

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

RECEIVED

JUL 1 2019



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: _____

Location Address: 901 S. Federal Hwy., Hollywood FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142-22-09-1530 and 5142-22-09-1360

Zoning Classification: FH-2 Land Use Classification: RAC

Existing Property Use: Vacant Sq Ft/Number of Units: 1 residential

Is the request the result of a violation notice? () Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO only.

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: _____

Number of units/rooms: 100 units Sq Ft: 99,604

Value of Improvement: \$17,500,000 Estimated Date of Completion: 2020

Will Project be Phased? () Yes ☒ No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: VK Development Group, LLC

Address of Property Owner: 3505 S. Ocean Drive, CU-1, Hollywood FL 33019

Telephone: 352-222-2526 Fax: _____ Email Address: nick@verarealty.com

Name of Consultant/Representative/Tenant (circle one): Rodrigo Paredes.

Address: 3225 Aviation Ave, 6th Floor, Miami Telephone: 305-537-4704

Fax: _____ Email Address: rodrigo.p@htgf.com

Date of Purchase: 10/1/2018* Is there an option to purchase the Property? Yes ☒ No ()

If Yes, Attach Copy of the Contract. * see attached contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

* Section 29 of attached contract contains Power of Attorney that has been provided by seller for this purpose.

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 5/31/19

PRINT NAME: _____

Rodrigo Paredes on behalf of VK Development

Date: _____

Signature of Consultant/Representative: _____

Date: 5/31/19

PRINT NAME: _____

Rodrigo Paredes

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

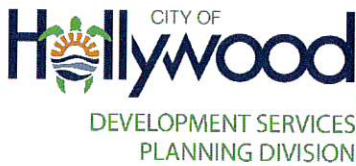
Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____



TECHNICAL ADVISORY COMMITTEE REPORT

DRAFT

July 15, 2019

VK Development Group LLC
3505 S. Ocean Drive, CU-1
Hollywood, FL 33019

FILE NUMBER: 19-DP-35

SUBJECT: Site Plan review for a 100 unit residential development. (Fiori Village).

RECEIVED

JUL 1 2019

CITY OF HOLLYWOOD
OFFICE OF PLANNING

SITE DATA

Owner/Applicant:	VK Development Group LLC
Address/Location:	901 S Federal Highway
Existing Net Size of Property:	38,102 sq. ft. (0.8748 acres)
Proposed Net Size of Property:	37,305 sq. ft (0.8564 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Professional Service Building and Vacant Commercial
Year Built:	1937 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Project cannot be reviewed in its entirety as sufficient information was not provided. Resubmit for Preliminary TAC.
2. Application:
 - a. Provide Land Use Designation. *See Application.*
 - b. Include square footage of building. *See Application.*
 - c. Provide notarized letter Agreement for Purchase and Sale.
See Purchase and Sale Agreement for all authorization needed.
 - d. Provide documentation indicating authorization for all signatures on behalf of ownership.
See Purchase and Sale Agreement for all authorization needed.
3. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC, submittal of County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
4. Ownership & Encumbrance Report:
 - a. Include names of all outstanding mortgage holders or a no lien affidavit.
There's no outstanding mortgages or liens.
 - b. Provide a listing and hard copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) and page number(s) provided) lying within/on the property boundaries (i.e. easements, rights-of-way, non-vehicular access lines, etc.)
There are no encumbrances.
 - c. Provide a listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so).
There are no encumbrances abutting the property and site has access to public streets.
 - d. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
5. Alta Survey
 - a. Survey dated before O&E Report. Revise accordingly.
 - b. No Easements shown. Work with Engineering to ensure that all Easements and/or dedications with O.R. or plat book(s) and page number(s) are shown.
There are no easements to be shown.
6. Cover Sheet
 - a. Include all sheets are included in the page index, including survey.
See cover sheet for a complete index of drawings

- b. Indicate current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

See cover sheet for a complete calendar

- c. Location map is unclear. Revise accordingly.

Refer to the cover sheet for the revised location map

7. Site Plan:

- a. Property Line does not match survey. Revise accordingly. Ensure that property line is clear on site plan. (line weight and line type)

See revised Site Plan, Sheet A-1.00

- b. Site plan shall be fully dimensioned, including building lengths and proposed setbacks.

See revised Site Plan, Sheet A-1.00

8. Site Data:

- a. Future land Use Designation incorrect. Revise accordingly

Land use has been changed, refer to sheet A-1.00

- b. Note height of base and tower requirements.

See revised Site data, Sheet A-1.00

- c. Include existing and proposed lot area.

See revised Site Data, Sheet A-1.00

- d. Provide floor area of each type of unit, including a breakdown of air-conditioned and non-air-conditioned space (balconies garages, terraces, etc)

See Unit Areas Breakdown Schedule at sheet A-1.00

- e. Provide average unit size.

See average unit size at sheet A-1.00

- f. Provide a breakdown of the common areas (restrooms, power equipment rooms, and meter rooms)

See schedule at sheet A-1.00

- 1 Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:

<http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/docs/PublicSchoolImpactApplication.pdf>

- 2 Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

- 3 Additional comments may be forthcoming.

- 4 Provide written responses to all comments with next submittal.

See written responses to comments in red

B. ZONING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

- 1 Provide floor plans for all levels including but not limited to parking levels, and all roof deck and roof top levels.
See sheets A-1.00, A-1.01, A-1.02, A-1.03, A-1.04 & A-1.05
- 2 Provide an additional five foot landscape buffer along the east side of the new proposed alley to fulfill the required five foot setback from the alley for the neighboring property.
TBD in future meeting
- 3 Provide separate plan depicting alley vacation.
See Civil
- 4 Clarify landscape and hardscape areas on site plan.
See Site Plan, sheet A-1.00
- 5 Provide clarification on the Use of the Multipurpose Room. Will this be commercial or for residents only?
Multipurpose Room will be for residents only. See sheet A-1.00
- 6 Clarify use of hatched area under the east of the Multipurpose Room.
Void space under the garage ramp, hatch denotes soil underneath slab.
- 7 Provide dimensions for all proposed parking types.
See parking garage sheets A-1.00 to A-1.02
- 8 Identify "D" or "F" curbing at all vehicular impact points.
See Civil
- 9 Locate and identify all building projections, i.e., air conditioner pads, mail boxes, light poles, overhead utility lines, back flow preventers, balconies, roof overhangs, etc.
See sheet A-1.00
- 10 Building Elevations
 - i. Provide heights of all projections above roof line.
Refer to Sheets A2.00 to A-2.01
 - ii. List all building materials and treatments
Refer to elevation keynote legend sheets A2.00 to A-2.01
 - iii. If applicable, provide the location and height/size of fences, walls, dumpster enclosures and signage.
Refer to sheet A-2.01 for sign location. Size TBD under separate permit

C. ARCHITECTURE AND URBAN DESIGN

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

- 1 Design has deviated from original concept presented at PACO. Revise submittal to ensure that the quality of the proposal does not diminish.
At the PACO meeting we presented a reference image of a building type

- 2 Clarify proposed use of roof deck above garage and rooftop.
Refer to sheet A-1.03 for clarification
- 3 Staff has identified several discrepancies between the floor plan and elevations. Revise floor plans to include all architectural projections.
All floor plans have been provided to clarify discrepancies
- 4 All renderings shall reflect actual proposed building materials and treatment. Revise drawings accordingly.
Refer to Sheets A-3.00 to A-3.01
- 5 Ensure that renderings reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.
Refer to Sheets A-3.00 to A-3.01

D. SIGNAGE

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

- 1 For review, full signage package shall be provided.
Signage package will be under separate permit
- 2 Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.
Refer to elevation sheets
- 3 All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.
Signs are under separate permit

E. LIGHTING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

- 1 Include note on Site Plan stating the maximum foot-candle level at all property lines, not just residential (maximum 0.5 allowed).
Refer to site data on sheet A-1.00

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

For all comments below please note the building will be certified under NGBS standards.

- 1 As per the City of Hollywood's green building ordinance, if this project has more than 20,000 square feet of total floor area, the project will require a third party green building certification. USGBC's LEED certification or FGBC certification are the minimum standards. If this project is 20,000 square feet or less of total floor area, it must include at least ten green building practices.
- 2 Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle- charging station will be located, (See Ordinance O-2016-02).
- 3 Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020,

which includes construction and demolition debris.

- 4 Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins on each floor.
- 5 Ensure the trash rooms accommodate recycling bins.
- 6 Relocate one of the stairwells and design it to be an appealing alternative to using the elevators, especially for tenants on the lower levels.
- 7 Use sustainable building materials.
- 8 Use low VOC materials.
- 9 Install permeable pavement in the alley, which will reduce stormwater runoff from the property and reduce pressure on stormwater infrastructure.
The alley will be dedicated to the City as Right of Way. Using permeable pavement in the alley is currently not proposed, however it can be considered if the city wants to assume the maintenance of the permeable asphalt. We will coordinate with Engineering and Public Works Departments prior to TAC approval.
- 10 Install pervious concrete sidewalks.
No pervious concrete is proposed at this time, however landscape beds have been incorporated throughout the proposed hardscape.
- 11 All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.
- 12 Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.
- 13 Retain rainwater on site for irrigation and non-potable water uses in the building.
There is limited space on the proposed development to retain rainwater. The propose project will utilize potable city water for irrigation.
- 14 Roof – install solar panels or a green roof, an Energy Star certified or Cool Roof Council rated roof. A green roof would reduce stormwater runoff and increase energy efficiency, benefiting the tenants. A green roof over the garage could be an attractive vista for tenants as well.
- 15 Consider using the garage roof area as an outdoor “community space” for tenants.
- 16 Additional comments may be forthcoming.

G. ENGINEERING

Luis Lopez, City Engineer (llopez@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer(rmitinger@hollywoodfl.org) 954-921-3990

- 1 Proposed site plan requires vacation of alley between Washington Street and Dewey Street. Separate vacation application submittal will be required. Contact Engineering Division, Clarissa Ip at 954-921-3915 or cip@hollywoodfl.org for information.
Submittal of vacation is underway and has been coordinated with the Engineering Department.
- 2 Unity of Title will be required at the time of City Building Permit review.

- 3 Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or rmitinger@hollywoodfl.org.
A Traffic Impact Analysis has been provide for review.
- 4 Indicate on plans to provide for the 15' rights-of-way dedication as per the Broward Trafficways Plan, from 50' to 80' rights-of-way, along Washington Street.
We are in the process of applying for a variance with Broward County for the trafficways dedication as there are no nearby properties that have dedicated the right of way. Since the surrounding property is mostly residential, early discuss with Broward County indicated that they will support the waiver.
- 5 Provide 25'x25' corner setback at the corner of Washington Street and Dewey Street and at Washington Street and South Federal Highway.
The provided Site Plan will be providing a 30' corner chord on Washington (Per Broward County Requirements) and 25' corner chord on Dewey. These will be given through a perpetual easement with FDOT.
Refer to sheet A-1.00
- 6 Bus shelter construction and easement will be required along US1, coordinate with Broward County Transit.
See attached letter from Broward County Transit. This area has been provided on the Site Plan.
- 7 Provide civil engineering streetscape plans and plan details, showing proposed sidewalks in public and/or project property along US1, Washington Street and Dewey Street.
Engineering Plans have been provided for review.
- 8 Indicate and provide minimum 14' vertical clearance at the garage entrance for the loading spaces and van accessible ADA parking, please show on Sheet A-2.01.
Refer to sheet A-1.00 legend and sheet A-2.01 for dimension
- 9 Minimum driveway adjacent to parking stalls for two-way traffic is 22', please provide.
Refer to all parking floor plans for dimensions
- 10 For the Site Ground Floor Plan, Sheet A-1.00, building structural columns shall not be within 3 feet of the entrance of a parking stall, please show all dimensions on plans.
Refer to parking garage floor plans
- 11 Provide floor plans for each floor of the building including the garage. Include exterior doors and building access locations. For the parking garage, indicate items such as but not limited to all parking and drive aisle dimensions, vehicle turning radii, traffic control markings and signage for vehicular traffic circulation and flow, ADA accessibility, and location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall.
Refer to architecture & civil plans
- 12 Provide civil plans for the proposed work. Provide and indicate items such as but not limited, curbing, all vehicle turning radii, vehicular sight triangles, pavement marking and signage plans and details. Indicate and show all change in elevations. Show any utility work within City rights-of-way for utility connection, indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail.
Engineering Plans have been provided for review.
- 13 Park impact fees requirements will be required to be satisfied at the time of City building

permit.

- 14 Provide FDOT Pre-Application Letter.
FDOT Pre-Application Letter has been provided.
- 15 All outside agency permits must be obtained prior to issuance of City building permit. Review and approval from FDOT is required.
All outside agency permits will be provided prior to Building Permit Issuance.
- 16 More comments may follow upon review of the requested information.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

- 1 Provide information updated property survey with all existing trees/palms on site not older than 6 months survey to provide a separate table including: location, species, estimated ht./spread, and DBH of all trees and palms.
- 2 Provide a detailed tree disposition plan and landscape plan by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, utility lines, lot dimensions, center line and monument line and comply with all planning and development board and historic preservation board requirements and irrigation plans. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape Plan details and specifications for technical review process. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type and what is provided for tree mitigation if any. Mitigation required for hardwood trees is calculated inch by inch of DBH been removed and 1:1 for all palm tree species with replacement species approved by the city of Hollywood.
- 3 Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.
- 4 No tree removals without a tree removal sub- permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.
- 5 Additional comments may be forthcoming at Building permitsubmittal.

According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis for mitigation or landscape code requirements meaning 3 palms equal 1 broadleaf tree. Palms are mitigated 1:1 from the following species list : Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail and Coconut. Minimum height requirements for all palms at planting is 8' of CT.

Courtesy comment: Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org.

I. UTILITIES

Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org) 954-924-2985

Alicia Vereza-Feria, Engineer (avereza-feria@hollywoodfl.org) 954-921-3302

Water & Sewer Comments:

1. Provide water, sewer and drainage plans for initial review.

Response: Engineering Plans have been provided for review.

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025

- 1 Application is substantially compliant.

K. FIRE

Janet A. Washburn, Fire Marshal/Division Chief (jwashburn@hollywoodfl.org) 954-921-3554 Jorge

Castano, Deputy Fire Marshal/Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

Technical Advisory Committee is limited to water supply for firefighting purposes and fire dept. access. A full architectural review will be completed at time of application to the building dept. However, a few other comments have been made to assist stakeholders for planning and budgetary purposes. The current references for the design of the buildings, water supply, and fire department access are the Florida Fire Prevention Code, 6th Edition, NFPA 1 and NFPA 101, 2015 editions.

- 1 Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements.
A hydrant flow test has been requested. Flow Calculations will be provided prior to TAC Approval.
- 2 As a result of that test, show any existing and new fire hydrants on civil drawings, size of fire main, location of fire department connection, etc.. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.
A hydrant flow test has been requested. Flow Calculations will be provided prior to TAC Approval.
- 3 Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.
Note has been added to the Utility Plan (Sheet C-08).
- 4 A Knox box will be required at the main entrance. Please show on the next submittal.
Refer to architectural plans sheet A-1.00
- 5 Per NFPA 1 (2015 Ed.) Chapter 11.10 requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings to include compliance with NFPA 72 (2013 edition).

If at any point during the building's lifetime (to include the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two Way Radio system may be required to be installed as determined by the AHJ.

- 6 Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

By others

- 7 At time submittal, per Florida Statute, engineered fire alarm plans are required to be submitted with the architectural set of plans as dictated in 61G15-32.008. Be sure to include all items listed (1 through 7). This is not required for TAC. This information is for planning purposes.
- 8 At time of submittal with the architectural set of plans, per Florida Statute, 61G-1532.004 Design of Water Based Fire Protection System. All items in the statute must be included in the architectural set. Be sure to include all items listed 1-4. This is not required for TAC. This information is for planning purposes.
- 9 Plans don't seem to show a generator location or generator room. Per NFPA 101:11.8.5.4.1, Type 60, Class 1, Level 1, standby power in accordance with NFPA 110, Standard for Emergency and Standby Power Systems, shall be provided.

Building is not a high rise no generator required

- 10 Plans don't seem to show an emergency command center. Per NFPA 101:11.8.6.1, an emergency command center shall be provided in a location approved by the fire department.

Building is not a high rise

- 11 On page C-06, show required fire dept. turning radius of 28' .5" interior radius, 38' centerline of the turning radius, 45' exterior.

Turning radii have been included in the truck Circulation Plan as Sheet C-11 (previous C-06)

- 12 Page C-06 does not show location of fire department connection. Show size of fire main and to see where it taps into city main on civil drawing to ensure a riser width meets the requirements in NFPA 14 for the standpipe.

Engineering Plans have been included for review. All water connections (including fire service) are shown on the Utility Plan (Sheet C-08).

L. **PUBLIC WORKS**

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

- 1 No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

- 1 No comments received.

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

- 1 No comments received.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

- 1 No It looks like there is commercial space on the ground floor, can you provide more information about the intended use/tenant for that space?
No commercial space is being proposed
- 2 What activities will take place in the Multi-Purpose room?
Residential use only
- 3 Is there any public parking provided for in the garage or is the parking for residents only?
Residents only
- 4 Will any activities take place on what appears to be the roof of the garage that is surrounded by three sides of living units?
Pool deck area for Residents only, refer to sheet A-1.03

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

- 1 No comments received.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

- 1 Not applicable.

R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549

Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

- 1 Application is substantially compliant.

S. ADDITIONAL COMMENTS

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

- 1 Additional comments may be forthcoming.

June 27, 2019

City of Hollywood
Technical Advisory Committee
2600 Hollywood Blvd
Hollywood, FL 33020

**Re: Fire Flow Calculations
Fiori Village
901 S. Federal Highway**

These calculations are for an eight story building, with a total square footage of 166,367 SF.
The entire building is noncombustible construction.

