



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

HERITAGE RIDGE PUD Parcel C-4 Lot 2 PUD Final Site Plan

Applicant:	Olympus Development, LLC
Property Owner:	Olympus Development, LLC
Agent for the Applicant:	Avid Group, Richard Joudrey
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	K024-003
Application Type and Number:	D007 201700357
Report Number:	2017_1201_K024-003_DRT_Staff_FINAL.docx
Application Received:	10/04/2017
Transmitted:	10/05/2017
Staff Report:	12/01/2017
Joint Workshop:	12/14/2017

B. Project description and analysis

This is a request for approval of a planned unit development (PUD) final site plan. The subject site is a parcel of approximately 4.06 acres located on the southeast corner of SE Federal Highway and SE Constitution Blvd in Stuart, known as Lot 2 of Parcel C-4 of the Heritage Ridge PUD. The site is undeveloped and bounded on the east and south by a drainage Right-of-way, by SE Constitution Blvd on the north and by SE Federal Highway on the west. The current application proposes the development of a Dollar General retail use within a single-story 9,100 square-foot building with associated infrastructure to be concentrated on the southwestern portion of the parcel, leaving the northeastern section undeveloped and vegetated.

The Heritage Ridge development of regional impact (DRI) and Planned Unit Development (PUD) Zoning Agreement was approved by the Board of County Commissioners on October 31, 1978, to include a maximum of 1067 residential units, recreational areas, golf course, open space, public service areas and commercial areas, together with accessory buildings, utilities and other related improvements and recorded in Martin County official records Book 467, Page 1922. Within Exhibit F-1 of the PUD Agreement, Item #9 identified "Parcel C-4 shall be developed as if zoned B-1 business district, as according to the Martin County Florida zoning regulations."

The Ninth Amendment to the PUD Agreement, approved on September 12, 1989, and recorded in Martin County official records Book 829, Page 261, revised the Item #9 of Exhibit F-1, to set forth "Parcel C-4 shall be developed as if zoned General Commercial, according to the Martin County Zoning Regulations, as amended from time to time. This parcel may be subdivided by record plat as approved

by the Board of County Commissioners.” The Plat for Parcel C-4, which divided the parcel into three lots, was recorded in Plat Book 12, Page 16, on November 7, 1989.

Although the current maps show a land use designation of low density, the land use policies applicable to this parcel should be construed to be those for the Commercial General land use as set forth in the original PUD Agreement executed prior to the adoption of the Comprehensive Plan. The proposed development is required to meet all current site design standards and code requirements associated with the commercial general land use policies of the CGMP and with the development standards associated with the GC zoning district as set forth in Article 3 of the LDR. The zoning of the site is PUD and it is located within the Primary Urban Services District and is serviced by Martin County Utilities for water and wastewater services. Included in this application is a request for a Certificate of Adequate Public Facilities Reservation.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Catherine Riiska	288-5667	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Non-Comply
H	Urban Design	Santiago Abasolo	288-5485	Non-Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Non-Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Non-Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Dan Wouters	219-4942	N/A
Q	ADA	Judy Lamb	221-1396	Non-Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Catherine Riiska	288-5667	Review Pending

D. Review Board action

This application for a Planned Unit Development (PUD) final site plan approval is classified as a major development which has received a prior site plan approval. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.A.2., Land Development Regulations, Martin County, Fla., (2016).

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA)

E. Location and site information

Parcel number(s) and address:

34-38-42-091-000-0002.0-7

Existing Zoning:

Future land use:

Census tract:

Commission district:

Community redevelopment area:

Municipal service taxing unit:

Planning area:

Storm surge zone:

Taxing district:

Traffic analysis zone:

Gross area of site:

Non-residential gross floor area:

SE Federal Hwy

PUD-R, Planned Unit Development Residential

FLU-LDR, Future Land Use Low Density Res 5/Acre

001402 Tract

3

Not Applicable

District 3

South County

Not Available

District C

41

176,884 square feet

9,100 square feet

Figure 1: Location Map



To the north:	Undeveloped (across SE Constitution Blvd)
To the south:	General Commercial (across drainage ROW)
To the east:	Single Family Residential (across drainage ROW)
To the west:	Undeveloped (across SE Federal Hwy)

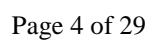


Figure 4: Zoning Map

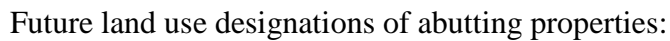
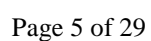


Figure 5: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved Issues:

Item #1: Elevations have been corrected to comply with Martin County code.

Height Restrictions

Height limits. Height limits for all structures shall be specified in Goal 4.13., CGMP and in the Land Development Regulations. No buildings shall exceed four stories nor shall any buildings exceed the maximum building height limit of 40 feet except as specifically provided in Policy 2.1A.1.(3), CGMP. MARTIN COUNTY, FLA., CGMP Policy 4.1F.4. (2016).

Building height shall be measured from the average finished grade at the perimeter of the building, except in flood hazard areas. In flood hazard areas building height shall be measured from the base flood elevation requirement for the lowest floor as shown on the flood insurance rate map published by the Federal Emergency Management Agency (FEMA). Building height shall be the difference between the finished grade or the base flood elevation described above and either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge of gable, hip, and gambrel roofs. The mean height level between the ridge and the eaves shall be determined on the highest section of roof. MARTIN COUNTY, FLA, CGMP POLICY 2.1A.1.(3) (2016)

Remedy/Suggestion/Clarification:

The submitted elevations appear to indicate that the maximum proposed building height is being measured as starting from the finished floor elevation, which is inconsistent with the methodology required by Policy, 2.1A.1.(3), CGMP, Martin County, Fla. (2016). Please revise the elevations and the proposed maximum height to be consistent with the required methodology. Please note that although staff recognizes that the building does not exceed the maximum allowable height, it must be accurately represented in the plans.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved Issues:

1. Parking spaces have been numbered.

Item #1: 2. Typical parking painting has been added.

Parking 3. Typical ADA parking space has been added.

The project must demonstrate compliance with the parking and loading requirements. MARTIN COUNTY, FLA., LDR, § 4.623 to 4.628

Remedy/Suggestion/Clarification:

1. Please number parking spaces in groups, as indicated in the legend on the final site plan.
2. Please add a typical detail for the standard parking spaces.
3. Please add typical details for the ADA parking spaces and signage.

Item #2: 1. Final Site Plan graphics have been corrected.

Site Plan Data 2. Final Site Plan data table has been corrected.

A complete site plan is required as part of the application pursuant to Section 10.2.B.5., LDR, Martin County, Fla.

Pursuant to Section 10.2.B.5., LDR, Martin County, Fla. (2016), please provide the following data on the site plan, in square feet and acres, to demonstrate compliance with the Martin County Code requirements. Provide appropriate areal descriptions for all required and proposed total areas within the categorized sections (e.g. Landscaping, Stormwater detention, Stormwater retention, Open water, Sidewalks, Roadway, Wetland preserve, Upland preserve, etc.):

Remedy/Suggestion/Clarification:

1. Final Site Plan graphics:

- a. The "site boundary line" must depict the entire parcel and be consistent with the certified boundary survey. Although a portion of the site may be undeveloped, it must be included in the overall site plan and compliance with development criteria must be demonstrated for the entire site.
- b. Label and dimension the loading space.
- c. Remove signage, which will be permitted through the building permit process.
- d. Enumerate the parking spaces, consistent with the final site plan legend.
- e. Revise the site legend and graphic to differentiate between 'proposed asphalt pavement' and landscaped areas. The site plan appears to depict both as blank - white.
- f. Label the dry retention area.
- g. Remove all labels referring to 'rear setback'. For the purposes of this development the east and south property lines shall be considered side lot lines.
- h. Please define the circular area depicted by a dotted line near the intersection corner of the lot, or remove it from the plan.

2. Final Site Plan data:

- a. Remove "existing" data.
- b. Revise total site area to encompass entire lot.
- c. Provide data in acres, in addition to square feet and percent of site.
- d. Remove the text "W/GC STANDARDS" from the property zoning, which should only be depicted as "PUD-R".
- e. Revise proposed height to be consistent with elevation drawings and per methodology provided in Section F of this report.
- f. Provide categorical breakdowns of impervious and pervious areas. Place vehicular use area, building, sidewalk/misc. pavement, open water/areas below seasonal high water (water feature in eastern portion of site) under total impervious area. Place landscaping, dry retention, upland preserve (if any) under total pervious area.
- g. Provide open space calculations for the site. Please cite minimum required (20%) and provided values. All areas counting towards open space must be pervious and open from ground to sky. Any water features or vehicle overhang areas may not be counted towards open space provision.
- h. Please cite maximum allowable building coverage (60%) in addition to proposed.
- i. Recalculate all data for percentage of site as based upon total site area of 176,884 s.f.

Item #3: Please find enclosed all required permits.

Option 1 Other Agency Permits

The applicant has elected 'Option 1' regarding Agency permit submittal for review for consistency. No final site plan shall be approved until all applicable local, state, and federal approved permits are submitted and reviewed by the County Administrator. If an application is made to any permitting agency

for a modification to a permit that was required to be issued prior to final site plan approval, the application for the permit modification must be submitted concurrently to Martin County. MARTIN COUNTY, FLA., LDR §10.9.A (2016)

Please submit all applicable authorizations prior to final approval of this application.

Item #4: Please find enclosed a copy of the Sunbiz records with Mark Habib as the representative of Olympus Development LLC.

Application Filed By Property Owner

The development application must be signed and the signature notarized. MARTIN COUNTY, FLA., LDR, § 10.2.B.5

Remedy/Suggestion/Clarification:

Please provide documentation to establish the authority of the signatory, Mark Habib, to represent the property owner, Olympus Development LLC.

Item #5: Survey sheets have been revised.

Boundary & Topographic Surveys

Provide recent boundary and topographic surveys of all properties that are the subject of this application. MARTIN COUNTY, FLA., LDR, § 10.2.B.5. (2016)

Remedy/Suggestion/Clarification:

The "Surveyor's Report" notes regarding the "Map of Boundary Survey" references a 'Sheet 3 of 3' and states that "the map and report are not full and complete without the other." Only 2 sheets have been enumerated and provided. Please provide the complete survey or revise this comment for accuracy.

Item #6: Efforts have been made to contact the cable companies but have yield no results, please see copies of email. See response provided by the electric company.

Utilities Letters

Thank you for providing utilities letters for telephone, solid waste, water and wastewater services. Please also document the availability of electric and cable services.

Additional Information:

Information #1: Acknowledged.

Once everyone has signed off with a comply, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

For BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant.

Information #2: Acknowledged.

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been

obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

Information #3: Acknowledged.

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

***H. Determination of compliance with the urban design and community redevelopment requirements
– Community Development Department***

Commercial Design

Unresolved Issues:

Item #1: Corrections have been made to the floor plan and elevations.

Control Of Building Mass

On the ground floor of any primary facade, no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute more than 60 percent of a building's total length. A wall plane shall be off-set a minimum of three feet from the adjacent wall plane and be a minimum of eight feet in length to be considered a separate wall plane.

However, any portion of a wall plane having a pedestrian arcade extending a minimum of eight feet out from such wall, shall be considered a separate wall plane, provided that such arcade does not extend uninterrupted farther than 120 linear feet. MARTIN COUNTY, FLA., LDR, § 4.872.B. (2013)

Remedy/Suggestion/Clarification:

The North and West façades are considered primary facades.

1. Please show on the Floor Plan (Drawing No. A01) the window shown on the elevation drawings (Drawing No. A02).
2. The North façade length exceeds 100 linear feet and a single wall plane constitutes more than 60% of the building façade.
3. On the West façade, a single wall plane constitutes more than 60% of the building façade.

Item #2: The Architectural feature proposed is 2 benches with a sculpture at the intersection of SE Federal Highway & SE Constitution Blvd.

Artwork - Commercial Developments

In addition to all other requirements of this subsection 4.872.C, Land Development Regulations, Martin County, Fla. (2013), developments located at an intersection of two or more arterial or collector streets shall provide a prominent architectural feature such as, but not limited to a monument, sculpture or clock tower to emphasize their location as gateways and transition within the community.

Remedy/Suggestion/Clarification:

The proposed development at the intersection of a collector and an arterial street. Please show on the site plan the location of the required the prominent architectural feature and a detail showing the proposed architectural feature.

Item #3: Additional change in height along the west façade has been provided.

Flat Roofs

Flat roofs shall:

1. Have a parapet of at least 12 inches in height along any primary facade and shall have at least two changes in height of a minimum of two feet along each primary facade;
2. Provide a three-dimensional cornice treatment along the entire length of the primary facade. The cornice treatments shall be a minimum of 12 inches in height and have a minimum of three reliefs. MARTIN COUNTY, FLA., LDR, § 4.872.F. (2013)

Remedy/Suggestion/Clarification:

Please provide one additional change in height along the West façade.

