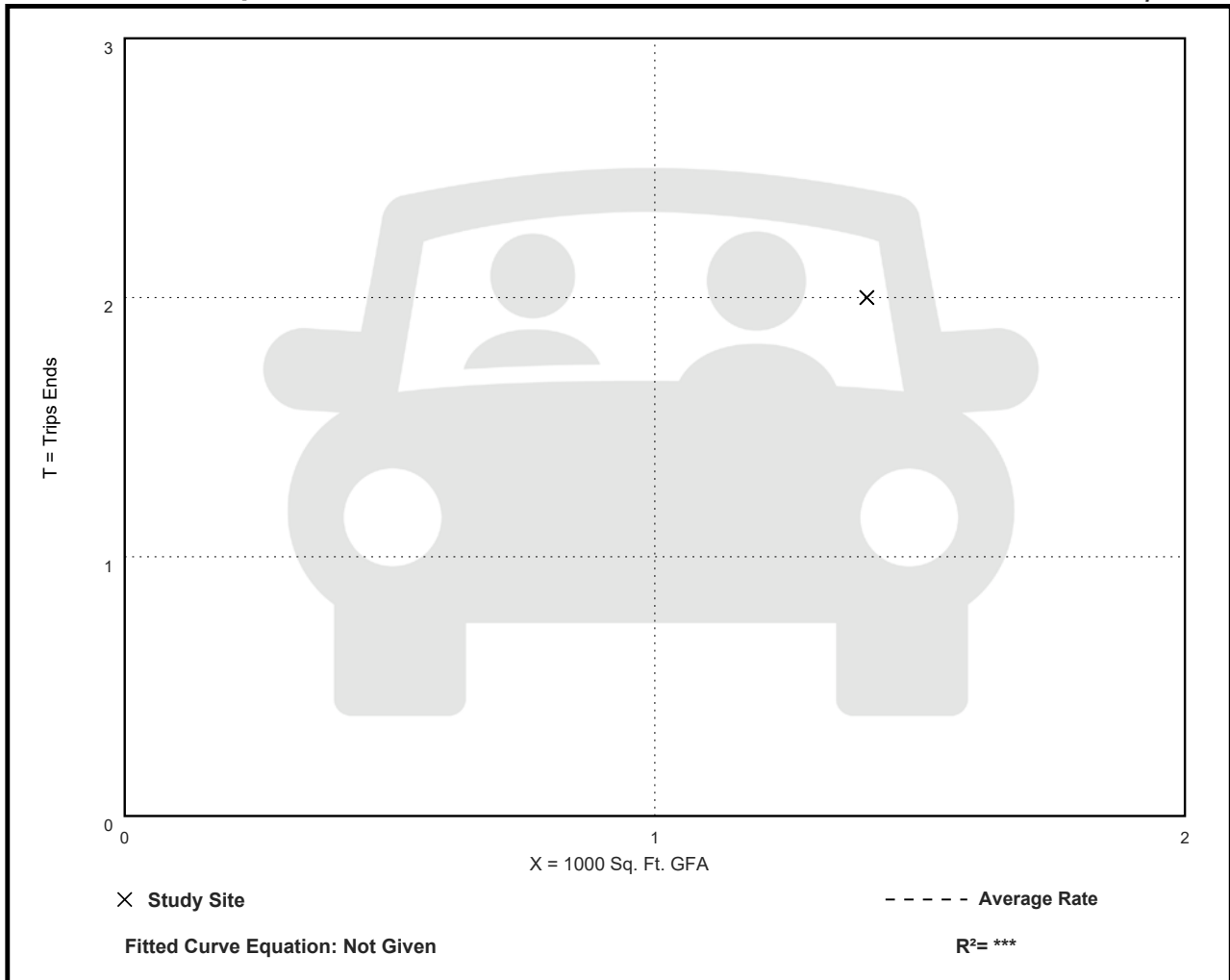
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.43	1.43 - 1.43	***

Data Plot and Equation

Caution – Small Sample Size



Fast Casual Restaurant (930)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

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: 15

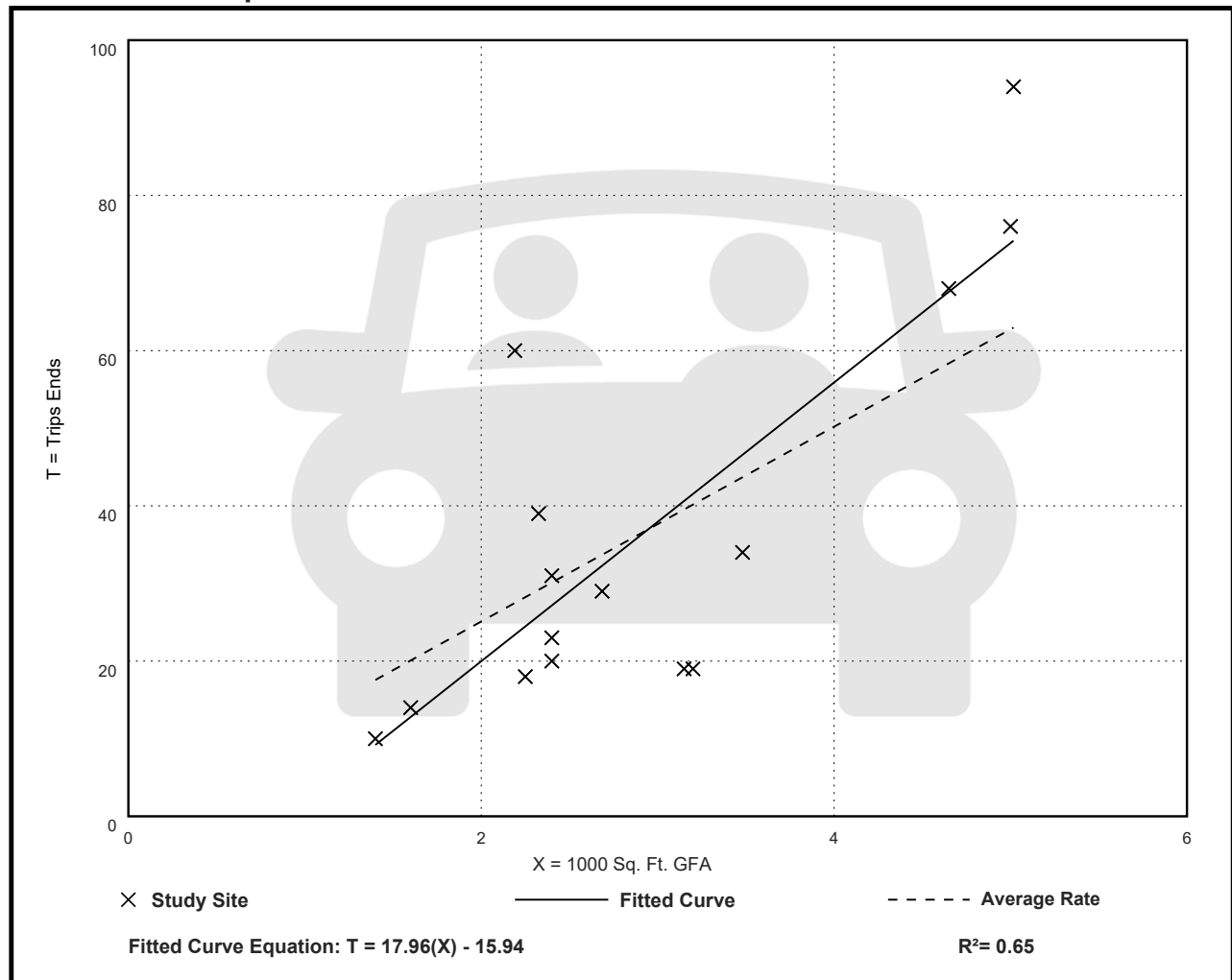
Avg. 1000 Sq. Ft. GFA: 3

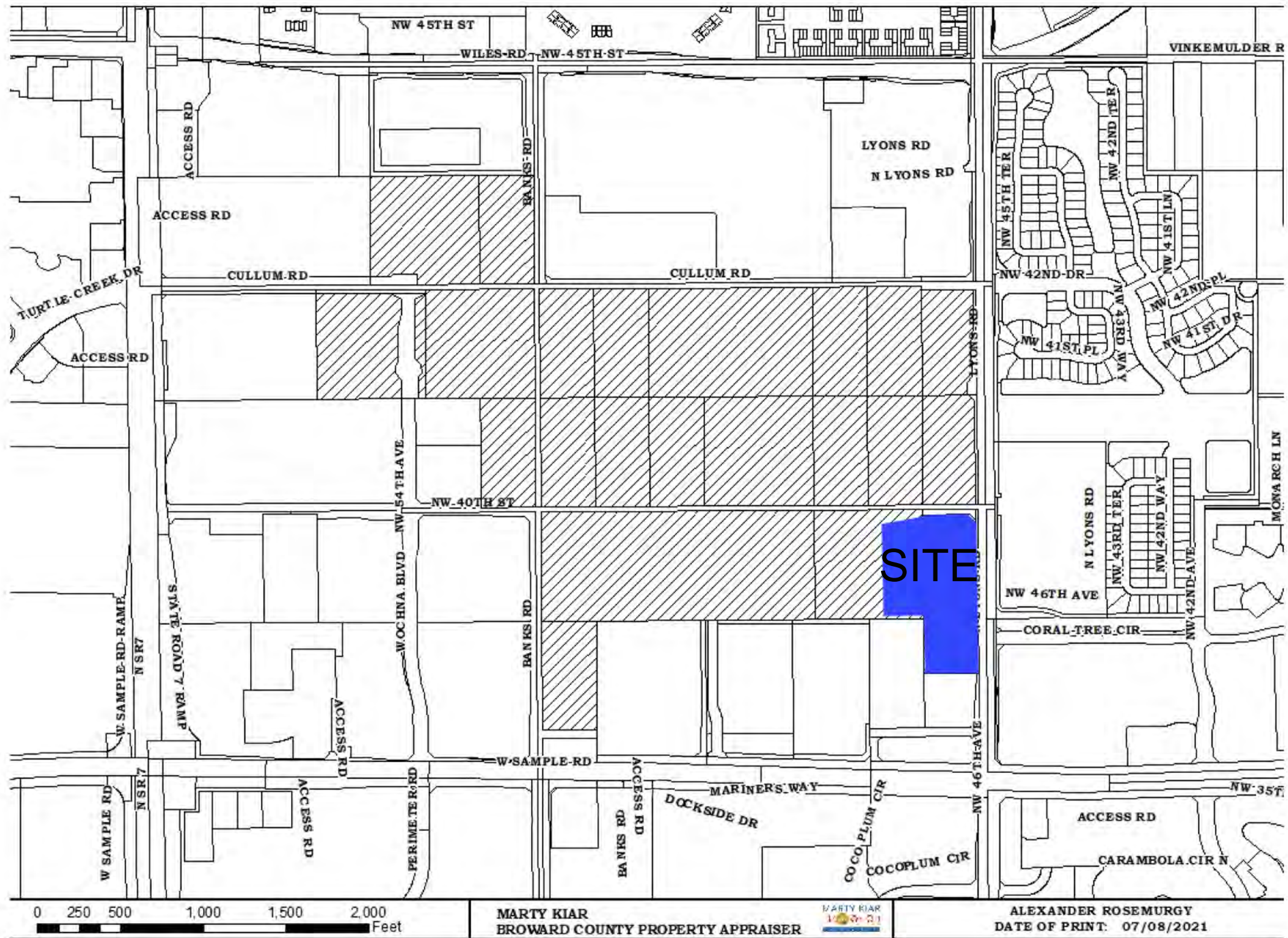
Directional Distribution: 55% entering, 45% exiting

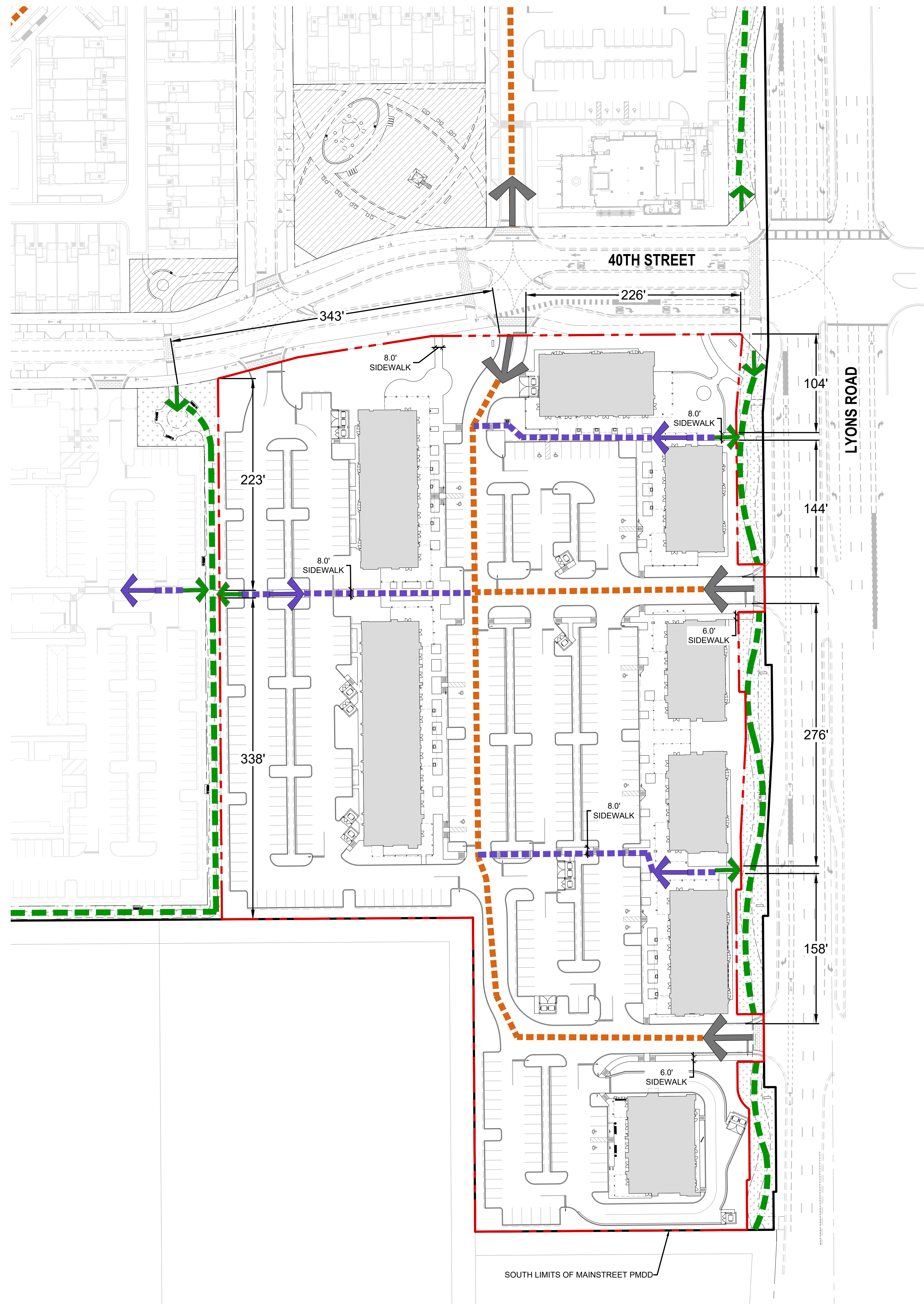
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

Data Plot and Equation







PMDD CONNECTIVITY LEGEND

INDICATES BLOCK FRONTAGE LENGTH
Per PMDD - Maximum 450' block frontage length between Block Circulation points shall be provided

BLOCK CIRCULATION NETWORK

1) VEHICULAR & PEDESTRIAN ACCESS
VEHICULAR DRIVEWAY WITH MIN. 6' SIDEWALK ALONG AT LEAST ONE SIDE

→ = PUBLIC ACCESS

2) ENHANCED PEDESTRIAN PASSAGE

= RESIDENTIAL USE (MIN. 15' WIDE OPEN SPACE W/ MIN. 6' SIDEWALK); OR
= NON-RESIDENTIAL USE (MIN. 8' WIDE SIDEWALK)

3) GREENWAY TRAIL

= MIN. 8'-12' WIDE PAVED WALKWAY
→ = PEDESTRIAN CONNECTION TO GREENWAY

NOTE: THE GREENWAY TRAIL ALONG THE FOLLOWING ROADWAYS SHALL BE A MINIMUM 12' WIDE AND PAVED WITH COLORED CONCRETE (#415 VENETIAN RED):
• LYONS ROAD
• WILES ROAD

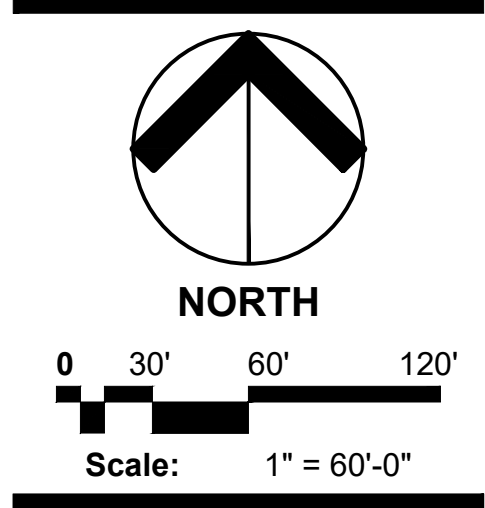


**Urban Design
Land Planning
Landscape Architecture**

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfloida.com
#LA0001739

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**MAINSTREET at COCONUT CREEK PMDD
BLOCK 3 SITE PLAN REVIEW
City of Coconut Creek, Florida
BLOCK LENGTH & CONNECTIVITY DIAGRAM**



Date: July 2021
Project No.: 15-039.002
Designed By:
Drawn By: MLC
Checked By:

Revision Dates:
2023.11.14 SPR DRG Resubmittal
2024.04.17 SPR DRG Resubmittal

**DIAGRAM
BLOCK 3**

H:\039\Jones Property - Sample_RZ_15-039\SPR\Permit\15-039-002\Drawings\Site Plan - SPR Block Length Diagram\Block 3\2024-04-17 - Block 3 SPR - Block Length Diagram.dwg, 4/17/2024 12:29:42 PM, DWG to PDF, 2024_04_17_12:29:42 PM, 11

Corey Sprusansky

From: Ratcliff, Chuck <CRatcliff@republicservices.com>
Sent: Thursday, April 11, 2024 1:24 PM
To: Corey Sprusansky
Cc: Mike Troxell
Subject: RE: Mainstreet Coconut Creek - Block 3 - Republic Services Site Approval Request

Follow Up Flag: Follow up
Flag Status: Flagged

All modifications are approved on our end.

Charles Ratcliff
Operations Manager

751 NW 31 St.
Lauderhil, FL 33311
e cratcliff@republicservices.com
o 954-327-9576 c 702-449-4397
w RepublicServices.com



We'll handle it from here.

From: Corey Sprusansky <csprusansky@thomaseg.com>
Sent: Thursday, April 11, 2024 1:16 PM
To: Ratcliff, Chuck <CRatcliff@republicservices.com>
Cc: Mike Troxell <mtroxell@Thomaseg.com>
Subject: Mainstreet Coconut Creek - Block 3 - Republic Services Site Approval Request

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Good afternoon Chuck,

This project (Mainstreet Coconut Creek – Block 3) was previously sent to you for review and received approval back in November 2023, see attached email for reference. Since then, the proposed site layout and dumpster enclosure locations has been significantly modified to accommodate City of Coconut Creek comments. I have attached our current site plan which reflects the new site layout and dumpster enclosure locations for your review.

Please confirm receipt of this email and let me know if you have any questions or if any additional information is needed for review and approval.

Thanks,

Corey Sprusansky, E.I.



THOMAS ENGINEERING GROUP, LLC

6300 NW 31st Avenue

Fort Lauderdale, FL 33309

P: 954-202-7000

C: 954-729-5256

(Due to the increasing risk of AI voice cloning, calls received on my mobile phone from unknown numbers will not be verbally answered until the caller identifies themselves.)

E: csprusansky@thomaseg.com

www.ThomasEngineeringGroup.com

A SERIES LED AREA

SPECIFICATIONS


CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180° in 2.5° increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided.
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Custom colors are available. Please contact your sales professional for details.