Fire Flow Area = 119,914 SF

Based on Type II (111) construction. Per NFPA 18.4.5.1.2 Fire Flow Requirements, the fire requirement is 5,750 GPM for 4 hours.

NFPA 18.4 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$5,750 \text{ GPM} \times 75\% = 4,312.50 \text{ GPM}$ (fire flow credit)

$5,750 \text{ GPM} - 4,312.50 \text{ GPM} = 1,438 \text{ GPM}$

The minimum fire flow per NFPA 18.4.5.1.2.1 is 1,000 GPM

Fire flow required = 1,438 GPM

Per the hydrant flow test, 6004.22 GPM is available

Prepared by.

Kevin A. Betancourt, P.E.

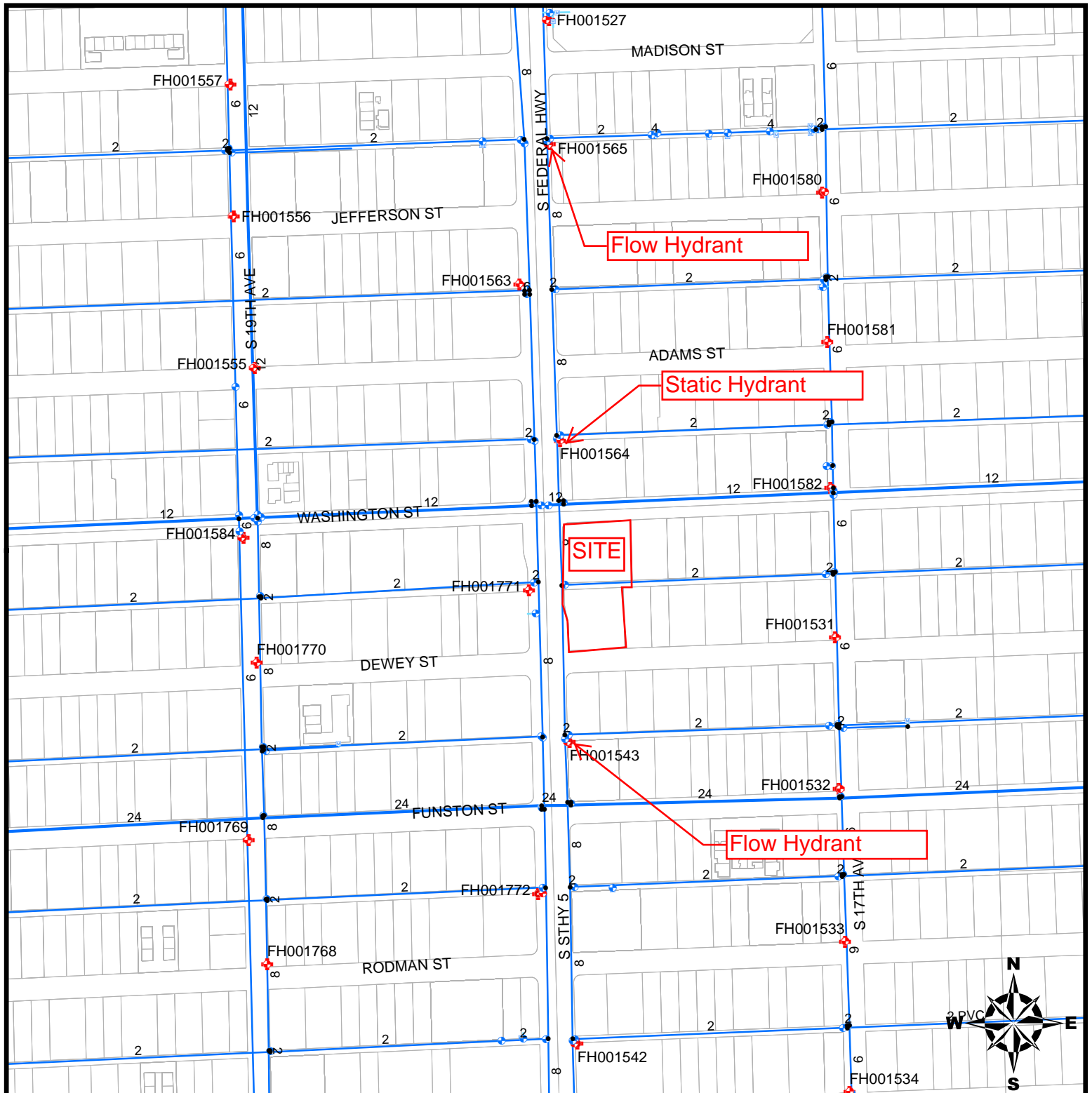
Florida Professional Engineer License No. 83361

Florida Business Cert of Auth. No. 27528

Attached hereafter: Fire Flow Results and Calculations

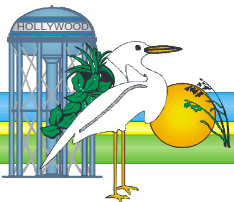


UTILITY ATLAS MAPLET



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INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



Hydrant Flow Test Procedure


Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

Washington @ S. Federal.

Date: 6/20/19	Time: 8:30 Am	 62
Residual/Static Hydrant	Address/Location	Residual Pressures
P - Hydrant FH001564	1747 Washington	<div> <div>F-1 Only</div> <div>61</div> </div> <div> <div>F-2 Only</div> <div>62</div> </div> <div> <div>F-1 & F-2 Both</div> <div>60</div> </div>
Flow Hydrants	Address/Location	Flow Rate
F-1 Hydrant (Individual) FH001565	601 US1	<div>GPM</div> <div>1190</div>
F-2 Hydrant (Individual) FH001532	1050 US1	<div>GPM</div> <div>1275</div>
F-1 Hydrant (Both Flowing)		<div>GPM</div> <div>1160</div>
F-2 Hydrant (Both Flowing)		<div>GPM</div> <div>1260</div>

Graph Points

62	Static Pressure
60	Residual Pressure
1160	Residual Flow

Data Points

Flow	Pressure
6004.217	20

CALCULATED FLOW AT 20 PSI

$$Q_2 = Q_1 * [(S - P_2)/(S - P_1)]^{0.54}$$

where Q_1 = Flow Test GPM = 1,160 GPM

S = Flow Test Static PSI = 62 PSI

P_1 = Flow Test Residual PSI = 60 PSI

P_2 = PSI per NFPA 1, Table 18.4.5.1.2 = 20 PSI

$$Q_2 = 1,160 * [(62 - 20)/(62 - 60)]^{0.54}$$

$$Q_2 = 6004.22 \text{ GPM at } 20 \text{ PSI} < 5000 \text{ GPM}$$

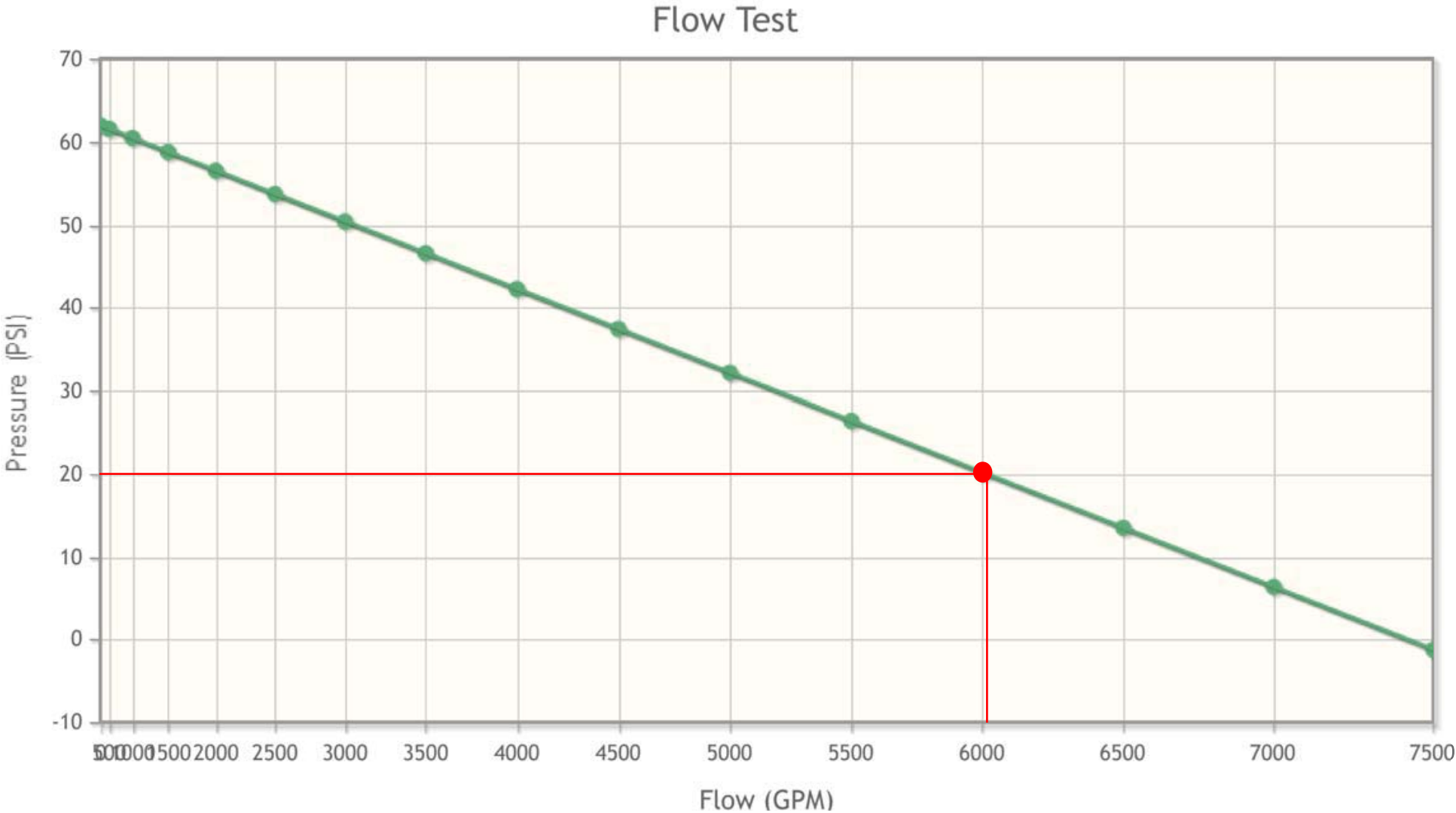


Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	3
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[†]Measured at 20 psi (139.9 kPa).

covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

19.1.8.2 Transporting burning waste or refuse shall be prohibited.

19.1.8.3 Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance, and Operations*, shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

19.2 Combustible Waste and Refuse.

19.2.1 Rubbish Containers.

19.2.1.1 General. Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft³ (1.15 m³) capacity.

19.2.1.1.1 Containers exceeding a capacity of 5¹/₃ ft³ [40 gal (0.15 m³)] shall be provided with lids.



STORMWATER MANAGEMENT REPORT

for

HTG FIORI

Hollywood, FL

Prepared for:

Housing Trust Group

Prepared by



1000 Corporate Drive, Suite 250
Ft Lauderdale, FL 33334
954-202-7000

Kevin A. Betancourt, P.E.
Florida Professional Engineer License No. 83361

May 31, 2019

TEGPC # F190019



Date: 5/29/2019
Project: HTG Fiori
Project No: F190019

6300 NW 31st Ave, Fort Lauderdale, FL 33309
Tel: 954-202-7000
Fax: 954-202-7070

Calculated By: KAB
Checked By:

PROPOSED POST-CONDITION DRAINAGE CALCULATIONS

Water Table:

1.50 NAVD

Land Use Summary:

Lake Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	26,798	sf	or	0.615	ac
Paved Areas (A_P):	4,636	sf	or	0.106	ac
Green Areas (A_G):	5,931	sf	or	0.136	ac
Total (A_T):	37,365	sf	or	0.858	ac

Compute Required Pretreatment Volume:

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

$$\begin{aligned} V_{PRE} &= 0.5 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\ &= 0.5 \times 2.013 / 12 \\ &= 0.04 \text{ ac-ft or } 0.43 \text{ ac-in} \end{aligned}$$

Compute Water Quality Volume:

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

$$\begin{aligned} V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\ &= 1 \times 2.013 / 12 \\ &= 0.07 \text{ ac-ft or } 0.86 \text{ ac-in} \end{aligned}$$

- 2) Provide 2.5" over % impervious area:

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

$$\begin{aligned} A_S &= A_T - (A_L + A_R) \\ &= 2.013 - (0 + 0.615) \\ &= 0.243 \text{ ac of site area for water quality pervious/impervious} \end{aligned}$$

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

$$\begin{aligned} A_{IMP} &= A_S - A_G \\ &= 0.243 - 0.136 \\ &= 0.11 \text{ ac of impervious area for water quality pervious/impervious} \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned} &= A_{IMP} / A_S \times 100\% \\ &= 0.107 / 0.243 \times 100\% \\ &= 44.0\% \text{ impervious} \end{aligned}$$

- d) For 2.5" times the percent impervious:

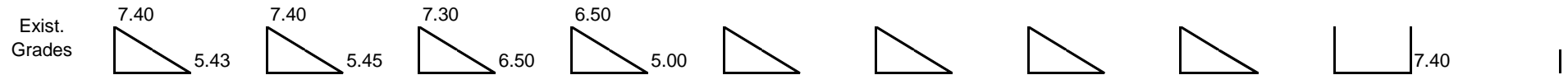
$$\begin{aligned} &= 2.5" \times \% \text{ impervious area} \\ &= 2.5 \times 0.44 \\ &= 1.10 \text{ inches to be treated} \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned} V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\ &= 1.1 \times (0.858 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\ &= 0.08 \text{ ac-ft or } 0.94 \text{ ac-in} \end{aligned}$$

- 3) Since the 0.94 ac-in is greater than the 0.86 ac-in computed for the first inch of runoff the volume of 0.94 ac-in controls.

STAGE STORAGE AREA CALCULATION POST

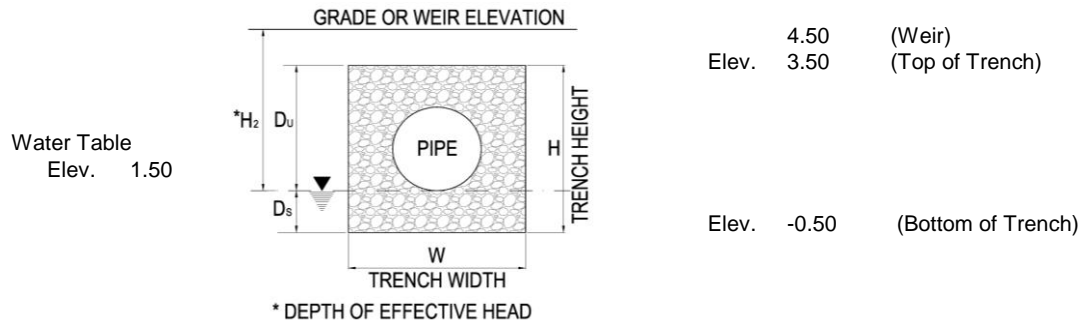


Stage	Pavement Area	Sidewalk Area	Landscape Area High	Landscape Area Low					Building	Total Site
	Area 0.089 0.000 (ac.-ft.)	Area 0.017 0.000 (ac.-ft.)	0.066 0.000 (ac.-ft.)	Area 0.070 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.615 0.000 (ac.-ft.)	0.858
1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.01
6.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.03
6.50	0.03	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.08
7.00	0.06	0.01	0.01	0.09	0.00	0.00	0.00	0.00	0.00	0.16
7.50	0.10	0.02	0.04	0.12	0.00	0.00	0.00	0.00	0.00	0.28

K-Value:

Test Hole #	(cfs/ft ² /ft hd)
P-1	8.46E-05
P-2	2.63E-05
K_{AVG}	5.55E-05

Trench:



K = 5.55E-05 cfs/ft² - ft head
 H₂ = 3.00 ft
 W = 8.00 ft
 D_u = 2.00 ft
 D_s = 2.00 ft
 H = D_u + D_s = 4.00 ft

1) Trench Length for Pretreatment Requirements:

V = 0.43 ac-in or 0.04 ac-ft

$$L = \frac{V}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = 92.2 feet

2) Trench Length for Water Quality

V_{WQ} = 0.94 ac.-in. or 0.08 ac.-ft.

$$L = \frac{V}{K(H^2W + 2H^2D_u - D_u^2 + 2H^2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = 202.3 LF Required

3) Trench Length Provided

L = 202 LF Provided

V = L x (K(2H²D_u - D_u² + 2H²D_s) + (1.39 x 10⁻⁴)Wdu)

V = 0.94 ac-in or 0.08 ac-ft

Drainage Well Calculations

Per field data supplied by local drainage well company the general area is anticipated to produce a well with a capacity of 150 gpm/foot. This data will need to be confirmed at time of the well development and or reasonable assurance report.

Drainage Well Design Inputs:

Design Discharge (Avg.) 275 gpm/foot
Number of Wells 1
Begin Discharge at Elevation 3.5' (Assume 2' to Overcome Column of Salt Water)

$$\text{CFS/FT} = (150 \text{ gal/min}) * 1 \text{ ft/s} / 448.831169 \text{ gal/min} = 0.61 \text{ cfs}$$

Elev (ft)	Discharge (cfs) per well			Total Discharge
3.5	0.61 cfs x	1.00' =	0.00 cfs	0.00 cfs
4.0	0.61 cfs x	1.50' =	0.31 cfs	0.61 cfs
4.5	0.61 cfs x	2.00' =	0.61 cfs	1.22 cfs
5.0	0.61 cfs x	2.50' =	0.92 cfs	1.83 cfs
5.5	0.61 cfs x	3.00' =	1.22 cfs	2.44 cfs
6.0	0.61 cfs x	3.50' =	1.53 cfs	3.05 cfs
6.5	0.61 cfs x	4.00' =	1.83 cfs	3.66 cfs
7.0	0.61 cfs x	4.50' =	2.14 cfs	4.27 cfs
7.5	0.61 cfs x	5.00' =	2.44 cfs	4.88 cfs

Well Flotation Calculations

Calculate Upward Force:

Well Box Outside Length Dimension	14.33 ft.
Well Box Outside Width Dimension	6.33 ft.
Design Water Table	1.50 NAVD
Elevation at Bottom of Bottom Slab	-0.50 NAVD
Well Rim Elevation/Top of Slab	6.50 NAVD
Displacement Depth	7.00 ft.
Displacement Volume	635 c.f.
Upward Force	39,622 lbs.