Item #4: An additional landscape island has been provided to comply with this requirement.

Bicycle And Pedestrian Access

Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet. MARTIN COUNTY, FLA., LDR, § 4.873.A. (2013)

Remedy/Suggestion/Clarification:

Please show on the Site Plan the location of the required structural or vegetative shading.

Item #5: Bicycle racks have been provided.

Bicycle And Pedestrian Amenities

Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site.

These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this division 20. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in Bicycle Facilities Planning and Design Handbook (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted "U" type and shall be designed to store a minimum of six bicycles each. MARTIN COUNTY, FLA., LDR, § 4.873.B. (2013)

Remedy/Suggestion/Clarification:

Please show on the site plan the required bike racks.

Item #6: Lighting plan shows the location and height.

Lighting

Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 20 feet in height within non-vehicular pedestrian areas. MARTIN COUNTY, FLA., LDR, § 4.873.C. (2013)

Remedy/Suggestion/Clarification:

Please provide a Lighting Plan showing the location and height of the exterior light fixtures.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

Unresolved Issues:

Property Management

It has been determined that a 25 foot corner clip at the corner of SE Constitution Boulevard and SE Federal Highway is required pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order. If the dedication is part of a Plat approval application, the dedication will be included on the plat and the conveyance of the dedicated property will take place simultaneously with the recording of the Plat.

The following due diligence materials are required:

Item #1: Please find enclosed a title commitment.

Title Commitment

The following are required:

1. Original title commitment of the proposed dedication site(s).
2. Proposed insured is "Martin County, a political subdivision of the State of Florida."
3. "Insurable amount" is subject to approval by the Property Management Division.
4. Legible copies of all documents listed within the B-II exceptions must be provided.

Remedy/Suggestion/Clarification:

The Applicant has not provided a Title Commitment.

Item #2: Please find enclosed a revised survey.

Survey

The following is required:

1. Two (2) original signed and sealed surveys of the dedication site(s).
2. The survey must state that it was - Prepared with the benefit of a Title Commitment - and include the Commitment Number, Name of Title Company and Date and Time of the Commitment. Also include the subject parcel ID number(s).
3. All title exceptions that can be plotted must be shown on the survey.
4. The legal description for the dedication site(s) on the survey must match the legal description on the proposed Plat or Planned Unit Development (PUD) if applicable.
5. The survey must be certified to Martin County, a political subdivision of the State of Florida and

to the Title Company.

6. Two (2) original signed and sealed sketch and legal descriptions of the dedication site.

Remedy/Suggestion/Clarification:

A survey has not been provided. The survey must be certified to Martin County, a subdivision of the State of Florida and to the Title Company.

The Sketch & Legal Description is not signed and sealed.

Item #3: Phase I letter has been revised to provide proper statement.

Environmental Site Assessment Phase I

The following is required:

1. A Phase I report stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Materials (ASTM15271).
2. The Phase I report must be dated within 180 days of submission, or include a current updated letter from the ESA firm.
3. The Phase I report or update letter must include a statement that Martin County can rely on the results of the report.

Remedy/Suggestion/Clarification:

The Phase I report provided does not include a statement that Martin County can rely on the results of the report nor has the applicant provided a cover letter stating that Martin County can rely on the report as required..

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Unresolved Issues:

Environmental professional has been instructed and will meet with the County

Item #1: official to determine preservation area.

Environmental Assessment

The environmental assessment has identified uplands of tropical hardwoods (FLUCCS 426) and shrub and brushland (FLUCCS 320) that may be considered endangered, unique, or rare habitat as defined by county code and may require preservation. Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment. Depending on the outcome of the site inspection, additional information may be required to meet the county's upland preservation standards found in Article 4, Division 2 in the Land Development Regulations.

Item #2: Land clearing page has been revised.

Land Clearing Page

The following shall be included on the land-clearing page:

1. Clearly identify the location and limits of areas to be cleared.

2. Locations of any materials to be temporarily stockpiled to include land clearing debris or excavated materials.
3. Proposed method for soil stabilization following land clearing.
4. Include the text: "Property corners shall be located by a licensed land surveyor and clearly marked in the field prior to the Engineering Department's pre-construction meeting for site development."
5. Include the text: "Authorization to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. This authorization shall be posted on the site, in the permit box, its location shown elsewhere on this page."
6. Include the text: "No additional land clearing shall commence until a satisfactory inspection of the required erosion control barricades has been obtained."
7. Include the text: "All construction barricades and silt fences will remain in place and be monitored for
8. compliance by the permit holder during the permitted development activities."
9. Include the text: "Prior to scheduling a final inspection for the infrastructure, all barricades and erosion control devices shall be removed and disposed of by the contractor."

Landscape

Unresolved Issues:

Item #1: Landscape areas dimensions have been provided.

Standard Application Requirements

The deficiencies noted in this section need to be addressed by the applicant with revised plans and documentation. To ensure a successful review, the following shall be provided with your resubmittal information:

Revision dates/notes on all affected plans.

Plans should be provided with "call-out" revision clouds/notes to identify areas that have been modified from the original submittal.

A summary of changes that are provided with your resubmittal information, the staff report may be used as a template for your responses. It is important that you be specific as to what has been changed and where the changes may be found in the resubmitted materials. Resubmittal comments provided to address deficiencies such as "see the revised plans" should be replaced with more specific language such as "refer to the revised 30' dimension to the NE buffer provided on sheet 3/4 and revised landscape note 3 on sheet 2/4".

A landscape plan is required with this application. The landscape plans must be prepared and sealed by a registered landscape architect and include all information required for submittal as specified in Section 4.662.A, LDR. Indicate the location and type of all the following, both existing and proposed:

- a. Property boundaries, land use, rights-of-way and easements.

Remedy/Suggestion/Clarification:

Provide dimensions of property lines, width of landscape areas and parking islands.

Existing trees to be preserved and counted toward landscape requirements are now labeled on the landscape plan (Sheet L1). The required landscape calculations have

Item #2: been added to the existing calculations on the landscape plan (Sheet L1).

Landscape Tabular Data

Landscape plans shall include a table which lists the gross and net acreage, acreage of development and preservation areas, number of trees and tree clusters to be protected within the developed area and within perimeter areas, and square footage of vehicular use areas (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements and any required bufferyard requirements.

Please also include the following:

- a. Document compliance with the requirement that twenty (20) percent of the total developed area shall be landscaped.
- b. Document that multifamily developments provide at least one tree per 1,500 square feet of site area, or that nonresidential developments provide at least one tree per 2,500 square feet of site area.
- c. Identify each species intended to meet the required trees, shrubs, and ground cover separately in the tabular data. Tabular data shall also indicate calculations of the minimum total number of trees and shrubs to be planted based upon the proposed developed area and separately based upon quantities required to meet vehicular use planting requirements and bufferyard requirements.

Remedy/Suggestion/Clarification:

A more comprehensive summary of preserved trees shall be required. To demonstrate compliance, detail species and location of preserved trees being utilized to meet VUA requirements, not just a statement that "9 trees" are preserved/existing.

Item #3: Screening has been added around the dumpster pad on Sheet L1. The required notes have been added to the landscape plan below the plant list on Sheet L1.

General Landscape Design Standards

Please demonstrate compliance with the following general landscape requirements on the provided plans:

1. Screening materials and landscaping used to screen service function areas shall be consistent with the design of the primary facades
 - a. The location of all trash, recycling and similar receptacles, including dumpsters, shall be screened with an opaque, six-foot-high masonry wall or fence. A hedge shall be installed around the perimeter of this screen. Where possible, dumpsters shall be sited so as not to be visible from public rights-of-way. Opaque gates shall be used to screen trash receptacles from the view of public rights-of-way. (Section 4.663.A.6., LDR)
 - b. Please label the dumpster/enclosure, and other service function areas and provide enough specificity on the landscape and construction plans to demonstrate compliance with these requirements.
 - c. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)
 - d. Mulch material to a minimum compacted depth of three inches is provided for all planting areas when used to supplement ground cover. Cypress mulch may not be used as a mulching material. (Section 4.663.C., LDR)
 - e. The following statement is provided: "The use of cypress mulch is prohibited in all landscaped areas."

Remedy/Suggestion/Clarification:

Provide location of dumpster and required wall enclosure on the landscape plans. Add required notes to the landscape plan.

The preserved trees to be utilized as part of the buffer are identified on the landscape plan and included in each buffer calculation on Sheet L1. A minimum of 75% of each buffer is made up of shade trees.

Item #4:

Perimeter VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for perimeter vehicular use areas (Section 4.663.A.4.a., LDR)

- a. A ten-foot wide strip of land, exclusive of curbing, along the entire front perimeter of a site, located between the front property line and any vehicular use area, shall be landscaped. Berming is encouraged along public roadway frontages to screen parking areas and provide visual interest.
- b. A ten-foot wide strip of land, exclusive of curbing, along the entire side and rear perimeter of a site, located between the side and rear property lines and any vehicular use area, shall be landscaped.
- c. Perimeter tree requirements for vehicular use areas. Provide one tree for each 30 linear feet of required landscape perimeter area, with no less than 75 percent of said trees being shade trees. Creative design and spacing is encouraged, the location(s) of proposed signage should be considered and provided on the plans.

Remedy/Suggestion/Clarification:

Document what preserved trees are being utilized to meet requirements of Article 4 Division 15. Note that 75% minimum are required to be shade trees.

The calculations have been revised and additional trees added to the landscape plan (Sheet L1) as well as existing trees to be preserved as credit.

Item #5:

Interior VUA Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

1. In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.
2. All trees required within vehicular use areas shall be shade trees. [Section 4.664.B.2.a., LDR]
3. For vehicular use areas not utilized for off-street parking, but serving the vehicular access or storage needs of the public (stacking lanes for drive-in banks and restaurants), ten percent of the total paved area of such vehicular use area shall be added to interior landscaping.

Remedy/Suggestion/Clarification:

Landscape data for interior landscape areas states that quantities are based on per 15,000 sq. ft. of vehicular use area and that 5 additional trees are required; correct calculation is per 5,000 sq. ft. of parking which yields a requirement for 16 additional trees to meet the interior requirements. Provide documentation of where these additional planting areas are being provided.

Item #6: Parcel limits have change, please see revised table.

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR]. Please note that trees in proposed preservation areas, palm trees and non-native species need not be identified on this survey. Existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust noise and air pollution during construction. The following information shall be provided for trees in the developed area:

1. A tree survey including approximate position of protected trees, protected tree clusters, landscaping and other vegetation to be preserved or removed. Trees required to be protected include any hardwood native tree having a diameter of eight inches DBH or greater throughout the developed site. Within the perimeter area, protected trees include any native hardwood tree four (4) inches DBH or greater, or any native softwood tree including pine trees (8) inches DBH or greater. Clearly identify the specific tree species required to be protected on the survey; these trees should be flagged in the field for staff verification.
2. As a condition of the issuance of a permit for removal of a protected tree, a satisfactory plan shall be presented by the applicant for the successful replacement of trees to be removed, based on the schedule found in Section 4.666.D., LDRs. Such schedule may be offset by the tree preservation schedule, for protected trees to be retained on site, as found in Section 4.664.F., LDRs.

Remedy/Suggestion/Clarification:

The tree survey and summary table does not clearly delineate status of trees and needs to provide a more comprehensive description of trees and disposition. Protected trees should be numbered and status of trees indicated on an individual basis. It appears that trees being protected include acacia and carrotwood, these are prohibited species and must be removed from the site.

Item #7: Barricades have been added to the landscape plan sheet L1.

Construction Standards - Tree Protection

Please provide for the locations, construction and maintenance requirements of tree protection barricades on the appropriate pages of the landscape and construction plans [Section 4.666.B., LDR]. The following shall be included on the land-clearing page:

1. Location of protected trees with tree protection barricades, where warranted. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
2. Construction details for the installation of erosion control devices and tree protection barricades. All barricades must be maintained intact for the duration of construction.
3. Construction standards/criteria that states: During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be no trenching or cutting of roots; no fill, compaction or removal of soil; and , no use of concrete, paint, chemicals or other foreign substances.
4. These barricades must be constructed of a minimum of one-fourth-inch diameter rope which is yellow or orange in color and made of nylon or poly. The rope is to be attached to a minimum of 2 × 2 wooden poles, iron rebar, two inches or greater PVC pipe or other material with prior approval of the Growth Management Department. The rope must be a minimum of four feet off

the ground and may not be attached to any vegetation.