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard; 20kV surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Maximum 10V Source Current: 1.0mA
- Operating Temperature Range: -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

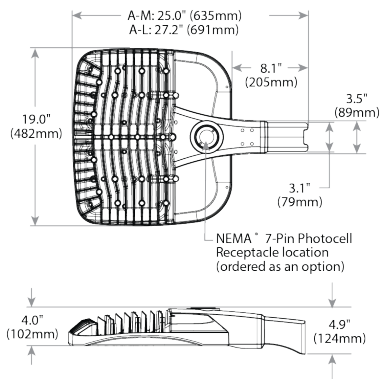
- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV (standard) and 20kV (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to <https://www.darksky.org/our-work/lighting/lighting-forindustry/fsa/fsa-products/> for most current information
-  CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov/current

WARRANTY

- The A series offers a limited 10 year warranty on the luminaire and the Colorfast DeltaGuard™ finish



DIMENSIONS



Luminaire	Weight
A-M	28.9 lbs. (13.1kg)
A-L	32.4 lbs. (14.7kg)



Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

Project Name: _____

Date: _____

Location: _____

Notes: _____

A SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT ³	SERIES	LUMEN PACKAGE	CCT/CRI	OPTIC	VOLTAGE	MOUNT	COLOR OPTIONS	OPTIONS	ACCESSORIES
A-M Medium A-L Large	B	Medium 4L 4,000 Lumens 6L 6,000 Lumens 9L 9,000 Lumens 11L 11,000 Lumens 16L 16,000 Lumens Large 22L 22,000 Lumens 30L 30,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	Asymmetric 2M Type II Medium ¹ 3M Type III Medium ¹ 4M Type IV Medium ¹ Symmetric 5M Type V Medium 5N Type V Narrow 5Q Type V Square	UL Universal 120-277V UH Universal 347-480V - Not available with 4L or 6L lumen package	DA Direct Arm AA Adjustable Arm TSP Transportation Mount (stainless steel; do not specify color) TM Trunnion Mount	BK Black BZ Bronze SV Silver WH White CC Custom Color ²	F Fuse N Utility Label and NEMA® 7-Pin Photocell Receptacle R NEMA® 7-Pin Photocell Receptacle RL Rotate Optic Left RR Rotate Optic Right NO No Options	Backlight Shield (Front Facing Optics) BLSMF (Medium) BLSLF (Large) Backlight Shield (Rotated Optics) BLSMF (Medium) BLSLF (Large) Bird Spikes MED-BRDSPK LG-BRDSPK Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required Shorting Cap XA-XLSLHRT
AF-M Medium Flood AF-L Large Flood		N3 Narrow Flood 33 NEMA® 3x3 44 NEMA® 4x4 55 NEMA® 5x5 66 NEMA® 6x6 75 NEMA® 7x5							

ORDER:

WLS-A-	B								
---------------	----------	--	--	--	--	--	--	--	--

Example: WLS-A-M-B-11L-40K7-5M-UL-DA-BZ-NO

FOOTNOTES:

- 1 Available with Backlight Shield when ordered with field-installed accessory (see table above)
- 2 Contact your sales professional for details
- 3 Luminaire comes standard with 0-10V dimming

ELECTRICAL DATA									
Input Power Designator	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%
 ** Available with UL voltage only



6820 Corporation Pkwy
 Fort Worth, TX 76126
 800.633.8711
 www.wslighting.com

Project Name: _____
 Date: _____
 Location: _____
 Notes: _____

A SERIES LED AREA

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G1	6,900	B2 U0 G2	5,925	B1 U0 G1	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,300	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B1 U0 G1
6L	5,100	B1 U0 G1	5,300	B1 U0 G1	4,550	B1 U0 G1	5,300	B1 U0 G1
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G1	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B2 U0 G2	12,350	B2 U0 G2	10,600	B2 U0 G2	12,350	B2 U0 G2
22L	15,900	B2 U0 G2	17,000	B2 U0 G3	14,250	B2 U0 G2	17,000	B2 U0 G3
30L	21,400	B2 U0 G3	22,800	B3 U0 G3	17,100	B2 U0 G3	23,800	B3 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type III Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,390	B1 U0 G1	3,510	B1 U0 G1	3,010	B1 U0 G1	3,510	B1 U0 G1
6L	5,250	B1 U0 G2	5,450	B1 U0 G2	4,680	B1 U0 G1	5,450	B1 U0 G2
9L	7,000	B1 U0 G2	7,275	B1 U0 G2	6,225	B1 U0 G2	7,275	B1 U0 G2
11L	8,525	B1 U0 G2	8,825	B1 U0 G2	7,575	B1 U0 G2	8,825	B1 U0 G2
16L	12,250	B2 U0 G2	12,700	B2 U0 G2	10,900	B2 U0 G2	12,700	B2 U0 G2
22L	16,300	B2 U0 G3	17,500	B2 U0 G3	14,650	B2 U0 G3	17,500	B2 U0 G3
30L	21,900	B3 U0 G4	24,500	B3 U0 G4	17,600	B2 U0 G3	24,500	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	3,390	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,190	B3 U0 G2	4,370	B3 U0 G2	3,700	B2 U0 G2	4,370	B3 U0 G2
6L	5,900	B3 U0 G3	6,150	B3 U0 G3	5,200	B3 U0 G2	6,150	B3 U0 G3
9L	9,300	B3 U0 G3	9,700	B4 U0 G3	8,225	B3 U0 G3	9,700	B4 U0 G3
11L	10,850	B4 U0 G3	11,325	B4 U0 G3	9,575	B4 U0 G3	11,325	B4 U0 G3
16L	14,650	B4 U0 G4	15,300	B4 U0 G4	12,950	B4 U0 G4	15,300	B4 U0 G4
22L	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
30L	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B3 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G2	5,500	B3 U0 G1	6,500	B3 U0 G2
9L	9,825	B4 U0 G2	10,250	B4 U0 G2	8,675	B3 U0 G2	10,250	B4 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B4 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G3	16,125	B4 U0 G3	13,675	B4 U0 G2	16,125	B4 U0 G3
22L	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
30L	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Type V Square Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11	Initial Delivered Lumens*	BUG Rating** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B2 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G1	5,500	B3 U0 G1	6,500	B3 U0 G1
9L	9,825	B3 U0 G2	10,250	B3 U0 G2	8,675	B3 U0 G2	10,250	B3 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B3 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G2	16,125	B4 U0 G2	13,675	B4 U0 G2	16,125	B4 U0 G2
22L	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
30L	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

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Narrow Flood Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700









* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between - 10 and + 10% of initial delivered lumens



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Adjustable Arm Mount - WLS-A-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg); Utility Arm Mount (UA/UB) † Weight: Medium - 29.5 lbs. (13.4kg); Large - 33.1 lbs. (15.0kg)								
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	2 @ 90°
	Tenon Configuration (0° - 80° Tilt); if used with WLS Lighting tenons, please add tenon EPA with luminaire EPA							
								
PB-1A*; PT-1; PW-1A3**	PB-2A* PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)	
0° TILT								
WLS-A-M	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
WLS-A-L	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10° TILT								
WLS-A-M	0.75	1.48	1.49	2.29	2.15	4.22	5.84	2.98
WLS-A-L	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20° TILT								
WLS-A-M	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
WLS-A-L	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30° TILT								
WLS-A-M	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
WLS-A-L	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45° TILT								
WLS-A-M	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
WLS-A-L	2.2	2.20	3.00	3.80	5.07	8.055	11.64	6.00
60° TILT								
WLS-A-M	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
WLS-A-L	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
70° TILT								
WLS-A-M	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
WLS-A-L	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80° TILT								
WLS-A-M	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
WLS-A-L	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90° Tilt); if used with WLS Lighting tenons, please add tenon EPA with Luminaire EPA								
	PBA-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° TILT								
WLS-A-M	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
WLS-A-L	2.95	2.95	4.84	6.52	5.73	10.81	14.61	11.19

† UA & UB mounts may only be tilted to 45°

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")



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Specifications subject to change without notice.

A SERIES LED AREA

Tenon EPA	
Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets (must specify color)			
Square Internal Mount Vertical Tenons (Steel)		Round External Mount Vertical Tenons (Steel)	
- Mounts to 3-6" (76-152mm) square aluminum or steel poles		- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons	
PB-1A* - Single	PB-4A*(90) - 90° Quad	PB-2R2.375 - Twin	PB-4R2.375 - Quad
PB-2A* - 180° Twin	PB-4A*(180) - 180° Quad	PB-3R2.385 - Triple	
PB-3A* - 180° Twin		Round External Mount Horizontal Tenons (Aluminum)	
Square Internal Mount Horizontal Tenons (Aluminum)		- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons	
- Mounts to 4" (102mm) square aluminum or steel poles		- Mounts to square pole with PB-1A*	
PD-2A4(90) - 90° Twin	PD-3A4(90) - 90° Triple	PT-1 - Single (Vertical)	PT-3 - 90° Triple
PD-2A4(90) - 180° Twin	PD-4A4(90) - 90° Quad	PT-2 - 90° Twin	PT-3(120) - 120° Triple
Wall Mount Brackets		PT-2(180) 0 180° Twin	PT-4(90) - 90° Quad
- Mounts to wall or roof		Mid-Pole Bracket	
WM-2 - Horizontal for WLS-A-ML-B-AA mount		- Mounts to Square Pole	
WM-4 - L-Shape for WLS-A-ML-B-AA mount		PW-1A3** - Single	PW-2A3** - Double
WM-DM - Plate for WLS-A-ML-B-DA mount		Ground Mount Post	
		- For ground-mounted flood luminaires	
		PGM-1 - for WLS-A-ML-B-AA mount	



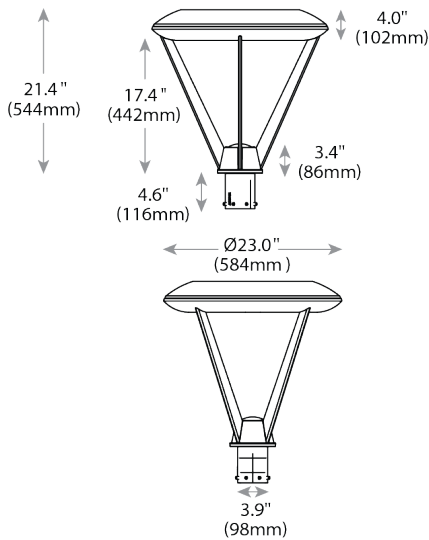
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 Fort Worth, TX 76126
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Project Name: _____
 Date: _____
 Location: _____
 Notes: _____

R SERIES LED ROUND AREA



DIMENSIONS



SPECIFICATIONS

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load.
- Luminaire sides are rugged die cast aluminum with an integral, weathertight LED driver compartment, spun vented cover and high performance aluminum heat sinks.
- R3 spider mount hub slip-fits over a 2.375" (60mm) to 3" (76mm) O.D. steel or aluminum tenon or pole and secures with eight screws.
- R4 spider mount fits directly inside of a 4" (102mm) square pole and secures to pole with four screws.
- R5 spider mount fits directly inside of a 5" (127mm) round pole to provide a clean hardware-less outer appearance.
- Includes leaf/debris guard.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available. Custom colors are available. Please contact your sales professional for details.
- Weight: See weight charts on page 1 and 6.

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- 10V Source Current: 40-80 LEDs: 0.15mA; 100-120 LEDs: 0.30mA.
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed.
- Suitable for wet locations.
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P option.
- Certified to ANSI C136.31-2001, 1.5G normal vibration standards when ordered with R3, R4 and R5 mounts.
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.
- Meets Buy American requirements within ARRA
- DLC qualified versions available. Some exceptions apply.

⚠️ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm - www.p65warnings.ca.gov

LED Count (x10)	Weight
04	33.8 lbs. (15.3kg)
06	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	40.7 lbs. (18.5kg)
12	42.4 lbs. (19.3kg)

R4/R5 Mount - see page 14 for weight & dimensions

Powered by **CREE**



Project Name: _____

Date: _____

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Notes: _____

R SERIES LED ROUND AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

PRODUCT	OPTIC	MOUNTING ¹	LED COUNT (x 10)	SERIES	VOLTAGE	COLOR OPTIONS	DRIVE CURRENT	OPTIONS
R	2M Type II Medium 2MB Type II Medium W/BLS 2MP Type II Medium W/Partial BLS 3M Type III Medium 3MB Type III Medium W/BLS 3MP Type III Medium W/Partial BLS 4M Type IV Medium 4MB Type IV Medium W/BLS 4MP Type IV Medium W/Partial BLS 5M Type V Medium 5S Type V Short	R3 Spider, Center Tenon, 2-3/8" to 3" O.D. R4 Spider, Center Direct, 4" Square R5 Spider, Center Direct, 5" Round	04 ² 06 ² 08 ² 10 12	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White CC Custom Color ³	350 350mA 525 525mA 700 700mA - Available with 40-60 LEDs	DIM 0-10V Dimming - Controls by others - Can't exceed specified drive current F Fuse - When code dictated fusing, use time delay fuse - Available for US applications only HL High/Low (Dual Circuit Input) - Sensor not included P Photocell - Available only with UL voltage 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire NO No Options

ORDER:

WLS-R				E				
--------------	--	--	--	----------	--	--	--	--

Example: WLS-R-5S-R4-08-E-UH-BZ-325-NO

FOOTNOTES:

- Reference EPA and pole configuration suitability data beginning on page 6.
- Consists of multiple 20 LED light bars. 40, 60 and 80 LED units use blanks as needed in place of populated light bars.
- Custom colors available. Consult your sales professional for details.

Field-Installed

Bird Spikes
XA-BRDSPK

Backlight Control Shields
XA-20BLS-4
- Four-pack
- Unpainted stainless steel

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
350mA							
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
700mA							
04	93	0.78	0.43	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25° C (77° F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.



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29 REV. 01/21

Specifications subject to change without notice.

R SERIES LED ROUND AREA

Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	5,003	B1-U0-G1	5,102	B1-U0-G1
06	7,418	B2-U0-G2	7,565	B2-U0-G2
08	9,891	B2-U0-G2	12,578	B2-U0-G2
10	12,334	B2-U0-G2	12,578	B2-U0-G2
12	14,801	B3-U0-G3	15,094	B3-U0-G3
525mA				
04	7,099	B2-U0-G2	7,248	B2-U0-G2
06	10,527	B2-U0-G2	10,748	B2-U0-G2
08	14,037	B3-U0-G3	14,331	B3-U0-G3
10	17,504	B3-U0-G3	17,870	B3-U0-G3
12	21,004	B3-U0-G3	21,444	B3-U0-G3
700mA				
04	8,379	B2-U0-G2	8,549	B2-U0-G2
06	12,425	B2-U0-G2	12,678	B2-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Type II Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	3,768	B1-U0-G1	3,843	B1-U0-G1
06	5,588	B1-U0-G1	5,698	B1-U0-G1
08	7,450	B1-U0-G2	7,598	B1-U0-G2
10	9,291	B1-U0-G2	9,475	B1-U0-G2
12	11,149	B1-U0-G2	11,370	B1-U0-G2
525mA				
04	5,348	B1-U0-G1	5,460	B1-U0-G1
06	7,930	B1-U0-G2	8,096	B1-U0-G2
08	10,573	B1-U0-G2	10,794	B1-U0-G2
10	13,185	B1-U0-G2	13,461	B1-U0-G2
12	15,821	B2-U0-G2	16,153	B2-U0-G3
700mA				
04	6,311	B1-U0-G1	6,440	B1-U0-G1
06	9,359	B1-U0-G2	9,549	B1-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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Type II Medium Distribution w/Partial BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	4,418	B1-U0-G1	4,505	B1-U0-G1
06	6,551	B2-U0-G1	6,681	B2-U0-G1
08	8,735	B2-U0-G2	8,908	B2-U0-G2
10	10,892	B2-U0-G2	11,108	B2-U0-G2
12	13,071	B2-U0-G2	13,330	B2-U0-G2
525mA				
04	6,270	B1-U0-G1	6,401	B2-U0-G1
06	9,297	B2-U0-G2	9,492	B2-U0-G2
08	12,396	B2-U0-G2	12,656	B2-U0-G2
10	15,458	B2-U0-G3	15,782	B2-U0-G3
12	18,549	B3-U0-G3	18,938	B3-U0-G3
700mA				
04	7,400	B2-U0-G2	7,550	B2-U0-G2
06	10,973	B2-U0-G2	11,196	B2-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

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Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	7,743	B1-U0-G1	4,837	B1-U0-G1
06	7,033	B2-U0-G2	7,172	B2-U0-G2
08	9,377	B2-U0-G2	9,563	B2-U0-G2
10	11,693	B3-U0-G3	11,925	B3-U0-G3
12	14,032	B3-U0-G3	14,310	B3-U0-G3
525mA				
04	6,731	B2-U0-G2	6,872	B2-U0-G2
06	9,981	B3-U0-G3	10,190	B3-U0-G3
08	13,307	B3-U0-G3	13,586	B3-U0-G3
10	16,594	B3-U0-G3	16,942	B3-U0-G3
12	19,913	B3-U0-G3	20,330	B3-U0-G3
700mA				
04	7,944	B2-U0-G2	8,105	B2-U0-G2
06	11,779	B3-U0-G3	12,019	B3-U0-G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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29 REV. 01/21

Specifications subject to change without notice.

R SERIES LED ROUND AREA

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	3,508	B1-U0-G1	3,578	B1-U0-G1
06	5,202	B1-U0-G2	5,305	B1-U0-G2
08	6,936	B1-U0-G2	7,074	B1-U0-G2
10	8,650	B1-U0-G2	8,821	B1-U0-G2
12	10,380	B1-U0-G3	10,585	B1-U0-G3
525mA				
04	4,979	B1-U0-G2	5,083	B1-U0-G2
06	7,383	B1-U0-G2	7,538	B1-U0-G2
08	9,844	B1-U0-G2	10,050	B1-U0-G3
10	12,275	B1-U0-G3	12,532	B1-U0-G3
12	14,730	B2-U0-G3	15,039	B2-U0-G3
700mA				
04	5,876	B1-U0-G2	5,996	B1-U0-G2
06	8,714	B1-U0-G2	8,891	B1-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

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Type III Medium Distribution w/Partial BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	4,158	B1-U0-G1	4,240	B1-U0-G1
06	6,166	B1-U0-G2	6,288	B1-U0-G2
08	8,221	B2-U0-G2	8,384	B2-U0-G2
10	10,252	B2-U0-G2	10,455	B2-U0-G3
12	12,302	B2-U0-G3	12,546	B2-U0-G3
525mA				
04	5,901	B1-U0-G2	6,024	B1-U0-G2
06	8,750	B2-U0-G2	8,933	B2-U0-G2
08	11,667	B2-U0-G3	11,911	B2-U0-G3
10	14,548	B3-U0-G3	14,853	B3-U0-G3
12	17,458	B3-U0-G3	17,824	B3-U0-G3
700mA				
04	6,964	B2-U0-G2	7,106	B2-U0-G2
06	10,327	B2-U0-G2	10,537	B2-U0-G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

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Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	5,003	B2-U0-G1	5,102	B2-U0-G1
06	7,418	B2-U0-G2	7,565	B2-U0-G2
08	9,891	B2-U0-G2	10,087	B2-U0-G2
10	12,334	B3-U0-G3	12,578	B3-U0-G3
12	14,801	B3-U0-G3	15,094	B3-U0-G3
525mA				
04	7,099	B2-U0-G2	7,248	B2-U0-G2
06	10,527	B2-U0-G2	10,748	B2-U0-G2
08	14,037	B3-U0-G3	14,331	B3-U0-G3
10	17,504	B3-U0-G3	17,870	B3-U0-G3
12	21,004	B3-U0-G3	21,444	B3-U0-G3
700mA				
04	8,379	B2-U0-G2	8,549	B2-U0-G2
06	12,425	B3-U0-G3	12,678	B3-U0-G3

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Type IV Medium Distribution w/ BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	3,768	B1-U0-G1	3,843	B1-U0-G1
06	5,588	B1-U0-G1	5,698	B1-U0-G2
08	7,450	B1-U0-G2	7,598	B1-U0-G2
10	9,291	B1-U0-G2	9,475	B1-U0-G2
12	11,149	B1-U0-G2	11,370	B1-U0-G2
525mA				
04	5,348	B1-U0-G1	5,460	B1-U0-G1
06	7,930	B1-U0-G2	8,096	B1-U0-G2
08	10,573	B1-U0-G2	10,794	B1-U0-G2
10	13,185	B1-U0-G2	13,461	B1-U0-G2
12	15,821	B2-U0-G3	16,153	B2-U0-G3
700mA				
04	6,311	B1-U0-G2	6,440	B1-U0-G2
06	9,359	B1-U0-G2	9,549	B1-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

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29 REV. 01/21

Specifications subject to change without notice.