Calculate Downward Force:

Well Box Top Slab Thickness	8 inches
Well Box Wall Thickness	8 inches
Well Box Bottom Slab Thickness	8 inches
Top Slab Volume	60.47 c.f.
Wall Volume	180.38 c.f.
Bottom Slab Volume	60.47 c.f.
Total Volume	301.33 c.f.
Downward Force	45,199 lbs.

Total Force = Upward Force - Downward Force = -6,029 **OK**

DESIGN CRITERIA

Water Table 1.50
.....

STAGE\STORAGE AREA CALCULATION POST

Stage	Site Stage-Storage (previous page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
1.50	0.00	0.00	0.00
2.00	0.00	0.02	0.02
2.50	0.00	0.03	0.03
3.00	0.00	0.05	0.05
3.50	0.00	0.06	0.06
4.00	0.00	0.08	0.08
4.50	0.00	0.08	0.08
5.00	0.00	0.08	0.08
5.50	0.01	0.08	0.08
6.00	0.03	0.08	0.11
6.50	0.08	0.08	0.16
7.00	0.16	0.08	0.24
7.50	0.28	0.08	0.36

Soil Storage Post

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.615	71.7%
Paved Areas (A_P):	0.106	12.4%
Green Areas (A_G):	0.136	15.9%
Total (A_T):	0.858	100.0%

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

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

Average Pervious Grade (Elev.): 6.00 ft
Depth to Water Table: 4.50 ft
Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value: Curve Number:
= $S_S \times \% \text{ Pervious}$ = $1000/(S+10)$

$$= 6.75 \times 0.001586911710871 = 90$$

$$= 1.07 \text{ inches}$$

Rainfalls (P)

From Figure C-1, 10-Year, 24-Hour Storm = 8.00 inches

From Figure C-5, 25-Year, 72-Hour Storm = 10.50 inches

From Figure C-9, 100-Year, 72-Hour Storm = 13.00 inches

10-yr 1-hour Storm Event

See attached ICPR Model

Stage for 10-Year 24-Hour Storm Event 5.13 ft. NAVD

25-yr 3-day Storm Event

See attached ICPR Model

Stage for 25-Year 3-day Storm Event 6.26 ft. NAVD

100-yr 3-day Storm Event (zero discharge)

See attached ICPR Model

Stage for 100-Year 3-day Storm Event 6.59 ft. NAVD

Fiori Village - Hollywood
Node Min/Max Report

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
DW1	BASE	100y-3d	0.00	1.50	7.51	0.0000	0	60.43	3.27	0.00	0.00
Manhole	BASE	100y-3d	60.43	6.18	7.51	0.0050	113	60.40	3.27	60.43	3.27
SITE	BASE	100y-3d	60.42	6.59	7.51	0.0050	6233	60.08	5.84	60.40	3.27
DW1	BASE	10y-1d	0.00	1.50	7.51	0.0000	0	10.22	1.83	0.00	0.00
Manhole	BASE	10y-1d	10.22	5.00	7.51	0.0050	113	10.19	1.83	10.22	1.83
SITE	BASE	10y-1d	10.21	5.13	7.51	0.0050	1146	10.08	2.18	10.19	1.83
DW1	BASE	25y-3d	0.00	1.50	7.51	0.0000	0	60.34	2.96	0.00	0.00
Manhole	BASE	25y-3d	60.34	5.92	7.51	0.0050	113	60.32	2.96	60.34	2.96
SITE	BASE	25y-3d	60.34	6.26	7.51	0.0050	4618	60.08	4.70	60.32	2.96

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
100y-3d	0.00	0.0	0.0	0.0	0.0	0.00
100y-3d	0.26	0.0	0.0	0.0	0.0	0.00
100y-3d	0.50	0.0	0.0	0.0	0.0	0.00
100y-3d	0.77	0.0	0.0	0.0	0.0	0.00
100y-3d	1.02	0.0	0.0	0.0	0.0	0.00
100y-3d	1.27	0.0	0.0	0.0	0.0	0.00
100y-3d	1.52	0.0	0.0	0.0	0.0	0.00
100y-3d	1.77	0.0	0.0	0.0	0.0	0.00
100y-3d	2.02	0.0	0.0	0.0	0.0	0.00
100y-3d	2.27	0.0	0.0	0.0	0.0	0.00
100y-3d	2.52	0.0	0.0	0.0	0.0	0.00
100y-3d	2.77	0.0	0.0	0.0	0.0	0.00
100y-3d	3.02	0.1	0.0	0.1	0.0	0.00
100y-3d	3.27	0.9	0.0	0.9	0.0	0.00
100y-3d	3.52	3.1	0.0	3.1	-0.0	-0.00
100y-3d	3.77	7.0	0.0	7.0	-0.0	-0.00
100y-3d	4.02	12.7	0.0	12.7	-0.0	-0.00
100y-3d	4.27	20.2	0.0	20.2	-0.0	-0.00
100y-3d	4.52	29.5	0.0	29.5	-0.0	-0.00
100y-3d	4.77	40.6	0.0	40.6	-0.0	-0.00
100y-3d	5.02	53.3	0.0	53.3	-0.0	-0.00
100y-3d	5.27	67.5	0.0	67.5	-0.0	-0.00
100y-3d	5.52	83.2	0.0	83.2	-0.0	-0.00
100y-3d	5.77	100.3	0.0	100.3	-0.0	-0.00
100y-3d	6.02	118.8	0.0	118.8	-0.0	-0.00
100y-3d	6.27	138.6	0.0	138.6	-0.0	-0.00
100y-3d	6.52	159.7	0.0	159.7	-0.0	-0.00
100y-3d	6.77	181.9	0.0	181.9	-0.0	-0.00
100y-3d	7.02	205.2	0.0	205.2	-0.0	-0.00
100y-3d	7.27	229.7	0.0	229.7	-0.0	-0.00
100y-3d	7.52	255.1	0.0	255.1	-0.0	-0.00
100y-3d	7.77	281.6	0.0	281.6	-0.0	-0.00
100y-3d	8.02	309.1	0.0	309.1	-0.0	-0.00
100y-3d	8.27	337.5	0.0	337.5	-0.0	-0.00
100y-3d	8.52	366.7	0.0	366.7	-0.0	-0.00
100y-3d	8.77	396.8	0.0	396.8	-0.0	-0.00
100y-3d	9.02	427.8	0.0	427.8	-0.0	-0.00
100y-3d	9.27	459.5	0.0	459.5	-0.0	-0.00
100y-3d	9.52	492.0	0.0	492.0	-0.0	-0.00
100y-3d	9.77	525.2	0.0	525.2	-0.0	-0.00
100y-3d	10.02	559.2	0.0	559.2	-0.0	-0.00
100y-3d	10.27	593.8	0.0	593.8	-0.0	-0.00
100y-3d	10.52	629.1	0.0	629.1	-0.0	-0.00
100y-3d	10.77	665.0	0.0	665.0	-0.0	-0.00
100y-3d	11.02	701.5	0.0	701.5	-0.0	-0.00
100y-3d	11.27	738.7	0.0	738.7	-0.0	-0.00
100y-3d	11.52	776.4	0.0	776.4	-0.0	-0.00
100y-3d	11.77	814.6	0.0	814.6	-0.0	-0.00
100y-3d	12.02	853.4	0.0	853.4	-0.0	-0.00
100y-3d	12.27	892.7	0.0	892.7	-0.0	-0.00
100y-3d	12.52	932.5	0.0	932.5	-0.0	-0.00
100y-3d	12.77	972.8	0.0	972.8	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
100y-3d	13.02	1013.6	0.0	1013.6	-0.0	-0.00
100y-3d	13.27	1054.8	0.0	1054.8	-0.0	-0.00
100y-3d	13.52	1096.5	0.0	1096.5	-0.0	-0.00
100y-3d	13.77	1138.6	0.0	1138.6	-0.0	-0.00
100y-3d	14.02	1181.1	0.0	1181.1	-0.0	-0.00
100y-3d	14.27	1224.0	0.0	1224.0	-0.0	-0.00
100y-3d	14.52	1267.3	0.0	1267.3	-0.0	-0.00
100y-3d	14.77	1311.0	0.0	1311.0	-0.0	-0.00
100y-3d	15.02	1355.1	0.0	1355.1	0.0	0.00
100y-3d	15.27	1399.5	0.0	1399.5	-0.0	-0.00
100y-3d	15.52	1444.3	0.0	1444.3	0.0	0.00
100y-3d	15.77	1489.4	0.0	1489.4	-0.0	-0.00
100y-3d	16.02	1534.8	0.0	1534.8	-0.0	-0.00
100y-3d	16.27	1580.6	0.0	1580.6	-0.0	-0.00
100y-3d	16.52	1626.6	0.0	1626.6	0.0	0.00
100y-3d	16.77	1673.0	0.0	1673.0	-0.0	-0.00
100y-3d	17.02	1719.7	0.0	1719.7	0.0	0.00
100y-3d	17.27	1766.6	0.0	1766.6	0.0	0.00
100y-3d	17.52	1813.8	0.0	1813.8	0.0	0.00
100y-3d	17.77	1861.3	0.0	1861.3	0.0	0.00
100y-3d	18.02	1909.1	0.0	1909.1	0.0	0.00
100y-3d	18.27	1957.1	0.0	1957.1	0.0	0.00
100y-3d	18.52	2005.4	0.0	2005.4	0.0	0.00
100y-3d	18.77	2053.9	0.0	2053.9	0.0	0.00
100y-3d	19.02	2102.7	0.0	2102.7	0.0	0.00
100y-3d	19.27	2151.7	0.0	2151.7	0.0	0.00
100y-3d	19.52	2200.9	0.0	2200.9	0.0	0.00
100y-3d	19.77	2250.3	0.0	2250.3	0.0	0.00
100y-3d	20.02	2300.0	0.0	2300.0	0.0	0.00
100y-3d	20.27	2349.8	0.0	2349.8	0.0	0.00
100y-3d	20.52	2399.9	0.0	2399.9	0.0	0.00
100y-3d	20.77	2450.2	0.0	2450.2	0.0	0.00
100y-3d	21.02	2500.6	0.0	2500.6	0.0	0.00
100y-3d	21.27	2551.3	0.0	2551.3	-0.0	-0.00
100y-3d	21.52	2602.1	0.0	2602.1	0.0	0.00
100y-3d	21.77	2653.2	0.0	2653.2	-0.0	-0.00
100y-3d	22.02	2704.4	0.0	2704.4	0.0	0.00
100y-3d	22.27	2755.8	0.0	2755.8	-0.0	-0.00
100y-3d	22.52	2807.3	0.0	2807.3	-0.0	-0.00
100y-3d	22.77	2859.0	0.0	2859.0	-0.0	-0.00
100y-3d	23.02	2910.9	0.0	2910.9	0.0	0.00
100y-3d	23.27	2963.0	0.0	2963.0	0.0	0.00
100y-3d	23.52	3015.2	0.0	3015.2	0.0	0.00
100y-3d	23.77	3067.5	0.0	3067.5	0.0	0.00
100y-3d	24.02	3120.1	0.0	3120.1	0.0	0.00
100y-3d	24.26	3177.5	0.0	3177.5	0.0	0.00
100y-3d	24.51	3243.1	0.0	3243.1	0.0	0.00
100y-3d	24.75	3313.8	0.0	3313.8	0.0	0.00
100y-3d	25.01	3390.7	0.0	3390.7	0.0	0.00
100y-3d	25.25	3466.0	0.0	3466.0	0.0	0.00
100y-3d	25.50	3542.2	0.0	3542.2	0.0	0.00
100y-3d	25.76	3622.1	0.0	3622.1	0.0	0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
100y-3d	26.00	3698.8	0.0	3698.8	0.0	0.00
100y-3d	26.25	3776.9	0.0	3776.9	0.0	0.00
100y-3d	26.50	3855.9	0.0	3855.9	0.0	0.00
100y-3d	26.75	3935.5	40.5	3894.9	0.0	0.00
100y-3d	27.01	4016.4	121.4	3895.0	0.0	0.00
100y-3d	27.25	4094.6	199.5	3895.0	0.0	0.00
100y-3d	27.51	4177.4	282.3	3895.1	0.0	0.00
100y-3d	27.76	4257.3	362.2	3895.1	0.0	0.00
100y-3d	28.01	4337.4	442.2	3895.2	0.0	0.00
100y-3d	28.26	4417.6	522.4	3895.2	0.0	0.00
100y-3d	28.51	4498.1	602.8	3895.3	0.0	0.00
100y-3d	28.76	4578.8	683.5	3895.3	0.0	0.00
100y-3d	29.01	4659.6	764.2	3895.4	0.0	0.00
100y-3d	29.26	4740.6	845.2	3895.4	0.0	0.00
100y-3d	29.51	4821.8	926.4	3895.4	-0.0	-0.00
100y-3d	29.76	4903.2	1007.7	3895.5	0.0	0.00
100y-3d	30.01	4984.7	1089.2	3895.5	0.0	0.00
100y-3d	30.26	5066.4	1170.8	3895.5	0.0	0.00
100y-3d	30.51	5148.2	1252.6	3895.6	0.0	0.00
100y-3d	30.76	5230.2	1334.6	3895.6	0.0	0.00
100y-3d	31.01	5312.3	1416.7	3895.6	0.0	0.00
100y-3d	31.26	5394.6	1498.9	3895.7	0.0	0.00
100y-3d	31.51	5477.0	1581.3	3895.7	0.0	0.00
100y-3d	31.76	5559.6	1663.8	3895.7	-0.0	-0.00
100y-3d	32.01	5642.3	1746.5	3895.8	-0.0	-0.00
100y-3d	32.26	5725.1	1829.3	3895.8	0.0	0.00
100y-3d	32.51	5808.0	1912.2	3895.8	0.0	0.00
100y-3d	32.76	5891.1	1995.3	3895.9	0.0	0.00
100y-3d	33.01	5974.3	2078.4	3895.9	0.0	0.00
100y-3d	33.26	6057.6	2161.7	3895.9	0.0	0.00
100y-3d	33.51	6141.1	2245.1	3895.9	0.0	0.00
100y-3d	33.76	6224.6	2328.7	3896.0	0.0	0.00
100y-3d	34.01	6308.3	2412.3	3896.0	0.0	0.00
100y-3d	34.26	6392.1	2496.1	3896.0	0.0	0.00
100y-3d	34.51	6476.0	2579.9	3896.0	0.0	0.00
100y-3d	34.76	6559.9	2663.9	3896.1	0.0	0.00
100y-3d	35.01	6644.0	2747.9	3896.1	0.0	0.00
100y-3d	35.26	6728.2	2832.1	3896.1	0.0	0.00
100y-3d	35.51	6812.5	2916.4	3896.1	0.0	0.00
100y-3d	35.76	6896.9	3000.7	3896.2	0.0	0.00
100y-3d	36.01	6981.4	3085.2	3896.2	0.0	0.00
100y-3d	36.26	7066.2	3169.9	3896.3	0.0	0.00
100y-3d	36.51	7151.3	3255.0	3896.4	0.0	0.00
100y-3d	36.76	7236.8	3340.4	3896.4	0.0	0.00
100y-3d	37.01	7322.4	3426.0	3896.4	0.0	0.00
100y-3d	37.26	7408.2	3511.7	3896.5	-0.0	-0.00
100y-3d	37.51	7494.1	3597.6	3896.5	-0.0	-0.00
100y-3d	37.76	7580.0	3683.5	3896.5	-0.0	-0.00
100y-3d	38.01	7666.1	3769.5	3896.5	-0.0	-0.00
100y-3d	38.26	7752.2	3855.6	3896.5	-0.0	-0.00
100y-3d	38.51	7838.4	3941.8	3896.6	-0.0	-0.00
100y-3d	38.76	7924.7	4028.1	3896.6	-0.0	-0.00