Remedy/Suggestion/Clarification:

Landscape plans have a note saying that a tree barricade detail is provided on the civil drawings. I have not been able to locate this detail. The detail needs to be shown on the construction and the landscape plans.

All existing palms to be utilized for landscape requirements are Sable palms. A calculation has been added to sheet L1 noting a maximum of 30% of trees may be a palm species.

Item #8:

Landscape Material Standards-Trees

Please demonstrate compliance with the following requirements for proposed trees (Section 4.664.B., LDR):

- a. Not more than 30 percent of all required trees shall be palms. Where used, two palms or three sabal palms shall constitute one required tree.

Remedy/Suggestion/Clarification:

Provide quantities and demonstrate existing palms being utilized to meet landscape requirements meet this criteria. The palms are just labeled as palm trees; are they all Sabal palm?

The calculations on Sheet L1 have been broken down by tree, shrub and groundcover requirements. The pine trees are now specified as 'densa' on the plant list, Sheet L1.

Item #9:

Landscape Material Standards-General

Please demonstrate compliance with the following requirements (Section 4.664, LDR):

- a. At least 75 percent of all required landscaping, by category, in the form of trees and shrubs shall consist of native vegetation.
- b. The ground area within required landscaped areas which is not dedicated to trees, vegetation or landscape barriers shall be appropriately landscaped and present a finished appearance and reasonably complete coverage upon planting. Ground covers shall be spaced so as to present a finished appearance and complete coverage within six months after planting. Ground covers required by this division shall consist of at least 50 percent native species.

Remedy/Suggestion/Clarification:

While native trees and shrubs seem to meet the requirement to be 75% native, the landscape data indicates that 51% is required to be native, correct percentage of required native plant materials. Groundcovers do not appear to meet the requirement to be 50% native. Please specify that the Pinus elliottii shall be the variety 'densa'.

A special note has been added regarding the usage of landscape areas below the

Item #10:

Landscape Protection And Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

1. Encroachment into required bufferyards and landscaped areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscaped areas shall not be used for the storage

or sale of materials or products or the parking of vehicles and equipment.

Maintenance of required landscaping.

1. Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
2. All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
3. Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structurally sound condition as shown on this plan.

Remedy/Suggestion/Clarification:

Add required notes.

K. Determination of compliance with transportation requirements - Engineering Department

Unresolved Issues:

Item #1: Please see attached letter for responses.

Traffic Impact

The Traffic Impact Analysis does not comply with Article 5, Division 3, Sections 5.63 and 5.64 because:

1. An analysis, including traffic distribution and assignment, of all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least two percent of the level of service capacity as identified in the most recent Martin County annual concurrency report. If no links are impacted at the two percent or greater level, the analysis will consider the first directly accessed road on the major road network. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.5 (2009)]
 - a. Add Constitution Blvd from SR-5 to Heritage Blvd to the analysis. Generalized Service Capacity is 790.
2. Page 8, Project Trip Distribution references Figure 3. Update Page 10 to reflect the correct figure name and add the correct peak hour peak direction distribution to Constitution Blvd.
3. Page 8, Trip Assignment references Figure 4. Update Page 11 to reflect the correct figure name.
4. Page 9, Table 5 - Add trip generation formulas and square footage to show how the trips were derived.

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey

requirements contained in Article 4, LDR, Martin County, Fla.

***M. Determination of compliance with engineering, storm water and flood management requirements
- Engineering Department***

Unresolved Issues:

Item #1: Water main installation method has been provided along with an auto turn exhibit.

Rights Of Way Improvements

1. Provide the method for the watermain connection on SE Constitution Blvd. Open pavement cuts are not permitted.
2. It is unclear why approximately 100-feet of the existing median is proposed to be removed. Widen the pavement on the north side of SE Constitution Blvd if additional pavement is needed to navigate the existing median opening. Provide an auto-turn analysis to demonstrate the need to modify SE Constitution Blvd. Removal of the existing landscaped median will not be permitted.

Item #2: Pavement markings have been provided along with the location of the loading space.

Off-Street Parking

1. Provide details for the proposed pavement markings.
2. Label the location of the proposed loading space. The loading space shall be not less than ten feet in width and 25 feet in length.

Item #3: Please see sheet after page 29 for responses.

Consistency With Other Plans

1. The total site area on the Final Site Plan should be the same for the existing site and the proposed site. The total site area should be the limits of the entire site, including the undeveloped area.
2. The Boundary Survey is inconsistent with the FEMA FIRM Map provided in the Stormwater Management Report. The shaded area shown on the Flood Map is Special Flood Hazard Area AE, not "Shaded X" as shown on the Boundary Survey.

Item #4: Please see sheet after page 29 for responses.

Stormwater Mgmt Pre-Development

1. The pervious and impervious areas in the Stormwater Report are inconsistent with the areas on the Final Site Plan.
2. Provide a discussion in the narrative on how the pre-development basin boundaries were determined.
3. Revise the section in the narrative that describes the FEMA FIRM Map. Based on the FIRM Map and the Boundary Survey provided, portion of the site falls within Special Flood Hazard Area AE with a Base Flood Elevation of 16-ft NAVD.
4. Provide a discussion in the narrative to explain how the wet season water table elevation (WSWT) was determined and provide supporting documentation.

5. It is unclear if the proposed development will utilize the FDOT drainage ditch as an outfall. The Post Development Discharge section in the narrative explains the runoff volume generated by the developed site in all design storm events is expected to be retained entirely onsite; however, the ICPR nodal diagram shows the site pond discharging into the (FDOT) ditch with a weir. It is unclear if this nodal diagram was used for the pre-development rate or the post-development as the title is named "Pre-Post Model". Provide an explanation on how the site was modeled.

Item #5: Please see sheet after page 29 for responses.

Stormwater Mgmt Post-Development

1. The post-development runoff (flood routing) calculations are not acceptable because the pervious and impervious areas do not match the site plan. The proposed site in the summary of ground cover data table indicates an open water area of 0.41 acres; however, the description in the narrative and final site plan mentions a dry retention area.
2. Provide a summary in the Stormwater Report that addresses the proposed minimum pavement elevations, minimum perimeter berm elevation, and minimum finished floor elevation. For full onsite retention, the minimum perimeter berm elevation must be set no lower than the 100-year 3-day peak storm event. [MARTIN COUNTY FLA LDR SECTION 4.385 (2015)]
3. The water quality calculation is not acceptable because It does not provide for 3-inches of rainfall over the percent of impervious project area (total impervious area less lakes, preserves, and wetlands; roof areas are included); [% imperv = (Roof + Pavt) / (Total - Lakes - Preserves - Wetlands)] [MARTIN COUNTY FLA LDR SECTION 4.385 (2015)]
4. Provide documentation supporting the hydraulic conductivity rate used in the percolation link for the ICPR model.

Item #6: Please see sheet after page 29 for responses.

Stormwater Mgmt Construction Plans

1. Revise the Demolition Plan to include "Erosion Control Plan" in the title.
2. The impervious and pervious areas on the cover page of the Construction Plans are inconsistent with the areas in the Stormwater Management Report. It is unclear how the total site area is decreasing.
3. Demonstrate how the proposed driveway access on SE Constitution Blvd Roadway does not block the existing roadside swale. A culvert may be necessary.
4. Provide a detail for the proposed Type F drainage inlets.
5. Label the type of curb used and provide a detail.

Additional Information:

Information #1: Acknowledged.

Prior to the start of excavation that creates an open body of water, the applicant shall post signs warning of the potential hazard created by the excavation. The size, color, location and wording of the signs shall be shown on the final site plan for the project. (Section 4.348.A, LDR)

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2017).

Electronic File Submittal

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2017)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Unresolved Issues:

Item #1: Irrigation will be supplied by SMRU meter.

Irrigation/Potable Water Source

[Ref. Martin County Code of Laws and Ordinances, Section 31-154] Please identify the irrigation water source.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Unresolved Issues:

Item #1: A fire hydrant has been added to the site.

Water Source

The project must demonstrate the following:

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction [NFPA 1, Chapter 18, Section 3.1].
2. Fire hydrants are to be provided within 250 road-feet of each proposed non-residential and multi-family structure, and 500 road-feet for single-family and duplex residential structures [NFPA 1].
3. Hydrants shall be located on the same side of the road as the building being protected unless otherwise approved by the Fire Prevention Office [NFPA 1].
4. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. [NFPA 1, Chapter 18, Section 1.1.2.]

Additional Information:

Information #1: Acknowledged.

The following fire suppression water flow is the minimum for Buildings Other than One and -two family dwellings:

The minimum fire flow and flow duration for buildings other than one-two family dwellings shall be specified in Table 18.4.5.1.2 [NFPA 1].

These are the minimum requirements. Additional water flow may be required to supplement fire sprinkler systems or to support other hazardous uses. The developer is responsible to meet any additional flow requirements beyond that which is within the capacity of the utility provider [NFPA 1].

Emergency Management

The applicant has indicated that the proposed project is for a non-residential use and is not anticipated to impact Martin County Emergency Management resources. Therefore, Emergency Management was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Unresolved Issues:

Item #1: Entrance to the building is now shown.

ADA-Parking Shortest Route

208.3.1 General.

Designated accessible spaces shall be designed and marked for the exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems that substantially impair their ability to ambulate and who have been issued either a disabled parking permit under s. 316.1958 or s. 320.0848 or a license plate under s. 320.084, s. 320.0842, s. 320.0843, or s. 320.0845. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. All spaces must be

located on an accessible route that is at least 44 inches (1118 mm) wide and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. If there are multiple entrances for multiple retail stores the parking spaces must be dispersed to provide parking at the nearest accessible entrance. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 208.3.1)

Remedy/Suggestion/Clarification:

10/20/2017 - Show entrance to building to confirm Handicap Parking is located at the shortest distance.

Item #2: Dimension for HC signage and marking are now shown.

ADA-Parking, Accessibility Notice

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation "van accessible."

****Martin County requires a \$250.00 value on the fine sign attached to the accessible parking sign****

216.6 Entrances.

Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

216.8 Toilet Rooms and Bathing Rooms.

Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with

703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 502.6, 216.6, 216.8)

Remedy/Suggestion/Clarification:

10/20/2017 - Show dimensions, markings and signage for Handicap Parking.

Item #3: Dimension for HC signage and marking are now shown.

ADA-Parking, Painted Boundary, Sign

502.6 Identification.

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the

designation “van accessible.”

502.6.1

Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption “PARKING BY DISABLED PERMIT ONLY.” Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 502.6, 502.6.1)

Remedy/Suggestion/Clarification:

10/20/2017 - Show dimensions, markings and signage for Handicap Parking.

Item #4: Width of sidewalk is now shown.

ADA-Route, Width Stds

403.5.1 Clear Width.

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

(2014 FBC, FIFTH EDITION\ACCESSIBILITY 403.5.1)

Remedy/Suggestion/Clarification:

10/20/2017 - Show width of accessible route where it is more narrow on north corners.

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider - Martin County

Findings - Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Martin County

Findings - Pending

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Pending

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

Item #4:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #5:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

Item #6:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

Item #7:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

Item #8:

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

Item #9:

Original approved site plan on Mylar or other plastic, stable material.

Item #10:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #11:

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #12:

Original of the construction schedule.

Item #13:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #14:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD).

Item #1:

ENVIRONMENTAL PERMITS

The following permits must be submitted prior to approval:

1. Florida Department of Environmental Protection (FDEP) Environmental Resource Permit (ERP)
2. U.S. Fish and Wildlife Service (USFWS) listed species permit or plan
3. Florida Fish and Wildlife Conservation Commission (FWC) listed species permit or plan

Item #2:

RIGHT-OF-WAY PERMITS

Martin County Right-of-Way Use Permit must be obtained prior to scheduling a Pre-Construction meeting.

Item #3:

STORMWATER MGMT PERMITS

The following permits must be obtained prior to approval:

1. South Florida Water Management District (SFWMD) Self-Certification Permit
2. Florida Department of Transportation (FDOT) Drainage Connection Permit

Item #4:

WATER AND WASTEWATER

The applicant must provide a copy of all required Department of Environmental Protection permits prior to approval.