R SERIES LED ROUND AREA

Type IV Medium Distribution w/Partial BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	4,418	B1-U0-G1	4,505	B1-U0-G1
06	6,551	B2-U0-G1	6,681	B2-U0-G1
08	8,735	B2-U0-G2	8,908	B2-U0-G2
10	10,892	B2-U0-G2	11,108	B2-U0-G2
12	13,071	B2-U0-G2	13,330	B2-U0-G2
525mA				
04	6,270	B2-U0-G1	6,401	B2-U0-G1
06	9,297	B2-U0-G2	9,492	B2-U0-G2
08	12,396	B2-U0-G2	12,656	B2-U0-G2
10	15,458	B3-U0-G2	15,782	B3-U0-G2
12	18,549	B3-U0-G2	18,938	B3-U0-G3
700mA				
04	7,400	B2-U0-G2	7,550	B2-U0-G2
06	10,973	B2-U0-G2	11,196	B2-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Type V Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	5,262	B3-U0-G1	5,367	B3-U0-G1
06	7,804	B3-U0-G2	7,958	B3-U0-G2
08	10,405	B4-U0-G2	10,611	B4-U0-G2
10	12,975	B1-U0-G2	13,232	B4-U0-G2
12	15,570	B4-U0-G3	15,878	B4-U0-G3
525mA				
04	7,468	B3-U0-G2	7,625	B3-U0-G2
06	11,074	B4-U0-G2	11,306	B4-U0-G2
08	14,766	B4-U0-G2	15,075	B4-U0-G3
10	18,413	B4-U0-G3	18,799	B4-U0-G3
12	22,096	B5-U0-G3	22,558	B5-U0-G3
700mA				
04	8,814	B3-U0-G2	8,993	B3-U0-G2
06	13,070	B4-U0-G2	13,336	B4-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

Type V Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	5,847	B3-U0-G1	5,963	B3-U0-G1
06	8,671	B3-U0-G1	8,842	B3-U0-G1
08	11,561	B3-U0-G2	11,790	B3-U0-G2
10	14,416	B4-U0-G2	14,702	B4-U0-G2
12	17,300	B2-U0-G2	17,642	B4-U0-G2
525mA				
04	8,298	B3-U0-G1	8,472	B3-U0-G1
06	12,305	B3-U0-G2	12,563	B3-U0-G2
08	16,406	B4-U0-G2	16,750	B4-U0-G2
10	20,459	B4-U0-G2	20,887	B4-U0-G2
12	24,551	B4-U0-G2	25,065	B4-U0-G2
700mA				
04	9,793	B3-U0-G1	9,993	B3-U0-G2
06	14,523	B4-U0-G2	14,818	B4-U0-G2

* Initial delivered lumens at 25° C (77° F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



1919 Windsor Place
Fort Worth, TX 76110
800.633.8711

www.wslighting.com

Project Name: _____

Date: _____

Location: _____

Notes: _____

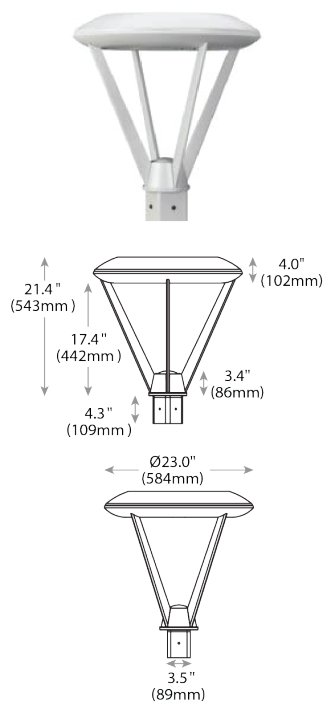
29 REV. 01/21

Specifications subject to change without notice.

R SERIES LED ROUND AREA

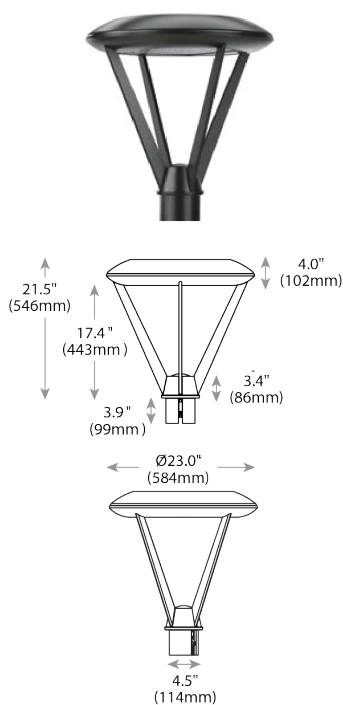
Post Top Mount - WLS-R-R3/R4/R5		
LED Count (x10)	Single R3	Single R4/R5
04	1.81	1.67
06	1.81	1.67
08	1.81	1.67
10	1.81	1.67
12	1.81	1.67

R4 Mount



LED Count (x10)	Weight
04	36.2 lbs. (16.4kg)
06	37.6 lbs. (17.0kg)
08	39.3 lbs. (17.8kg)
10	43.0 lbs. (19.5kg)
12	44.8 lbs. (20.3kg)

R5 Mount



LED Count (x10)	Weight
04	33.3 lbs. (15.1kg)
06	34.6 lbs. (15.7kg)
08	36.4 lbs. (16.5kg)
10	40.1 lbs. (18.2kg)
12	41.9 lbs. (19.0kg)



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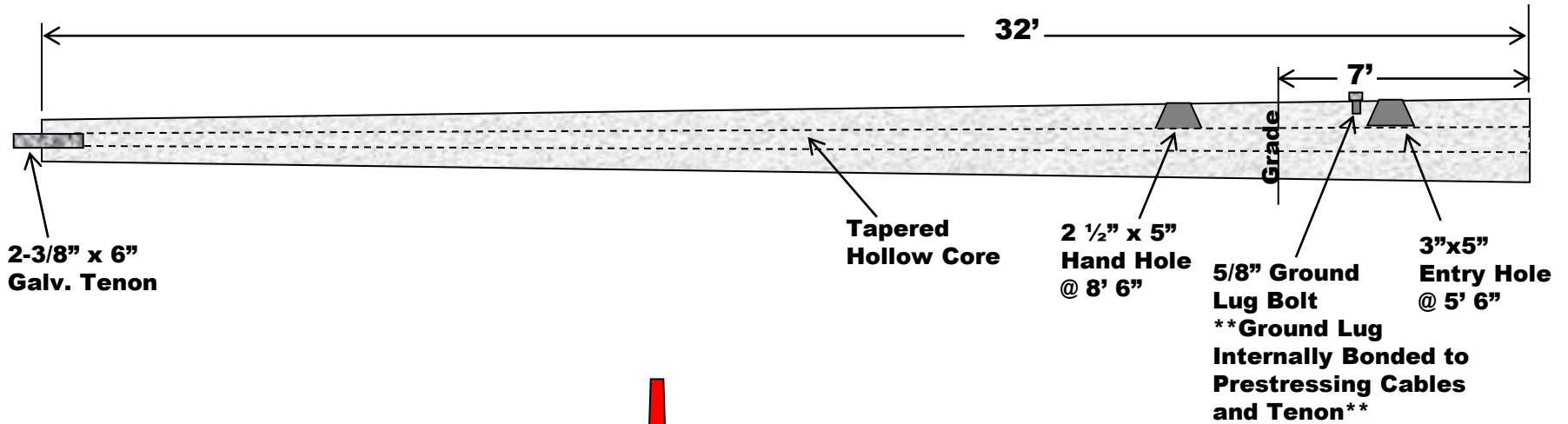
Project Name: _____

Date: _____

Location: _____

Notes: _____

****Drawing Not to Scale****

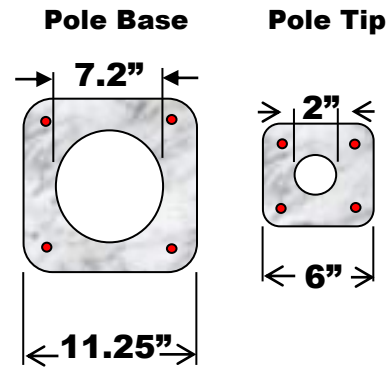


Seminole Pole

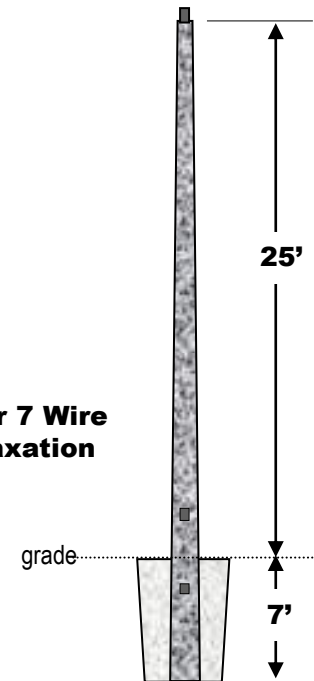
incorporated

www.SeminolePole.com
Phone: 866-246-5545

Email: SeminolePole@gmail.com
Fax: 229-524-2866



• =0.5" Diameter 7 Wire
270k Low Relaxation
Cable



Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0
Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)	
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900	

STORMWATER MANAGEMENT REPORT

for

Mainstreet Coconut Creek – Block 3

Coconut Creek, FL 33073

Prepared for:

Schmier Property Group

Prepared by



6300 N.W. 31st Avenue
Fort Lauderdale, FL 33309
954-202-7000

Michael A. Troxell, P.E.

Florida Professional Engineer License No. 50572
Florida Business Certificate of Authorization No. 27528

April 30, 2024

MICHAEL A. TROXELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL A. TROXELL, PE ON 4/30/24. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

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Water Quality.....	2
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APPENDIX

Appendix A – Location Map

Appendix B – Stormwater Management Calculations

Appendix C – ICPR Flood Routings Model, Results & Basin Map

Appendix D – Reference Materials

Introduction

The project site is located in Coconut Creek, Florida. The site is part of the City of Coconut Creek’s Planned Mainstreet Development District (PMDD) area which entails 199.56-acres of land, of which 175.29-acres is private land and 24.27-acres is City owned. Of the overall 199.56-acres for the PMDD, the proposed project detailed within this report consists of approximately 9.781-acres. Pursuant to the PMDD Master Conceptual Site Plan and the Master Drainage Analysis and Calculations, the project’s development area is known as Block 3. The existing 9.781-acre site is currently agricultural land that is undeveloped. The project proposes the construction of eight (8) commercial retail/restaurant buildings. The total proposed building footprint area will be 67,366 square-feet or 1.547-acres. In addition, the construction of these buildings will be accompanied with associated site, drainage and utility improvements.

The project site is located within the drainage jurisdiction of the South Florida Water Management District’s (SFWMD) Hillsboro Canal Drainage Basin, the northwest sub-basin of the Cocomar Drainage District, Broward County and the City of Coconut Creek. Since the project is located within the northwest sub-basin of the Cocomar Drainage District, the design rainfall amounts utilized for the 10-year 1-day, 25-year 3-day and 100-year 3-day storm events are to be those utilized for the original Cocomar Master Site Plan for the northwest sub-basin. Additionally, the project is to provide adequate on-site storage to meet the maximum allowable design stages for the sub-basin. A summary of these requirement is provided in the table below:

Table 1- Design Storm Event Rainfall and Maximum Allowable Design Stages for the Northwest Cocomar Drainage District Sub-Basin

Design Storm Event	Design Storm Event Rainfall Depth (Inches)	Maximum Allowable Design Stages (NAVD)
10-year 1-day	10.00	12.50
25-year 3-day	17.70	13.20
100-year 3-day	24.50	14.10

Pursuant to the FEMA FIRM Panel 12011C0165H, dated August 18, 2014, the project site is located within a FEMA Flood Zone X. As such, the building finish floor elevation (F.F.E.) will be design to the minimum allowed per the Cocomar Drainage District (minimum elevation of 14.50 NAVD) or the Broward County Future Conditions 100-Year Flood Map (minimum elevation of 14.00 NAVD).

Based on the drainage design for the northwest Cocomar Drainage District sub-basin, the water table elevation for the project site is 9.50 NAVD.

Design

The proposed drainage system will consist of a network of drainage inlets and piping which will divert stormwater from the site to three (3) connections to the master stormwater management system located along 40th Street. The master drainage system has been designed to provide the required water quality volume generated for the proposed development.

Below is a site area calculation comparison for the existing and proposed 9.781-acre site:

Table 2 – Site Land Use Area Comparison

	Existing			Proposed			Change	
	S.F.	Acres	%	S.F.	Acres	%	S.F.	Acres
Impervious Areas								
Building	0	0.000	0.0%	67,366	1.547	15.8%	67,366	1.547
VUA	0	0.000	0.0%	196,377	4.508	46.1%	196,377	4.508
Sidewalk/Curb/Ramps	0	0.000	0.0%	67,437	1.548	15.8%	67,437	1.548
Total Impervious Areas	0	0.000	0.0%	331,180	7.603	77.7%	331,180	7.603
Pervious Areas								
Landscape	426,047	9.781	100.0%	94,867	2.178	22.3%	(-) 331,180	(-) 7.603
Total Pervious Areas	426,047	9.781	100.0%	94,867	2.178	22.3%	(-) 331,180	(-) 7.603
Total Areas	426,047	9.781	100.0%	426,047	9.781	100.0%	0	0.000

Water Quality

The required water quality treatment volume for the project has been calculated to be either 1-inch over the entire site area or 2.5-inches over the percent impervious area, whichever is greater. Based upon the proposed land use areas, water quality treatment volume will be provided for 2.5-inches over the percent impervious area. As such, the required water quality treatment volume has been calculated to be 1.50 acre-feet, which will be provided off-site by the master stormwater system.

Since the project proposes commercial development, the site will be required to provide at least 1/2” dry pretreatment volume. It is calculated that the 9.781-acre site will require 0.41 acre-feet of dry pretreatment volume (9.781-acre x 0.50-inches / 12 feet/inches = 0.41 acre-feet). The required dry

pretreatment volume will be provided entirely by the proposed 519 linear feet of 6-foot wide by 3.5-feet high exfiltration trench, which has been calculated to provide 0.42 acre-feet of treatment volume, which exceeds the 0.41 acre-feet requirement.

One (1) exfiltration test was performed to depths of six (6) feet below the existing grade in accordance with South Florida Water Management District’s Usual Open-Hole Test by Nutting Engineers of Florida Inc., dated October 7, 2022. Based upon these test results, the ‘K’ factor for exfiltration trench analysis utilized an average rate of 4.21×10^{-4} cfs/ft²/ft-head. Detailed water quality and exfiltration trench calculations have been provided within the Appendix.

Water Quantity

Flood Routings:

Flood routings for the post-condition were performed for the 10-year 1-day, 25-year 3-day and 100-year 3-day storm events to determine the post-development peak stage elevations. The Interconnected Channel and Pond Routing Model (ICPR) program by Streamline Technologies, Inc. was utilized for stormwater analysis and pipe sizing. The model was prepared with individual drainage basins at each inlet and the proposed exfiltration trench storage volume was added at the inlet nodes at which they occur. Additionally, it should be noted that the tailwater elevation for the three (3) connections to the master system were updated based on the specific storm event model. The ICPR flood routing model and results are provided within the Appendix. A table has been provided below to summarize the ICPR results.

Table 3- ICPR Flood Routing Results Summary

Design Storm Event	Storm Event Rainfall Depth (Inches)	Proposed Peak Stage (NAVD)
10-year 1-day	10.00	12.29
25-year 3-day	17.70	13.82
100-year 3-day	24.50	14.28

The proposed development minimum design elevations have been set to be in accordance with the flood routing results and the maximum allowable design stages for the Cocomar northwest sub-basin. A table has been provided below to summaries the minimum design elevations.

Table 4 – Proposed Development Minimum Design Elevations

Design Storm Event	Proposed Peak Stage (NAVD)	Prop. Minimum Elevations (NAVD)	Cocomar Maximum Allowable Design Stages (NAVD)	Description
10-year 1-day	12.29	12.25	12.50	Min. Parking Lot Grade
25-year 3-day	13.82	13.82	13.20	Min. Perimeter Berm Elevation
100-year 3-day	14.28	15.00	14.10	Min. Finished Floor Elevation

Pursuant to the summary tables provided above, the proposed minimum perimeter berm will be set at Elevation 13.82 NAVD, which is at or above the calculated peak stage elevation for the 25-year 3-day storm event at Elevation 13.82 NAVD. Additionally, the finished floor elevation for the proposed building will be set at Elevation 15.00 NAVD, which is at or above the peak stage elevation for the 100-year 3-day, zero discharge, storm event which staged at Elevation 14.28 NAVD.

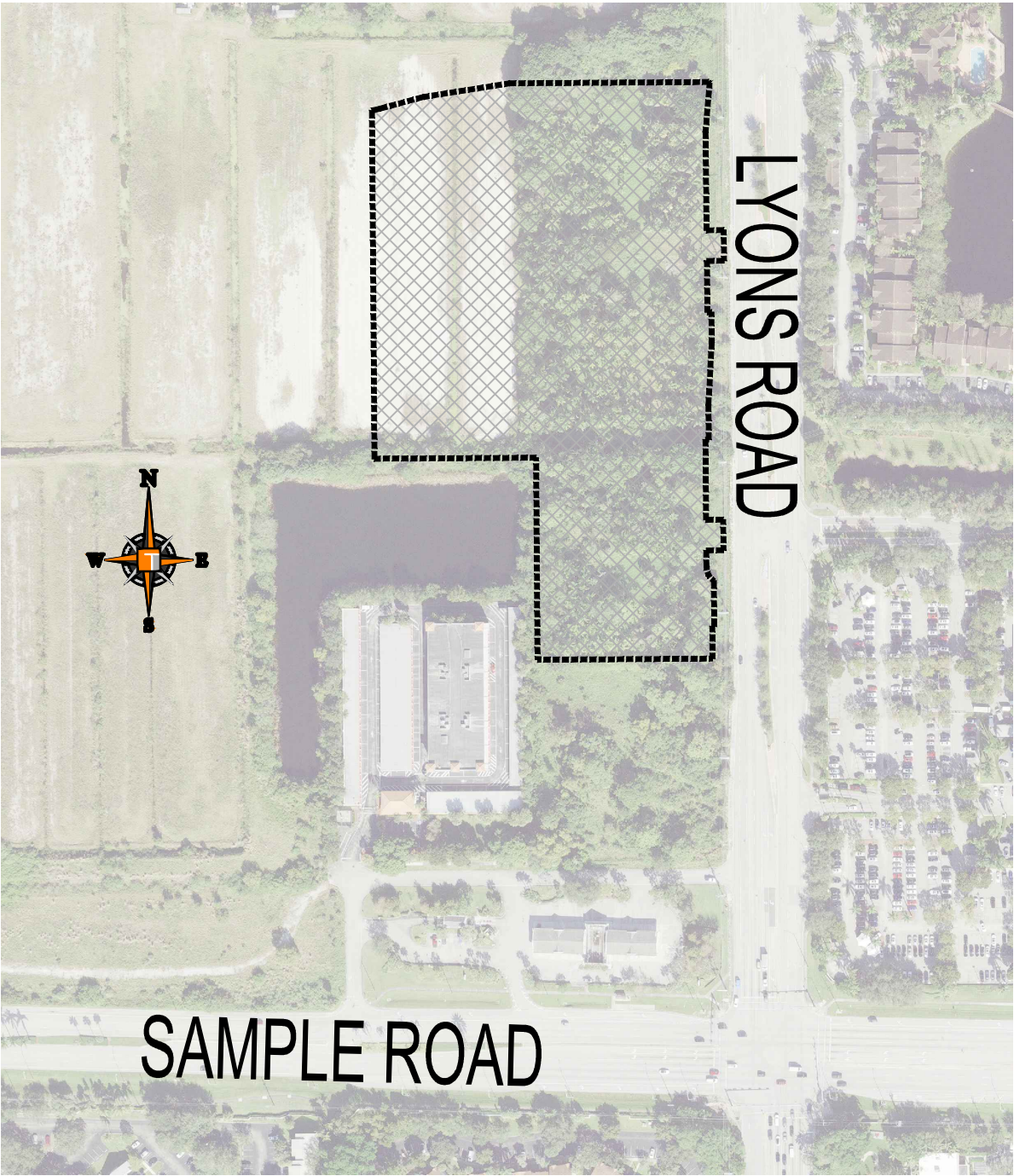
Conclusion

Based on the provided analysis and calculation, the proposed stormwater management system meets or exceeds the applicable design criteria. As such, we respectfully request the project design be approved.