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Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
100y-3d	39.01	8011.0	4114.4	3896.6	-0.0	-0.00
100y-3d	39.26	8097.5	4200.9	3896.6	-0.0	-0.00
100y-3d	39.51	8184.0	4287.3	3896.6	-0.0	-0.00
100y-3d	39.76	8270.5	4373.9	3896.6	-0.0	-0.00
100y-3d	40.01	8357.2	4460.5	3896.7	-0.0	-0.00
100y-3d	40.26	8443.9	4547.2	3896.7	-0.0	-0.00
100y-3d	40.51	8530.7	4634.0	3896.7	-0.0	-0.00
100y-3d	40.76	8617.5	4720.8	3896.7	-0.0	-0.00
100y-3d	41.01	8704.4	4807.7	3896.7	-0.0	-0.00
100y-3d	41.26	8791.4	4894.7	3896.7	-0.0	-0.00
100y-3d	41.51	8878.5	4981.7	3896.7	-0.0	-0.00
100y-3d	41.76	8965.6	5068.8	3896.8	-0.0	-0.00
100y-3d	42.01	9052.7	5155.9	3896.8	-0.0	-0.00
100y-3d	42.26	9139.9	5243.1	3896.8	-0.0	-0.00
100y-3d	42.51	9227.2	5330.4	3896.8	-0.0	-0.00
100y-3d	42.76	9314.5	5417.7	3896.8	-0.0	-0.00
100y-3d	43.01	9401.9	5505.1	3896.8	-0.0	-0.00
100y-3d	43.26	9489.4	5592.5	3896.8	-0.0	-0.00
100y-3d	43.51	9576.9	5680.0	3896.8	-0.0	-0.00
100y-3d	43.76	9664.4	5767.6	3896.9	-0.0	-0.00
100y-3d	44.01	9752.0	5855.1	3896.9	0.0	0.00
100y-3d	44.26	9839.7	5942.8	3896.9	-0.0	-0.00
100y-3d	44.51	9927.4	6030.5	3896.9	0.0	0.00
100y-3d	44.76	10015.1	6118.2	3896.9	0.0	0.00
100y-3d	45.01	10102.9	6206.0	3896.9	0.0	0.00
100y-3d	45.26	10190.8	6293.9	3896.9	0.0	0.00
100y-3d	45.51	10278.7	6381.7	3896.9	0.0	0.00
100y-3d	45.76	10366.6	6469.7	3896.9	0.0	0.00
100y-3d	46.01	10454.6	6557.7	3897.0	0.0	0.00
100y-3d	46.26	10542.6	6645.7	3897.0	0.0	0.00
100y-3d	46.51	10630.7	6733.7	3897.0	0.0	0.00
100y-3d	46.76	10718.8	6821.9	3897.0	0.0	0.00
100y-3d	47.01	10807.0	6910.0	3897.0	0.0	0.00
100y-3d	47.26	10895.2	6998.2	3897.0	0.0	0.00
100y-3d	47.51	10983.5	7086.4	3897.0	0.0	0.00
100y-3d	47.76	11071.7	7174.7	3897.0	0.0	0.00
100y-3d	48.01	11160.1	7263.0	3897.0	0.0	0.00
100y-3d	48.26	11250.7	7352.8	3897.9	0.0	0.00
100y-3d	48.51	11344.8	7446.2	3898.6	0.0	0.00
100y-3d	48.76	11441.1	7542.2	3898.9	0.0	0.00
100y-3d	49.01	11538.5	7639.4	3899.1	0.0	0.00
100y-3d	49.26	11637.0	7737.6	3899.4	0.0	0.00
100y-3d	49.51	11736.6	7837.0	3899.6	0.0	0.00
100y-3d	49.76	11836.7	7937.0	3899.7	0.0	0.00
100y-3d	50.01	11937.1	8037.3	3899.7	0.0	0.00
100y-3d	50.26	12041.9	8140.6	3901.3	0.0	0.00
100y-3d	50.51	12153.2	8250.7	3902.5	0.0	0.00
100y-3d	50.76	12268.5	8365.4	3903.1	0.0	0.00
100y-3d	51.01	12385.8	8482.3	3903.5	0.0	0.00
100y-3d	51.26	12506.8	8602.3	3904.5	0.0	0.00
100y-3d	51.51	12632.1	8726.8	3905.3	0.0	0.00
100y-3d	51.76	12759.9	8854.2	3905.7	0.0	0.00