Item #5:

SFWMD REQUIRED IRRIG PERMITS

The applicant must provide a copy of all required South Florida Water Management District permits prior to approval.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Olympus Development, LLC
9336 Equus Cir
Boynton Beach, FL 33472

Agent: Avid Group
Richard Joudrey
2300 Curlew Rd Ste 201
Palm Harbor, FL 34683
727-789-9500

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

M) Item #3:

1. Corrections to the areas have been made. The survey only encompasses the project lot now. The Existing and Proposed total areas are now the same.
2. The narrow area with lighter shading is defined on the FEMA panel as "Other Flood Areas - Zone X" (Areas of 0.2% annual chance flood, areas of 1% chance annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood). The darker shading in the FDOT ditch is Zone AE (EL 16)

Item #4:

1. The pervious and impervious areas in the Stormwater Report are now consistent with the pervious and impervious areas on the Final Site Plan cover sheet.
2. Discussion of the predevelopment basin boundary has been added to the Stormwater Report narrative. The calculations only take credit for the existing rate of runoff that is generated by the applicant's land area that is to be graded / disturbed.
3. The narrative has been updated to indicate a small area of the applicant's parcel lies in Zone AE. The area covered by Zone AE will not be graded. The existing 100-yr floodplain will not be encroached.
4. The narrative has been updated to explain the procedure to calculate the wet season water table elevation for this project. The geotechnical engineer's estimate for depth to wet season water table was subtracted from the average ground elevation in the proposed pond area.
5. The narrative has been updated to indicate some of the design storms will generate flows through the proposed weir to the FDOT ditch. The project pond will not retain the entire runoff from all design storms. The calculations show that the project will not exceed the allowable existing condition rates or volumes of discharge. The ICPR nodal diagram has been updated to clarify which part of the diagram represents the Existing Condition and which part represents the Proposed Condition.

Item #5:

1. The identification of the proposed pond on the Runoff Curve Number table now indicates "Dry Pond" instead of "Open Water".
2. The narrative has been updated to describe the criteria for setting the minimum pavement elevation (Martin Co 10yr-24hr DHW) , the minimum perimeter berm elevation (1 ft freeboard above 100-yr FDOT Critical Duration DHW), and the minimum finished floor elevation (100yr-72hr DHW if no runoff could leave the site).
3. The calculation of water quality volume has been updated to use the formula quoted in the comment. The water quality elevation is still lower than the proposed weir crest elevation, which is set high enough to prevent backflow out of the FDOT Ditch.
4. A copy of the geotechnical report for the site is provided. The report provides documentation supporting the hydraulic conductivity rate used in the ICPR percolation link.

Item #6:

1. The Demolition Plan now includes "Erosion Control Plan" in the title.
2. The pervious and impervious areas in the Stormwater Report are now consistent with the pervious and impervious areas on the Final Site Plan cover sheet.
3. A trench drain has been added to the plans to convey runoff across the proposed driveway access on SE Constitution Blvd.
4. A detail for Type F drainage inlets has been added to the plan.
5. The proposed type of curb is now labeled and a detail is provided on the plan.

HABIB, ANDRE
2 COLE DR
HOPKINTON, MA 01748

Title MNGR

HABIB, MARK
3780 MIRAMONTES CIR
WELLINGTON, FL 33414

Annual Reports

Report Year	Filed Date
2016	03/28/2016
2016	04/15/2016
2017	02/26/2017

Document Images

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02/13/2003 -- Amendment	View image in PDF format
01/17/2003 -- Florida Limited Liabilites	View image in PDF format

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 10YR-24HR Hydrology Sim: 10YR-24HR
Filename: K:\Projects\600\649005\Speciality Programs\10YR-24HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 10YR-2HR Hydrology Sim: 10YR-2HR
Filename: K:\Projects\600\649005\Speciality Programs\10YR-2HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 10YR-4HR Hydrology Sim: 10YR-4HR
Filename: K:\Projects\600\649005\Speciality Programs\10YR-4HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

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Time (hrs)	Print Inc (min)
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 10YR-72HR Hydrology Sim: 10YR-72HR
Filename: K:\Projects\600\649005\Speciality Programs\10YR-72HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 72.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 10YR-8HR Hydrology Sim: 10YR-8HR
Filename: K:\Projects\600\649005\Speciality Programs\10YR-8HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 10YR168HR Hydrology Sim: 10YR168HR
Filename: K:\Projects\600\649005\Speciality Programs\10YR168HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 168.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
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999.000 15.000

Group Run

BASE Yes

 Name: 10YR240HR Hydrology Sim: 10YR240HR
 Filename: K:\Projects\600\649005\Speciality Programs\10YR240HR.I32

 Execute: No Restart: No Patch: No
 Alternative: No

 Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 240.00
 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
 Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

999.000 15.000

Group Run

BASE Yes

 Name: 25YR-1HR Hydrology Sim: 25YR-1HR
 Filename: K:\Projects\600\649005\Speciality Programs\25YR-1HR.I32

 Execute: Yes Restart: No Patch: No
 Alternative: No

 Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 24.00
 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
 Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

999.000 15.000

Group Run

BASE Yes

 Name: 25YR-24HR Hydrology Sim: 25YR-24HR
 Filename: K:\Projects\600\649005\Speciality Programs\25YR-24HR.I32

 Execute: Yes Restart: No Patch: No
 Alternative: No

 Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 30.00
 Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
 Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

999.000 15.000

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Group	Run
-----	-----
BASE	Yes

Name: 25YR-2HR Hydrology Sim: 25YR-2HR
Filename: K:\Projects\600\649005\Speciality Programs\25YR-2HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000

Group	Run
-----	-----
BASE	Yes

Name: 25YR-4HR Hydrology Sim: 25YR-4HR
Filename: K:\Projects\600\649005\Speciality Programs\25YR-4HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000

Group	Run
-----	-----
BASE	Yes

Name: 25YR-72HR Hydrology Sim: 25YR-72HR
Filename: K:\Projects\600\649005\Speciality Programs\25YR-72HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 360.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000

Group	Run
-----	-----

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BASE Yes

Name: 25YR-72HR WMD Hydrology Sim: 25YR-72HR WMD
Filename: K:\Projects\600\649005\Speciality Programs\25YR-72HR WMD.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

999.000 15.000

Group Run

BASE Yes

Name: 25YR-8HR Hydrology Sim: 25YR-8HR
Filename: K:\Projects\600\649005\Speciality Programs\25YR-8HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

999.000 15.000

Group Run

BASE Yes

Name: 25YR168HR Hydrology Sim: 25YR168HR
Filename: K:\Projects\600\649005\Speciality Programs\25YR168HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 168.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

999.000 15.000

Group Run

BASE Yes

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Name: 25YR240HR Hydrology Sim: 25YR240HR
Filename: K:\Projects\600\649005\Speciality Programs\25YR240HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 240.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 2YR-1HR Hydrology Sim: 2YR-1HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR-1HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 2YR-24HR Hydrology Sim: 2YR-24HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR-24HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

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Name: 2YR-2HR Hydrology Sim: 2YR-2HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR-2HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 2YR-4HR Hydrology Sim: 2YR-4HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR-4HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 2YR-72HR Hydrology Sim: 2YR-72HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR-72HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 2YR-8HR Hydrology Sim: 2YR-8HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR-8HR.I32

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Execute: Yes	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 24.00
Min Calc Time(sec): 0.5000		Max Calc Time(sec): 60.0000
Boundary Stages:		Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 2YR168HR Hydrology Sim: 2YR168HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR168HR.I32

Execute: No	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 168.00
Min Calc Time(sec): 0.5000		Max Calc Time(sec): 60.0000
Boundary Stages:		Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 2YR240HR Hydrology Sim: 2YR240HR
Filename: K:\Projects\600\649005\Speciality Programs\2YR240HR.I32

Execute: No	Restart: No	Patch: No
Alternative: No		
Max Delta Z(ft): 1.00		Delta Z Factor: 0.00500
Time Step Optimizer: 10.000		
Start Time(hrs): 0.000		End Time(hrs): 240.00
Min Calc Time(sec): 0.5000		Max Calc Time(sec): 60.0000
Boundary Stages:		Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 3YR-24HR Hydrology Sim: 3YR-24HR
Filename: K:\Projects\600\649005\Speciality Programs\3YR-24HR.I32

Execute: Yes	Restart: No	Patch: No
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Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
-----	-----
BASE	Yes

Name: 50YR-1HR Hydrology Sim: 50YR-1HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR-1HR.I32

Execute: Yes	Restart: No	Patch: No
Alternative: No		

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
-----	-----
BASE	Yes

Name: 50YR-24HR Hydrology Sim: 50YR-24HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR-24HR.I32

Execute: Yes	Restart: No	Patch: No
Alternative: No		

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
-----	-----
BASE	Yes

Name: 50YR-2HR Hydrology Sim: 50YR-2HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR-2HR.I32

Execute: Yes	Restart: No	Patch: No
Alternative: No		

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Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 50YR-4HR Hydrology Sim: 50YR-4HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR-4HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 50YR-72HR Hydrology Sim: 50YR-72HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR-72HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 72.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 50YR-8HR Hydrology Sim: 50YR-8HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR-8HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	

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Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000
Boundary Stages:

End Time(hrs): 24.00
Max Calc Time(sec): 60.0000
Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 50YR168HR Hydrology Sim: 50YR168HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR168HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 168.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 50YR240HR Hydrology Sim: 50YR240HR
Filename: K:\Projects\600\649005\Speciality Programs\50YR240HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 240.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 5YR-1HR Hydrology Sim: 5YR-1HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR-1HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000

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Boundary Stages:

Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000
Group	Run
BASE	Yes

Name: 5YR-24HR Hydrology Sim: 5YR-24HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR-24HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000
Group	Run
BASE	Yes

Name: 5YR-2HR Hydrology Sim: 5YR-2HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR-2HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000
Group	Run
BASE	Yes

Name: 5YR-4HR Hydrology Sim: 5YR-4HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR-4HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 24.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

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Time (hrs)	Print Inc (min)
999.000	15.000

Group	Run
BASE	Yes

Name: 5YR-72HR Hydrology Sim: 5YR-72HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR-72HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z (ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time (hrs): 0.000	End Time (hrs): 72.00
Min Calc Time (sec): 0.5000	Max Calc Time (sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
999.000	15.000

Group	Run
BASE	Yes

Name: 5YR-8HR Hydrology Sim: 5YR-8HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR-8HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z (ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time (hrs): 0.000	End Time (hrs): 24.00
Min Calc Time (sec): 0.5000	Max Calc Time (sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
999.000	15.000

Group	Run
BASE	Yes

Name: 5YR168HR Hydrology Sim: 5YR168HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR168HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z (ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time (hrs): 0.000	End Time (hrs): 168.00
Min Calc Time (sec): 0.5000	Max Calc Time (sec): 60.0000
Boundary Stages:	Boundary Flows:

K:\Projects\600\649005\Speciality Programs\20170708_Pre-Post_649005.ICP

Time (hrs)	Print Inc (min)
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 5YR240HR Hydrology Sim: 5YR240HR
Filename: K:\Projects\600\649005\Speciality Programs\5YR240HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 240.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
999.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: TREAT Hydrology Sim:
Filename: K:\Projects\600\649005\Speciality Programs\TREAT.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 72.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time (hrs)	Print Inc (min)
999.000	60.000
Group	Run
-----	-----
BASE	Yes

Name: EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 100YR-1HR	100YR-1HR	100YR-1HR	100YR-24HR	100YR-24HR
Node: EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Rain File: Fdot-1	Fdot-1	Fdot-1	Fdot-24	Fdot-24
Rain Amount(in): 5.100	5.100	5.100	12.500	12.500
Duration(hrs): 1.00	1.00	1.00	24.00	24.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 30.10	10.00	10.00	30.10	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	89.200	39.000	39.000	89.200
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 1.00	0.67	0.84	15.12	12.00
Flow Max(cfs): 0.61	9.86	0.54	0.87	1.80
Runoff Volume(in): 0.217	3.887	0.221	3.506	11.152
Runoff Volume(ft3): 2019	20743	865	32582	59509

Name: PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 100YR-24HR	100YR-2HR	100YR-2HR	100YR-2HR	100YR-4HR
Node: PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Rain File: Fdot-24	Fdot-2	Fdot-2	Fdot-2	Fdot-4
Rain Amount(in): 12.500	6.400	6.400	6.400	8.000
Duration(hrs): 24.00	2.00	2.00	2.00	4.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	30.10	10.00	10.00	30.10
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	39.000	89.200	39.000	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 12.02	1.67	0.84	1.07	3.14
Flow Max(cfs): 0.43	0.87	8.77	0.54	1.64
Runoff Volume(in): 3.510	0.554	5.144	0.566	1.149
Runoff Volume(ft3): 13761	5145	27450	2218	10682

Name: PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 100YR-4HR	100YR-4HR	100YR-72HR	100YR-72HR	100YR-72HR
Node: PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Rain File: Fdot-4	Fdot-4	Fdot-72	Fdot-72	Fdot-72
Rain Amount(in): 8.000	8.000	15.250	15.250	15.250
Duration(hrs): 4.00	4.00	72.00	72.00	72.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	10.00	30.10	10.00	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 89.200	39.000	39.000	89.200	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 2.04	2.56	60.00	59.98	60.00
Flow Max(cfs): 5.49	0.91	1.16	1.11	0.50
Runoff Volume(in): 6.708	1.157	5.289	13.883	5.291
Runoff Volume(ft3): 35796	4535	49154	74080	20742