Appendix

Appendix A

Location Map



Appendix B

Stormwater Management Calculations

PROPOSED SITE DRAINAGE CALCULATIONS

Design Criteria:

Control Elevation:	9.50	NAVD
FEMA Base Flood Elevation (Zone X):	N/A	NAVD
Broward County Future 100-Year Flood Elevation:	14.00	NAVD

Proposed Land Use Summary:

Lake Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	67,366	sf	or	1.547	ac
Paved Areas (A_P):	263,815	sf	or	6.056	ac
Green Areas (A_G):	94,867	sf	or	2.178	ac
<u>Total (A_T):</u>	426,047	sf	or	9.781	ac

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 9.781 / 12 \\
 &= 0.82 \quad \text{ac-ft} \quad \text{or} \quad 9.78 \quad \text{ac-in}
 \end{aligned}$$

- 2) Provide 2.5" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_R) \\
 &= 9.781 - (0 + 1.547) \\
 &= 8.234 \quad \text{ac of site area for water quality pervious/impervious}
 \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 8.235 - 2.178 \\
 &= 6.056 \quad \text{ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 6.056 / 8.235 \times 100\% \\
 &= 73.6\% \quad \text{impervious}
 \end{aligned}$$

- d) For 2.5" times the percent impervious:

$$\begin{aligned}
 &= 2.5" \times \% \text{ impervious area} \\
 &= 2.5 \times 0.736 \\
 &= 1.84 \quad \text{inches to be treated}
 \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned}
 V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 1.84 \times (9.781 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= 1.50 \quad \text{ac-ft} \quad \text{or} \quad 17.98 \quad \text{ac-in}
 \end{aligned}$$

- 3) Since the 17.98 ac-in is greater than the 9.78 ac-in computed for the first inch of runoff the volume of 17.98 ac-in controls.

Compute Required Dry Pre-Treatment Water Quality Volume:

- 1) Provide at least 1/2-inch over the developed project:

$$\begin{aligned}
 V_{dry} &= 0.5 \text{ inches} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 0.5 \times 9.781 / 12 \\
 &= 0.41 \text{ ac-ft} \quad \text{or} \quad \boxed{4.89 \text{ ac-in}}
 \end{aligned}$$

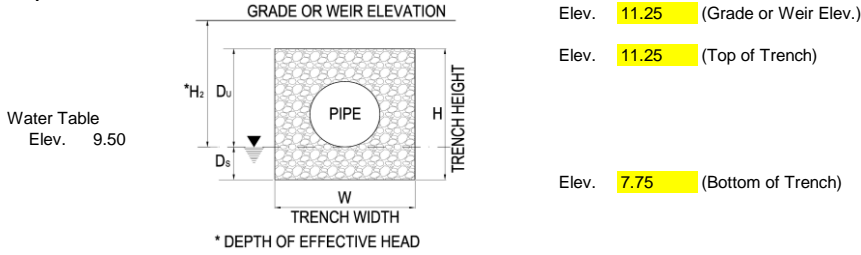
Proposed Exfiltration Trench Calculations (NAVD)

K-Value:

Test Hole #	(cfs/ft ² /ft hd)
PR-1	4.21E-04
K_{AVG}	4.21E-04

*Based on Nutting Engineers of Florida, Inc. Exfiltration Test Report, dated October 7, 2022.

Proposed Exfiltration Trench:



- K = 4.21E-04 cfs/ft² - ft head
- H₂ = 1.75 ft
- W = 6.00 ft
- D_u = 1.75 ft
- D_s = 1.75 ft
- H = D_u + D_s = 3.50 ft
- FS = 2.00 Factor of Safety
- V_{wq} = 17.98 ac-in
- %WQ = 50% Percent Reduction for Water Quality

1) Trench Length Required for Water Quality (L_{wq}):

V_{wq} = 17.98 ac-in or 1.50 ac-ft

$$L_{wq} = \frac{FS [\%WQ(V_{wq})]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{wq} = 1,845.0 feet

2) Maximum Allowable Trench Length For Storage (L_{max}):

V_{max} = 3.28-inches x 9.781-acres = 32.08 ac-in or 2.67 ac-ft
 V_{add} = 23.09 ac-in

$$L_{max} = \frac{FS [(\%WQ)(V_{wq}) + V_{add}]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{max} = 6,582.1 feet

3) Trench Length Required for 1/2" Pre-Treatment (L_{pre}):

V_{pre} = 0.5-inches x 9.781-acres = 4.89 ac-in or 0.41 ac-ft

$$L_{pre} = \frac{FS [\%WQ(V_{pre})]}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L_{pre} = 501.7 feet

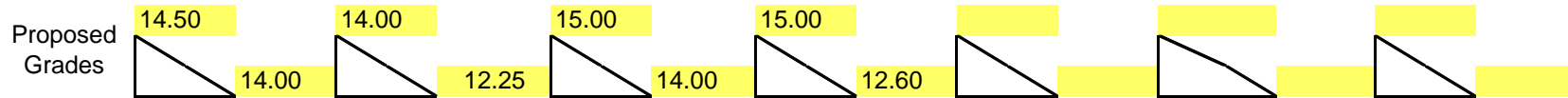
4) Total Provided Trench Volume (V_{total}):

Proposed Trench Length = 519 feet

$$V_{total} = (L \times (K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u) / FS)$$

V_{total} = 5.06 ac-in or 0.42 ac-ft

Proposed Stage / Storage Area Calculations (NAVD)



Stage (NAVD)	Vehicle Pavement High Area Area 0.902 (ac.-ft.)	Vehicle Pavement Low Area Area 3.607 (ac.-ft.)	Sidewalk, Concrete & Curb Area Area 1.548 (ac.-ft.)	Landscape Area Area 2.178 (ac.-ft.)	Area (ac.-ft.)	Area (ac.-ft.)	Building Area FFE = 15.00 Area 1.547 (ac.-ft.)	Total Storage 9.781 Area (ac.-ft.)
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.50	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.06
13.00	0.00	0.58	0.00	0.07	0.00	0.00	0.00	0.65
13.50	0.00	1.61	0.00	0.37	0.00	0.00	0.00	1.98
14.00	0.00	3.16	0.00	0.89	0.00	0.00	0.00	4.05
14.50	0.23	4.96	0.19	1.64	0.00	0.00	0.00	7.02
15.00	0.68	6.76	0.77	2.61	0.00	0.00	0.00	10.83
15.50	1.13	8.57	1.55	3.70	0.00	0.00	0.00	14.94



Date: 4/30/2024
 Project: Mainstreet (Block 3)
 Project No: F220076

Design Criteria

Control Elevation: 9.50 NAVD
 FEMA Base Flood Elevation (Zone X): N/A NAVD
 Broward County Future 100-Year Flood Elevation: 14.00 NAVD

Proposed Land Use Summary

Areas:	Square Ft.	Acres	Percent
Lake	-	0.00	0.0%
Building	67,366	1.547	15.8%
Paved and Sidewalk	263,815	6.056	61.9%
Pervious	94,867	2.178	22.3%
Total Area:	426,047	9.781	100.0%

Proposed Stage / Storage Area Calculations (NAVD)

Stage (NAVD)	Site Stage-Storage (Previous Page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
9.50	0.00	0.00	0.00
10.00	0.00	0.11	0.11
10.50	0.00	0.21	0.21
11.00	0.00	0.32	0.32
11.50	0.00	0.42	0.42
12.00	0.00	0.42	0.42
12.50	0.06	0.42	0.49
13.00	0.65	0.42	1.07
13.50	1.98	0.42	2.40
14.00	4.05	0.42	4.47
14.50	7.02	0.42	7.44
15.00	10.83	0.42	11.25
15.50	14.94	0.42	15.36

Proposed Site Soil Storage

Proposed Land Use Summary:

	Acres	Percent
Lake Areas (A _L):	0.000	0.0%
Roof Areas (A _R):	1.547	15.8%
Paved Areas (A _P):	6.056	61.9%
Green Areas (A _G):	2.178	22.3%
Total (A_T):	9.781	100.0%

Compacted Soil Storage per SFWMD Vol. IV Page C-III-1 Flatwoods Classification

Depth to Water Table (feet)	Compacted Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 13.80 ft
 Depth to Water Table: 4.30 ft
 Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 6.75 \times 0.223$$

$$= \boxed{1.50 \text{ inches}}$$

Appendix C

**ICPR Flood Routings Model, Results & Basin
Map**

Input Report

Simple Basin: BASIN-01

Scenario: Scenario1
Node: S-44
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2590 ac
Curve Number: 78.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-03

Scenario: Scenario1
Node: S-03
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1960 ac
Curve Number: 78.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-04

Scenario: Scenario1
Node: S-01
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min

Input Report

Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.5030 ac
 Curve Number: 73.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-05

Scenario: Scenario1
 Node: S-42
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1050 ac
 Curve Number: 91.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-06

Scenario: Scenario1
 Node: S-43
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2840 ac
 Curve Number: 93.0

Input Report

% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-07

Scenario: Scenario1
Node: S-05
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1620 ac
Curve Number: 92.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-08

Scenario: Scenario1
Node: S-04
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2290 ac
Curve Number: 92.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Input Report

Simple Basin: BASIN-09

Scenario: Scenario1
Node: S-08
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.3890 ac
Curve Number: 96.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-10

Scenario: Scenario1
Node: S-40
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1320 ac
Curve Number: 87.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-11

Scenario: Scenario1
Node: S-41
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min

Input Report

Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2510 ac
 Curve Number: 87.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-12

Scenario: Scenario1
 Node: S-06
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1560 ac
 Curve Number: 99.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-13

Scenario: Scenario1
 Node: S-07
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1170 ac
 Curve Number: 90.0

Input Report

% Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-14

Scenario: Scenario1
 Node: S-38
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1560 ac
 Curve Number: 88.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-15

Scenario: Scenario1
 Node: S-39
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2800 ac
 Curve Number: 88.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Input Report

Simple Basin: BASIN-16

Scenario: Scenario1
Node: S-09
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.3230 ac
Curve Number: 87.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-17

Scenario: Scenario1
Node: S-10
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2430 ac
Curve Number: 83.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-18

Scenario: Scenario1
Node: S-36
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min

Input Report

Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1410 ac
 Curve Number: 90.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-19

Scenario: Scenario1
 Node: S-37
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.3010 ac
 Curve Number: 90.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-20

Scenario: Scenario1
 Node: S-11
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2810 ac
 Curve Number: 93.0

Input Report

% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-21

Scenario: Scenario1
Node: S-12
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1700 ac
Curve Number: 95.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-22

Scenario: Scenario1
Node: S-13
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.4060 ac
Curve Number: 96.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Input Report

Simple Basin: BASIN-23

Scenario: Scenario1
Node: S-34
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1390 ac
Curve Number: 90.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-24

Scenario: Scenario1
Node: S-35
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2680 ac
Curve Number: 92.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-25

Scenario: Scenario1
Node: S-14
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min

Input Report

Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2650 ac
 Curve Number: 93.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-26

Scenario: Scenario1
 Node: S-15
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1610 ac
 Curve Number: 96.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-27

Scenario: Scenario1
 Node: S-16
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.4260 ac
 Curve Number: 96.0

Input Report

% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-28

Scenario: Scenario1
Node: S-33
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2000 ac
Curve Number: 82.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-29

Scenario: Scenario1
Node: S-32
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1920 ac
Curve Number: 81.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Input Report

Simple Basin: BASIN-30

Scenario: Scenario1
 Node: S-17
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2090 ac
 Curve Number: 81.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-31

Scenario: Scenario1
 Node: S-18
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1670 ac
 Curve Number: 94.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-32

Scenario: Scenario1
 Node: S-19
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min

Input Report

Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.4070 ac
 Curve Number: 95.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-33

Scenario: Scenario1
 Node: S-20
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.0570 ac
 Curve Number: 93.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-34

Scenario: Scenario1
 Node: S-21
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1930 ac
 Curve Number: 93.0

Input Report

% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-35

Scenario: Scenario1
Node: S-30
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2300 ac
Curve Number: 83.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-36

Scenario: Scenario1
Node: S-22
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.1300 ac
Curve Number: 87.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Input Report

Simple Basin: BASIN-37

Scenario: Scenario1
 Node: S-23
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1520 ac
 Curve Number: 85.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-38

Scenario: Scenario1
 Node: S-31
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1730 ac
 Curve Number: 91.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-39

Scenario: Scenario1
 Node: S-24
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min

Input Report

Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.0900 ac
 Curve Number: 75.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-40

Scenario: Scenario1
 Node: S-29
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1630 ac
 Curve Number: 82.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: BASIN-41

Scenario: Scenario1
 Node: S-28
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.1570 ac
 Curve Number: 91.0

Input Report

% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-42

Scenario: Scenario1
Node: S-25
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.2870 ac
Curve Number: 91.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Simple Basin: BASIN-43

Scenario: Scenario1
Node: S-27
Hydrograph Method: NRCS Unit Hydrograph
Infiltration Method: Curve Number
Time of Concentration: 10.0000 min
Max Allowable Q: 0.00 cfs
Time Shift: 0.0000 hr
Unit Hydrograph: UH256
Peaking Factor: 256.0
Area: 0.0640 ac
Curve Number: 82.0
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Input Report

Simple Basin: BASIN-44

Scenario: Scenario1
 Node: S-26
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.0920 ac
 Curve Number: 78.0
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: OUTFALL 1

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.50
0	0	0	5.0000	9.63
0	0	0	10.0000	9.83
0	0	0	20.0000	10.05
0	0	0	25.0000	10.28
0	0	0	30.0000	10.83
0	0	0	35.0000	11.13
0	0	0	40.0000	11.41
0	0	0	45.0000	11.67
0	0	0	50.0000	11.91
0	0	0	55.0000	12.26
0	0	0	60.0000	13.38
0	0	0	65.0000	13.76
0	0	0	70.0000	13.56
0	0	0	72.0000	13.45

Comment:

Input Report

Node: OUTFALL 2 (S-2)

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.50
0	0	0	5.0000	9.63
0	0	0	10.0000	9.83
0	0	0	15.0000	10.05
0	0	0	20.0000	10.28
0	0	0	25.0000	10.52
0	0	0	30.0000	10.83
0	0	0	35.0000	11.13
0	0	0	40.0000	11.41
0	0	0	45.0000	11.67
0	0	0	50.0000	11.91
0	0	0	55.0000	12.26
0	0	0	60.0000	13.38
0	0	0	65.0000	13.76
0	0	0	70.0000	13.56
0	0	0	72.0000	13.45

Comment:

Node: OUTFALL 3

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.50
0	0	0	5.0000	9.63
0	0	0	10.0000	9.83
0	0	0	15.0000	10.05
0	0	0	20.0000	10.28
0	0	0	25.0000	10.52
0	0	0	30.0000	10.83
0	0	0	35.0000	11.13
0	0	0	40.0000	11.41

Input Report

Year	Month	Day	Hour	Stage [ft]
0	0	0	45.0000	11.67
0	0	0	50.0000	11.91
0	0	0	55.0000	12.26
0	0	0	60.0000	13.38
0	0	0	65.0000	13.76
0	0	0	70.0000	13.56
0	0	0	72.0000	13.45

Comment:

Node: S-01

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
14.50	0.00	4
15.00	0.04	1534
15.50	0.20	8560

Comment:

Node: S-03

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.00	0.00	4
13.50	0.00	164
14.00	0.04	1559
14.50	0.10	4259
15.00	0.19	8075
15.50	0.28	12345

Comment:

Input Report

Node: S-04

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.00	0.00	4
13.50	0.00	37
14.00	0.03	1325
14.50	0.10	4264
15.00	0.20	8692
15.50	0.31	13690

Comment:

Node: S-05

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	61
13.00	0.01	549
13.50	0.04	1529
14.00	0.07	3006
14.50	0.13	5645
15.00	0.21	9156
15.50	0.29	12672

Comment:

Node: S-06

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	798
14.00	0.06	2472
14.50	0.12	5276
15.00	0.19	8474
15.50	0.27	11865

Comment:

Node: S-07

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.01	248
10.50	0.01	495
11.00	0.02	743
11.50	0.02	991
12.00	0.02	991
12.50	0.02	991
13.00	0.02	991
13.50	0.03	1242
14.00	0.07	3001
14.50	0.12	5394
15.00	0.18	7950
15.50	0.24	10506

Comment:

Node: S-08

Scenario: Scenario1

Input Report

Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	856
14.00	0.07	3037
14.50	0.16	7031
15.00	0.27	11867
15.50	0.39	17048

Comment:

Node: S-09

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.50	0.00	4
13.00	0.00	9
13.50	0.03	1172
14.00	0.10	4430
14.50	0.22	9657
15.00	0.37	16261
15.50	0.53	23292

Comment:

Node: S-10

Scenario: Scenario1
 Type: Stage/Volume

Input Report

Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.50	0.00	4
13.00	0.00	21
13.50	0.02	748
14.00	0.06	2787
14.50	0.15	6407
15.00	0.26	11140
15.50	0.38	16428

Comment:

Node: S-11

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	971
14.00	0.09	3743
14.50	0.20	8666
15.00	0.33	14458
15.50	0.47	20582

Comment:

Node: S-12

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs

Input Report

Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.01	248
10.50	0.01	495
11.00	0.02	743
11.50	0.02	991
12.00	0.02	991
12.50	0.02	991
13.00	0.02	991
13.50	0.03	1226
14.00	0.07	3111
14.50	0.15	6460
15.00	0.23	10151
15.50	0.32	13851

Comment:

Node: S-13

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	967
14.00	0.09	3708
14.50	0.20	8566
15.00	0.33	14289
15.50	0.47	20355

Comment:

Input Report

Node: S-14

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	947
14.00	0.08	3571
14.50	0.19	8223
15.00	0.31	13686
15.50	0.45	19454

Comment:

Node: S-15

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.01	248
10.50	0.01	495
11.00	0.02	743
11.50	0.02	991
12.00	0.02	991
12.50	0.02	991
13.00	0.02	991
13.50	0.03	1239
14.00	0.07	3226
14.50	0.15	6532
15.00	0.23	10045
15.50	0.31	13561

Input Report

Comment:

Node: S-16

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	943
14.00	0.08	3659
14.50	0.20	8644
15.00	0.34	14700
15.50	0.49	21195

Comment:

Node: S-17

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	203
10.50	0.01	407
11.00	0.01	610
11.50	0.02	814
12.00	0.02	814
12.50	0.02	814
13.00	0.02	814
13.50	0.02	1053
14.00	0.07	2993

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
14.50	0.16	6861
15.00	0.26	11421
15.50	0.37	15981

Comment:

Node: S-18

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	720
14.00	0.06	2513
14.50	0.13	5686
15.00	0.21	9326
15.50	0.30	12970

Comment:

Node: S-19

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.02	923
14.00	0.08	3512
14.50	0.19	8256
15.00	0.32	13985
15.50	0.46	20097

Comment:

Node: S-20

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.00	0.00	4
13.50	0.00	21
14.00	0.02	728
14.50	0.04	1906
15.00	0.07	3146
15.50	0.10	4387

Comment:

Node: S-21

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.00	0.00	4
13.50	0.01	246
14.00	0.03	1483
14.50	0.09	3832
15.00	0.15	6732

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.50	0.23	9806

Comment:

Node: S-22

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.00	0.00	4
13.50	0.01	492
14.00	0.05	2202
14.50	0.12	5025
15.00	0.18	7856
15.50	0.25	10688

Comment:

Node: S-23

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.50	0.00	4
14.00	0.01	496
14.50	0.05	2233
15.00	0.12	5355
15.50	0.20	8668

Comment:

Node: S-24

Input Report

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
13.00	0.00	4
13.50	0.00	108
14.00	0.02	662
14.50	0.04	1913
15.00	0.08	3700
15.50	0.13	5670

Comment:

Node: S-25

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	155
10.50	0.01	310
11.00	0.01	464
11.50	0.01	619
12.00	0.01	619
12.50	0.01	619
13.00	0.01	619
13.50	0.01	619
14.00	0.02	692
14.50	0.04	1579
15.00	0.08	3647
15.50	0.14	6210

Comment:

Node: S-26

Scenario: Scenario1
 Type: Stage/Volume

Input Report

Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	155
10.50	0.01	310
11.00	0.01	464
11.50	0.01	619
12.00	0.01	619
12.50	0.01	619
13.00	0.01	619
13.50	0.01	624
14.00	0.03	1214
14.50	0.06	2492
15.00	0.10	4255
15.50	0.14	6261