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Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
100y-3d	52.01	12889.0	8983.1	3905.9	0.0	0.00
100y-3d	52.26	13027.9	9118.7	3909.1	0.0	0.00
100y-3d	52.51	13181.0	9269.3	3911.7	0.0	0.00
100y-3d	52.76	13342.7	9429.8	3913.0	0.0	0.00
100y-3d	53.01	13508.9	9595.1	3913.7	0.0	0.00
100y-3d	53.26	13686.5	9769.5	3917.1	0.0	0.00
100y-3d	53.51	13879.2	9959.6	3919.6	0.0	0.00
100y-3d	53.76	14080.7	10159.9	3920.8	0.0	0.00
100y-3d	54.01	14286.7	10365.1	3921.6	0.0	0.00
100y-3d	54.26	14504.6	10579.6	3924.9	0.0	0.00
100y-3d	54.51	14738.0	10810.5	3927.5	0.0	0.00
100y-3d	54.76	14980.6	11051.9	3928.8	0.0	0.00
100y-3d	55.01	15227.9	11298.4	3929.5	0.0	0.00
100y-3d	55.26	15485.8	11553.0	3932.8	0.0	0.00
100y-3d	55.51	15761.6	11826.2	3935.4	0.0	0.00
100y-3d	55.76	16046.1	12109.5	3936.6	0.0	0.00
100y-3d	56.01	16335.2	12397.9	3937.3	0.0	0.00
100y-3d	56.26	16636.3	12695.2	3941.1	0.0	0.00
100y-3d	56.51	16958.8	13014.7	3944.2	0.0	0.00
100y-3d	56.76	17291.8	13346.2	3945.5	0.0	0.00
100y-3d	57.01	17630.3	13683.9	3946.4	0.0	0.00
100y-3d	57.26	17983.9	14032.8	3951.1	0.0	0.00
100y-3d	57.51	18364.9	14410.0	3955.0	0.0	0.00
100y-3d	57.76	18766.2	14807.1	3959.1	0.0	0.00
100y-3d	58.01	19188.9	15226.8	3962.1	0.0	0.00
100y-3d	58.26	19631.9	15665.2	3966.7	0.0	0.00
100y-3d	58.51	20100.2	16130.0	3970.2	0.0	0.00
100y-3d	58.75	20589.9	16608.2	3981.7	0.0	0.00
100y-3d	59.01	21180.2	17188.3	3991.9	0.0	0.00
100y-3d	59.25	21846.4	17829.0	4017.4	0.0	0.00
100y-3d	59.50	22695.1	18655.4	4039.7	0.0	0.00
100y-3d	59.75	24625.8	19871.6	4754.1	0.0	0.00
100y-3d	60.00	29083.7	22072.5	7011.1	-0.0	-0.00
100y-3d	60.25	33895.5	24863.4	9032.1	-0.0	-0.00
100y-3d	60.50	37061.4	27803.2	9258.2	-0.0	-0.00
100y-3d	60.76	39360.8	30744.3	8616.5	-0.0	-0.00
100y-3d	61.00	40868.3	33447.4	7420.9	-0.0	-0.00
100y-3d	61.25	41920.5	35960.0	5960.5	-0.0	-0.00
100y-3d	61.50	42662.9	37982.6	4680.3	-0.0	-0.00
100y-3d	61.75	43281.4	39282.1	3999.3	-0.0	-0.00
100y-3d	62.00	43826.8	39858.8	3968.0	-0.0	-0.00
100y-3d	62.26	44309.5	40353.9	3955.6	-0.0	-0.00
100y-3d	62.50	44709.3	40763.2	3946.1	-0.0	-0.00
100y-3d	62.76	45087.3	41148.1	3939.2	-0.0	-0.00
100y-3d	63.01	45423.5	41488.8	3934.7	0.0	0.00
100y-3d	63.26	45743.6	41811.0	3932.5	-0.0	-0.00
100y-3d	63.51	46056.1	42124.6	3931.6	-0.0	-0.00
100y-3d	63.76	46365.7	42434.5	3931.2	-0.0	-0.00
100y-3d	64.01	46674.3	42743.2	3931.1	-0.0	-0.00
100y-3d	64.26	46960.1	43037.4	3922.7	-0.0	-0.00
100y-3d	64.51	47194.6	43279.7	3914.9	-0.0	-0.00
100y-3d	64.76	47403.4	43492.2	3911.2	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
100y-3d	65.01	47598.8	43689.8	3909.0	-0.0	-0.00
100y-3d	65.26	47787.3	43879.2	3908.0	-0.0	-0.00
100y-3d	65.51	47973.0	44065.3	3907.7	-0.0	-0.00
100y-3d	65.76	48158.4	44250.6	3907.8	-0.0	-0.00
100y-3d	66.01	48343.9	44436.1	3907.8	-0.0	-0.00
100y-3d	66.26	48529.5	44621.7	3907.8	-0.0	-0.00
100y-3d	66.51	48715.1	44807.3	3907.8	-0.0	-0.00
100y-3d	66.76	48900.7	44992.9	3907.8	-0.0	-0.00
100y-3d	67.01	49086.3	45178.5	3907.8	-0.0	-0.00
100y-3d	67.26	49272.0	45364.2	3907.8	-0.0	-0.00
100y-3d	67.51	49457.6	45549.8	3907.8	-0.0	-0.00
100y-3d	67.76	49643.2	45735.4	3907.8	-0.0	-0.00
100y-3d	68.01	49828.8	45921.1	3907.8	-0.0	-0.00
100y-3d	68.26	50000.4	46097.3	3903.1	-0.0	-0.00
100y-3d	68.51	50149.5	46250.4	3899.1	-0.0	-0.00
100y-3d	68.76	50285.1	46388.1	3897.0	-0.0	-0.00
100y-3d	69.01	50413.7	46517.9	3895.8	-0.0	-0.00
100y-3d	69.26	50538.5	46643.3	3895.2	-0.0	-0.00
100y-3d	69.51	50661.7	46766.7	3895.0	-0.0	-0.00
100y-3d	69.76	50784.6	46889.6	3895.0	-0.0	-0.00
100y-3d	70.01	50907.5	47012.5	3895.0	-0.0	-0.00
100y-3d	70.26	51030.5	47135.5	3895.1	-0.0	-0.00
100y-3d	70.51	51153.8	47258.7	3895.1	-0.0	-0.00
100y-3d	70.76	51277.2	47382.1	3895.1	-0.0	-0.00
100y-3d	71.01	51400.7	47505.6	3895.1	-0.0	-0.00
100y-3d	71.26	51524.3	47629.1	3895.2	-0.0	-0.00
100y-3d	71.51	51647.9	47752.7	3895.2	-0.0	-0.00
100y-3d	71.76	51771.5	47876.3	3895.2	-0.0	-0.00
100y-3d	72.00	51886.8	47991.6	3895.1	-0.0	-0.00
10y-1d	0.00	0.0	0.0	0.0	0.0	0.00
10y-1d	0.26	0.0	0.0	0.0	0.0	0.00
10y-1d	0.50	0.0	0.0	0.0	0.0	0.00
10y-1d	0.77	0.0	0.0	0.0	0.0	0.00
10y-1d	1.02	0.0	0.0	0.0	0.0	0.00
10y-1d	1.27	0.0	0.0	0.0	0.0	0.00
10y-1d	1.52	0.0	0.0	0.0	0.0	0.00
10y-1d	1.77	0.2	0.0	0.2	0.0	0.00
10y-1d	2.02	2.3	0.0	2.3	0.0	0.00
10y-1d	2.27	9.1	0.0	9.1	0.0	0.00
10y-1d	2.52	22.0	0.0	22.0	0.0	0.00
10y-1d	2.77	41.4	0.0	41.4	0.0	0.00
10y-1d	3.02	67.3	0.0	67.3	0.0	0.00
10y-1d	3.27	99.2	0.0	99.2	0.0	0.00
10y-1d	3.52	136.7	0.0	136.7	0.0	0.00
10y-1d	3.77	180.4	0.0	180.4	0.0	0.00
10y-1d	4.02	230.8	0.0	230.8	0.0	0.00
10y-1d	4.27	287.0	0.0	287.0	0.0	0.00
10y-1d	4.52	348.4	0.0	348.4	0.0	0.00
10y-1d	4.77	416.7	0.0	416.7	0.0	0.00
10y-1d	5.02	493.0	0.0	493.0	0.0	0.00
10y-1d	5.27	576.7	0.0	576.7	0.0	0.00
10y-1d	5.52	666.9	0.0	666.9	0.0	0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
10y-1d	5.77	764.2	0.0	764.2	0.0	0.00
10y-1d	6.02	868.8	0.0	868.8	0.0	0.00
10y-1d	6.27	979.2	0.0	979.2	0.0	0.00
10y-1d	6.51	1091.0	0.0	1091.0	0.0	0.00
10y-1d	6.76	1215.3	0.0	1215.3	0.0	0.00
10y-1d	7.00	1341.0	0.0	1341.0	0.0	0.00
10y-1d	7.26	1487.9	0.0	1487.9	0.0	0.00
10y-1d	7.50	1640.6	0.0	1640.6	0.0	0.00
10y-1d	7.75	1810.6	0.0	1810.6	0.0	0.00
10y-1d	8.01	2002.2	0.0	2002.2	-0.0	-0.00
10y-1d	8.25	2205.2	0.0	2205.2	-0.0	-0.00
10y-1d	8.50	2435.4	0.0	2435.4	-0.0	-0.00
10y-1d	8.75	2704.6	0.0	2704.6	-0.0	-0.00
10y-1d	9.00	3018.2	0.0	3018.2	-0.0	-0.00
10y-1d	9.25	3397.4	0.0	3397.4	-0.0	-0.00
10y-1d	9.50	3851.8	0.0	3851.8	-0.0	-0.00
10y-1d	9.75	4741.0	650.7	4090.4	-0.0	-0.00
10y-1d	10.00	6351.6	1920.5	4431.0	-0.0	-0.00
10y-1d	10.25	8161.1	3493.0	4668.1	-0.0	-0.00
10y-1d	10.50	9509.5	5065.5	4444.0	-0.0	-0.00
10y-1d	10.75	10564.7	6402.9	4161.8	-0.0	-0.00
10y-1d	11.00	11367.5	7355.6	4011.9	-0.0	-0.00
10y-1d	11.25	11974.5	7992.4	3982.1	-0.0	-0.00
10y-1d	11.51	12458.0	8493.9	3964.1	-0.0	-0.00
10y-1d	11.76	12861.2	8906.6	3954.6	-0.0	-0.00
10y-1d	12.01	13228.6	9280.0	3948.6	-0.0	-0.00
10y-1d	12.26	13564.6	9620.9	3943.7	-0.0	-0.00
10y-1d	12.51	13877.2	9936.8	3940.4	-0.0	-0.00
10y-1d	12.76	14174.8	10237.4	3937.4	0.0	0.00
10y-1d	13.01	14457.3	10522.2	3935.2	-0.0	-0.00
10y-1d	13.26	14727.6	10795.1	3932.6	-0.0	-0.00
10y-1d	13.51	14985.8	11055.2	3930.6	0.0	0.00
10y-1d	13.76	15234.1	11305.3	3928.8	-0.0	-0.00
10y-1d	14.01	15474.3	11546.9	3927.4	-0.0	-0.00
10y-1d	14.26	15704.6	11779.5	3925.1	-0.0	-0.00
10y-1d	14.51	15924.4	12001.0	3923.4	-0.0	-0.00
10y-1d	14.76	16135.7	12213.9	3921.7	-0.0	-0.00
10y-1d	15.01	16339.7	12419.1	3920.5	-0.0	-0.00
10y-1d	15.26	16539.7	12619.7	3920.0	-0.0	-0.00
10y-1d	15.51	16737.8	12818.1	3919.7	-0.0	-0.00
10y-1d	15.76	16932.5	13013.7	3918.7	0.0	0.00
10y-1d	16.01	17122.5	13204.6	3917.9	0.0	0.00
10y-1d	16.26	17307.2	13390.6	3916.7	0.0	0.00
10y-1d	16.51	17486.3	13570.6	3915.7	0.0	0.00
10y-1d	16.76	17660.9	13746.1	3914.9	-0.0	-0.00
10y-1d	17.01	17832.4	13918.1	3914.3	-0.0	-0.00
10y-1d	17.26	18000.3	14086.8	3913.5	-0.0	-0.00
10y-1d	17.51	18164.5	14251.6	3912.9	-0.0	-0.00
10y-1d	17.76	18323.9	14412.2	3911.6	-0.0	-0.00
10y-1d	18.01	18477.9	14567.2	3910.7	-0.0	-0.00
10y-1d	18.26	18626.1	14716.8	3909.3	-0.0	-0.00
10y-1d	18.51	18768.4	14860.1	3908.2	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
10y-1d	18.76	18909.9	15001.2	3908.7	-0.0	-0.00
10y-1d	19.01	19054.1	15144.9	3909.2	-0.0	-0.00
10y-1d	19.26	19197.6	15289.0	3908.6	-0.0	-0.00
10y-1d	19.51	19337.9	15429.9	3908.0	-0.0	-0.00
10y-1d	19.76	19474.8	15567.6	3907.2	-0.0	-0.00
10y-1d	20.01	19608.5	15701.9	3906.6	-0.0	-0.00
10y-1d	20.26	19738.7	15832.9	3905.8	-0.0	-0.00
10y-1d	20.51	19865.6	15960.4	3905.2	-0.0	-0.00
10y-1d	20.76	19990.8	16085.9	3905.0	-0.0	-0.00
10y-1d	21.01	20115.2	16210.4	3904.8	-0.0	-0.00
10y-1d	21.26	20239.2	16334.4	3904.8	-0.0	-0.00
10y-1d	21.51	20363.0	16458.3	3904.7	-0.0	-0.00
10y-1d	21.76	20484.2	16580.4	3903.8	-0.0	-0.00
10y-1d	22.01	20600.9	16698.0	3903.0	-0.0	-0.00
10y-1d	22.26	20715.0	16812.4	3902.5	-0.0	-0.00
10y-1d	22.51	20827.7	16925.4	3902.3	-0.0	-0.00
10y-1d	22.76	20940.8	17038.2	3902.6	-0.0	-0.00
10y-1d	23.01	21055.5	17152.5	3902.9	-0.0	-0.00
10y-1d	23.26	21170.2	17267.5	3902.7	-0.0	-0.00
10y-1d	23.51	21283.5	17381.0	3902.4	-0.0	-0.00
10y-1d	23.76	21393.2	17491.9	3901.3	-0.0	-0.00
10y-1d	24.00	21491.1	17590.7	3900.4	-0.0	-0.00
25y-3d	0.00	0.0	0.0	0.0	0.0	0.00
25y-3d	0.26	0.0	0.0	0.0	0.0	0.00
25y-3d	0.50	0.0	0.0	0.0	0.0	0.00
25y-3d	0.77	0.0	0.0	0.0	0.0	0.00
25y-3d	1.02	0.0	0.0	0.0	0.0	0.00
25y-3d	1.27	0.0	0.0	0.0	0.0	0.00
25y-3d	1.52	0.0	0.0	0.0	0.0	0.00
25y-3d	1.77	0.0	0.0	0.0	0.0	0.00
25y-3d	2.02	0.0	0.0	0.0	0.0	0.00
25y-3d	2.27	0.0	0.0	0.0	0.0	0.00
25y-3d	2.52	0.0	0.0	0.0	0.0	0.00
25y-3d	2.77	0.0	0.0	0.0	0.0	0.00
25y-3d	3.02	0.0	0.0	0.0	0.0	0.00
25y-3d	3.27	0.0	0.0	0.0	0.0	0.00
25y-3d	3.52	0.0	0.0	0.0	-0.0	-0.00
25y-3d	3.77	0.2	0.0	0.2	-0.0	-0.00
25y-3d	4.02	0.9	0.0	0.9	-0.0	-0.00
25y-3d	4.27	2.7	0.0	2.7	-0.0	-0.00
25y-3d	4.52	5.7	0.0	5.7	-0.0	-0.00
25y-3d	4.77	9.8	0.0	9.8	-0.0	-0.00
25y-3d	5.02	15.3	0.0	15.3	-0.0	-0.00
25y-3d	5.27	21.9	0.0	21.9	-0.0	-0.00
25y-3d	5.52	29.6	0.0	29.6	-0.0	-0.00
25y-3d	5.77	38.5	0.0	38.5	-0.0	-0.00
25y-3d	6.02	48.5	0.0	48.5	-0.0	-0.00
25y-3d	6.27	59.5	0.0	59.5	-0.0	-0.00
25y-3d	6.52	71.5	0.0	71.5	-0.0	-0.00
25y-3d	6.77	84.4	0.0	84.4	-0.0	-0.00
25y-3d	7.02	98.2	0.0	98.2	-0.0	-0.00
25y-3d	7.27	113.0	0.0	113.0	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25y-3d	7.52	128.6	0.0	128.6	-0.0	-0.00
25y-3d	7.77	145.0	0.0	145.0	-0.0	-0.00
25y-3d	8.02	162.2	0.0	162.2	-0.0	-0.00
25y-3d	8.27	180.2	0.0	180.2	-0.0	-0.00
25y-3d	8.52	198.9	0.0	198.9	-0.0	-0.00
25y-3d	8.77	218.4	0.0	218.4	-0.0	-0.00
25y-3d	9.02	238.5	0.0	238.5	-0.0	-0.00
25y-3d	9.27	259.3	0.0	259.3	-0.0	-0.00
25y-3d	9.52	280.8	0.0	280.8	-0.0	-0.00
25y-3d	9.77	302.9	0.0	302.9	-0.0	-0.00
25y-3d	10.02	325.6	0.0	325.6	-0.0	-0.00
25y-3d	10.27	348.9	0.0	348.9	-0.0	-0.00
25y-3d	10.52	372.7	0.0	372.7	-0.0	-0.00
25y-3d	10.77	397.1	0.0	397.1	-0.0	-0.00
25y-3d	11.02	422.1	0.0	422.1	-0.0	-0.00
25y-3d	11.27	447.5	0.0	447.5	-0.0	-0.00
25y-3d	11.52	473.5	0.0	473.5	-0.0	-0.00
25y-3d	11.77	499.9	0.0	499.9	-0.0	-0.00
25y-3d	12.02	526.9	0.0	526.9	-0.0	-0.00
25y-3d	12.27	554.3	0.0	554.3	-0.0	-0.00
25y-3d	12.52	582.1	0.0	582.1	-0.0	-0.00
25y-3d	12.77	610.4	0.0	610.4	-0.0	-0.00
25y-3d	13.02	639.1	0.0	639.1	-0.0	-0.00
25y-3d	13.27	668.2	0.0	668.2	-0.0	-0.00
25y-3d	13.52	697.7	0.0	697.7	0.0	0.00
25y-3d	13.77	727.6	0.0	727.6	0.0	0.00
25y-3d	14.02	757.8	0.0	757.8	0.0	0.00
25y-3d	14.27	788.5	0.0	788.5	0.0	0.00
25y-3d	14.52	819.5	0.0	819.5	0.0	0.00
25y-3d	14.77	850.8	0.0	850.8	0.0	0.00
25y-3d	15.02	882.5	0.0	882.5	0.0	0.00
25y-3d	15.27	914.5	0.0	914.5	0.0	0.00
25y-3d	15.52	946.9	0.0	946.9	0.0	0.00
25y-3d	15.77	979.5	0.0	979.5	0.0	0.00
25y-3d	16.02	1012.5	0.0	1012.5	0.0	0.00
25y-3d	16.27	1045.7	0.0	1045.7	0.0	0.00
25y-3d	16.52	1079.3	0.0	1079.3	0.0	0.00
25y-3d	16.77	1113.1	0.0	1113.1	0.0	0.00
25y-3d	17.02	1147.2	0.0	1147.2	0.0	0.00
25y-3d	17.27	1181.6	0.0	1181.6	0.0	0.00
25y-3d	17.52	1216.2	0.0	1216.2	0.0	0.00
25y-3d	17.77	1251.1	0.0	1251.1	0.0	0.00
25y-3d	18.02	1286.2	0.0	1286.2	0.0	0.00
25y-3d	18.27	1321.6	0.0	1321.6	0.0	0.00
25y-3d	18.52	1357.3	0.0	1357.3	0.0	0.00
25y-3d	18.77	1393.1	0.0	1393.1	0.0	0.00
25y-3d	19.02	1429.2	0.0	1429.2	0.0	0.00
25y-3d	19.27	1465.5	0.0	1465.5	0.0	0.00
25y-3d	19.52	1502.1	0.0	1502.1	0.0	0.00
25y-3d	19.77	1538.8	0.0	1538.8	0.0	0.00
25y-3d	20.02	1575.7	0.0	1575.7	0.0	0.00
25y-3d	20.27	1612.9	0.0	1612.9	0.0	0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25y-3d	20.52	1650.3	0.0	1650.3	0.0	0.00
25y-3d	20.77	1687.8	0.0	1687.8	0.0	0.00
25y-3d	21.02	1725.5	0.0	1725.5	0.0	0.00
25y-3d	21.27	1763.5	0.0	1763.5	0.0	0.00
25y-3d	21.52	1801.6	0.0	1801.6	0.0	0.00
25y-3d	21.77	1839.8	0.0	1839.8	0.0	0.00
25y-3d	22.02	1878.3	0.0	1878.3	0.0	0.00
25y-3d	22.27	1916.9	0.0	1916.9	0.0	0.00
25y-3d	22.52	1955.7	0.0	1955.7	0.0	0.00
25y-3d	22.77	1994.7	0.0	1994.7	0.0	0.00
25y-3d	23.02	2033.8	0.0	2033.8	0.0	0.00
25y-3d	23.27	2073.1	0.0	2073.1	0.0	0.00
25y-3d	23.52	2112.5	0.0	2112.5	0.0	0.00
25y-3d	23.77	2152.1	0.0	2152.1	0.0	0.00
25y-3d	24.02	2191.9	0.0	2191.9	0.0	0.00
25y-3d	24.27	2236.1	0.0	2236.1	0.0	0.00
25y-3d	24.52	2286.8	0.0	2286.8	0.0	0.00
25y-3d	24.77	2341.7	0.0	2341.7	0.0	0.00
25y-3d	25.02	2398.7	0.0	2398.7	0.0	0.00
25y-3d	25.27	2457.2	0.0	2457.2	0.0	0.00
25y-3d	25.52	2516.3	0.0	2516.3	0.0	0.00
25y-3d	25.77	2575.8	0.0	2575.8	0.0	0.00
25y-3d	26.02	2635.5	0.0	2635.5	0.0	0.00
25y-3d	26.27	2695.5	0.0	2695.5	0.0	0.00
25y-3d	26.52	2755.8	0.0	2755.8	0.0	0.00
25y-3d	26.77	2816.3	0.0	2816.3	0.0	0.00
25y-3d	27.02	2877.0	0.0	2877.0	0.0	0.00
25y-3d	27.27	2937.9	0.0	2937.9	0.0	0.00
25y-3d	27.52	2999.0	0.0	2999.0	0.0	0.00
25y-3d	27.77	3060.4	0.0	3060.4	0.0	0.00
25y-3d	28.01	3119.5	0.0	3119.5	0.0	0.00
25y-3d	28.26	3182.0	0.0	3182.0	0.0	0.00
25y-3d	28.51	3244.8	0.0	3244.8	0.0	0.00
25y-3d	28.76	3305.1	0.0	3305.1	0.0	0.00
25y-3d	29.00	3366.3	0.0	3366.3	0.0	0.00
25y-3d	29.26	3430.3	0.0	3430.3	0.0	0.00
25y-3d	29.50	3491.8	0.0	3491.8	0.0	0.00
25y-3d	29.76	3556.2	0.0	3556.2	0.0	0.00
25y-3d	30.00	3618.0	0.0	3618.0	0.0	0.00
25y-3d	30.25	3680.7	0.0	3680.7	0.0	0.00
25y-3d	30.50	3744.0	0.0	3744.0	0.0	0.00
25y-3d	30.75	3807.6	0.0	3807.6	0.0	0.00
25y-3d	31.00	3871.0	0.0	3871.0	0.0	0.00
25y-3d	31.25	3934.7	43.2	3891.5	-0.0	-0.00
25y-3d	31.50	3998.6	107.1	3891.5	-0.0	-0.00
25y-3d	31.75	4063.9	172.4	3891.5	-0.0	-0.00
25y-3d	32.00	4128.2	236.6	3891.6	-0.0	-0.00
25y-3d	32.25	4192.6	301.0	3891.6	-0.0	-0.00
25y-3d	32.50	4257.1	365.5	3891.6	-0.0	-0.00
25y-3d	32.75	4321.8	430.1	3891.7	-0.0	-0.00
25y-3d	33.00	4386.5	494.8	3891.7	-0.0	-0.00
25y-3d	33.25	4451.5	559.7	3891.7	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25y-3d	33.50	4516.5	624.7	3891.8	-0.0	-0.00
25y-3d	33.75	4581.6	689.9	3891.8	-0.0	-0.00
25y-3d	34.00	4646.9	755.1	3891.8	-0.0	-0.00
25y-3d	34.25	4712.3	820.5	3891.8	-0.0	-0.00
25y-3d	34.50	4777.8	885.9	3891.9	-0.0	-0.00
25y-3d	34.75	4843.4	951.5	3891.9	-0.0	-0.00
25y-3d	35.00	4909.1	1017.2	3891.9	-0.0	-0.00
25y-3d	35.25	4975.0	1083.0	3891.9	-0.0	-0.00
25y-3d	35.50	5040.9	1148.9	3892.0	-0.0	-0.00
25y-3d	35.75	5107.0	1215.0	3892.0	-0.0	-0.00
25y-3d	36.00	5173.1	1281.1	3892.0	-0.0	-0.00
25y-3d	36.25	5239.5	1347.4	3892.1	-0.0	-0.00
25y-3d	36.50	5306.2	1414.0	3892.2	0.0	0.00
25y-3d	36.75	5373.2	1480.9	3892.2	-0.0	-0.00
25y-3d	37.00	5440.3	1548.1	3892.3	-0.0	-0.00
25y-3d	37.25	5507.6	1615.3	3892.3	-0.0	-0.00
25y-3d	37.50	5575.0	1682.7	3892.3	-0.0	-0.00
25y-3d	37.75	5642.4	1750.1	3892.3	0.0	0.00
25y-3d	38.00	5710.0	1817.7	3892.3	-0.0	-0.00
25y-3d	38.25	5777.7	1885.3	3892.4	-0.0	-0.00
25y-3d	38.50	5845.4	1953.0	3892.4	-0.0	-0.00
25y-3d	38.75	5913.2	2020.8	3892.4	-0.0	-0.00
25y-3d	39.00	5981.1	2088.7	3892.4	-0.0	-0.00
25y-3d	39.25	6049.1	2156.6	3892.4	-0.0	-0.00
25y-3d	39.50	6117.2	2224.7	3892.5	-0.0	-0.00
25y-3d	39.75	6185.3	2292.8	3892.5	-0.0	-0.00
25y-3d	40.00	6253.5	2361.0	3892.5	-0.0	-0.00
25y-3d	40.25	6321.8	2429.3	3892.5	-0.0	-0.00
25y-3d	40.50	6390.1	2497.6	3892.5	-0.0	-0.00
25y-3d	40.75	6458.6	2566.0	3892.6	-0.0	-0.00
25y-3d	41.00	6527.1	2634.5	3892.6	-0.0	-0.00
25y-3d	41.25	6595.6	2703.0	3892.6	-0.0	-0.00
25y-3d	41.50	6664.3	2771.7	3892.6	-0.0	-0.00
25y-3d	41.75	6733.0	2840.4	3892.6	-0.0	-0.00
25y-3d	42.00	6801.7	2909.1	3892.6	-0.0	-0.00
25y-3d	42.25	6870.6	2977.9	3892.6	-0.0	-0.00
25y-3d	42.50	6939.5	3046.8	3892.7	-0.0	-0.00
25y-3d	42.75	7008.4	3115.7	3892.7	-0.0	-0.00
25y-3d	43.00	7077.4	3184.7	3892.7	-0.0	-0.00
25y-3d	43.25	7146.5	3253.8	3892.7	-0.0	-0.00
25y-3d	43.50	7215.6	3322.9	3892.7	-0.0	-0.00
25y-3d	43.75	7284.8	3392.1	3892.7	-0.0	-0.00
25y-3d	44.00	7354.1	3461.3	3892.7	-0.0	-0.00
25y-3d	44.25	7423.4	3530.6	3892.8	-0.0	-0.00
25y-3d	44.50	7492.8	3600.0	3892.8	-0.0	-0.00
25y-3d	44.75	7562.2	3669.4	3892.8	-0.0	-0.00
25y-3d	45.00	7631.6	3738.9	3892.8	-0.0	-0.00
25y-3d	45.25	7701.2	3808.4	3892.8	-0.0	-0.00
25y-3d	45.50	7770.7	3877.9	3892.8	-0.0	-0.00
25y-3d	45.75	7840.4	3947.5	3892.8	-0.0	-0.00
25y-3d	46.00	7910.0	4017.2	3892.8	-0.0	-0.00
25y-3d	46.25	7979.8	4086.9	3892.9	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25y-3d	46.50	8049.5	4156.7	3892.9	-0.0	-0.00
25y-3d	46.75	8119.4	4226.5	3892.9	-0.0	-0.00
25y-3d	47.00	8189.2	4296.4	3892.9	-0.0	-0.00
25y-3d	47.25	8259.2	4366.3	3892.9	-0.0	-0.00
25y-3d	47.50	8329.1	4436.2	3892.9	-0.0	-0.00
25y-3d	47.75	8399.1	4506.2	3892.9	-0.0	-0.00
25y-3d	48.00	8469.2	4576.2	3892.9	-0.0	-0.00
25y-3d	48.25	8540.9	4647.3	3893.6	-0.0	-0.00
25y-3d	48.50	8615.5	4721.3	3894.2	-0.0	-0.00
25y-3d	48.75	8691.9	4797.4	3894.5	-0.0	-0.00
25y-3d	49.00	8769.1	4874.5	3894.7	-0.0	-0.00
25y-3d	49.25	8847.3	4952.4	3894.9	-0.0	-0.00
25y-3d	49.50	8926.3	5031.3	3895.0	-0.0	-0.00
25y-3d	49.75	9005.8	5110.7	3895.1	-0.0	-0.00
25y-3d	50.00	9085.5	5190.4	3895.2	-0.0	-0.00
25y-3d	50.25	9168.6	5272.2	3896.4	-0.0	-0.00
25y-3d	50.50	9256.9	5359.4	3897.4	-0.0	-0.00
25y-3d	50.75	9348.4	5450.4	3898.0	-0.0	-0.00
25y-3d	51.00	9441.6	5543.3	3898.3	-0.0	-0.00
25y-3d	51.25	9537.6	5638.5	3899.1	-0.0	-0.00
25y-3d	51.50	9637.2	5737.4	3899.8	-0.0	-0.00
25y-3d	51.75	9738.8	5838.6	3900.1	-0.0	-0.00
25y-3d	52.00	9841.4	5941.1	3900.3	-0.0	-0.00
25y-3d	52.25	9951.4	6048.5	3902.9	-0.0	-0.00
25y-3d	52.50	10072.9	6167.9	3905.0	-0.0	-0.00
25y-3d	52.75	10201.5	6295.3	3906.1	-0.0	-0.00
25y-3d	53.00	10333.6	6426.9	3906.8	-0.0	-0.00
25y-3d	53.25	10474.6	6565.1	3909.4	-0.0	-0.00
25y-3d	53.50	10627.7	6716.1	3911.6	-0.0	-0.00
25y-3d	53.75	10788.1	6875.4	3912.7	-0.0	-0.00
25y-3d	54.00	10952.1	7038.8	3913.3	-0.0	-0.00
25y-3d	54.25	11125.3	7209.3	3916.0	-0.0	-0.00
25y-3d	54.50	11311.0	7392.9	3918.2	-0.0	-0.00
25y-3d	54.75	11504.3	7585.1	3919.2	-0.0	-0.00
25y-3d	55.00	11701.5	7781.6	3919.9	-0.0	-0.00
25y-3d	55.25	11906.7	7984.3	3922.5	-0.0	-0.00
25y-3d	55.50	12126.5	8201.8	3924.7	-0.0	-0.00
25y-3d	55.75	12353.5	8427.7	3925.8	-0.0	-0.00
25y-3d	56.00	12584.3	8657.9	3926.4	-0.0	-0.00
25y-3d	56.25	12824.1	8894.8	3929.3	-0.0	-0.00
25y-3d	56.50	13081.4	9149.4	3932.0	-0.0	-0.00
25y-3d	56.75	13347.3	9414.2	3933.2	-0.0	-0.00
25y-3d	57.00	13617.8	9683.9	3933.9	-0.0	-0.00
25y-3d	57.25	13899.8	9962.2	3937.6	-0.0	-0.00
25y-3d	57.50	14204.0	10263.1	3940.9	-0.0	-0.00
25y-3d	57.75	14524.4	10580.1	3944.3	-0.0	-0.00
25y-3d	58.00	14862.3	10915.4	3946.9	-0.0	-0.00
25y-3d	58.25	15216.1	11265.5	3950.6	-0.0	-0.00
25y-3d	58.50	15590.6	11637.1	3953.6	-0.0	-0.00
25y-3d	58.75	15998.4	12035.2	3963.2	-0.0	-0.00
25y-3d	59.00	16465.1	12493.6	3971.5	-0.0	-0.00
25y-3d	59.25	17007.9	13015.2	3992.7	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
25y-3d	59.50	17697.3	13685.8	4011.5	-0.0	-0.00
25y-3d	59.75	19237.0	14737.8	4499.3	-0.0	-0.00
25y-3d	60.00	22813.9	16711.1	6102.7	-0.0	-0.00
25y-3d	60.25	26697.4	19277.4	7420.0	-0.0	-0.00
25y-3d	60.51	29249.5	21944.1	7305.4	-0.0	-0.00
25y-3d	60.75	31062.1	24485.5	6576.6	-0.0	-0.00
25y-3d	61.00	32297.5	26809.3	5488.2	-0.0	-0.00
25y-3d	61.25	33141.7	28656.6	4485.2	-0.0	-0.00
25y-3d	61.50	33744.4	29764.8	3979.6	-0.0	-0.00
25y-3d	61.75	34242.2	30279.7	3962.5	-0.0	-0.00
25y-3d	62.00	34677.4	30723.8	3953.5	-0.0	-0.00
25y-3d	62.26	35078.6	31135.7	3942.9	-0.0	-0.00
25y-3d	62.51	35402.1	31466.9	3935.1	-0.0	-0.00
25y-3d	62.76	35698.2	31768.6	3929.6	-0.0	-0.00
25y-3d	63.01	35969.0	32043.2	3925.8	-0.0	-0.00
25y-3d	63.26	36226.8	32302.8	3924.1	-0.0	-0.00
25y-3d	63.51	36478.7	32555.4	3923.2	-0.0	-0.00
25y-3d	63.76	36728.2	32805.2	3923.0	-0.0	-0.00
25y-3d	64.01	36976.8	33054.0	3922.8	-0.0	-0.00
25y-3d	64.26	37206.9	33291.0	3915.9	-0.0	-0.00
25y-3d	64.51	37395.7	33486.4	3909.3	-0.0	-0.00
25y-3d	64.76	37563.9	33657.6	3906.3	-0.0	-0.00
25y-3d	65.01	37721.3	33816.9	3904.5	-0.0	-0.00
25y-3d	65.26	37873.2	33969.5	3903.7	-0.0	-0.00
25y-3d	65.51	38022.9	34119.5	3903.4	-0.0	-0.00
25y-3d	65.76	38172.3	34268.8	3903.4	-0.0	-0.00
25y-3d	66.01	38321.8	34418.3	3903.5	-0.0	-0.00
25y-3d	66.26	38471.3	34567.9	3903.5	-0.0	-0.00
25y-3d	66.51	38621.0	34717.5	3903.5	-0.0	-0.00
25y-3d	66.76	38770.6	34867.1	3903.5	-0.0	-0.00
25y-3d	67.01	38920.2	35016.7	3903.5	-0.0	-0.00
25y-3d	67.26	39069.8	35166.3	3903.5	-0.0	-0.00
25y-3d	67.51	39219.4	35315.9	3903.5	-0.0	-0.00
25y-3d	67.76	39369.0	35465.6	3903.5	-0.0	-0.00
25y-3d	68.01	39518.6	35615.2	3903.4	-0.0	-0.00
25y-3d	68.26	39656.8	35757.2	3899.5	-0.0	-0.00
25y-3d	68.51	39776.9	35880.7	3896.2	-0.0	-0.00
25y-3d	68.76	39886.1	35991.7	3894.5	-0.0	-0.00
25y-3d	69.01	39989.8	36096.3	3893.5	-0.0	-0.00
25y-3d	69.26	40090.4	36197.4	3893.0	-0.0	-0.00
25y-3d	69.51	40189.7	36296.9	3892.8	-0.0	-0.00
25y-3d	69.76	40288.8	36396.0	3892.8	-0.0	-0.00
25y-3d	70.01	40387.8	36495.0	3892.8	-0.0	-0.00
25y-3d	70.26	40487.0	36594.1	3892.8	-0.0	-0.00
25y-3d	70.51	40586.4	36693.5	3892.9	-0.0	-0.00
25y-3d	70.76	40685.9	36793.0	3892.9	-0.0	-0.00
25y-3d	71.01	40785.4	36892.5	3892.9	-0.0	-0.00
25y-3d	71.26	40885.0	36992.1	3892.9	-0.0	-0.00
25y-3d	71.51	40984.6	37091.7	3892.9	-0.0	-0.00
25y-3d	71.76	41084.3	37191.3	3892.9	-0.0	-0.00
25y-3d	72.00	41177.2	37284.3	3892.9	-0.0	-0.00