Name: EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 100yr-72hr wmd	100yr-72hr wmd	100yr-72hr wmd	100YR-8HR	100YR-8HR
Node: EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Rain File: Sfwmd72	Sfwmd72	Sfwmd72	Fdot-8	Fdot-8
Rain Amount(in): 16.000	16.000	16.000	9.600	9.600
Duration(hrs): 72.00	72.00	72.00	8.00	8.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 30.10	10.00	10.00	30.10	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	89.200	39.000	39.000	89.200
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 60.20	60.02	60.02	4.21	4.00
Flow Max(cfs): 5.78	10.32	4.08	1.66	5.76
Runoff Volume(in): 5.806	14.628	5.809	1.888	8.283
Runoff Volume(ft3): 53954	78059	22773	17542	44199

Name: PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 100YR-8HR	100YR168HR	100YR168HR	100YR168HR	100YR240HR
Node: PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Rain File: Fdot-8	Fdot-168	Fdot-168	Fdot-168	Fdot-240
Rain Amount(in): 9.600	19.000	19.000	19.000	21.000
Duration(hrs): 8.00	168.00	168.00	168.00	240.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	30.10	10.00	10.00	30.10
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	39.000	89.200	39.000	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 4.04	159.99	160.00	160.00	184.01
Flow Max(cfs): 1.15	1.05	0.82	0.45	1.32
Runoff Volume(in): 1.893	7.988	17.614	7.991	9.527
Runoff Volume(ft3): 7423	74228	93991	31328	88535

Name: PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 100YR240HR	100YR240HR	10YR-1HR	10YR-1HR	10YR-1HR
Node: PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Rain File: Fdot-240	Fdot-240	Fdot-1	Fdot-1	Fdot-1
Rain Amount(in): 21.000	21.000	3.600	3.600	3.600
Duration(hrs): 240.00	240.00	1.00	1.00	1.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	10.00	30.10	10.00	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 89.200	39.000	39.000	89.200	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 184.00	184.00	1.07	0.67	0.87
Flow Max(cfs): 1.07	0.56	0.04	6.36	0.04
Runoff Volume(in): 19.607	9.527	0.013	2.467	0.014
Runoff Volume(ft3): 104626	37351	122	13165	54

Name: EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 10YR-24HR	10YR-24HR	10YR-24HR	10YR-2HR	10YR-2HR
Node: EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Rain File: Fdot-24	Fdot-24	Fdot-24	Fdot-2	Fdot-2
Rain Amount(in): 8.500	8.500	8.500	4.400	4.400
Duration(hrs): 24.00	24.00	24.00	2.00	2.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 30.10	10.00	10.00	30.10	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	89.200	39.000	39.000	89.200
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 15.18	12.00	15.02	1.94	0.84
Flow Max(cfs): 0.36	1.19	0.16	0.17	5.55
Runoff Volume(in): 1.371	7.199	1.373	0.092	3.219
Runoff Volume(ft3): 12738	38417	5382	853	17177

Name: PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 10YR-2HR	10YR-4HR	10YR-4HR	10YR-4HR	10YR-72HR
Node: PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Rain File: Fdot-2	Fdot-4	Fdot-4	Fdot-4	Fdot-72
Rain Amount(in): 4.400	5.400	5.400	5.400	10.375
Duration(hrs): 2.00	4.00	4.00	4.00	72.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	30.10	10.00	10.00	30.10
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	39.000	89.200	39.000	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 1.67	3.21	2.04	3.02	60.00
Flow Max(cfs): 0.10	0.45	3.49	0.28	0.57
Runoff Volume(in): 0.096	0.285	4.176	0.288	2.293
Runoff Volume(ft3): 375	2651	22283	1129	21308

Name: PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 10YR-72HR	10YR-72HR	10YR-8HR	10YR-8HR	10YR-8HR
Node: PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Rain File: Fdot-72	Fdot-72	Fdot-8	Fdot-8	Fdot-8
Rain Amount(in): 10.375	10.375	6.600	6.600	6.600
Duration(hrs): 72.00	72.00	8.00	8.00	8.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	10.00	30.10	10.00	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 89.200	39.000	39.000	89.200	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 59.98	60.00	5.15	4.00	4.07
Flow Max(cfs): 0.75	0.25	0.54	3.84	0.31
Runoff Volume(in): 9.048	2.294	0.628	5.339	0.630

Runoff Volume(ft3):	48282	8992	5834	28489	2472
Name:	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	10YR168HR	10YR168HR	10YR168HR	10YR240HR	10YR240HR
Node:	EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min):	4.01	1.33	1.33	4.01	1.33
Rain File:	Fdot-168	Fdot-168	Fdot-168	Fdot-240	Fdot-240
Rain Amount(in):	12.000	12.000	12.000	14.000	14.000
Duration(hrs):	168.00	168.00	168.00	240.00	240.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	30.10	10.00	10.00	30.10	10.00
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	89.200	39.000	39.000	89.200
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	159.99	160.00	160.00	184.01	184.00
Flow Max(cfs):	0.51	0.52	0.22	0.69	0.71
Runoff Volume(in):	3.208	10.656	3.210	4.456	12.641
Runoff Volume(ft3):	29812	56863	12583	41413	67452
Name:	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	10YR240HR	25YR-1HR	25YR-1HR	25YR-1HR	25YR-24HR
Node:	PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min):	1.33	4.01	1.33	1.33	4.01
Rain File:	Fdot-240	Fdot-1	Fdot-1	Fdot-1	Fdot-24
Rain Amount(in):	14.000	4.100	4.100	4.100	9.750
Duration(hrs):	240.00	1.00	1.00	1.00	24.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	10.00	30.10	10.00	10.00	30.10
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	39.000	89.200	39.000	39.000
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	184.00	1.07	0.67	0.87	15.12
Flow Max(cfs):	0.30	0.16	7.53	0.16	0.51
Runoff Volume(in):	4.456	0.055	2.935	0.057	1.966
Runoff Volume(ft3):	17471	514	15663	223	18272
Name:	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	25YR-24HR	25YR-24HR	25YR-2HR	25YR-2HR	25YR-2HR
Node:	PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min):	1.33	1.33	4.01	1.33	1.33
Rain File:	Fdot-24	Fdot-24	Fdot-2	Fdot-2	Fdot-2
Rain Amount(in):	9.750	9.750	5.100	5.100	5.100
Duration(hrs):	24.00	24.00	2.00	2.00	2.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	10.00	10.00	30.10	10.00	10.00
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	89.200	39.000	39.000	89.200	39.000
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	12.00	15.02	1.87	0.84	1.47
Flow Max(cfs):	1.38	0.23	0.36	6.68	0.21

Runoff Volume(in): 8.431	1.969	0.214	3.887	0.221
Runoff Volume(ft3): 44989	7719	1991	20743	865
Name: EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 25YR-4HR	25YR-4HR	25YR-4HR	25YR-72HR	25YR-72HR
Node: EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Rain File: Fdot-4	Fdot-4	Fdot-4	Fdot-72	Fdot-72
Rain Amount(in): 6.200	6.200	6.200	12.000	12.000
Duration(hrs): 4.00	4.00	4.00	72.00	72.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 30.10	10.00	10.00	30.10	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	89.200	39.000	39.000	89.200
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 3.14	2.04	3.02	60.00	59.98
Flow Max(cfs): 0.76	4.11	0.45	0.76	0.87
Runoff Volume(in): 0.500	4.950	0.504	3.209	10.657
Runoff Volume(ft3): 4647	26413	1976	29820	56864
Name: PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 25YR-72HR	25YR-72HR WMD	25YR-72HR WMD	25YR-72HR WMD	25YR-8HR
Node: PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Rain File: Fdot-72	Sfwmd72	Sfwmd72	Sfwmd72	Fdot-8
Rain Amount(in): 12.000	13.000	13.000	13.000	7.600
Duration(hrs): 72.00	72.00	72.00	72.00	8.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	30.10	10.00	10.00	30.10
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	39.000	89.200	39.000	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 60.00	60.20	60.02	60.02	5.08
Flow Max(cfs): 0.33	3.86	8.34	2.75	0.85
Runoff Volume(in): 3.210	3.816	11.648	3.818	0.990
Runoff Volume(ft3): 12584	35465	62155	14969	9202
Name: PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 25YR-8HR	25YR-8HR	25YR168HR	25YR168HR	25YR168HR
Node: PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Rain File: Fdot-8	Fdot-8	Fdot-168	Fdot-168	Fdot-168
Rain Amount(in): 7.600	7.600	15.000	15.000	15.000
Duration(hrs): 8.00	8.00	168.00	168.00	168.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	10.00	30.10	10.00	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 89.200	39.000	39.000	89.200	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 4.00	4.04	159.99	160.00	160.00

Flow Max(cfs):	4.48	0.55	0.74	0.65	0.32
Runoff Volume(in):	6.316	0.994	5.118	13.634	5.121
Runoff Volume(ft3):	33703	3896	47564	72753	20075

Name:	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	25YR240HR	25YR240HR	25YR240HR	2YR-1HR	2YR-1HR
Node:	EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min):	4.01	1.33	1.33	4.01	1.33
Rain File:	Fdot-240	Fdot-240	Fdot-240	Fdot-1	Fdot-1
Rain Amount(in):	17.000	17.000	17.000	2.650	2.650
Duration(hrs):	240.00	240.00	240.00	1.00	1.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	30.10	10.00	10.00	30.10	10.00
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	89.200	39.000	39.000	89.200
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	184.01	184.00	184.00	0.00	0.00
Flow Max(cfs):	0.95	0.86	0.41	0.00	4.19
Runoff Volume(in):	6.518	15.623	6.518	0.000	1.602
Runoff Volume(ft3):	60568	83368	25552	0	8547

Name:	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	2YR-1HR	2YR-24HR	2YR-24HR	2YR-24HR	2YR-2HR
Node:	PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min):	1.33	4.01	1.33	1.33	4.01
Rain File:	Fdot-1	Fdot-24	Fdot-24	Fdot-24	Fdot-2
Rain Amount(in):	2.650	5.250	5.250	5.250	3.100
Duration(hrs):	1.00	24.00	24.00	24.00	2.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	10.00	30.10	10.00	10.00	30.10
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	39.000	89.200	39.000	39.000
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	0.00	19.13	12.00	19.00	0.00
Flow Max(cfs):	0.00	0.09	0.69	0.04	0.00
Runoff Volume(in):	0.000	0.253	4.031	0.253	0.000
Runoff Volume(ft3):	0	2349	21512	993	0

Name:	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	2YR-2HR	2YR-2HR	2YR-4HR	2YR-4HR	2YR-4HR
Node:	PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min):	1.33	1.33	4.01	1.33	1.33
Rain File:	Fdot-2	Fdot-2	Fdot-4	Fdot-4	Fdot-4
Rain Amount(in):	3.100	3.100	3.600	3.600	3.600
Duration(hrs):	2.00	2.00	4.00	4.00	4.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	10.00	10.00	30.10	10.00	10.00
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	89.200	39.000	39.000	89.200	39.000
DCIA(%):	0.000	0.000	0.000	0.000	0.000

Time Max(hrs):	0.84	0.00	3.75	2.07	3.53
Flow Max(cfs):	3.48	0.00	0.02	2.09	0.02
Runoff Volume(in):	2.007	0.000	0.013	2.467	0.014
Runoff Volume(ft3):	10708	0	124	13165	54
Name:	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	2YR-72HR	2YR-72HR	2YR-72HR	2YR-8HR	2YR-8HR
Node:	EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min):	4.01	1.33	1.33	4.01	1.33
Rain File:	Fdot-72	Fdot-72	Fdot-72	Fdot-8	Fdot-8
Rain Amount(in):	6.625	6.625	6.625	4.320	4.320
Duration(hrs):	72.00	72.00	72.00	8.00	8.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	30.10	10.00	10.00	30.10	10.00
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	89.200	39.000	39.000	89.200
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	60.06	59.98	60.00	7.09	4.00
Flow Max(cfs):	0.19	0.47	0.09	0.06	2.36
Runoff Volume(in):	0.638	5.363	0.639	0.084	3.143
Runoff Volume(ft3):	5933	28619	2504	777	16772