Comment:

Node: S-27

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.01	231
10.50	0.01	463
11.00	0.02	693
11.50	0.02	925
12.00	0.02	925
12.50	0.02	925
13.00	0.02	925
13.50	0.02	1048
14.00	0.04	1829
14.50	0.07	2915
15.00	0.10	4258
15.50	0.13	5649

Comment:

Input Report

Node: S-28

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.01	344
10.50	0.02	688
11.00	0.02	1032
11.50	0.03	1376
12.00	0.03	1376
12.50	0.03	1376
13.00	0.03	1376
13.50	0.03	1512
14.00	0.06	2612
14.50	0.12	5102
15.00	0.19	8336
15.50	0.27	11762

Comment:

Node: S-29

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	113
10.50	0.01	226
11.00	0.01	338
11.50	0.01	451
12.00	0.01	451
12.50	0.01	451
13.00	0.01	451
13.50	0.02	776
14.00	0.07	3180
14.50	0.15	6648
15.00	0.23	10203
15.50	0.32	13759

Input Report

Comment:

Node: S-30

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.03	1228
13.50	0.08	3500
14.00	0.18	7671
14.50	0.29	12637
15.00	0.41	17647
15.50	0.52	22656

Comment:

Node: S-31

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.00	124
10.50	0.01	248
11.00	0.01	372
11.50	0.01	495
12.00	0.01	495
12.50	0.01	495
13.00	0.01	495
13.50	0.01	632
14.00	0.04	1759

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
14.50	0.10	4336
15.00	0.18	7848
15.50	0.27	11608

Comment:

Node: S-32

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.02	809
10.50	0.04	1619
11.00	0.06	2428
11.50	0.07	3238
12.00	0.07	3238
12.50	0.07	3238
13.00	0.07	3238
13.50	0.08	3400
14.00	0.11	4704
14.50	0.17	7514
15.00	0.26	11261
15.50	0.35	15449

Comment:

Node: S-33

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.00	0.01	606
10.50	0.03	1212
11.00	0.04	1818
11.50	0.06	2424

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.00	0.06	2424
12.50	0.06	2424
13.00	0.06	2424
13.50	0.06	2701
14.00	0.12	5016
14.50	0.21	9014
15.00	0.31	13375
15.50	0.41	17736

Comment:

Node: S-34

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
13.00	0.03	1298
13.50	0.08	3543
14.00	0.15	6444
14.50	0.22	9465
15.00	0.29	12485
15.50	0.36	15506
12.50	0.00	144

Comment:

Node: S-35

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	61
13.00	0.01	619

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
13.50	0.04	1925
14.00	0.09	3986
14.50	0.16	6804
15.00	0.23	10132
15.50	0.31	13599

Comment:

Node: S-36

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	149
13.00	0.03	1339
13.50	0.08	3653
14.00	0.15	6616
14.50	0.22	9696
15.00	0.29	12775
15.50	0.36	15854

Comment:

Node: S-37

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	66
13.00	0.02	689
13.50	0.05	2170
14.00	0.10	4520
14.50	0.18	7699

Input Report

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.00	0.26	11311
15.50	0.35	15060

Comment:

Node: S-38

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	150
13.00	0.03	1353
13.50	0.09	3706
14.00	0.16	6922
14.50	0.24	10311
15.00	0.31	13699
15.50	0.39	17088

Comment:

Node: S-39

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	69
13.00	0.02	736
13.50	0.05	2355
14.00	0.11	4940
14.50	0.19	8446
15.00	0.29	12464
15.50	0.38	16687

Input Report

Comment:

Node: S-40

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	145
13.00	0.03	1302
13.50	0.08	3393
14.00	0.14	6199
14.50	0.21	9063
15.00	0.27	11927
15.50	0.34	14791

Comment:

Node: S-41

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	61
13.00	0.01	636
13.50	0.05	2052
14.00	0.10	4317
14.50	0.17	7396
15.00	0.25	10947
15.50	0.34	14680

Comment:

Input Report

Node: S-42

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	131
13.00	0.03	1176
13.50	0.07	3041
14.00	0.12	5293
14.50	0.17	7576
15.00	0.23	9858
15.50	0.28	12141

Comment:

Node: S-43

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs
 Initial Stage: 9.50 ft
 Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	60
13.00	0.01	596
13.50	0.04	1820
14.00	0.09	3739
14.50	0.14	6314
15.00	0.21	9192
15.50	0.28	12158

Comment:

Node: S-44

Scenario: Scenario1
 Type: Stage/Volume
 Base Flow: 0.00 cfs

Input Report

Initial Stage: 9.50 ft
Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
12.00	0.00	4
12.50	0.00	82
13.00	0.02	741
13.50	0.05	2350
14.00	0.12	5336
14.50	0.22	9699
15.00	0.35	15046
15.50	0.48	20697

Comment:

Node: S-45

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.50 ft
Warning Stage: 15.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
14.50	0.00	0
15.00	0.00	4

Comment:

Pipe Link: S-1 to OUTFALL 3

	Upstream	Downstream
Scenario:	Scenario1	Scenario1
From Node:	S-01	S-02
To Node:	OUTFALL 3	OUTFALL 3
Link Count:	1	1
Flow Direction:	Both	Both
Damping:	0.0000 ft	0.0000 ft
Length:	29.00 ft	29.00 ft
FHWA Code:	0	0
Entr Loss Coef:	0.50	0.50
Exit Loss Coef:	1.00	1.00
Bend Loss Coef:	0.00	0.00
Bend Location:	0.00 dec	0.00 dec
Energy Switch:	Energy	Energy
	Invert: 2.00 ft	Invert: 2.00 ft
	Manning's N: 0.0120	Manning's N: 0.0120
	Geometry: Circular	Geometry: Circular
	Max Depth: 4.00 ft	Max Depth: 4.00 ft
	Bottom Clip	
	Default: 0.00 ft	Default: 0.00 ft
	Op Table:	Op Table:
	Ref Node:	Ref Node:
	Manning's N: 0.0000	Manning's N: 0.0000
	Top Clip	
	Default: 0.00 ft	Default: 0.00 ft
	Op Table:	Op Table:
	Ref Node:	Ref Node:

Input Report

Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	93.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-13 to S-12	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-13	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-12	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-14 to S-15	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-14	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-15	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	53.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-18 to S-15	Upstream		Downstream	
Scenario:	Scenario1	Invert:	6.00 ft	Invert:	6.00 ft
From Node:	S-18	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-15	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	126.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-19 to S-18	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-19	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-18	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	59.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-23 to S-22	Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.00 ft	Invert:	4.00 ft
From Node:	S-23	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-22	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	129.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-24 to S-23	Upstream		Downstream	
Scenario:	Scenario1	Invert:	4.50 ft	Invert:	4.50 ft
From Node:	S-24	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-23	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	39.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	105.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-27 to S-28	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-27	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-28	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	66.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-28 to S-29	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-28	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-29	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	39.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	183.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-31 to S-30	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-31	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-30	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-32 to S-17	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-32	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-17	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	100.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	93.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-35 to S-34	Upstream		Downstream	
Scenario:	Scenario1	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	S-35	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-34	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-36 to S-38	Upstream		Downstream	
Scenario:	Scenario1	Invert:	7.00 ft	Invert:	7.00 ft
From Node:	S-36	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-38	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	93.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-4 to S-3	Upstream		Downstream	
Scenario:	Scenario1	Invert:	5.00 ft	Invert:	5.00 ft
From Node:	S-04	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-03	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	87.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-40 to S-42	Upstream		Downstream	
Scenario:	Scenario1	Invert:	6.50 ft	Invert:	6.50 ft
From Node:	S-40	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-42	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	73.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-44 to S-45	Upstream		Downstream	
Scenario:	Scenario1	Invert:	6.50 ft	Invert:	6.50 ft
From Node:	S-44	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-45	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	89.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-45 to OUTFALL 1	Upstream		Downstream	
Scenario:	Scenario1	Invert:	6.50 ft	Invert:	6.50 ft
From Node:	S-45	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	OUTFALL 1	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	110.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	60.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-8 to S-7	Upstream		Downstream	
Scenario:	Scenario1	Invert:	9.50 ft	Invert:	9.50 ft
From Node:	S-08	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-07	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link:	S-9 to S-7	Upstream		Downstream	
Scenario:	Scenario1	Invert:	7.50 ft	Invert:	7.50 ft
From Node:	S-09	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	S-07	Geometry:	Circular	Geometry:	Circular
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	68.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	

Input Report

Manning's N: 0.0000

Manning's N: 0.0000

Comment:

Simulation: 100YR-3DAY

Scenario: Scenario1
 Run Date/Time: 3/27/2024 2:35:17 PM
 Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

 Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: 1

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: 1

Input Report

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
Max dZ: 1.0000 ft	Rainfall Name: ~SFWMD-72
Link Optimizer Tol: 0.0001 ft	Rainfall Amount: 24.50 in
	Storm Duration: 72.0000 hr
Edge Length Option: Automatic	
	Dflt Damping (1D): 0.0050 ft
	Min Node Srf Area 100 ft2
	(1D):
	Energy Switch (1D): Energy

Comment:

100YR-3DAY Node Min Max Report

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUTFALL 1	100YR-3DAY	15.00	13.76	0.0002	16.19	1.01	0
OUTFALL 2 (S-2)	100YR-3DAY	15.00	13.76	0.0002	25.71	2.33	0
OUTFALL 3	100YR-3DAY	15.00	13.76	0.0002	5.27	0.00	0
S-01	100YR-3DAY	15.00	13.76	0.0010	5.24	5.27	1080
S-03	100YR-3DAY	15.00	13.76	0.0011	25.74	25.71	2888
S-04	100YR-3DAY	15.00	13.76	-0.0015	24.25	24.21	2845
S-05	100YR-3DAY	15.00	13.76	0.0007	1.75	1.33	3329
S-06	100YR-3DAY	15.00	13.83	0.0006	1.69	1.06	3625
S-07	100YR-3DAY	15.00	13.82	-0.0014	21.61	21.64	3367
S-08	100YR-3DAY	15.00	13.93	0.0008	4.21	3.01	5647
S-09	100YR-3DAY	15.00	13.90	0.0012	17.45	17.71	7683
S-10	100YR-3DAY	15.00	13.93	0.0007	2.60	1.50	5256
S-11	100YR-3DAY	15.00	14.09	0.0008	3.04	1.30	8213
S-12	100YR-3DAY	15.00	14.06	0.0010	14.88	15.18	5470
S-13	100YR-3DAY	15.00	14.12	0.0009	4.40	2.17	8304
S-14	100YR-3DAY	15.00	14.18	0.0009	2.87	1.15	8323
S-15	100YR-3DAY	15.00	14.17	-0.0010	11.11	11.57	5818
S-16	100YR-3DAY	15.00	14.21	0.0010	4.61	2.00	9120
S-17	100YR-3DAY	15.00	14.23	0.0010	3.41	4.01	7009
S-18	100YR-3DAY	15.00	14.22	-0.0010	7.66	8.13	5799
S-19	100YR-3DAY	15.00	14.26	0.0010	4.41	1.79	8941
S-20	100YR-3DAY	15.00	14.23	0.0010	4.25	3.95	2137
S-21	100YR-3DAY	15.00	14.24	0.0009	4.86	3.67	4388
S-22	100YR-3DAY	15.00	14.25	0.0009	4.34	2.99	5087
S-23	100YR-3DAY	15.00	14.26	0.0010	3.78	2.94	3608
S-24	100YR-3DAY	15.00	14.27	0.0010	2.81	2.16	2464
S-25	100YR-3DAY	15.00	14.27	0.0010	3.10	2.70	2044
S-26	100YR-3DAY	15.00	14.27	0.0010	1.80	1.11	2514
S-27	100YR-3DAY	15.00	14.28	0.0010	1.79	1.11	2180
S-28	100YR-3DAY	15.00	14.27	0.0010	2.81	1.51	4763
S-29	100YR-3DAY	15.00	14.27	0.0010	3.24	1.23	6498
S-30	100YR-3DAY	15.00	14.25	0.0010	4.21	3.10	9569
S-31	100YR-3DAY	15.00	14.26	0.0010	1.87	0.67	4932
S-32	100YR-3DAY	15.00	14.15	0.0009	3.40	2.72	4850
S-33	100YR-3DAY	15.00	13.93	0.0008	4.29	3.62	5820
S-34	100YR-3DAY	15.00	13.91	-0.0009	6.11	5.63	5786
S-35	100YR-3DAY	15.00	13.92	0.0008	2.90	1.69	4637
S-36	100YR-3DAY	15.00	13.89	0.0010	8.03	7.88	5874
S-37	100YR-3DAY	15.00	13.90	0.0008	3.25	1.92	5190
S-38	100YR-3DAY	15.00	13.84	-0.0010	10.06	10.18	6275
S-39	100YR-3DAY	15.00	13.85	0.0007	3.01	1.69	5530
S-40	100YR-3DAY	15.00	13.76	0.0010	12.20	12.25	5305
S-41	100YR-3DAY	15.00	13.77	0.0006	2.70	1.74	4582
S-42	100YR-3DAY	15.00	13.76	-0.0014	14.57	14.51	4339

100YR-3DAY Node Min Max Report

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
S-43	100YR-3DAY	15.00	13.76	0.0006	3.07	2.33	3849
S-44	100YR-3DAY	15.00	13.76	0.0013	16.26	16.34	6027
S-45	100YR-3DAY	15.00	13.76	-0.0010	16.34	16.19	100

25YR-3DAY Node Min Max Report

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUTFALL 1	25YR-3DAY	15.00	13.17	0.0002	15.34	0.17	0
OUTFALL 2 (S-2)	25YR-3DAY	15.00	13.17	0.0002	26.31	0.48	0
OUTFALL 3	25YR-3DAY	15.00	13.17	0.0002	5.21	0.00	0
S-01	25YR-3DAY	15.00	13.17	0.0010	3.67	5.21	719
S-03	25YR-3DAY	15.00	13.17	0.0013	26.31	26.31	651
S-04	25YR-3DAY	15.00	13.17	-0.0015	25.04	25.03	487
S-05	25YR-3DAY	15.00	13.17	0.0007	1.26	1.07	1814
S-06	25YR-3DAY	15.00	13.31	0.0006	1.22	1.02	1347
S-07	25YR-3DAY	15.00	13.30	-0.0014	22.57	22.59	1307
S-08	25YR-3DAY	15.00	13.39	0.0007	3.04	2.68	2060
S-09	25YR-3DAY	15.00	13.40	0.0012	18.57	18.83	3747
S-10	25YR-3DAY	15.00	13.42	0.0007	1.85	1.43	2460
S-11	25YR-3DAY	15.00	13.61	0.0009	2.19	1.41	4214
S-12	25YR-3DAY	15.00	13.58	0.0010	15.97	16.18	2640
S-13	25YR-3DAY	15.00	13.64	0.0009	3.17	2.18	4467
S-14	25YR-3DAY	15.00	13.72	0.0009	2.07	1.22	4915
S-15	25YR-3DAY	15.00	13.70	-0.0010	12.15	12.49	3474
S-16	25YR-3DAY	15.00	13.75	0.0009	3.33	2.01	5446
S-17	25YR-3DAY	15.00	13.77	0.0010	4.01	4.60	4110
S-18	25YR-3DAY	15.00	13.76	-0.0010	8.44	8.90	3563
S-19	25YR-3DAY	15.00	13.80	0.0010	3.18	1.78	5599
S-20	25YR-3DAY	15.00	13.77	0.0010	4.26	4.32	1360
S-21	25YR-3DAY	15.00	13.78	0.0010	4.45	4.03	2663
S-22	25YR-3DAY	15.00	13.79	0.0010	3.85	3.28	3539
S-23	25YR-3DAY	15.00	13.81	0.0010	3.20	2.85	1555
S-24	25YR-3DAY	15.00	13.81	0.0010	2.37	2.04	1373
S-25	25YR-3DAY	15.00	13.82	0.0010	2.23	2.22	636
S-26	25YR-3DAY	15.00	13.82	0.0010	1.13	1.24	1409
S-27	25YR-3DAY	15.00	13.82	0.0010	1.24	0.94	1525
S-28	25YR-3DAY	15.00	13.82	0.0010	2.06	1.42	2739
S-29	25YR-3DAY	15.00	13.82	0.0010	2.64	1.43	4712
S-30	25YR-3DAY	15.00	13.80	0.0010	3.90	3.75	8040
S-31	25YR-3DAY	15.00	13.80	0.0010	1.35	0.75	2722
S-32	25YR-3DAY	15.00	13.66	0.0009	3.26	2.94	2303
S-33	25YR-3DAY	15.00	13.36	0.0008	4.28	3.89	1966
S-34	25YR-3DAY	15.00	13.33	-0.0008	6.40	5.76	4572
S-35	25YR-3DAY	15.00	13.34	0.0008	2.09	1.44	2897
S-36	25YR-3DAY	15.00	13.31	-0.0010	8.16	7.92	4602
S-37	25YR-3DAY	15.00	13.32	0.0008	2.34	1.64	3210
S-38	25YR-3DAY	15.00	13.26	-0.0009	10.01	10.06	4605
S-39	25YR-3DAY	15.00	13.27	0.0007	2.17	1.50	3321
S-40	25YR-3DAY	15.00	13.18	-0.0010	11.90	11.94	3849
S-41	25YR-3DAY	15.00	13.19	0.0006	1.94	1.49	2633
S-42	25YR-3DAY	15.00	13.17	0.0010	13.98	13.95	3333

25YR-3DAY Node Min Max Report

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
S-43	25YR-3DAY	15.00	13.17	0.0006	2.21	1.87	2243
S-44	25YR-3DAY	15.00	13.17	-0.0010	15.37	15.38	3073
S-45	25YR-3DAY	15.00	13.17	-0.0010	15.38	15.34	100

10YR-1DAY Node Min Max Report

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUTFALL 1	10YR-1DAY	15.00	12.26	0.0000	3.00	0.48	0
OUTFALL 2 (S-2)	10YR-1DAY	15.00	12.26	0.0000	5.37	1.42	0
OUTFALL 3	10YR-1DAY	15.00	12.26	0.0000	0.45	0.00	0
S-01	10YR-1DAY	15.00	12.26	0.0002	0.40	0.45	163
S-03	10YR-1DAY	15.00	12.26	0.0013	5.14	5.37	103
S-04	10YR-1DAY	15.00	12.27	-0.0015	4.98	4.97	100
S-05	10YR-1DAY	15.00	12.27	-0.0006	0.16	0.35	317
S-06	10YR-1DAY	15.00	12.27	-0.0004	0.16	0.27	273
S-07	10YR-1DAY	15.00	12.27	-0.0014	5.13	4.68	678
S-08	10YR-1DAY	15.00	12.27	0.0002	0.39	0.44	273
S-09	10YR-1DAY	15.00	12.27	0.0012	3.98	4.39	210
S-10	10YR-1DAY	15.00	12.27	0.0003	0.22	0.32	100
S-11	10YR-1DAY	15.00	12.27	0.0003	0.28	0.34	273
S-12	10YR-1DAY	15.00	12.27	-0.0010	3.46	3.44	779
S-13	10YR-1DAY	15.00	12.27	0.0002	0.41	0.42	273
S-14	10YR-1DAY	15.00	12.28	0.0002	0.26	0.33	273
S-15	10YR-1DAY	15.00	12.28	-0.0010	3.09	2.63	674
S-16	10YR-1DAY	15.00	12.28	0.0002	0.43	0.44	273
S-17	10YR-1DAY	15.00	12.28	0.0004	0.93	1.19	518
S-18	10YR-1DAY	15.00	12.28	-0.0010	3.05	2.22	408
S-19	10YR-1DAY	15.00	12.28	0.0002	0.41	0.45	273
S-20	10YR-1DAY	15.00	12.28	-0.0010	2.10	1.83	126
S-21	10YR-1DAY	15.00	12.28	-0.0010	1.84	2.05	146
S-22	10YR-1DAY	15.00	12.28	0.0007	0.99	1.65	292
S-23	10YR-1DAY	15.00	12.28	-0.0004	0.75	0.87	197
S-24	10YR-1DAY	15.00	12.28	0.0003	0.49	0.61	100
S-25	10YR-1DAY	15.00	12.29	0.0001	0.30	0.42	377
S-26	10YR-1DAY	15.00	12.29	0.0001	0.08	0.08	446
S-27	10YR-1DAY	15.00	12.29	0.0001	0.12	0.10	584
S-28	10YR-1DAY	15.00	12.28	0.0001	0.25	0.23	767
S-29	10YR-1DAY	15.00	12.28	0.0001	0.38	0.37	336
S-30	10YR-1DAY	15.00	12.28	0.0003	0.75	0.74	418
S-31	10YR-1DAY	15.00	12.28	0.0001	0.17	0.18	278
S-32	10YR-1DAY	15.00	12.28	0.0001	0.63	0.55	1776
S-33	10YR-1DAY	15.00	12.28	0.0004	0.73	1.13	1308
S-34	10YR-1DAY	15.00	12.27	-0.0010	1.82	2.11	776
S-35	10YR-1DAY	15.00	12.28	0.0002	0.26	0.55	364
S-36	10YR-1DAY	15.00	12.27	-0.0010	2.80	2.55	798
S-37	10YR-1DAY	15.00	12.27	0.0002	0.29	0.58	403
S-38	10YR-1DAY	15.00	12.27	-0.0010	3.23	2.65	802
S-39	10YR-1DAY	15.00	12.27	0.0004	0.27	0.54	428
S-40	10YR-1DAY	15.00	12.27	0.0010	3.24	3.84	767
S-41	10YR-1DAY	15.00	12.27	-0.0005	0.24	0.57	368
S-42	10YR-1DAY	15.00	12.27	-0.0013	4.51	4.44	688