Fiori Village - Hollywood
Mass Balance

Simulation	Time hrs	Inflow Volume ft3	Outflow Volume ft3	Change in Sys Storage ft3	Difference ft3	Error %
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==== Basins =====
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Name: Site	Node: SITE	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: UH256	Peaking Factor: 256.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 15.00	
Area(ac): 0.875	Time Shift(hrs): 0.00	
Curve Number: 90.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

=====
==== Nodes =====
=====

Name: DW1	Base Flow(cfs): 0.000	Init Stage(ft): 1.500
Group: BASE		Warn Stage(ft): 7.510
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	1.500
100.00	1.500

Name: Manhole	Base Flow(cfs): 0.000	Init Stage(ft): 1.500
Group: BASE		Warn Stage(ft): 7.510
Type: Stage/Area		

Stage(ft)	Area(ac)
1.500	0.0000
7.500	0.0010

Name: SITE	Base Flow(cfs): 0.000	Init Stage(ft): 1.500
Group: BASE		Warn Stage(ft): 7.510
Type: Stage/Volume		

Stage(ft)	Volume(af)
1.500	0.0000
2.000	0.0200

Fiori Village - Hollywood
Inputs

3.000	0.0500
4.000	0.0799
5.500	0.0800
6.000	0.1100
6.500	0.1600
7.000	0.2400
7.500	0.3600

==== Operating Tables =====

Name: DWELL Group: BASE
Type: Rating Curve
Function: US Stage vs. Discharge

US Stage(ft)	Discharge(cfs)
1.500	0.00
3.500	0.00
4.000	0.61
4.500	1.22
5.000	1.83
5.500	2.44
6.000	3.05
6.500	3.66
7.000	4.27
7.500	4.88

==== Drop Structures =====

Name: SITE TO MH From Node: SITE Length(ft): 100.00
Group: BASE To Node: Manhole Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 15.00	15.00	Flow: Both
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.200
Invert(ft): 1.500	1.500	Exit Loss Coef: 0.400
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Fiori Village - Hollywood
Inputs

*** Weir 1 of 1 for Drop Structure SITE TO MH ***

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 60.00	Invert(ft): 4.500
Rise(in): 15.00	Control Elev(ft): 4.500

TABLE

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==== Rating Curves =====
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Name: DWELL	From Node: Manhole	Count: 1
Group: BASE	To Node: DW1	Flow: Both

	TABLE	ELEV ON(ft)	ELEV OFF(ft)
#1:	DWELL	1.500	1.490
#2:		0.000	0.000
#3:		0.000	0.000
#4:		0.000	0.000

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==== Hydrology Simulations =====
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Name: 100y-3d
Filename: G:\2015\F150145 - Rosemurgy - Proposed Storage Facility - 2057 Taft Street, Hollywood\Documents\Design\Drainage\ICPR\100y-3d.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 17.67

Time(hrs)	Print Inc(min)
55.000	15.00
65.000	5.00
72.000	15.00

Name: 10y-1d
Filename: G:\2015\F150145 - Rosemurgy - Proposed Storage Facility - 2057 Taft Street, Hollywood\Documents\Design\Drainage\ICPR\10y-1d.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Scsi-24
Rainfall Amount(in): 8.00

Time(hrs)	Print Inc(min)
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Inputs

10.000	15.00
13.000	5.00
36.000	15.00

Name: 25y-3d

Filename: G:\2015\F150145 - Rosemurgy - Proposed Storage Facility - 2057 Taft Street, Hollywood\Documents\Design\Drainage\ICPR\25y-3d.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 14.27

Time(hrs)	Print Inc(min)
-----	-----
55.000	15.00
65.000	5.00
84.000	15.00

=====
==== Routing Simulations =====
=====

Name: 100y-3d

Hydrology Sim: 100y-3d

Filename: G:\2015\F150145 - Rosemurgy - Proposed Storage Facility - 2057 Taft Street, Hollywood\Documents\Design\Drainage\ICPR\100y-3d.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)
-----	-----
72.000	15.000

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

Name: 10y-1d

Hydrology Sim: 10y-1d

Filename: G:\2015\F150145 - Rosemurgy - Proposed Storage Facility - 2057 Taft Street, Hollywood\Documents\Design\Drainage\ICPR\10y-3d.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	

Fiori Village - Hollywood
Inputs

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)
-----	-----
24.000	15.000
Group	Run
-----	-----
BASE	Yes

Name: 25y-3d	Hydrology Sim: 25y-3d
Filename: G:\2015\F150145 - Rosemurgy - Proposed Storage Facility - 2057 Taft Street, Hollywood\Documents\Design\Drainage\ICPR\25y-3d.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)
-----	-----
72.000	15.000
Group	Run
-----	-----
BASE	Yes