Name:	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	2YR-8HR	2YR168HR	2YR168HR	2YR168HR	2YR240HR
Node:	PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min):	1.33	4.01	1.33	1.33	4.01
Rain File:	Fdot-8	Fdot-168	Fdot-168	Fdot-168	Fdot-240
Rain Amount(in):	4.320	8.250	8.250	8.250	9.000
Duration(hrs):	8.00	168.00	168.00	168.00	240.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	10.00	30.10	10.00	10.00	30.10
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	39.000	89.200	39.000	39.000
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	5.04	159.99	160.00	160.00	184.01
Flow Max(cfs):	0.04	0.25	0.35	0.11	0.29
Runoff Volume(in):	0.084	1.262	6.954	1.263	1.602
Runoff Volume(ft3):	331	11729	37105	4951	14888

Name:	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	2YR240HR	2YR240HR	3YR-24HR	3YR-24HR	3YR-24HR
Node:	PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min):	1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min):	1.33	1.33	4.01	1.33	1.33
Rain File:	Fdot-240	Fdot-240	Fdot-24	Fdot-24	Fdot-24
Rain Amount(in):	9.000	9.000	5.900	5.900	5.900
Duration(hrs):	240.00	240.00	24.00	24.00	24.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	10.00	10.00	30.10	10.00	10.00
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	89.200	39.000	39.000	89.200	39.000

DCIA(%) : 0.000	0.000	0.000	0.000	0.000
Time Max(hrs) : 184.00	184.00	19.06	12.00	19.00
Flow Max(cfs) : 0.45	0.12	0.13	0.79	0.06
Runoff Volume(in) : 7.692	1.602	0.416	4.659	0.417
Runoff Volume(ft3) : 41043	6281	3868	24861	1635
Name: EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 50YR-1HR	50YR-1HR	50YR-1HR	50YR-24HR	50YR-24HR
Node: EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min) : 4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min) : 4.01	1.33	1.33	4.01	1.33
Rain File: Fdot-1	Fdot-1	Fdot-1	Fdot-24	Fdot-24
Rain Amount(in) : 4.700	4.700	4.700	11.500	11.500
Duration(hrs) : 1.00	1.00	1.00	24.00	24.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min) : 30.10	10.00	10.00	30.10	10.00
Time Shift(hrs) : 0.00	0.00	0.00	0.00	0.00
Area(ac) : 2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in) : 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	89.200	39.000	39.000	89.200
DCIA(%) : 0.000	0.000	0.000	0.000	0.000
Time Max(hrs) : 1.00	0.67	0.84	15.12	12.00
Flow Max(cfs) : 0.40	8.93	0.36	0.74	1.65
Runoff Volume(in) : 0.141	3.505	0.143	2.914	10.161
Runoff Volume(ft3) : 1309	18701	563	27081	54221
Name: PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 50YR-24HR	50YR-2HR	50YR-2HR	50YR-2HR	50YR-4HR
Node: PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min) : 1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min) : 1.33	4.01	1.33	1.33	4.01
Rain File: Fdot-24	Fdot-2	Fdot-2	Fdot-2	Fdot-4
Rain Amount(in) : 11.500	5.800	5.800	5.800	7.000
Duration(hrs) : 24.00	2.00	2.00	2.00	4.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min) : 10.00	30.10	10.00	10.00	30.10
Time Shift(hrs) : 0.00	0.00	0.00	0.00	0.00
Area(ac) : 1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in) : 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	39.000	89.200	39.000	39.000
DCIA(%) : 0.000	0.000	0.000	0.000	0.000
Time Max(hrs) : 12.02	1.81	0.84	1.42	3.14
Flow Max(cfs) : 0.35	0.61	7.80	0.35	1.12
Runoff Volume(in) : 2.918	0.380	4.562	0.390	0.763
Runoff Volume(ft3) : 11439	3534	24344	1528	7087
Name: PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 50YR-4HR	50YR-4HR	50YR-72HR	50YR-72HR	50YR-72HR
Node: PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min) : 1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min) : 1.33	1.33	4.01	1.33	1.33
Rain File: Fdot-4	Fdot-4	Fdot-72	Fdot-72	Fdot-72
Rain Amount(in) : 7.000	7.000	14.000	14.000	14.000
Duration(hrs) : 4.00	4.00	72.00	72.00	72.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min) : 10.00	10.00	30.10	10.00	10.00
Time Shift(hrs) : 0.00	0.00	0.00	0.00	0.00
Area(ac) : 1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in) : 1.000	1.000	1.000	1.000	1.000

Curve Num:	89.200	39.000	39.000	89.200	39.000
DCIA(%) :	0.000	0.000	0.000	0.000	0.000
Time Max(hrs) :	2.04	3.00	60.00	59.98	60.00
Flow Max(cfs) :	4.72	0.63	1.00	1.02	0.43
Runoff Volume(in) :	5.729	0.768	4.455	12.641	4.457
Runoff Volume(ft3) :	30571	3011	41403	67452	17471

Name:	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	50YR-8HR	50YR-8HR	50YR-8HR	50YR168HR	50YR168HR
Node:	EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min) :	4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min) :	4.01	1.33	1.33	4.01	1.33
Rain File:	Fdot-8	Fdot-8	Fdot-8	Fdot-168	Fdot-168
Rain Amount(in) :	8.800	8.800	8.800	17.000	17.000
Duration(hrs) :	8.00	8.00	8.00	168.00	168.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min) :	30.10	10.00	10.00	30.10	10.00
Time Shift(hrs) :	0.00	0.00	0.00	0.00	0.00
Area(ac) :	2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in) :	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	89.200	39.000	39.000	89.200
DCIA(%) :	0.000	0.000	0.000	0.000	0.000
Time Max(hrs) :	4.28	4.00	4.04	159.99	160.00
Flow Max(cfs) :	1.27	5.25	0.90	0.90	0.74
Runoff Volume(in) :	1.504	7.495	1.509	6.515	15.623
Runoff Volume(ft3) :	13976	39992	5915	60541	83366

Name:	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	50YR168HR	50YR240HR	50YR240HR	50YR240HR	5YR-1HR
Node:	PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min) :	1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min) :	1.33	4.01	1.33	1.33	4.01
Rain File:	Fdot-168	Fdot-240	Fdot-240	Fdot-240	Fdot-1
Rain Amount(in) :	17.000	19.000	19.000	19.000	3.250
Duration(hrs) :	168.00	240.00	240.00	240.00	1.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min) :	10.00	30.10	10.00	10.00	30.10
Time Shift(hrs) :	0.00	0.00	0.00	0.00	0.00
Area(ac) :	1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in) :	1.000	1.000	1.000	1.000	1.000
Curve Num:	39.000	39.000	89.200	39.000	39.000
DCIA(%) :	0.000	0.000	0.000	0.000	0.000
Time Max(hrs) :	160.00	184.01	184.00	184.00	1.14
Flow Max(cfs) :	0.38	1.14	0.96	0.48	0.00
Runoff Volume(in) :	6.518	7.991	17.614	7.991	0.001
Runoff Volume(ft3) :	25552	74260	93993	31329	7

Name:	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	5YR-1HR	5YR-1HR	5YR-24HR	5YR-24HR	5YR-24HR
Node:	PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type:	SCS	SCS	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min) :	1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min) :	1.33	1.33	4.01	1.33	1.33
Rain File:	Fdot-1	Fdot-1	Fdot-24	Fdot-24	Fdot-24
Rain Amount(in) :	3.250	3.250	7.250	7.250	7.250
Duration(hrs) :	1.00	1.00	24.00	24.00	24.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min) :	10.00	10.00	30.10	10.00	10.00
Time Shift(hrs) :	0.00	0.00	0.00	0.00	0.00
Area(ac) :	1.470	1.080	2.560	1.470	1.080

Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 89.200	39.000	39.000	89.200	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 0.67	0.98	19.06	12.00	15.02
Flow Max(cfs): 5.56	0.00	0.23	1.00	0.10
Runoff Volume(in): 2.144	0.001	0.858	5.973	0.859
Runoff Volume(ft3): 11440	4	7972	31875	3369
Name: EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 5YR-2HR	5YR-2HR	5YR-2HR	5YR-4HR	5YR-4HR
Node: EX. DITCH	PR. POND	PR. POND	EX. DITCH	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Comp Time Inc(min): 4.01	1.33	1.33	4.01	1.33
Rain File: Fdot-2	Fdot-2	Fdot-2	Fdot-4	Fdot-4
Rain Amount(in): 4.000	4.000	4.000	4.400	4.400
Duration(hrs): 2.00	2.00	2.00	4.00	4.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 30.10	10.00	10.00	30.10	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 2.560	1.470	1.080	2.560	1.470
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	89.200	39.000	39.000	89.200
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 2.01	0.84	1.84	3.28	2.04
Flow Max(cfs): 0.09	4.91	0.06	0.15	2.71
Runoff Volume(in): 0.044	2.841	0.046	0.094	3.219
Runoff Volume(ft3): 405	15161	180	876	17177
Name: PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2	EX. SITE
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 5YR-4HR	5YR-72HR	5YR-72HR	5YR-72HR	5YR-8HR
Node: PR. POND	EX. DITCH	PR. POND	PR. POND	EX. DITCH
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Comp Time Inc(min): 1.33	4.01	1.33	1.33	4.01
Rain File: Fdot-4	Fdot-72	Fdot-72	Fdot-72	Fdot-8
Rain Amount(in): 4.400	8.750	8.750	8.750	5.680
Duration(hrs): 4.00	72.00	72.00	72.00	8.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	30.10	10.00	10.00	30.10
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00
Area(ac): 1.080	2.560	1.470	1.080	2.560
Vol of Unit Hyd(in): 1.000	1.000	1.000	1.000	1.000
Curve Num: 39.000	39.000	89.200	39.000	39.000
DCIA(%): 0.000	0.000	0.000	0.000	0.000
Time Max(hrs): 3.04	60.06	59.98	60.00	5.15
Flow Max(cfs): 0.11	0.39	0.63	0.17	0.30
Runoff Volume(in): 0.096	1.485	7.445	1.486	0.356
Runoff Volume(ft3): 375	13803	39729	5825	3308
Name: PR. SITE 1	PR.SITE 2	EX. SITE	PR. SITE 1	PR.SITE 2
Group: BASE	BASE	BASE	BASE	BASE
Simulation: 5YR-8HR	5YR-8HR	5YR168HR	5YR168HR	5YR168HR
Node: PR. POND	PR. POND	EX. DITCH	PR. POND	PR. POND
Type: SCS	SCS	SCS	SCS	SCS
Unit Hydrograph: Uh256	Uh256	Uh256	Uh256	Uh256
Peaking Factor: 256.0	256.0	256.0	256.0	256.0
Spec Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Comp Time Inc(min): 1.33	1.33	4.01	1.33	1.33
Rain File: Fdot-8	Fdot-8	Fdot-168	Fdot-168	Fdot-168
Rain Amount(in): 5.680	5.680	10.000	10.000	10.000
Duration(hrs): 8.00	8.00	168.00	168.00	168.00
Status: Onsite	Onsite	Onsite	Onsite	Onsite
TC(min): 10.00	10.00	30.10	10.00	10.00
Time Shift(hrs): 0.00	0.00	0.00	0.00	0.00

Area(ac):	1.470	1.080	2.560	1.470	1.080
Vol of Unit Hyd(in):	1.000	1.000	1.000	1.000	1.000
Curve Num:	89.200	39.000	39.000	89.200	39.000
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	4.00	5.02	159.99	160.00	160.00
Flow Max(cfs):	3.24	0.17	0.37	0.43	0.16
Runoff Volume(in):	4.446	0.358	2.096	8.678	2.097
Runoff Volume(ft3):	23725	1403	19473	46305	8220

Name:	EX. SITE	PR. SITE 1	PR.SITE 2
Group:	BASE	BASE	BASE
Simulation:	5YR240HR	5YR240HR	5YR240HR
Node:	EX. DITCH	PR. POND	PR. POND
Type:	SCS	SCS	SCS
Unit Hydrograph:	Uh256	Uh256	Uh256
Peaking Factor:	256.0	256.0	256.0
Spec Time Inc(min):	4.01	1.33	1.33
Comp Time Inc(min):	4.01	1.33	1.33
Rain File:	Fdot-240	Fdot-240	Fdot-240
Rain Amount(in):	12.000	12.000	12.000
Duration(hrs):	240.00	240.00	240.00
Status:	Onsite	Onsite	Onsite
TC(min):	30.10	10.00	10.00
Time Shift(hrs):	0.00	0.00	0.00
Area(ac):	2.560	1.470	1.080
Vol of Unit Hyd(in):	1.000	1.000	1.000
Curve Num:	39.000	89.200	39.000
DCIA(%):	0.000	0.000	0.000
Time Max(hrs):	184.01	184.00	184.00
Flow Max(cfs):	0.52	0.60	0.22
Runoff Volume(in):	3.210	10.656	3.210
Runoff Volume(ft3):	29828	56864	12584