10YR-1DAY Node Min Max Report

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
S-43	10YR-1DAY	15.00	12.27	0.0006	0.28	0.58	344
S-44	10YR-1DAY	15.00	12.26	0.0013	4.66	4.16	431
S-45	10YR-1DAY	15.00	12.26	-0.0011	4.16	3.00	100

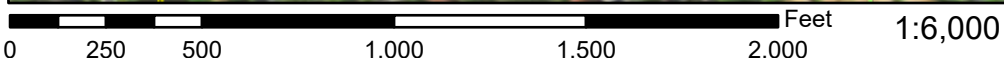
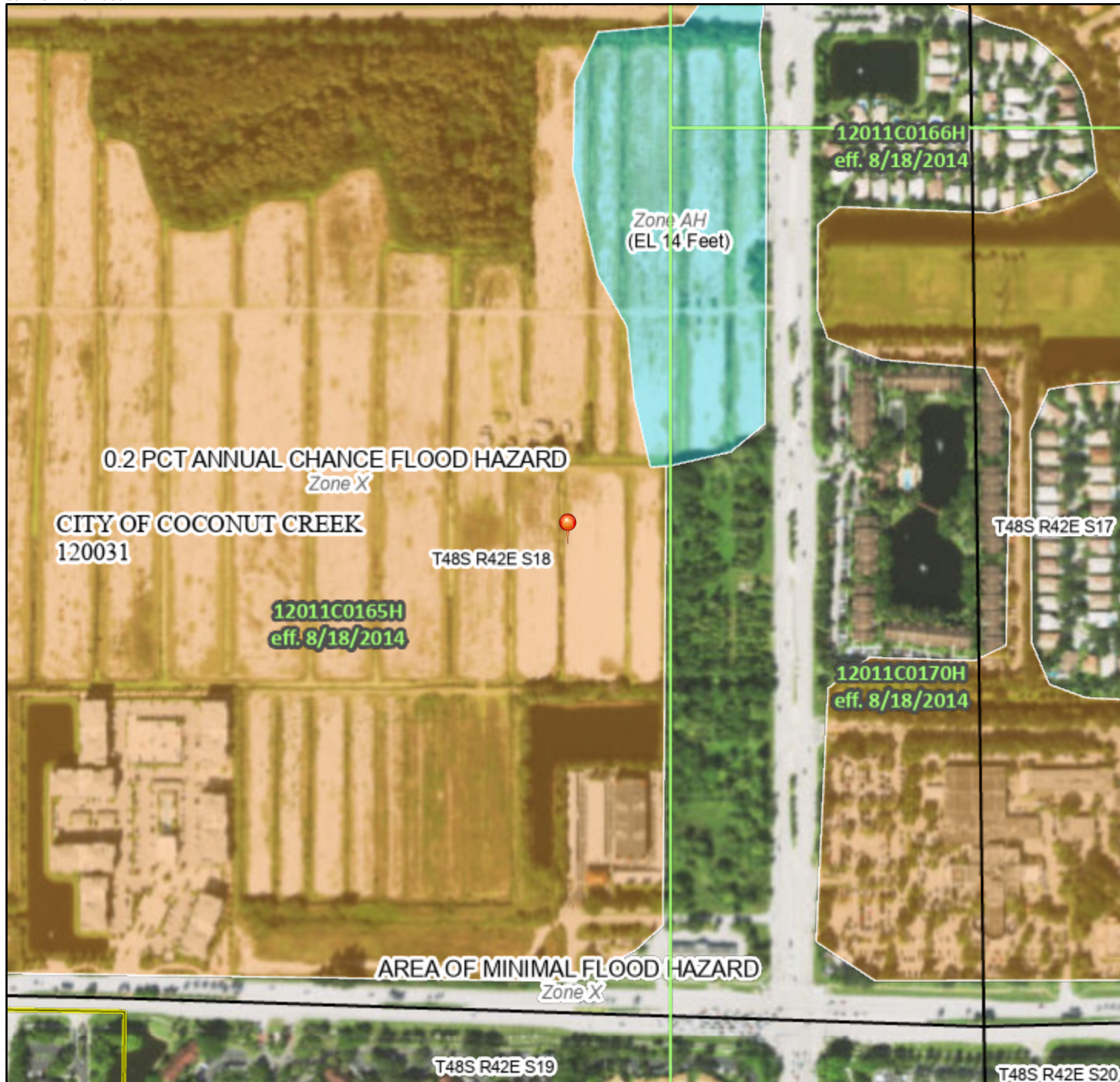
Appendix D

Reference Materials

National Flood Hazard Layer FIRMMette



80°11'37"W 26°16'56"N



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	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	17.5 Coastal Transect	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

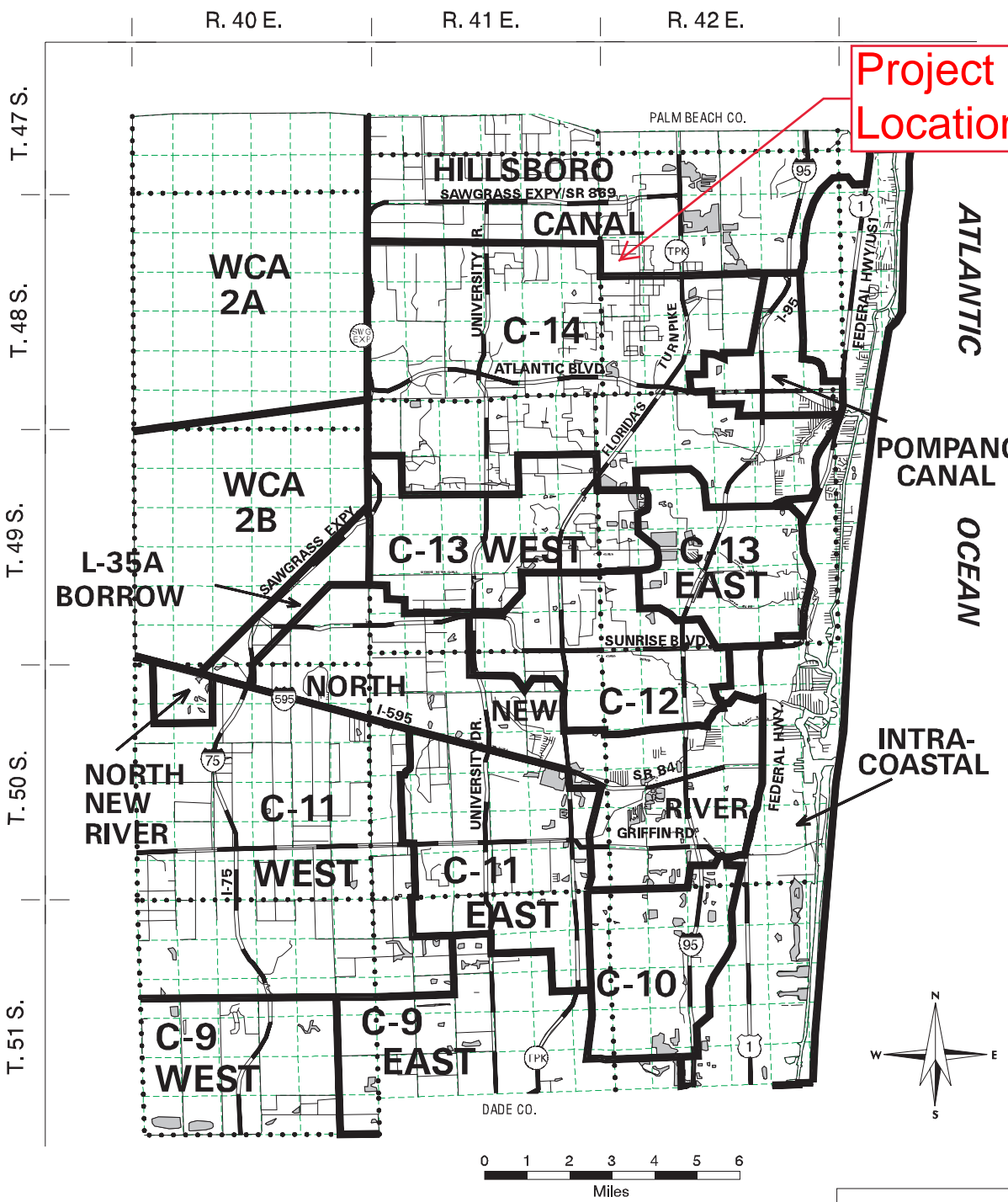
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 1/18/2023 at 5:19 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.

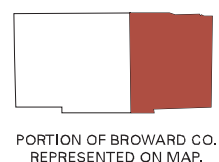




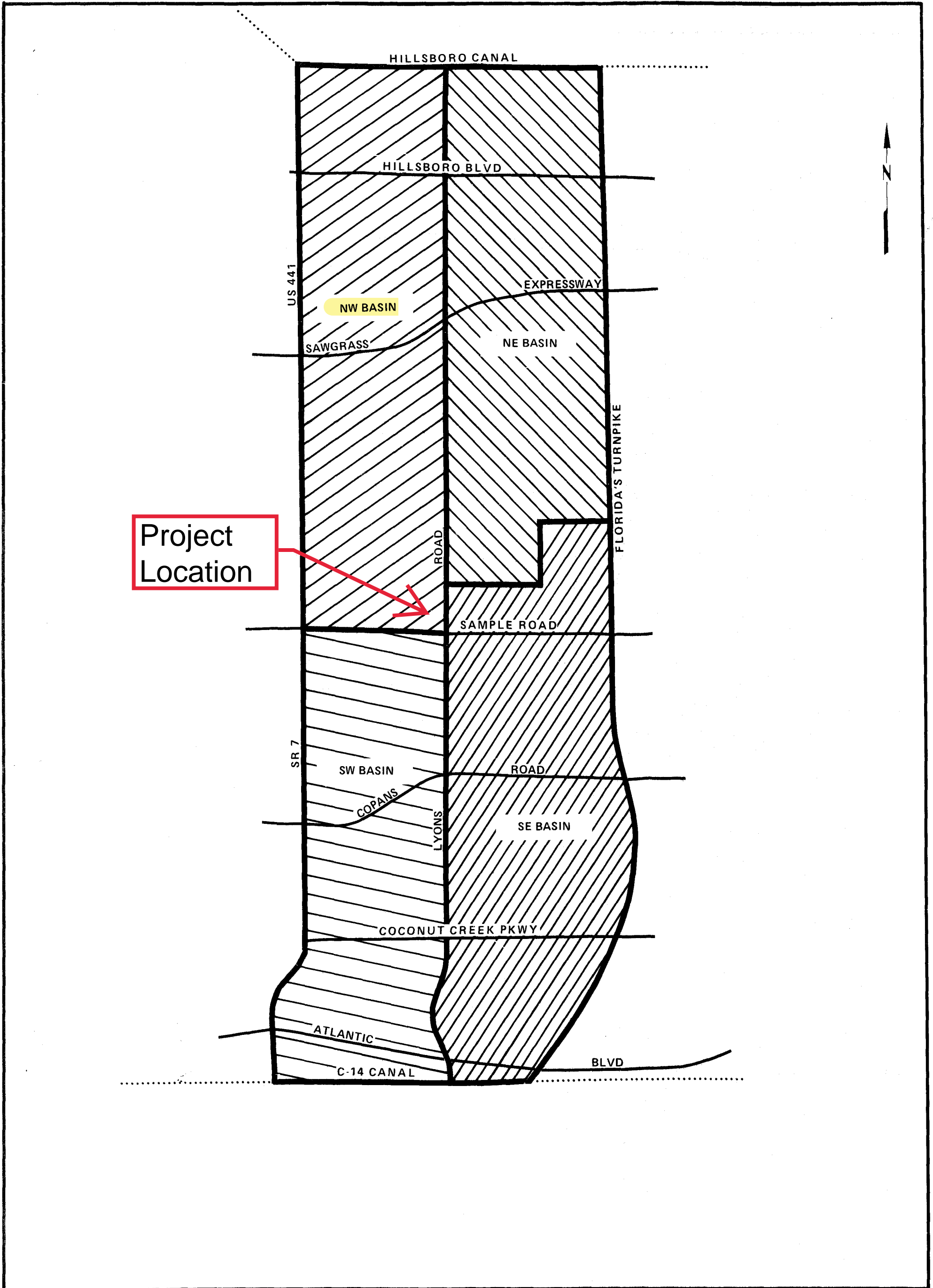
DRAINAGE BASINS for EASTERN BROWARD COUNTY, FL.

Figure B-1

Project Location



SCANNED



Project Location

PLATE
2



SUB BASIN BOUNDARY MAP

DRAWN BY *AMF*
CHECK'D BY *MD*
FEB 1988



Find address or place



NW 54TH AVE WUCHNA BLVD

CULLUM RD

NW 42ND DR

NW 43RD ST

NW 40TH ST

14

Future Conditions 100-Year Flood Elevation (Feet NAVD88)

Elevation: 14.0

[Zoom to](#)

NW 39TH PL

NW 42ND AVE

MONARCH LN

LAUREL LN

HONEYSUCKLE CIR

NW 43RD TER

NW 42ND W

CORALTREE CIR

NW 38TH DR

CORALTREE TER
CORALTREE CIR

BANKS RD

N LYONS

W SAMPLE RD

400ft
-80.193 26.280 Degrees

DESIGN CRITERIA

The Cocomar Water Control District has been divided into four sub-basins, the Northeast basin, the Northwest basin, the Southwest basin and the Southeast basin (see Plate 2). The Southwest basin is also known as the Margate Eastern Tier. The majority of the southeast basin was master planned as the Tartan Property (now known as the Township Development).

The acreage and design water surface for the four sub-basins are listed in Table "C" below:

TABLE C

SUB-BASIN DATA

<u>SUB-BASIN</u>	<u>ACREAGE</u>	<u>DESIGN WATER SURFACE</u>		<u>SFWM D BASIN</u>
		<u>Wet</u>	<u>Dry</u>	
NORTHEAST	2224	11.0'	11.0'	HILLSBORO CANAL
NORTHWEST	2260	11.0'	11.0'	HILLSBORO CANAL
SOUTHWEST	2020	8.5'	9.5'	C-14 CANAL
SOUTHEAST	1866	9.5'	9.5'	C-14 CANAL

Plate 2 shows the four sub basins and plates 4A and 4B show where the control structures are located within the sub-basins along with their control elevation. Plates 6 through 11 are detailed sketches of the water control structures. Some of the structures were designed with a variable crest weir in order to provide a higher dry season control elevation and a lower control elevation during the wet season.

Table "D" lists the adopted maximum design elevations of the three storms for the four sub-basins. These elevations are consistent with South Florida Water Management District and Broward County Water Resources Management Division criteria.

TABLE D

Maximum Allowable Design Stages

<u>Sub Basin</u>	<u>10-Year 1-Day</u>	<u>25-Year 3-Day</u>	<u>100-Year 3-Day</u>
Northeast	14.0' NGVD	14.6' NGVD	15.5' NGVD
Northwest	14.0' NGVD	14.7' NGVD	15.6' NGVD
Southwest	11.9' NGVD	12.3' NGVD	14.0' NGVD
Southeast	12.1' NGVD	12.6' NGVD	14.0' NGVD

All non-residential developments are required to pre-treat at least the first 1/2" of rainfall prior to connection into the water management system. All development in the Cocomar Water Control District must also meet the South Florida Water Management District retention/detention criteria.

All developments in the northeast and northwest basin can do flood routing using the fixed design parameters or may wish to use the land use breakdowns and average grade elevation formulas similar to those in Appendix "A" or Appendix "B".

APPENDIX "B"

COCOMAR WATER CONTROL DISTRICT

NORTHEAST ~~BASIN~~ BASIN GRADING ANALYSIS
WEST

COCOMAR WATER CONTROL DISTRICT

NORTHWEST BASIN

GRADING ANALYSIS

Fixed Design Parameters:

Design Water Surface	11.0 feet NGVD
Maximum 10-year Flood Stage	14.0 feet NGVD
25-year, 3-day Flood Stage	14.6 feet NGVD
100-year, 3-day Flood Stage	15.5 feet NGVD
Minimum Floor Elevation	16.0 feet NGVD
Allowable Discharge From Sites	35 CSM

Additional Assumption:

Minimum Waterways Area 15% of Site

Grading Concept:

The total area of the Northwest basin is 2260 acres.

Minimum area of waterways is 15% of 2260 acres or 339 acres

From Tables 1 and 2 the area for the buildings is the weighted average percentage of the basin which is 35% of 2260 acres or 791 acres.

Remaining area is 1469 acres of which 339 acres is waterways at elevation 11 feet NGVD:

$$\frac{339 \text{ acres}}{1469 \text{ acres}} = 23\% \text{ of remaining acreage is to be waterways (same as 15\% of entire basin) elevation 11 feet NGVD.}$$

1130 acres or 77% of the remaining 1469 acres can have an average finished grade elevation which keeps the design parameters intact. Try elevation 12.7 feet NGVD

$$\begin{aligned} \text{Average Finish} &= .23 \times 11.0 = 2.53 \\ \text{Grade Formula} &= \underline{.77 \times 12.7 = +9.78} \end{aligned}$$

$$\begin{aligned} &\text{average} \\ \text{elevation} &= 12.31 \text{ including lake} \end{aligned}$$

From Table B of Section II on page 11 the design rainfalls are:

10-year, 24-hour rainfall = 10 inches
25-year, 3-day rainfall = 17.7 inches
100-year, 3-day rainfall = 24.5 inches

Storage required below elevation 14 feet msl for road protection:

10"/12 x 2260 acres = 1883 ac-ft

10-year, 24-hour at elevation 14 feet msl must store 1883 ac.-ft.

Storage required below elevation 14.6 feet msl for Hillsboro Canal Allowable discharge:

17.7"/12 x 2260 acres = 3334 ac-ft.

25-year, 3-day at elevation 14.6 must store 3334 ac-ft.

Storage required below elevation 15.5 feet msl for building protection:

24.5"/12 x 2260 acres = 4614 ac-ft.

100-year, 3-day at elevation 15.5 must store 4614 ac-ft.

<u>ELEVATION (ft)</u>	<u>REQUIRED STORAGE (ac-ft)</u>	<u>ACTUAL STORAGE (ac-ft)</u>
14.0 (14.0 - 12.3)	1883 ac-ft	2497 ac-ft
14.6 (14.6 - 12.3)	3334 ac-ft	3378 ac-ft
15.5 (15.5 - 12.3)	4614 ac-ft	4700 ac-ft

Property owners can change the average finish grade formula to fit the individual site plans by creating more storage (i.e., more waterways or retention areas).

TABLE 1

RESIDENTIAL N. W. BASIN
ELEVATION 16

<u>LAND USE</u>	<u>ACREAGE</u>	<u>% OF TOTAL</u>	<u>% BUILDING</u>	<u>WEIGHTED "C"</u>
R-1	111	13	10	0.013
R-3	462	52	42	0.218
R-4 & R-5	178	20	45	0.090
R-10	97	11	40	0.044
RC8	31	4	40	0.016
TOTAL	881	100		0.381

Use 39% building coverage for residential land use.