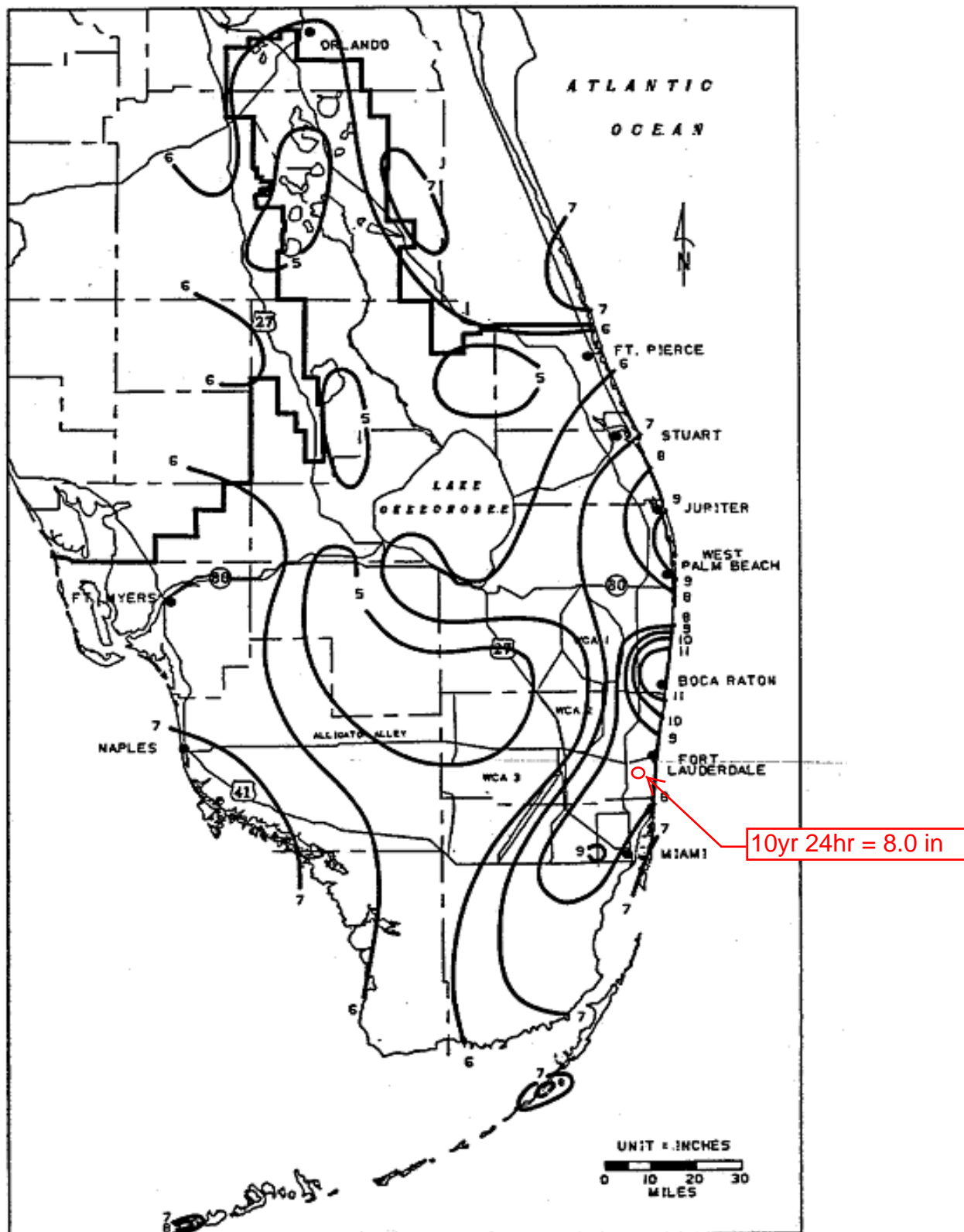


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

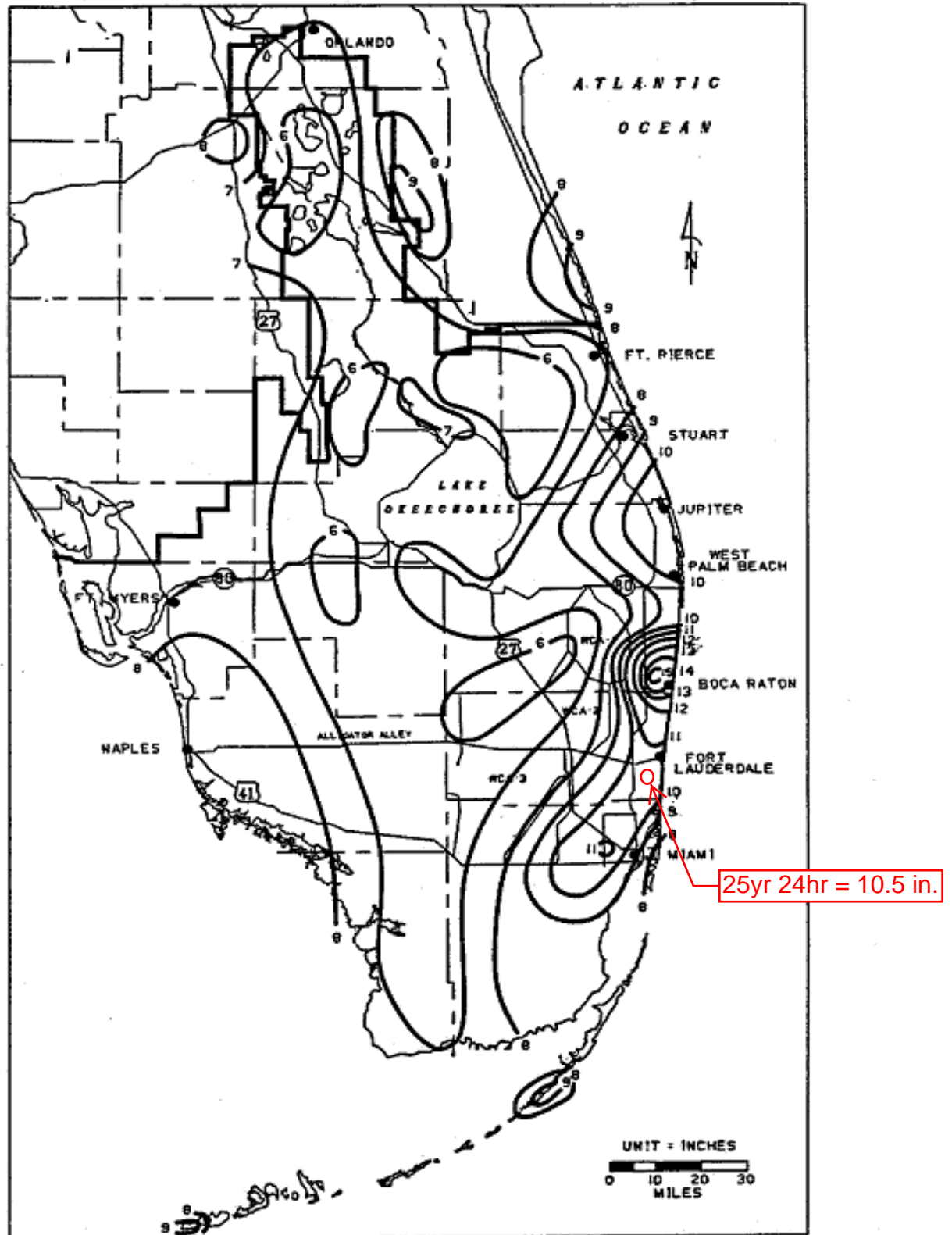


FIGURE C-5. 1-DAY RAINFALL: 25-YEAR RETURN PERIOD

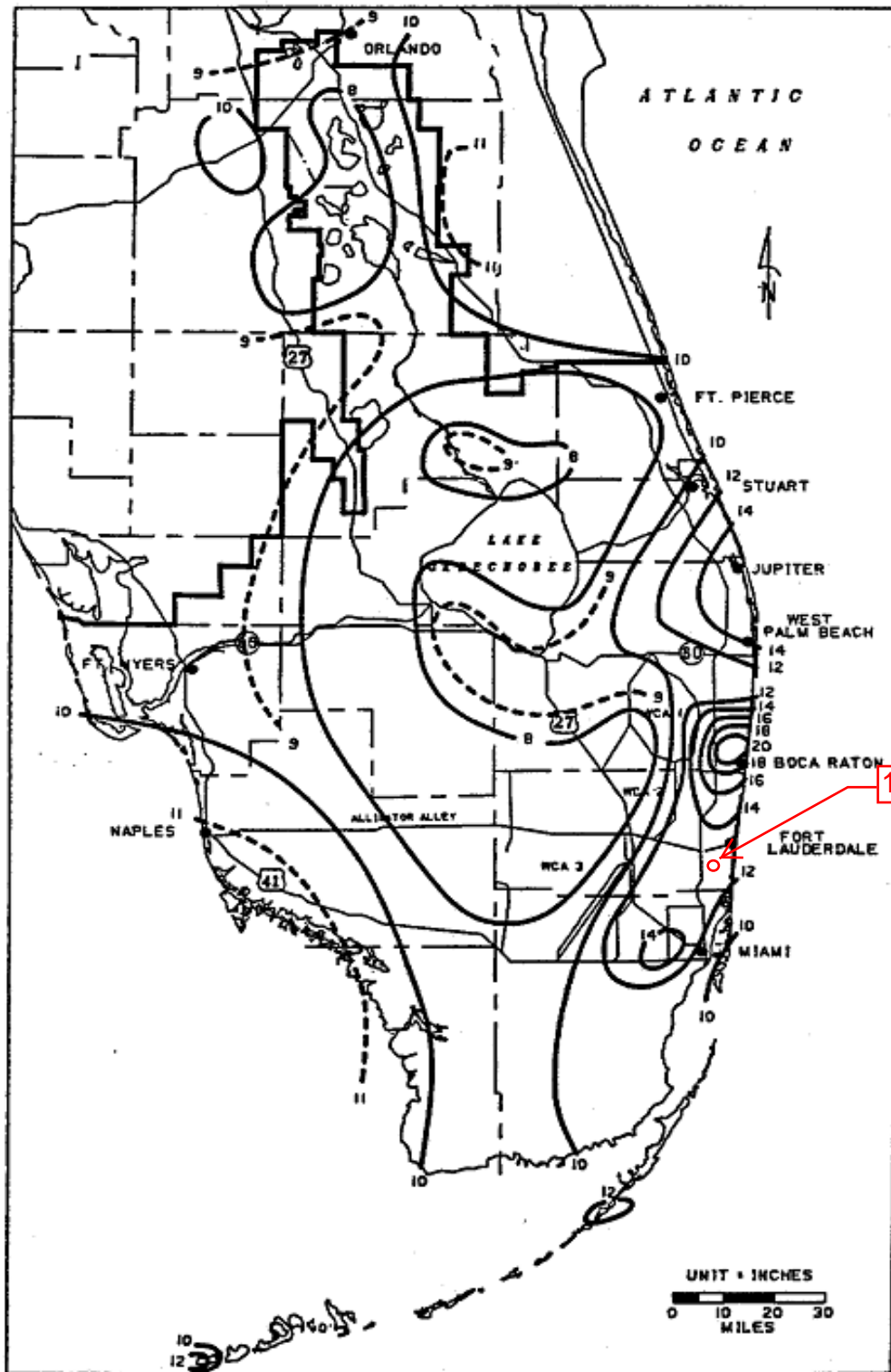
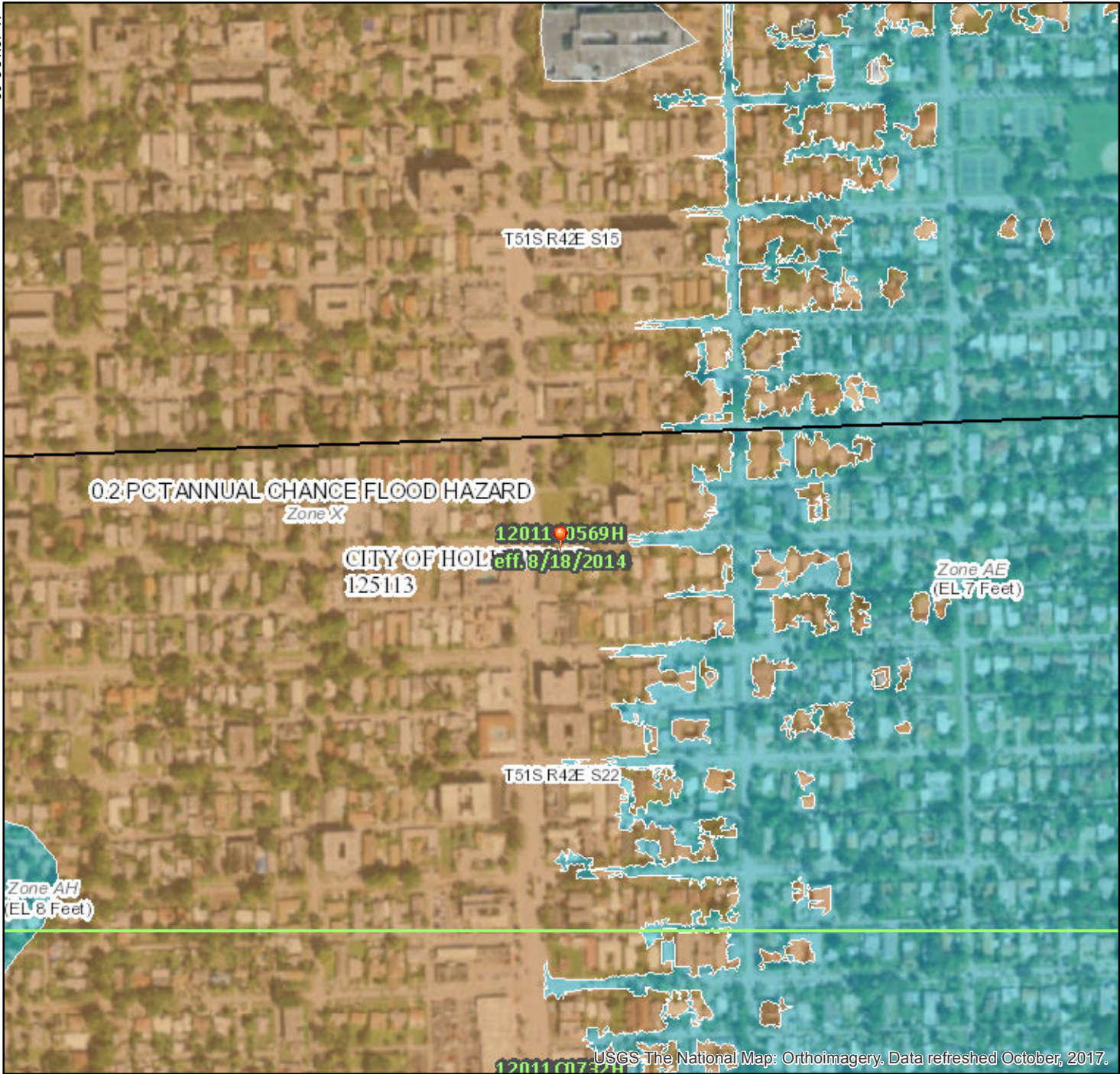


FIGURE C-6. 1-DAY RAINFALL: 100-YEAR RETURN PERIOD

National Flood Hazard Layer FIRMette



26°0'28.00"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017. 1:6,000 25°59'55.66"N

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

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

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

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

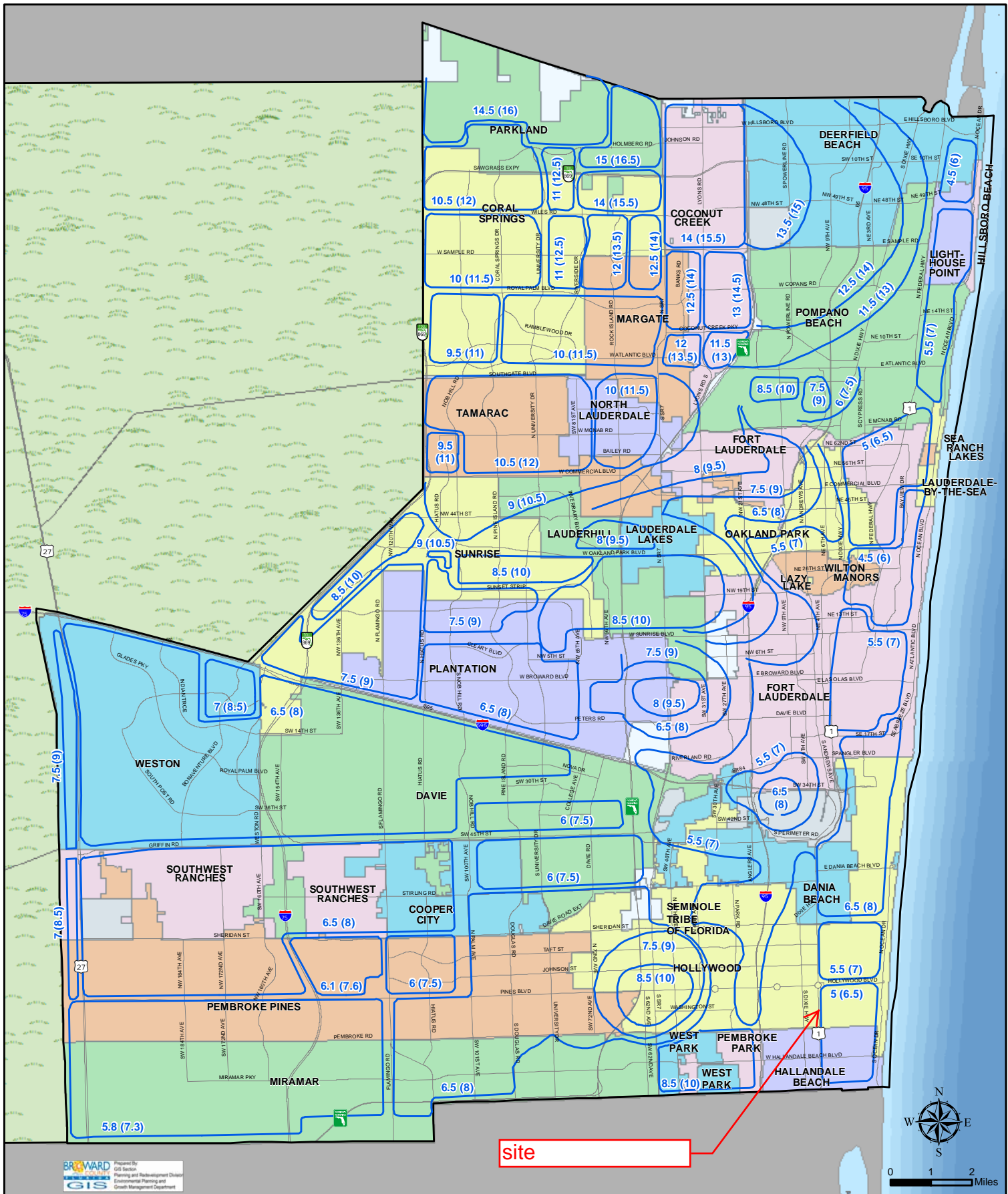
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/17/2019 at 1:59:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



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

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

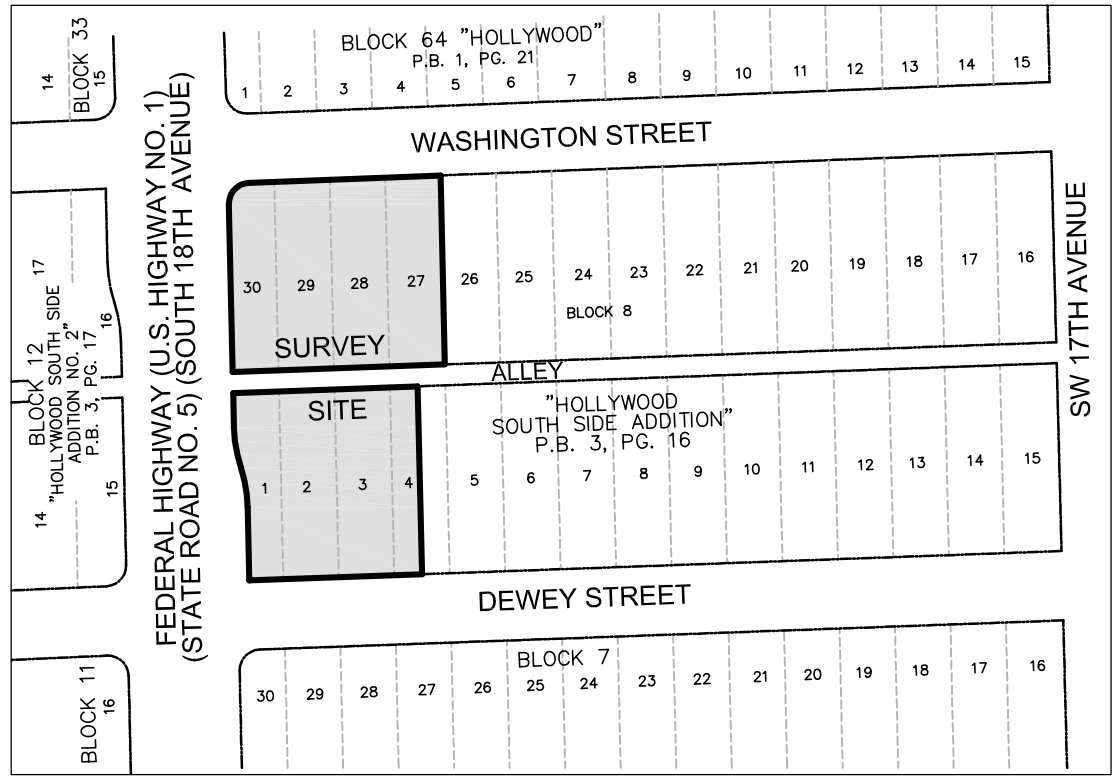
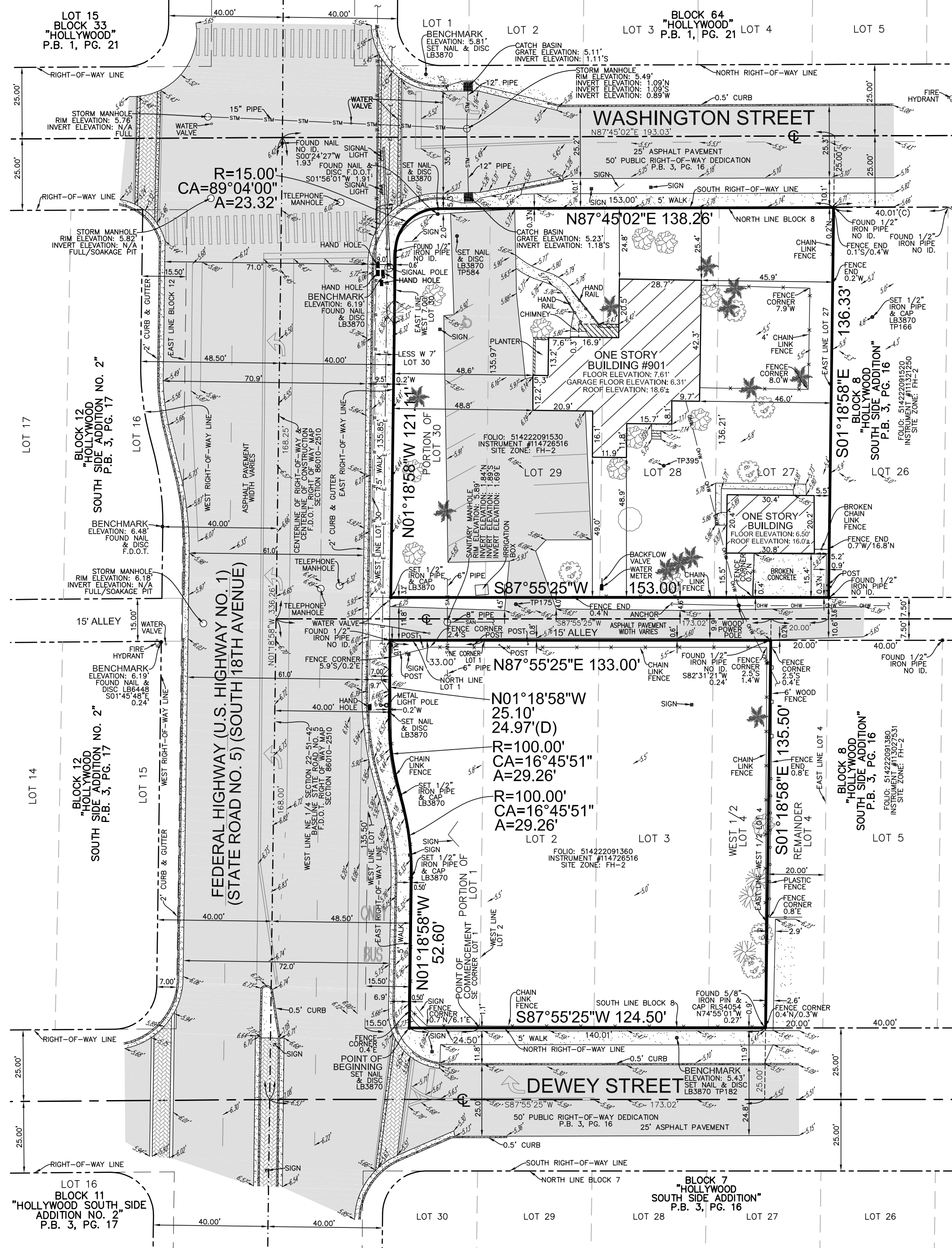
Elevations converted from NGVD to NAVD using the FEMA approved conversion factor for Broward County of (-)1.5, based on 1997 FEMA Flood Data

#12729 SNowicki 10/2014

- LEGEND**
- CONCRETE
ASPHALT PAVEMENT
PAVERS
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER LINE
CENTERLINE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH
FPL FLORIDA POWER & LIGHT COMPANY
F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
LB LICENSED BUSINESS
PALM TREE
OAK TREE
MANGO TREE
BAMBOO TREE
UNIDENTIFIED TREE

NOTES:

- THIS SITE CONTAINS A TOTAL OF 38,106 SQUARE FEET (0.8748 ACRES) MORE OR LESS.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK 1896; ELEVATION: 9.07 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125113 0569H; MAP DATE: 08/18/14.
- THIS SITE LIES IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET BEING N87°45'02"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 11 FADED PARKING SPACES (10 REGULAR & 1 DISABLED).
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF PROPERTY INFORMATION REPORT FOR TITLE INSURANCE, ORDER NUMBER: 7386943, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: 6/19/2019 AT 6:00 AM.
THE FOLLOWING ITEMS ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
ITEM 1-RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND ANY OTHER MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD SOUTH SIDE ADDITION, RECORDED IN PLAT BOOK 3, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ITEM 2 & 4-RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 80, PAGE 183, (AS TO LOT 28) AND DEED BOOK 193, PAGE 121, (AS TO LOT 27) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 3-RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 160, PAGE 431, AS AFFECTED BY RELEASE OF REVERTER IN DEED BOOK 574, PAGE 195, (AS TO LOT 1 AND 2) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 5-RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 242, PAGE 160, (AS TO LOT 29 AND 30) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 6-RELEASE OF REVERTER (LOTS 1 AND 2) DEED BOOK 242 PAGE 195
ITEM 7-RESTRICTIONS, COVENANTS AND CONDITIONS IN DEED BOOK 578, PAGE 376, (AS TO LOT 3 AND THE WEST 1/2 OF LOT 4) APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF PROPERTY INFORMATION REPORT, FILE NUMBER: 7386943, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; SEARCH DATE: MAY 21, 2019 AT 6:00 AM.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 24.50 TO THE POINT OF BEGINNING; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 52.60 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 100 FEET THROUGH A CENTRAL ANGLE OF 16°45'51" AND ARC DISTANCE OF 29.26 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN NORTH 01°18'58" WEST A DISTANCE OF 24.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE END OF THE HEREIN DESCRIBED LINE; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86010-2510, STATE ROAD NO. 5.