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
EX. DITCH	BASE	100YR-1HR	0.00	15.63	0.00	0.0000	0	1.00	0.60	0.00	0.00
EX. DITCH	BASE	100YR-24HR	0.00	15.63	0.00	0.0000	0	15.08	0.87	0.00	0.00
EX. DITCH	BASE	100YR-2HR	0.00	15.63	0.00	0.0000	0	1.67	0.87	0.00	0.00
EX. DITCH	BASE	100YR-4HR	0.00	15.63	0.00	0.0000	0	3.09	1.63	0.00	0.00
EX. DITCH	BASE	100YR-72HR	0.00	15.63	0.00	0.0000	0	60.00	1.16	0.00	0.00
EX. DITCH	BASE	100yr-72hr wmd	0.00	15.63	0.00	0.0000	0	60.17	5.73	0.00	0.00
EX. DITCH	BASE	100YR-8HR	0.00	15.63	0.00	0.0000	0	4.25	1.66	0.00	0.00
EX. DITCH	BASE	100YR168HR	0.00	15.63	0.00	0.0000	0	160.00	1.05	0.00	0.00
EX. DITCH	BASE	100YR240HR	0.00	15.63	0.00	0.0000	0	184.00	1.32	0.00	0.00
EX. DITCH	BASE	10YR-1HR	0.00	15.63	0.00	0.0000	0	1.08	0.04	0.00	0.00
EX. DITCH	BASE	10YR-24HR	0.00	15.63	0.00	0.0000	0	15.17	0.36	0.00	0.00
EX. DITCH	BASE	10YR-4HR	0.00	15.63	0.00	0.0000	0	3.17	0.44	0.00	0.00
EX. DITCH	BASE	10YR-72HR	0.00	15.63	0.00	0.0000	0	60.00	0.57	0.00	0.00
EX. DITCH	BASE	10YR-8HR	0.00	15.63	0.00	0.0000	0	5.09	0.54	0.00	0.00
EX. DITCH	BASE	10YR168HR	0.00	15.63	0.00	0.0000	0	160.00	0.51	0.00	0.00
EX. DITCH	BASE	10YR240HR	0.00	15.63	0.00	0.0000	0	184.00	0.69	0.00	0.00
EX. DITCH	BASE	25YR-1HR	0.00	15.63	0.00	0.0000	0	1.08	0.16	0.00	0.00
EX. DITCH	BASE	25YR-24HR	0.00	15.63	0.00	0.0000	0	15.17	0.51	0.00	0.00
EX. DITCH	BASE	25YR-2HR	0.00	15.63	0.00	0.0000	0	1.84	0.36	0.00	0.00
EX. DITCH	BASE	25YR-4HR	0.00	15.63	0.00	0.0000	0	3.16	0.75	0.00	0.00
EX. DITCH	BASE	25YR-72HR	0.00	15.63	0.00	0.0000	0	60.00	0.76	0.00	0.00
EX. DITCH	BASE	25YR-72HR WMD	0.00	15.63	0.00	0.0000	0	60.17	3.81	0.00	0.00
EX. DITCH	BASE	25YR168HR	0.00	15.63	0.00	0.0000	0	5.08	0.85	0.00	0.00
EX. DITCH	BASE	25YR240HR	0.00	15.63	0.00	0.0000	0	160.00	0.74	0.00	0.00
EX. DITCH	BASE	25YR240HR	0.00	15.63	0.00	0.0000	0	184.00	0.95	0.00	0.00
EX. DITCH	BASE	2YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
EX. DITCH	BASE	2YR-24HR	0.00	15.63	0.00	0.0000	0	19.08	0.09	0.00	0.00
EX. DITCH	BASE	2YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
EX. DITCH	BASE	2YR-4HR	0.00	15.63	0.00	0.0000	0	3.75	0.02	0.00	0.00
EX. DITCH	BASE	2YR-72HR	0.00	15.63	0.00	0.0000	0	60.08	0.19	0.00	0.00
EX. DITCH	BASE	2YR-8HR	0.00	15.63	0.00	0.0000	0	7.07	0.06	0.00	0.00
EX. DITCH	BASE	2YR168HR	0.00	15.63	0.00	0.0000	0	160.00	0.25	0.00	0.00
EX. DITCH	BASE	2YR240HR	0.00	15.63	0.00	0.0000	0	184.00	0.29	0.00	0.00
EX. DITCH	BASE	3YR-24HR	0.00	15.63	0.00	0.0000	0	19.08	0.13	0.00	0.00
EX. DITCH	BASE	50YR-1HR	0.00	15.63	0.00	0.0000	0	1.00	0.39	0.00	0.00
EX. DITCH	BASE	50YR-24HR	0.00	15.63	0.00	0.0000	0	15.09	0.74	0.00	0.00
EX. DITCH	BASE	50YR-2HR	0.00	15.63	0.00	0.0000	0	1.75	0.61	0.00	0.00
EX. DITCH	BASE	50YR-4HR	0.00	15.63	0.00	0.0000	0	3.16	1.12	0.00	0.00
EX. DITCH	BASE	50YR-72HR	0.00	15.63	0.00	0.0000	0	60.00	1.00	0.00	0.00
EX. DITCH	BASE	50YR-8HR	0.00	15.63	0.00	0.0000	0	4.25	1.27	0.00	0.00
EX. DITCH	BASE	50YR168HR	0.00	15.63	0.00	0.0000	0	160.00	0.90	0.00	0.00
EX. DITCH	BASE	50YR240HR	0.00	15.63	0.00	0.0000	0	184.00	1.14	0.00	0.00
EX. DITCH	BASE	5YR-1HR	0.00	15.63	0.00	0.0000	0	1.17	0.00	0.00	0.00
EX. DITCH	BASE	5YR-24HR	0.00	15.63	0.00	0.0000	0	19.08	0.23	0.00	0.00
EX. DITCH	BASE	5YR-2HR	0.00	15.63	0.00	0.0000	0	2.01	0.09	0.00	0.00
EX. DITCH	BASE	5YR-4HR	0.00	15.63	0.00	0.0000	0	3.26	0.15	0.00	0.00
EX. DITCH	BASE	5YR-72HR	0.00	15.63	0.00	0.0000	0	60.00	0.39	0.00	0.00
EX. DITCH	BASE	5YR-8HR	0.00	15.63	0.00	0.0000	0	5.17	0.30	0.00	0.00
EX. DITCH	BASE	5YR168HR	0.00	15.63	0.00	0.0000	0	160.00	0.37	0.00	0.00

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Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
EX. DITCH	BASE	5YR240HR	0.00	15.63	0.00	0.0000	0	184.00	0.52	0.00	0.00
GWT	BASE	100YR-1HR	0.00	11.15	0.00	0.0000	0	0.42	3.98	0.00	0.00
GWT	BASE	100YR-24HR	0.00	11.15	0.00	0.0000	0	7.38	0.65	0.00	0.00
GWT	BASE	100YR-2HR	0.00	11.15	0.00	0.0000	0	0.47	3.35	0.00	0.00
GWT	BASE	100YR-4HR	0.00	11.15	0.00	0.0000	0	1.33	2.70	0.00	0.00
GWT	BASE	100YR-72HR	0.00	11.15	0.00	0.0000	0	12.00	0.53	0.00	0.00
GWT	BASE	100YR-72hr wmd	0.00	11.15	0.00	0.0000	0	60.14	0.70	0.00	0.00
GWT	BASE	100YR-8HR	0.00	11.15	0.00	0.0000	0	3.03	2.01	0.00	0.00
GWT	BASE	100YR168HR	0.00	11.15	0.00	0.0000	0	33.52	0.43	0.00	0.00
GWT	BASE	100YR240HR	0.00	11.15	0.00	0.0000	0	34.07	0.74	0.00	0.00
GWT	BASE	10YR-1HR	0.00	11.15	0.00	0.0000	0	0.48	3.71	0.00	0.00
GWT	BASE	10YR-24HR	0.00	11.15	0.00	0.0000	0	8.95	1.29	0.00	0.00
GWT	BASE	10YR-2HR	0.00	11.15	0.00	0.0000	0	0.60	3.13	0.00	0.00
GWT	BASE	10YR-4HR	0.00	11.15	0.00	0.0000	0	1.68	2.55	0.00	0.00
GWT	BASE	10YR-72HR	0.00	11.15	0.00	0.0000	0	12.00	0.32	0.00	0.00
GWT	BASE	10YR168HR	0.00	11.15	0.00	0.0000	0	37.07	0.51	0.00	0.00
GWT	BASE	10YR240HR	0.00	11.15	0.00	0.0000	0	37.12	0.40	0.00	0.00
GWT	BASE	25YR-1HR	0.00	11.15	0.00	0.0000	0	0.45	3.84	0.00	0.00
GWT	BASE	25YR-24HR	0.00	11.15	0.00	0.0000	0	8.60	0.74	0.00	0.00
GWT	BASE	25YR-2HR	0.00	11.15	0.00	0.0000	0	0.55	3.17	0.00	0.00
GWT	BASE	25YR-4HR	0.00	11.15	0.00	0.0000	0	1.58	2.56	0.00	0.00
GWT	BASE	25YR-72HR	0.00	11.15	0.00	0.0000	0	12.00	0.39	0.00	0.00
GWT	BASE	25YR-72HR WMD	0.00	11.15	0.00	0.0000	0	60.21	0.60	0.00	0.00
GWT	BASE	25YR-8HR	0.00	11.15	0.00	0.0000	0	3.17	2.37	0.00	0.00
GWT	BASE	25YR168HR	0.00	11.15	0.00	0.0000	0	35.80	0.34	0.00	0.00
GWT	BASE	25YR240HR	0.00	11.15	0.00	0.0000	0	35.50	0.45	0.00	0.00
GWT	BASE	2YR-1HR	0.00	11.15	0.00	0.0000	0	0.57	3.40	0.00	0.00
GWT	BASE	2YR-24HR	0.00	11.15	0.00	0.0000	0	11.73	0.68	0.00	0.00
GWT	BASE	2YR-2HR	0.00	11.15	0.00	0.0000	0	0.75	2.93	0.00	0.00
GWT	BASE	2YR-4HR	0.00	11.15	0.00	0.0000	0	2.08	2.08	0.00	0.00
GWT	BASE	2YR-72HR	0.00	11.15	0.00	0.0000	0	35.38	0.29	0.00	0.00
GWT	BASE	2YR-8HR	0.00	11.15	0.00	0.0000	0	3.88	2.30	0.00	0.00
GWT	BASE	2YR168HR	0.00	11.15	0.00	0.0000	0	40.00	0.18	0.00	0.00
GWT	BASE	2YR240HR	0.00	11.15	0.00	0.0000	0	40.00	0.21	0.00	0.00
GWT	BASE	3YR-24HR	0.00	11.15	0.00	0.0000	0	11.15	0.67	0.00	0.00
GWT	BASE	50YR-1HR	0.00	11.15	0.00	0.0000	0	0.43	3.86	0.00	0.00
GWT	BASE	50YR-24HR	0.00	11.15	0.00	0.0000	0	7.85	0.60	0.00	0.00
GWT	BASE	50YR-2HR	0.00	11.15	0.00	0.0000	0	0.50	3.28	0.00	0.00
GWT	BASE	50YR-4HR	0.00	11.15	0.00	0.0000	0	1.47	2.60	0.00	0.00
GWT	BASE	50YR-72HR	0.00	11.15	0.00	0.0000	0	12.00	0.48	0.00	0.00
GWT	BASE	50YR-8HR	0.00	11.15	0.00	0.0000	0	3.12	2.31	0.00	0.00
GWT	BASE	50YR168HR	0.00	11.15	0.00	0.0000	0	34.52	0.39	0.00	0.00
GWT	BASE	50YR240HR	0.00	11.15	0.00	0.0000	0	35.32	0.46	0.00	0.00
GWT	BASE	5YR-1HR	0.00	11.15	0.00	0.0000	0	0.50	3.65	0.00	0.00
GWT	BASE	5YR-24HR	0.00	11.15	0.00	0.0000	0	9.75	0.68	0.00	0.00
GWT	BASE	5YR-2HR	0.00	11.15	0.00	0.0000	0	0.63	3.04	0.00	0.00
GWT	BASE	5YR-4HR	0.00	11.15	0.00	0.0000	0	1.90	2.48	0.00	0.00
GWT	BASE	5YR-72HR	0.00	11.15	0.00	0.0000	0	12.00	0.25	0.00	0.00