TABLE 2

**N.W. BASIN
ELEVATION 16**

<u>LAND USE</u>	<u>ACREAGE</u>	<u>% OF TOTAL</u>	<u>% BUILDING</u>	<u>WEIGHTED "C"</u>
RESIDENTIAL	881	39	35	0.1365
COMMERCIAL	226	10	35	0.0350
OFFICE PARK	254	11	30	0.0330
INDUSTRIAL	746	33	45	0.1485
PARKS	40	2	10	0.0020
TRAFFICWAYS	113	5	0	0.00
TOTAL	2260	100		0.3550

Use 35% building coverage for storage calculation.

SURFACE WATER MANAGEMENT CALCULATIONS

MAINSTREET AT COCONUT CREEK

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

HSQ PROJECT No.: 180332

Prepared For:

GSR RE PARTNERS

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors

1001 Yamato Road, Suite 105

Boca Raton, Florida 33431

(561) 392-0221 Phone • (561) 392-6458 Fax

Jay Huebner, P.E.

Fl Reg 54615

DATE: April 222

This item has been digitally signed and sealed

by Jay Huebner, P.E. on 5/2/2022 using a SHA authentication code.

document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

GIVEN:

A. LAND USE SUMMARY:

1.	Lake Area =	25.690 ac.	includes wetlands
2.	Buildings =	40.000 ac.	
3.	Pavement & Others =	74.800 ac.	
4.	Green Areas =	59.070 ac.	
5.	Total =	<u>199.560 ac.</u>	
		<u>199.560 net</u>	private area acreage 175.29 acres

B. OTHER:

1. The current zoning on the property is Mixed use PMDD

DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

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. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation:
Frequency: 10 year
Duration: 1 day
Amount: 9.00 Inches
- b. Design Event for Minimum Discharge Elevation:
Frequency: 25 year
Duration: 3 day
Amount: 15.00 inches
- c. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 3 day
Amount: 20.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 9.50 NAVD future water table ranges 8.0 to 9.0 NAVD per County future conditions
- b. Drainage Basin / Canal Number: Cocomar drainage district NW basi Cocomar original WT at 9.50 NAVD.
- c. Receiving Body Regulated Stage Elevation: 9.50 NAVD
- d. Design Storm Allowable Discharge: 10 91 cfs. 35CSM
- e. Time of Concentration: 0.25 hour

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity:
A.1	First inch of runoff from entire project site =	16,630 ac-ft
A.2	2.5 inches times percent impervious =	20,240 ac-ft
A.3	Volume to be treated =	20,240 ac-ft
A.4	Pre-treatment required for commercial site =	7,245 ac-ft
A.5.a	Wet detention volume required =	12,995 ac-ft
A.5.b	Dry detention volume required =	15,180 ac-ft
A.5.c	Dry retention volume required =	10,120 ac-ft
A.5.d	Exfiltration trench volume required =	20,240 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	lake	V	25.730	9.50	9.50	100	100	12.89
2	lake bank	L	5.290	9.50	13.00	0	50	2.65
3	detention bottom FPL	V	12.670	10.50	10.50	0	0	6.35
4	wetland	L	6.510	9.50	10.50	0	50	3.26
5	buffer	V	0.000	12.00	12.00	0	50	0.00
6	Detention slopes	L	1.330	10.50	12.50	100	100	0.67
7	Sidewalk in street	L	0.000	10.25	11.25	100	100	1.20
8	green area yards	L	33.230	11.50	14.00	0	50	16.65
9	roads/ driveways	L	74.800	12.00	14.00	100	100	37.48
10	common areas	L	0.000	9.50	11.00	0	50	0.00
11	Buildings	V	40.000	14.50	15.00	100	100	20.04
Total:			199.560	9.50	15.00	71.09	82.37	101.2

199.56

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)											Total ac-ft	
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft		
7.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.50	wt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.00		12.87	0.19	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.87
10.21	WQ	18.27	0.38	0.00	1.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.29
11.00		38.60	1.70	6.34	6.51	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	53.22
11.50		51.46	3.02	12.67	9.77	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	77.25
12.00		64.33	4.72	19.01	13.02	0.00	0.75	0.00	1.66	0.00	0.00	0.00	0.00	103.48
12.50		77.19	6.80	25.34	16.28	0.00	1.33	0.00	6.65	4.68	0.00	0.00	0.00	138.26
13.00		90.06	9.26	31.68	19.53	0.00	2.00	0.00	14.95	18.70	0.00	0.00	0.00	186.17
13.50		102.92	11.90	38.01	22.79	0.00	2.66	0.00	26.58	42.08	0.00	0.00	0.00	246.94
14.00		115.79	14.55	44.35	26.04	0.00	3.33	0.00	41.54	74.80	0.00	0.00	0.00	320.38
14.50		128.65	17.19	50.68	29.30	0.00	3.99	0.00	58.15	112.20	0.00	0.00	0.00	400.16
15.00		141.52	19.84	57.02	32.55	0.00	4.66	0.00	74.77	149.60	0.00	0.00	0.00	479.94
15.50		154.38	22.48	63.35	35.81	0.00	5.32	0.00	91.38	187.00	0.00	0.00	0.00	559.72
16.00		167.25	25.13	69.69	39.08	0.00	5.99	0.00	108.00	224.40	0.00	0.00	0.00	639.50
16.50		180.11	27.77	76.02	42.32	0.00	6.65	0.00	124.61	261.80	0.00	0.00	0.00	719.28
17.00		192.98	30.42	82.36	45.57	0.00	7.32	0.00	141.23	299.20	0.00	0.00	0.00	799.06

* Abbreviations: T = Exfiltration Trench

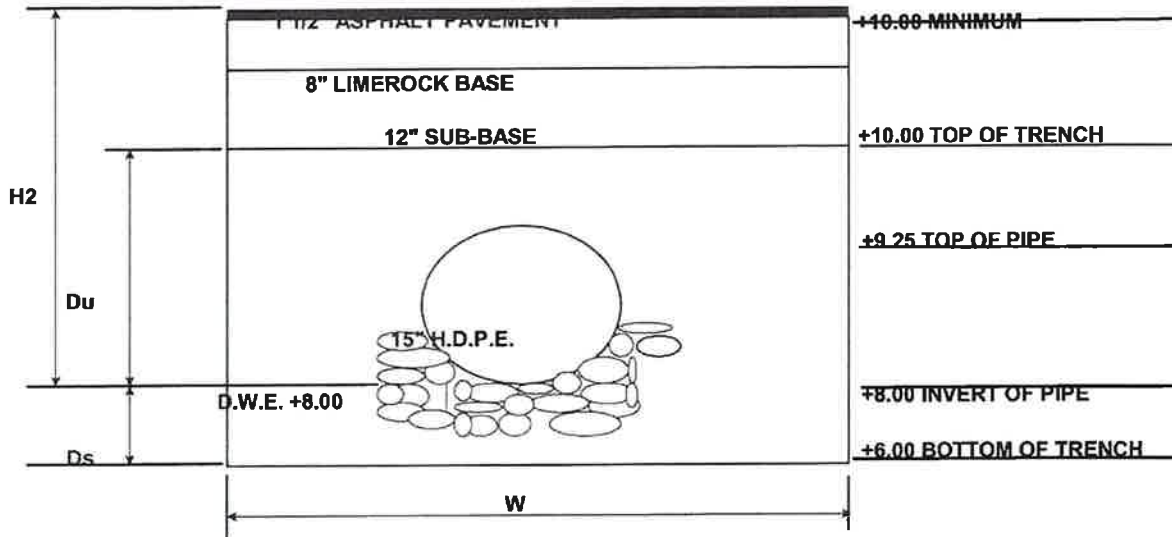
F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

- The rainfall amount for the 100-Year, 3-Day storm event:
= **20.00 in.**
- Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(20.00 \text{ in.} - (0.2 \times 1.01 \text{ in.}))^2 / (20.00 \text{ in.} + (0.8 \times 1.01 \text{ in.}))$
= **18.84 inches of runoff**
- Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 18.84 inches X 199.560 acres X (1 foot / 12 inches)
= **313.23 ac-ft of storage required (zero discharge)**
- From the stage vs storage curve, **313.23** ac-ft corresponds to elevation **13.95** NAVD.
Building minimum finish floor 14.50 NAVD
cocomar allowable 14.10

K. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: $L = V / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds) + (1.39 \times 10^{-4} * W * Du))$
2. Design Information:
 - V = Volume to be Exfiltrated: 12.95 ac-in
 - W = Trench Width: 8.00 ft.
 - K = Hydraulic Conductivity: 2.24E-03 cfs/sq-ft per ft head
 - H2 = Depth of Water Table: 3.00 ft.
 - Du = Non-Saturated Trench Depth: 2.00 ft.
 - Ds = Saturated Trench Depth: 2.00 ft.
3. Exfiltration Trench Required: **128 ft.**
4. Exfiltration Trench Provided: **0 ft.** No trench used on this project
5. Exfiltration Trench Storage Provided: **0.00 ac-in**

or



JOHNS FARM
FUTURE DEVELOPMENT NODE BLK3 - LYONS COMMONS
HSQ PROJECT NO.1803-32
SOUTH FLORIDA WATER MANAGEMENT DISTRICT CALCULATIONS

1. SITE DATA:

	<u>Acreage</u>	
Building	2.54	Acre
Lake	0.00	Acre
Wetland	0.00	Acre
Pavement	5.07	Acre
green area	2.54	Acre
det. Bot.	0.00	Acre
lake bank	<u>0.00</u>	Acre
Total Area:	10.15	Acre
	10.17	
Total Impervious:	7.61	
	74.98%	
Total Pervious:	2.54	
	25.02%	

2. STAGE ELEVATIONS:

<u>Percent</u>	<u>From</u>	<u>To</u>
25.0%	14.50	15.00
0.0%	9.50	9.5
0.0%	9.50	10.00
50.0%	12.00	14.00
25.0%	11.50	14.00
0.0%	10.50	10.50
<u>0.0%</u>	9.50	13.50
100.0%		
Water Table:		9.50
Average grade:		13.00

3. COMPUTE STAGE VS STORAGE:

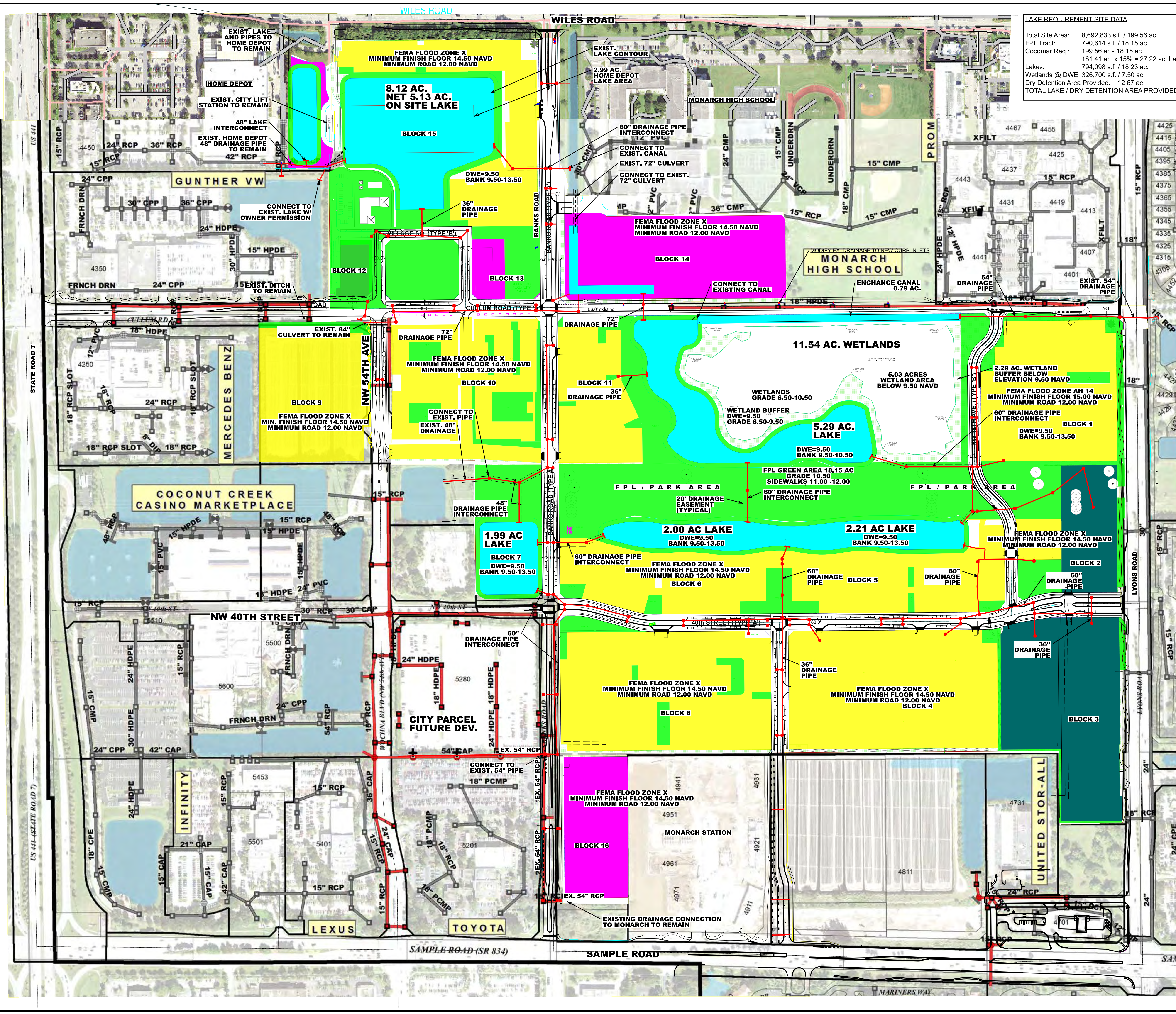
<u>Stage</u> <u>(FT.)</u>	<u>Building</u> <u>(Acre-ft)</u>	<u>Lake</u> <u>(Acre-ft)</u>	<u>Wetland</u> <u>(Acre-ft)</u>	<u>Pavement</u> <u>(Acre-ft)</u>	<u>green area</u> <u>(Acre-ft)</u>	<u>det. Bot.</u> <u>(Acre-ft)</u>	<u>lake bank</u> <u>(Acre-ft)</u>	<u>Total</u> <u>(Acre-ft)</u>	<u>Stage</u> <u>(FT.)</u>
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.50
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.50
12.00	0.00	0.00	0.00	0.00	0.13	0.00	0.00	0.13	21.00
12.50	0.00	0.00	0.00	0.32	0.51	0.00	0.00	0.82	21.50
13.00	0.00	0.00	0.00	1.27	1.14	0.00	0.00	2.41	22.00
13.50	0.00	0.00	0.00	2.85	2.03	0.00	0.00	4.88	22.50
14.00	0.00	0.00	0.00	5.07	3.18	0.00	0.00	8.25	23.00
14.50	0.00	0.00	0.00	7.61	4.45	0.00	0.00	12.05	23.50
15.00	0.64	0.00	0.00	10.14	5.72	0.00	0.00	16.49	24.00

4. COMPUTE STAGE VS AREA:

<u>Stage</u> <u>(FT.)</u>	<u>Building</u> <u>(Area)</u>	<u>Lake</u> <u>(Area)</u>	<u>Wetland</u> <u>(Area)</u>	<u>Pavement</u> <u>(Area)</u>	<u>green area</u> <u>(Area)</u>	<u>det. Bot.</u> <u>(Area)</u>	<u>lake bank</u> <u>(Area)</u>	<u>Total</u> <u>(Area)</u>
9.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.51
12.50	0.00	0.00	0.00	1.27	1.02	0.00	0.00	2.28
13.00	0.00	0.00	0.00	2.54	1.52	0.00	0.00	4.06
13.50	0.00	0.00	0.00	3.80	2.03	0.00	0.00	5.83
14.00	0.00	0.00	0.00	5.07	2.54	0.00	0.00	7.61
14.50	0.00	0.00	0.00	5.07	2.54	0.00	0.00	7.61
15.00	2.54	0.00	0.00	5.07	2.54	0.00	0.00	10.15

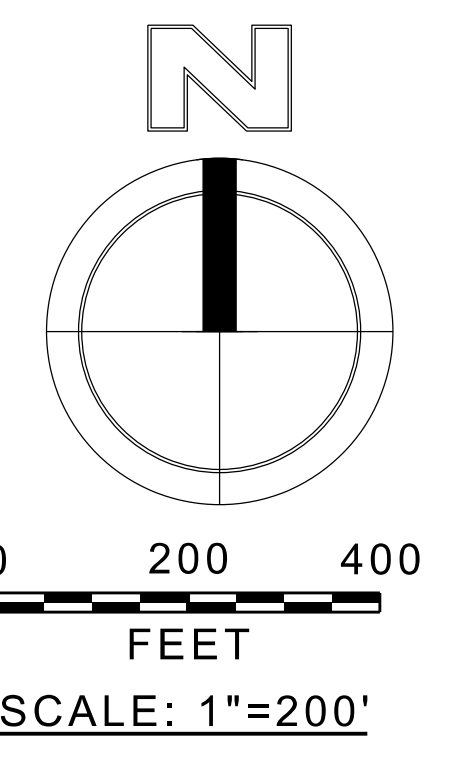
Building area is not used for storage purposes.

Z:\Projects\2018\180332-JOHNS FARMS\Drawings\Site Plan\180332-MDPO01.dgn



LAKE REQUIREMENT SITE DATA

Total Site Area:	8,692,833 s.f. / 199.56 ac.	100%
FPL Tract:	790,614 s.f. / 18.15 ac.	9%
Cocomar Req.:	199.56 ac - 18.15 ac.	
Lakes:	181.41 ac. x 15% = 27.22 ac. Lake / Water Surface.	9.1%
Wetlands @ DWE:	794,098 s.f. / 17.50 ac.	3.7%
Dry Detention Area Provided:	12.67 ac.	8.3%
TOTAL LAKE / DRY DETENTION AREA PROVIDED =	38.40 ac.	19.2%



BLOCK 1	Site: 9.72 ac. Building: 2.43 ac. Pervious: 2.43 ac. Impervious: 4.86 ac.
BLOCK 2	Site: 2.53 ac. Building: 0.63 ac. Pervious: 0.63 ac. Impervious: 1.27 ac.
BLOCK 3	Site: 10.17 ac. Building: 2.54 ac. Pervious: 2.54 ac. Impervious: 5.07 ac.
BLOCK 4	Site: 12.62 ac. Building: 3.15 ac. Pervious: 3.15 ac. Impervious: 6.32 ac.
BLOCK 5	Site: 9.61 ac. Building: 2.40 ac. Pervious: 2.40 ac. Impervious: 4.81 ac.
BLOCK 6	Site: 8.32 ac. Building: 2.08 ac. Pervious: 2.08 ac. Impervious: 4.16 ac.
BLOCK 7	Site: 2.44 ac. Lake: 1.99 ac. Lake Bank: 0.45 ac.
BLOCK 8	Site: 12.31 ac. Building: 3.07 ac. Pervious: 3.07 ac. Impervious: 6.17 ac.
BLOCK 9	Site: 7.51 ac. Building: 1.88 ac. Pervious: 1.88 ac. Impervious: 3.75 ac.
BLOCK 10	Site: 10.72 ac. Building: 2.68 ac. Pervious: 2.68 ac. Impervious: 5.36 ac.
BLOCK 11	Site: 4.80 ac. Building: 1.20 ac. Pervious: 1.20 ac. Impervious: 2.40 ac.
BLOCK 12	Site: 1.40 ac. Building: 0.70 ac. Pervious: 0.35 ac. Impervious: 0.35 ac.
BLOCK 13	Site: 2.39 ac. Building: 0.60 ac. Pervious: 1.19 ac. Impervious: 0.60 ac.
BLOCK 15	Site: 19.70 ac. Building: 2.89 ac. Lakes: 8.15 ac. Pervious: 5.78 ac. Impervious: 2.88 ac.
OVERFLOW PARKING WITHIN FPL RW	Site: 2.01 ac. Pervious: 0.94 ac. Impervious: 1.07 ac.
LAEG BLOCK	Site: 20.74 ac. Lake: 5.29 ac. Lake Bank: 1.55 ac. Wetlands: 11.54 ac. Pervious: 2.38 ac.
VILLAGE GREEN	Site: 2.10 ac.

LEGEND

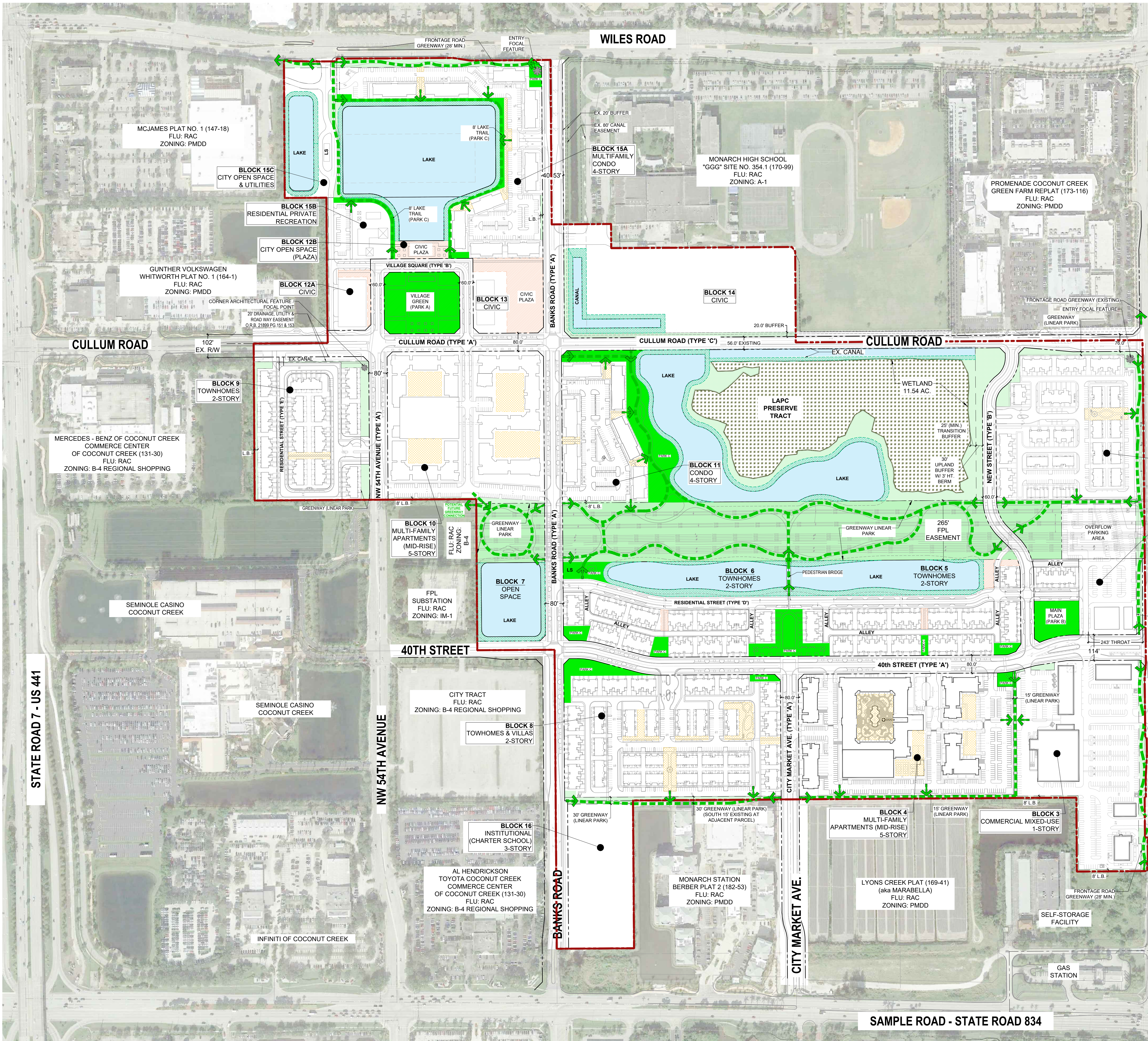
- PROPOSED LAKE
- WETLAND BUFFER
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE INLET
- LAKE OUTFALL
- PROPOSED FUTURE DEVELOPMENT PODS
- PROPOSED FUTURE CIVIC PODS



MAINSTREET AT COCONUT CREEK
MASTER CONCEPTUAL DRAINAGE SYSTEM PLAN

DATE:	07/21
DESIGNED BY:	JMH
DRAWN BY:	JMH
CHECKED BY:	AQ

DATE:	7/12/2022
JAY HUEBNER, P.E.	FLORIDA REGISTRATION NO. - 54615
PROJECT:	1803-32
SHEET:	CD-1



MASTER SITE PLAN LEGEND

- PMDD BOUNDARY (GROSS 200.98 AC.)
- GREENSPACE**
 - DRI LAND DEDICATIONS (REFER TO SHEET GSP-1 MASTER PUBLIC GREENSPACE PLAN)
 - PUBLIC GREENSPACE AREAS A, B & C
 - MSDS GREENSPACE (REFER TO SHEET GSP-2 MSDS GREENSPACE PLAN)
 - EXISTING CYPRESS WETLAND
 - GREENWAYS, LINEAR PARKS & BUFFERS (L.B.)
 - LAKE BANKS
 - PARKS / PLAZAS / GATHERING AREAS PUBLIC USE
 - PRIVATE RESIDENTIAL USE

- GREENWAY TRAIL**
 - MIN. 8'-12' WIDE PAVED WALKWAY
 - PEDESTRIAN CONNECTION TO GREENWAY

NOTE: THE GREENWAY TRAIL ALONG THE FOLLOWING FRONTAGE ROADWAYS SHALL BE A MINIMUM 12' WIDE AND PAVED WITH COLORED CONCRETE (SOLOMON COLOR, #415 RED/VENETIAN RED):

- LYONS ROAD
- WILES ROAD



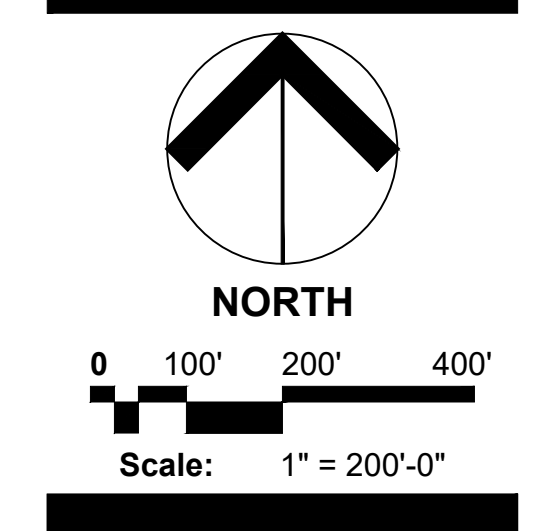
Urban Design
Land Planning
Landscape Architecture

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 West Palm Beach, FL 33401
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 #LA0001739

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MAINSTREET at COCONUT CREEK PMDD
GRS PARTNERS
 City of Coconut Creek, Florida
MASTER CONCEPTUAL SITE PLAN

Drawing name: H:\0355\Johns Property - Sample Rd - 15-039\GSP\Master Plan\2022-07-15_GRS_MLP_PMDD_Resume\03.dwg



Date: July 2021
 Project No.: 15-039.002
 Designed By: MLC
 Drawn By: MLC
 Checked By:

Revision Dates:
 2021.10.19 PMDD Resubmittal
 2022.02.24 PMDD RESUBMITTAL #2
 2022.07.15 PMDD RESUBMITTAL #3



STATE ROAD 7 - US 441

SAMPLE ROAD - STATE ROAD 834



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October 7, 2022

Mr. Rick Stephano
GSR RE Partners, LLC
1801 S. Federal Highway
Boca Raton, Florida 33432

Subject: Report of Exfiltration Test
Mainstreet Retail – Blocks 2 and 3
NW corner of Lyons Road and Sample Road
Coconut Creek, Florida

Dear Mr. Stephano:

Nutting Engineers of Florida, Inc. has performed an exfiltration test for the proposed drainage improvements at the above referenced location. This report presents a brief description of the field procedures, and the results of the exfiltration test.

One exfiltration test was performed to a depth of six feet below existing grade in accordance with South Florida Water Management District (SFWMD) criteria for 'Usual Open-Hole' conditions.

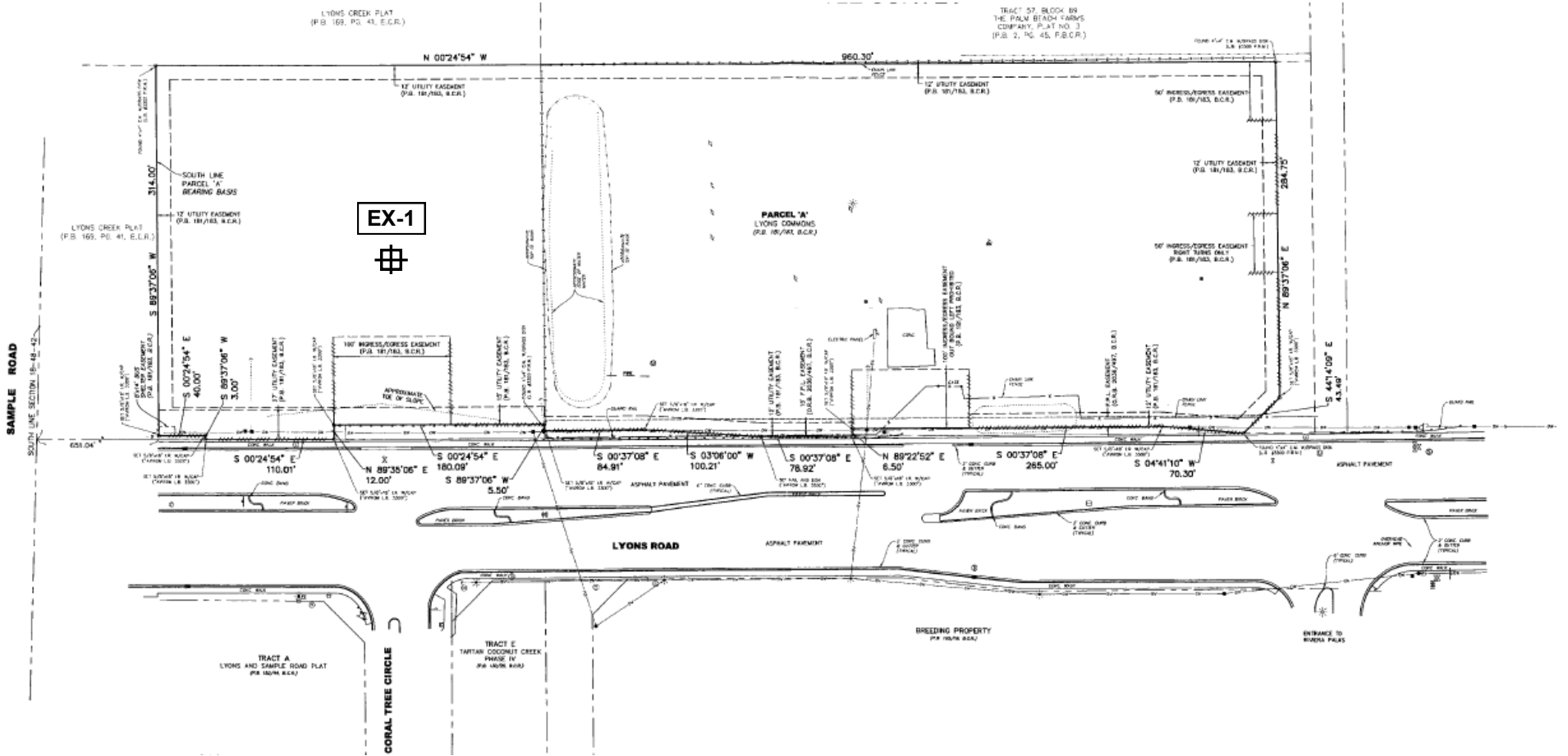
Prior to starting the test, a 6-inch diameter hole was augered to the test depth to determine the depth to groundwater and to examine subgrade soils. After establishing the above parameters, the hole was stabilized by a full-length perforated PVC pipe in accordance with South Florida Water Management District specifications. Water was then pumped into the hole maintaining a constant water level at the ground surface. The stabilized flow rates were recorded in one-minute intervals for a total of 10 minutes.

The exfiltration test revealed the hydraulic conductivity ('K'-value) of the soil was 4.21×10^{-4} cubic feet per second per square foot per foot of head. Soil descriptions and flow rates for the test are shown on the attached exfiltration summary sheet. We note that the water table was encountered at a depth of approximately 4.2 feet below the existing ground surface. This testing was performed to determine the hydraulic conductivity value only. Soil information shall not be used for other purposes.

We appreciate the opportunity to provide these services for you. Should you have any questions, or if we can be of further assistance, please feel free to contact us.

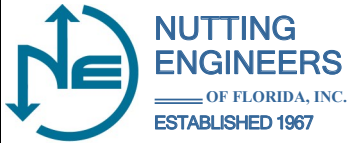
Respectfully Submitted:
NUTTING ENGINEERS OF FLORIDA, INC.

Christopher E. Gworek, P.E. #69947
Senior Engineer



- LEGEND -

APPROX. TEST LOCATION



GSR RE Partners, LLC
Mainstreet Retail—Blocks 2 and 3
 NW corner of Lyons Road and Sample Road
 Coconut Creek, Florida

PROJECT NO. 20135.1

APPROXIMATE
 TEST LOCATION
 PLAN

GEOTECHNICAL EXPLORATION
 — *Not to Scale* —

FIG. 1

Report of Exfiltration Test

Client:	<u>GSR RE Partners, LLC</u>	Order No	<u>20135.1</u>
Project:	<u>Mainstreet Retail - Blocks 2 and 3</u>	Report No	<u>1</u>
Location:	<u>NW corner of Lyons Road and Sample Road</u>	Date:	<u>10/5/22</u>
	<u>Coconut Creek, Florida</u>		
Test:	<u>Usual Open Hole Exfiltration Test</u>		
Surface Elevation:	<u>Approx. @ Road Crown</u>	Water table from ground surface:	<u>4.2'</u>
Casing Diameter:	<u>6"</u>		
Tube Depth:	<u>6'</u>		

Hydraulic Conductivity (K) = 4.21×10^{-4} cfs/ft²ft.head

EXFIL NO. 1	One Minute Increme	Pump Rate in Gal/Min
	1	5.3
	2	5.3
Sample Location: <u>Approx. as located on site plan.</u>	3	5.3
	4	5.3
	5	5.3
Material: 0-4" TOPSOIL	6	5.3
4"-9" Gray to brown fine SAND, some limestone fragments	7	5.3
9"-2' Gray to brown fine SAND	8	5.3
2'-6' Lt. gray fine SAND	9	5.3
	10	5.3

LIMITATIONS OF LIABILITY

WARRANTY

We warrant that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. **No other warranties, expressed or implied, are made.** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. **Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. **The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Stiff
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions		Group Symbols	Typical names	Laboratory classification criteria		
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for GW Atterberg limits below "A" line or P.I. less than 4 Atterberg limits above "A" line with P.I. greater than 7 Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols.	
		Poorly graded gravels, gravel-sand mixtures, little or no fines	GP			
		Gravels with fines (Appreciable amount of fines)	GW*	d		Silty gravels, gravel-sand-silt mixtures
			u			
	GC	Clayey gravels, gravel-sand-clay mixtures				
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for SW Atterberg limits below "A" line or P.I. less than 4 Atterberg limits above "A" line with P.I. more than 7 Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual system.	
SP			Poorly graded sands, gravelly sands, little or no fines			
Sands with fines (Appreciable amount of fines)		SM*	d	Silty sands, sand-silt mixtures		
		u				
SC	Clayey sands, sand-clay mixtures					
Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silt and clays (Liquid limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	<p style="text-align: center;">Plasticity Chart</p>		
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays			
		OL	Organic silts and organic silty clays of low plasticity			
	Silt and clays (Liquid limit greater than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts			
		CH	Inorganic clays or high plasticity, fat clays			
		OH	Organic clays of medium to high plasticity, organic silts			
	Highly organic soils	PT	Peat and other highly organic soils			

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construction	
GREEN STANDARDS	DESCRIPTION (description of use in development)
13-320(b)(1)	
LEED Accredited Professional	Daniel J. Denis, President, Runbrook Geen Building and Energy Testing, LEED AP (BD+C) & Green Rater, RESNET HERS Rater, ENERGY STAR Verifier, NGBS Verifier, FGBC Certifying Agent
Sustainable Site Development	
Construction Pollution Prevention	Silt fence will be installed and water trucks will be used to minimize dust during construction
Construction site materials recycling	Construction material recycling will be implimented for materials such as ferous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will impliment both on- and off-stie segregation of materials by a qualified recycling facility.
Stormwater management	The use of rainwater harvesting is being installed.
Alternative transportation	Bicycle paths, pedestrian connectivity, EV charging stations, and bike racks are being incorporated in Block 3. Specifically, the proposed greenway is planned to extend along the south and east sides of Block 4 along with a pedestrian walkway connection to Block 3 retail. EV charging stations and EV ready locations are proposed at strategic locations in Block 3.
Minimizing heat island effect	The use of white roofing membrane is being proposed for the buildings to minimize the heat island effect. Block 3 landscaping will be designed with a focus on a variety of Florida native landscaping to minimize heat island conditions.
Water Efficiency	
Innovative water technologies	The irrigation system is being designed with rain detection devices.

Water efficient	High efficiency plumbing fixtures and motion sensor fixtures are planned for the base building restrooms.
Energy Efficiency	
Minimum energy performance	High efficiency air conditioning units are proposed for the retail spaces. EV charging stations are proposed for Block 3.
On-site renewable energy	The use of photovoltaic panels are proposed for a combination of uses such as pathway lighting, awnings, trash recepticals, and cell phone charging stations.
Indoor Environmental Quality	
Indoor air quality	The air conditioning units will be equipped with MERV 8 filters.
Materials and Recycling	
Recycling of demolition waste	Materials from demolition of existing structures will be segregated either on- site or off-site for recycling. Typical materials to be recycled include ferus metals, aluminum, wood, gypsum products, concrete, asphalt, and masonry.
Storage and collection of recyclables post occupancy	A recycling program is proposed for the retail buildings.
Building re-use	No re-use of buildings is proposed.
Regional materials	Locally sourced materials such as landscaping, concrete, limerock, etc are proposed to the extent reasonably possible for Block 3.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Acknowledged.
Resolution 2020-063	

Green Event Checklist	All leases will require tenants to adhere to any code requirements imposed by the authority having jurisdiction to the extent the city adopts future code requirements. Until any future codes are put in place with similar efforts outlined within Resolution No. 2020-063 the developer intends to insert a provision into the leases citing the existence of the resolution putting the tenant on notice of the city's intent and efforts to promote green/sustainable event and meeting planning.
Water Fountains	The proposed tenant mix for Block 3 contemplates commercial uses which provide additional amenity and functionality to the overall master development. As it relates specifically to water fountains we anticipate having a grocery store which will likely provide a water fountain within the premises along with the variation in food and beverage tenants which will likely provide self-serve fountain drinks including water or the ability to dispense water from behind a bar or service station upon request.
Purchasing	All leases will require tenants to adhere to any code requirements imposed by the authority having jurisdiction to the extent the city adopts future code requirements. Until any future codes are put in place with similar efforts outlined within Resolution No. 2020-063 the developer intends to insert a provision into the leases citing the existence of the resolution putting the tenant on notice of the city's intent and efforts to reduce usage of single-use plastic items in its operations.
Other	one building contemplates a solar panel awning and a proposed rainwater harvesting cistern

GREEN PLAN ACTION ITEMS	
ACTION ITEMS	DESCRIPTION (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain <i>conspicuous displays of green technology</i> that function in the project design while providing a social, artistic, and environmental value.	Conspicuous display of green technology is proposed for Block 3. This will include EV charging stations, solar powered pathway lighting, multi use pathways for pedestrian connectivity, widespread use of native landscaping, reclaimed water for irrigation, a rainwater harvesting system, recycling, and conspicuous displays of proper disposal of hazardous materials.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	A tree canopy table will be included on Block 3 Site Plan.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint on roof)	The Buildings on Block 3 will incorporate the use of white roofing materials for the flat roofs.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Recycling programs are planned for the retail buildings.
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	Construction material recycling will be implimented for materials such as ferous metals, aluminum, wood, gypsum, concrete, and masonry. The recycling will impliment both on- and off-stie segregation of materials by a qualified recycling facility.
Action 6.2 – Bicycle parking on site	Bike parking is being provided in various locations in block 3.
Action 6.4 – Alternative vehicle parking/EV charging stations	EV charging is proposed in the parking areas for block 3.
Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.	