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
GWT	BASE	5YR-8HR	0.00	11.15	0.00	0.0000	0	3.37	2.42	0.00	0.00
GWT	BASE	5YR168HR	0.00	11.15	0.00	0.0000	0	39.37	0.39	0.00	0.00
GWT	BASE	5YR240HR	0.00	11.15	0.00	0.0000	0	40.00	0.29	0.00	0.00
PR. DITCH	BASE	100YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	100YR-24HR	0.00	15.63	0.00	0.0000	0	19.13	0.72	0.00	0.00
PR. DITCH	BASE	100YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	100YR-4HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	100YR-72HR	0.00	15.63	0.00	0.0000	0	60.15	1.16	0.00	0.00
PR. DITCH	BASE	100Yr-72hr wmd	0.00	15.63	0.00	0.0000	0	60.58	4.12	0.00	0.00
PR. DITCH	BASE	100YR-8HR	0.00	15.63	0.00	0.0000	0	8.05	0.19	0.00	0.00
PR. DITCH	BASE	100YR168HR	0.00	15.63	0.00	0.0000	0	160.00	1.17	0.00	0.00
PR. DITCH	BASE	100YR240HR	0.00	15.63	0.00	0.0000	0	184.01	1.47	0.00	0.00
PR. DITCH	BASE	10YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR-24HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR-4HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR-72HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR-8HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR168HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	10YR240HR	0.00	15.63	0.00	0.0000	0	216.02	0.05	0.00	0.00
PR. DITCH	BASE	25YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	25YR-24HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	25YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	25YR-4HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	25YR-72HR	0.00	15.63	0.00	0.0000	0	64.13	0.39	0.00	0.00
PR. DITCH	BASE	25YR-72HR WMD	0.00	15.63	0.00	0.0000	0	61.03	1.23	0.00	0.00
PR. DITCH	BASE	25YR-8HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	25YR168HR	0.00	15.63	0.00	0.0000	0	160.03	0.78	0.00	0.00
PR. DITCH	BASE	25YR240HR	0.00	15.63	0.00	0.0000	0	184.12	0.87	0.00	0.00
PR. DITCH	BASE	2YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR-24HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR-4HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR-72HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR-8HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR168HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	2YR240HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	3YR-24HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	50YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	50YR-24HR	0.00	15.63	0.00	0.0000	0	21.04	0.47	0.00	0.00
PR. DITCH	BASE	50YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	50YR-4HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	50YR-72HR	0.00	15.63	0.00	0.0000	0	60.52	0.70	0.00	0.00
PR. DITCH	BASE	50YR-8HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	50YR168HR	0.00	15.63	0.00	0.0000	0	160.00	1.00	0.00	0.00
PR. DITCH	BASE	50YR240HR	0.00	15.63	0.00	0.0000	0	184.03	1.24	0.00	0.00
PR. DITCH	BASE	5YR-1HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	5YR-24HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	5YR-2HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
PR. DITCH	BASE	5YR-4HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	5YR-72HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	5YR-8HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	5YR168HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. DITCH	BASE	5YR240HR	0.00	15.63	0.00	0.0000	0	0.00	0.00	0.00	0.00
PR. POND	BASE	100YR-1HR	1.38	14.40	0.00	0.0050	14371	0.67	10.13	0.42	3.98
PR. POND	BASE	100YR-24HR	19.13	15.86	0.00	0.0050	17623	11.99	2.23	19.09	0.97
PR. POND	BASE	100YR-2HR	2.28	14.80	0.00	0.0050	15249	0.83	9.06	0.47	3.35
PR. POND	BASE	100YR-4HR	4.14	15.34	0.00	0.0050	16454	2.08	5.87	1.33	2.70
PR. POND	BASE	100YR-72HR	60.15	15.94	0.00	0.0049	17813	60.00	1.61	60.13	1.36
PR. POND	BASE	100yr-72hr wmd	60.58	16.36	0.00	0.0050	18752	60.00	14.33	60.54	4.65
PR. POND	BASE	100YR-8HR	8.05	15.72	0.00	0.0050	17322	4.00	6.88	3.03	2.01
PR. POND	BASE	100YR168HR	160.00	15.94	0.00	0.0022	17819	159.92	1.27	160.00	1.26
PR. POND	BASE	100YR240HR	184.01	15.99	0.00	0.0050	17935	183.91	1.63	184.01	1.61
PR. POND	BASE	10YR-1HR	1.25	13.85	0.00	0.0050	13174	0.66	6.35	0.48	3.71
PR. POND	BASE	10YR-24HR	22.50	15.07	0.00	0.0046	15846	12.00	1.32	8.95	1.29
PR. POND	BASE	10YR-2HR	2.20	14.04	0.00	0.0050	13597	0.83	5.51	0.60	3.13
PR. POND	BASE	10YR-4HR	4.08	14.36	0.00	0.0050	14280	2.08	3.46	1.68	2.55
PR. POND	BASE	10YR-72HR	68.27	15.49	0.00	0.0033	16786	60.00	1.00	12.00	0.32
PR. POND	BASE	10YR-8HR	8.12	14.66	0.00	0.0050	14950	4.00	4.12	3.23	2.41
PR. POND	BASE	10YR168HR	168.00	15.50	0.00	0.0024	16821	159.92	0.74	37.07	0.51
PR. POND	BASE	10YR240HR	216.02	15.67	0.00	0.0035	17197	183.92	1.00	37.12	0.40
PR. POND	BASE	25YR-1HR	1.31	14.03	0.00	0.0050	13559	0.67	7.54	0.45	3.84
PR. POND	BASE	25YR-24HR	22.65	15.50	0.00	0.0050	16817	11.99	1.60	8.60	0.74
PR. POND	BASE	25YR-2HR	2.23	14.31	0.00	0.0049	14168	0.83	6.67	0.55	3.17
PR. POND	BASE	25YR-4HR	4.10	14.66	0.00	0.0049	14938	2.08	4.15	1.58	2.56
PR. POND	BASE	25YR-72HR	64.13	15.78	0.00	0.0039	17452	60.00	1.20	64.12	0.57
PR. POND	BASE	25YR-72HR WMD	61.03	15.95	0.00	0.0050	17844	60.00	11.04	60.88	1.66
PR. POND	BASE	25YR-8HR	8.14	15.04	0.00	0.0050	15763	4.00	5.01	3.17	2.37
PR. POND	BASE	25YR168HR	160.03	15.87	0.00	0.0030	17652	159.92	0.96	160.03	0.92
PR. POND	BASE	25YR240HR	184.12	15.89	0.00	0.0043	17694	183.92	1.27	184.10	1.06
PR. POND	BASE	2YR-1HR	0.93	13.60	0.00	0.0049	12631	0.67	4.17	0.57	3.40
PR. POND	BASE	2YR-24HR	22.18	13.95	0.00	0.0012	13400	12.00	0.69	11.73	0.68
PR. POND	BASE	2YR-2HR	2.12	13.58	0.00	0.0034	12588	0.83	3.45	0.75	2.93
PR. POND	BASE	2YR-4HR	3.77	13.71	0.00	0.0048	12863	2.08	2.08	2.08	2.08
PR. POND	BASE	2YR-72HR	68.15	14.24	0.00	0.0019	14031	60.00	0.55	35.38	0.29
PR. POND	BASE	2YR-8HR	8.01	13.83	0.00	0.0047	13123	3.99	2.35	3.88	2.30
PR. POND	BASE	2YR168HR	168.00	14.64	0.00	0.0016	14890	159.92	0.46	40.00	0.18
PR. POND	BASE	2YR240HR	216.17	14.74	0.00	0.0020	15105	184.00	0.57	40.00	0.21
PR. POND	BASE	3YR-24HR	22.23	14.18	0.00	0.0021	13888	12.00	0.79	11.15	0.67
PR. POND	BASE	50YR-1HR	1.36	14.25	0.00	0.0049	14042	0.67	9.06	0.43	3.86
PR. POND	BASE	50YR-24HR	21.04	15.80	0.00	0.0050	17495	11.99	2.00	19.47	0.71
PR. POND	BASE	50YR-2HR	2.26	14.57	0.00	0.0050	14749	0.84	7.92	0.50	3.28
PR. POND	BASE	50YR-4HR	4.12	14.96	0.00	0.0050	15600	2.08	4.89	1.47	2.60
PR. POND	BASE	50YR-72HR	60.52	15.85	0.00	0.0045	17615	60.00	1.45	60.38	0.91
PR. POND	BASE	50YR-8HR	8.15	15.48	0.00	0.0050	16761	4.00	6.12	3.12	2.31
PR. POND	BASE	50YR168HR	160.00	15.91	0.00	0.0033	17747	159.92	1.12	160.00	1.11
PR. POND	BASE	50YR240HR	184.03	15.96	0.00	0.0047	17847	183.92	1.45	184.02	1.40
PR. POND	BASE	5YR-1HR	1.00	13.74	0.00	0.0050	12944	0.67	5.55	0.50	3.65

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
PR. POND	BASE	5YR-24HR	22.37	14.65	0.00	0.0035	14911	12.00	1.06	9.75	0.68
PR. POND	BASE	5YR-2HR	2.17	13.90	0.00	0.0050	13275	0.83	4.88	0.63	3.04
PR. POND	BASE	5YR-4HR	4.00	13.98	0.00	0.0050	13469	2.08	2.70	1.90	2.48
PR. POND	BASE	5YR-72HR	68.22	14.91	0.00	0.0028	15485	60.00	0.80	12.00	0.25
PR. POND	BASE	5YR-8HR	8.10	14.32	0.00	0.0050	14205	4.00	3.35	3.37	2.42
PR. POND	BASE	5YR168HR	168.00	15.03	0.00	0.0020	15756	159.92	0.59	39.37	0.39
PR. POND	BASE	5YR240HR	216.22	15.39	0.00	0.0029	16561	184.00	0.83	40.00	0.29

Attachment

Tailwater from ERP No. 43-00971-P



990707-6

ORIGINAL SUBMITTAL

JUL - 7 1999

WPB

South Florida Water Management District

**Request for Modification
to
Environmental Resource
Permit #43-00971-P**

**East Fork Creek / Manatee Creek
Stormwater Management Improvements**

Presented by:

**Creech Engineers, Inc.
203 West 3rd Street
Stuart, Florida 34994
(561) 283-1413 Fax (561) 220-7881**

EAST FORK CREEK / MARINER SANDS WEIR WATER SURFACE ELEVATION SUMMARY

5/2/99

LOCATION	SECTION ID	5 YEAR (FL NGVD)				10 YEAR (FL NGVD)				25 YEAR (FL NGVD)				100 YEAR (FL NGVD)			
		PERMITTED	BASE	NEW MODEL 1	NEW MODEL 2	PERMITTED	BASE	NEW MODEL 1	NEW MODEL 2	PERMITTED	BASE	NEW MODEL 1	NEW MODEL 2	PERMITTED	BASE	NEW MODEL 1	NEW MODEL 2
Manatee Cove Rd.	21.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Wood Ped. Bridge	21.4	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Wood Ped. Bridge	22.1	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Cove Rd.	23.4	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Wood Ped. Bridge	25.3	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
C.R. AIA	27.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
FEC RR	27.7	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
108' Weir	210.12B-43.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Burning Tree Circle	210.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Mariner Sands Dr.	213.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Winged Foot Dr.	214.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Golf Cart Crossing	218.1	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Quincy Terrace	218.7	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Golf Cart Crossing	219.1	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Heritage Ridge Blvd	219.3	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Lexington Street	220.3	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Constitution Blvd.	172.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
McSweeney Yardley	152.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6
Ridgeway Terrace	142.2	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6

Permitted Version shows existing SFMAD permitted stages prior to East Fork Creek Restoration Project 1997.
 Base Model 1 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, including Hobe Heights Row, and no regrading of channel downstream of Burning Tree Circle.
 New Model 1 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, and including Hobe Heights Row, and no regrading of channel downstream of Burning Tree Circle.
 Base Model 2 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, including Hobe Heights Row, and no regrading of channel downstream of Burning Tree Circle.
 New Model 2 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, including Hobe Heights Row, and no channel regrading downstream of Burning Tree Circle.

Notes: Permitted Version shows existing SFMAD permitted stages prior to East Fork Creek Restoration Project 1997. Base Model 1 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, including Hobe Heights Row, and no regrading of channel downstream of Burning Tree Circle. New Model 1 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, and including Hobe Heights Row, and no regrading of channel downstream of Burning Tree Circle. Base Model 2 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, including Hobe Heights Row, and no regrading of channel downstream of Burning Tree Circle. New Model 2 denotes, modeling permitted pipe improvements, including restoration of channel through Seaboard Parcel, including Hobe Heights Row, and no channel regrading downstream of Burning Tree Circle.

Attachment

Photos of FDOT Right-of-Way

Photos of Existing Conditions in FDOT Right-of-Way

From US 1 & Constitution Blvd facing Southeast



From US 1 & FDOT Ditch #1 facing Northwest