AND

LOTS 2, 3 AND WEST HALF OF LOT 4, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 27, 28, 29 AND 30, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

THE WESTERLY 7 FEET OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING THAT PART OF SAID LOT 30 WHICH LIES WITHIN 40 FEET EAST OF THE CENTERLINE OF RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION FOR STATE ROAD NO. 5, ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510.

AND LESS

THAT PART OF LOT 30, BLOCK 8 OF "HOLLYWOOD SOUTH SIDE ADDITION" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE NORTH LINE OF SAID LOT 30 AND TANGENT TO A LINE WHICH IS 7 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 30.

CERTIFICATION:

TO, HOUSING TRUST GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; STEARNS, WEAVER, MILLER, WEISSLER, ALHADEFF & SITTERSON, P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

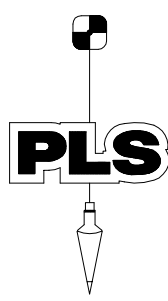
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b-1) 8, 9, 11 AND 13 OF TABLE A THEREOF.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

5		
4		
3		
2		
1	26107-PROPERTY INFORMATION REPORT-06/05/19	B.E.
NO.	REVISIONS	BY

HOUSING TRUST GROUP SITE
901 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

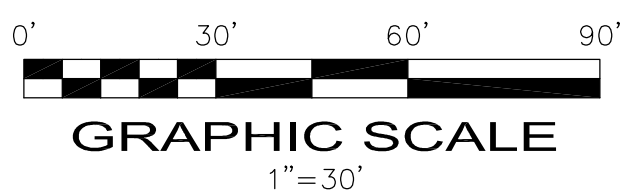
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 03/27/19

FILE: HOUSING TRUST GROUP
ORDER NO.: 66107

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TAC MEETING DATES				RECESS	
DATES	NOTES	DATES	NOTES	DATES	NOTES
1/22/2019		5/06/2019		9/03/2019	
2/04/2019		5/20/2019		9/16/2019	
2/19/2019		6/03/2019		10/17/2019	
3/04/2019		6/17/2019		11/04/2019	
3/18/2019		7/01/2019		11/18/2019	
4/01/2019		7/15/2019		12/02/2019	
4/15/2019					



INDEX OF SHEETS	
SHEET NO.	SHEET NAME
ARCHITECTURE	
A - 0.0	COVER SHEET
A - 1.00	SITE GROUND FLOOR PLAN
A - 1.01	2ND FLOOR PLAN
A - 1.02	3RD FLOOR PLAN
A - 1.03	4TH FLOOR PLAN
A - 1.04	5TH - 8TH FLOOR PLAN
A - 1.05	ROOF FLOOR PLAN
A - 2.00	ELEVATIONS
A - 2.01	ELEVATIONS
A - 3.00	RENDERINGS
CIVIL	
C - 02	EROSION CONTROL PLAN
C - 03	DEMOLITION PLAN
C - 04	PAVING, GRADING, & DRAINAGE PLAN
C - 05	SITE DETAILS
C - 06	PAVING, GRADING, & DRAINAGE DETAILS
C - 07	TBD
C - 08	UTILITY PLAN
C - 09	UTILITY DETAILS
C - 10	PAVEMENT MARKING & SIGNAGE PLAN
C - 11	TRUCK CIRCULATION PLAN
LANDSCAPE	
LD-1	TREE DISPOSITION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS

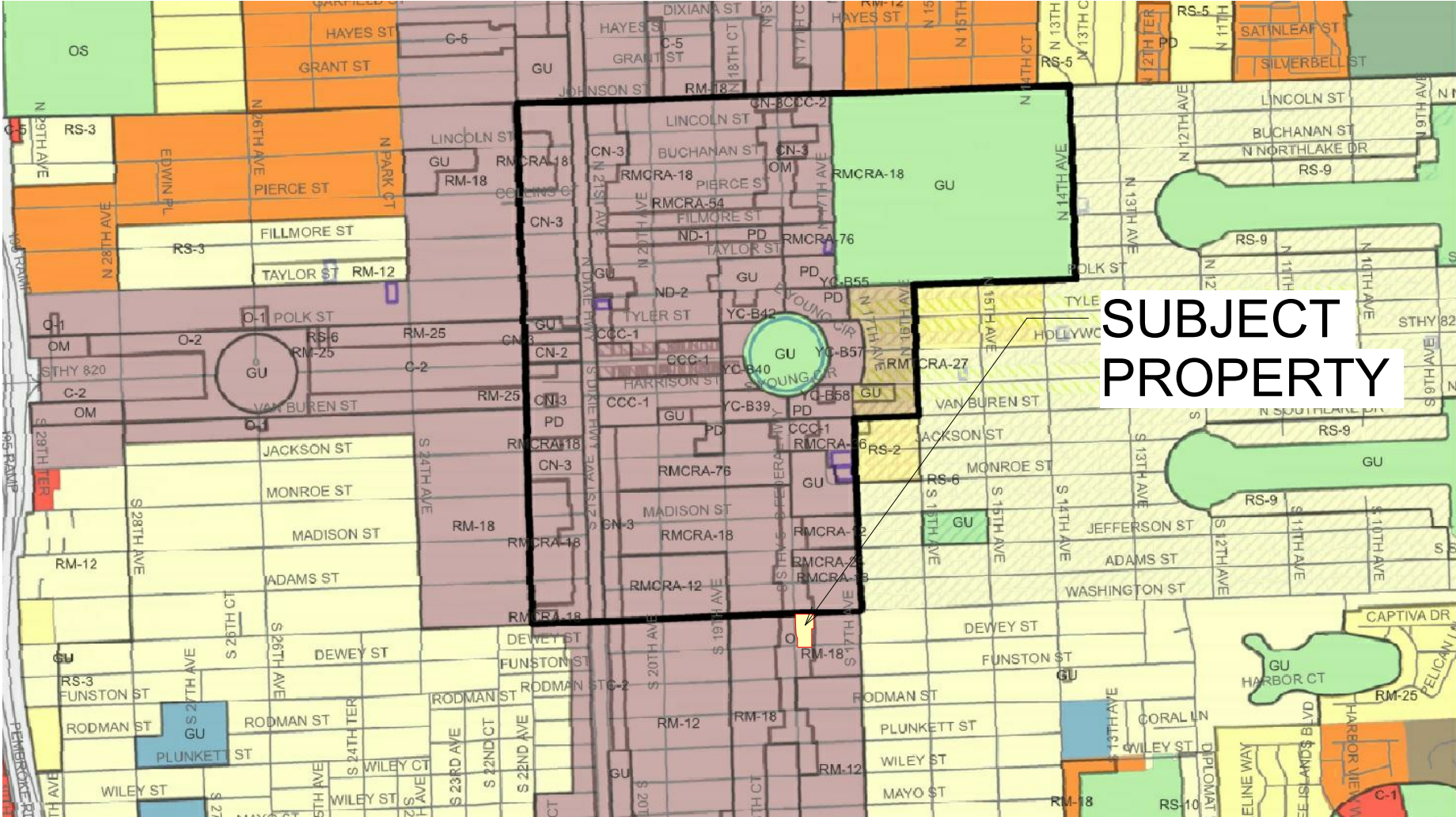
DEVELOPER



HOUSING TRUST GROUP

3225 Aviation Ave. Ste 602
Miami, FL 33133

ZONING MAP



LOCATION MAP



Fiori Village

901 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA

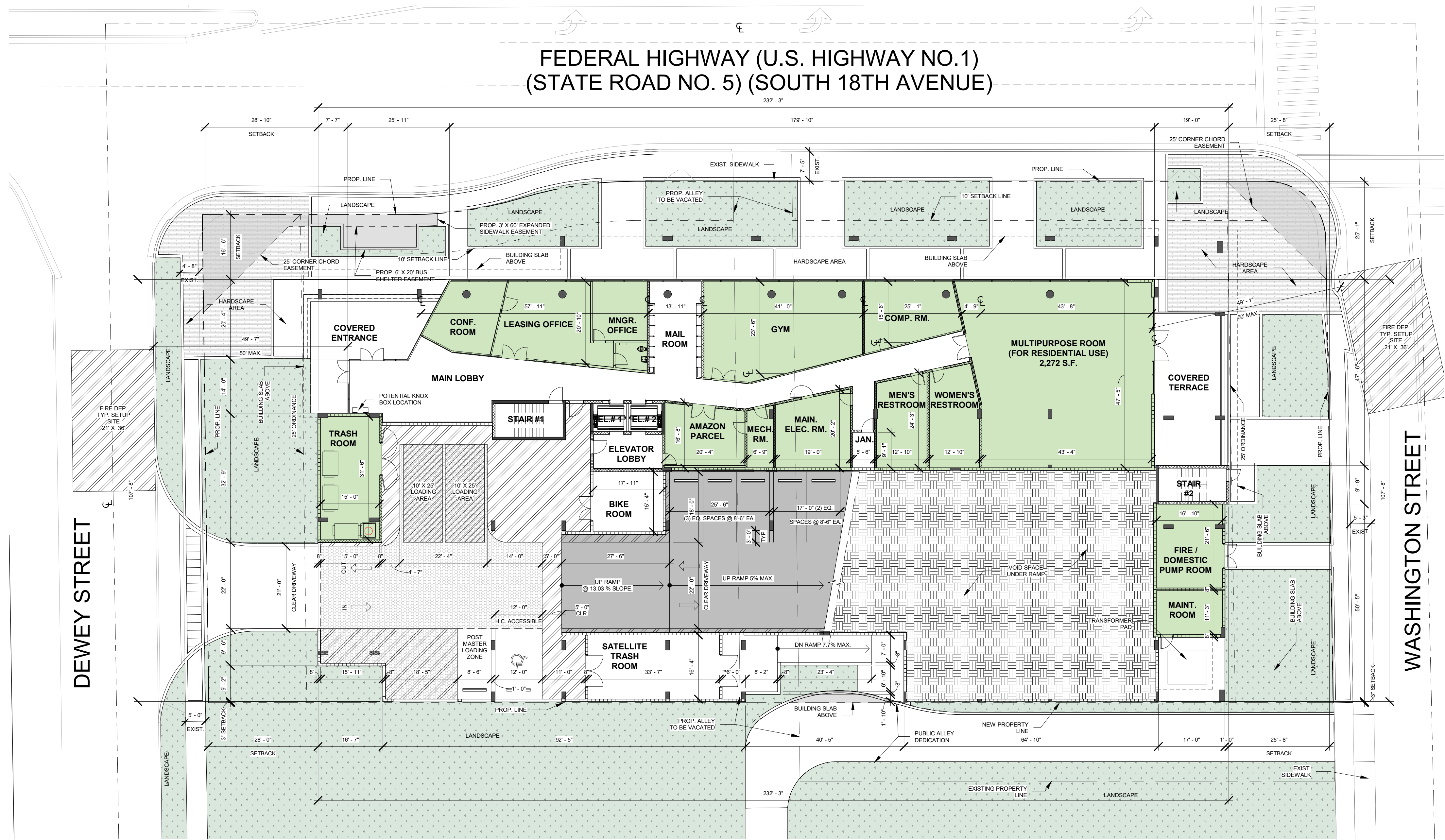
CIVIL ENGINEERING/
LANDSCAPE ARCHITECTS



1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383



SITE GROUND FLOOR PLAN

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

NOTE

* MAXIMUM FOOT CANDLE : 0.5 AT ALL PROPERTY LINES

LEGAL DESCRIPTION:

LOT 1, BLOCK 8, "HOLLYWOOD SOUTH SIDE ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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ALL THAT PART OF SAID LOT 1, BLOCK 8, IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST WHICH LIES WEST OF THE FOLLOWING DESCRIBED LINE:

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SITE DATA

FUTURE LAND USE DESIGNATION:	RAC : REGIONAL ACTIVITY CENTER	
ZONING DISTRICT:	FH-2 FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED USE DISTRICT	
LOT AREA:	EXISTING : 38,106 SF (0.87 AC.)	PROPOSED: 37,374 SF (0.858 AC.) NET
RESIDENTIAL UNITS:	100 UNITS	
HEIGHT:	REQUIRED	PROVIDED
BASE:	45' - 0"	33' - 6"
TOWER:	140' - 0" (10 STORIES)	72' - 2" (8 STORIES)
SETBACKS:	REQUIRED	PROVIDED
BASE:	10' - 0" ALL FRONTAGES	16' - 6" (WEST)
		28' - 0" (SOUTH)
		25' - 8" (NORTH)
	0' - 0" SIDE INTERIOR	0' - 3" (EAST)
TOWER:	5' - 0" ADJACENT TO ALLEY	0' - 3" (EAST) *WAIVER AGREEMENT
	10' - 0" ALL FRONTAGES	14' - 1" (WEST)
		26' - 4" (SOUTH)
		25' - 8" (NORTH)
	0' - 0" SIDE INTERIOR	9' - 5" (EAST)
	5' - 0" ADJACENT TO ALLEY	0' - 3" (EAST) *WAIVER AGREEMENT
MAXIMUM FAR:	REQUIRED	PROVIDED
	3.00	2.74
BLDG. FOOTPRINT	25,462 SF (0.585 AC) 68.13%	
OPEN AREA	11,912 SF (0.273 AC) 31.87%	
PERVIOUS AREA	8,771 SF	
IMPERVIOUS AREA	1,279 SF	

PARKING BREAKDOWN

	REQUIRED	PROVIDED
DENSITY: units x 1	100 X 1 = 100	100
VISITOR: 10 per unit	100 / 10 = 10	18
TOTAL SPACES	110	118
ACCESSIBLE: 5% of unit spaces 2 % of visitor spaces 1 space for leasing	100 X 0.05 = 5 10 X 0.02 = 2 1 = 8 spaces	8
ACCESSIBLE VAN: 1 for every 6 spc.	1	1
OFF-STREET LOADING: 60,000-119,999 = 3 (50-100 units = -1)	3 - 1 = 2 spaces	2

UNIT BREAKDOWN

UNIT #	AREA (SF GROSS)	BALCONY AREA (SF)
A-1	709 SF	72 SF
A-2	709 SF	40 SF
A-3	709 SF	40 SF
A-4	709 SF	40 SF
A-5	685 SF	48 SF
A-6	695 SF	47 SF
A-7	654 SF	39 SF
A-8	653 SF	38 SF
A-9	660 SF	38 SF
A-10	711 SF	79 SF
A-11	734 SF	79 SF
B-1	985 SF	51 SF
B-2	1,003 SF	46 SF
B-3	1,051 SF	43 SF
B-4	1,037 SF	39 SF
B-5	1,035 SF	90 SF
B-6	1,026 SF	44 SF
B-7	1,026 SF	60 SF
B-8	1,086 SF	81 SF
B-9	1,014 SF	91 SF
AVERAGE UNIT AREA:	845 SF	

TOTAL AREA BREAKDOWN

	GROSS AREA	
	A/C AREA	NON A/C AREA
GROUND FLOOR	7,971 SF	14,188 SF
SECOND FLOOR (GARAGE)	180 SF	25,074 SF
THIRD FLOOR (GARAGE)	180 SF	4,411 SF
4TH - 8TH FLOOR	(18,820 SF X 5)	(702 SF X 5)
	94,100 SF	3,510 SF
TOTAL	102,431 SF	47,183 SF
TOTAL BUILDING GROSS AREA		166,367 SF

COMMON AREA BREAKDOWN

	GROSS AREA	
LEASING OFFICE	1,140 SF	MECHANICAL ROOM
GYM	975 SF	TRASH ROOM
COMPUTER ROOM	394 SF	SATELLITE TRASH ROOM
MULTIPURPOSE ROOM	2,272 SF	BIKE ROOM
RESTROOMS	680 SF	PUMP ROOM
AMAZON PARCEL	355 SF	MAINT. ROOM
MAIN ELCT. ROOM	383 SF	

LEGEND

	DENOTES 14' VERTICAL CLEARANCE
	DENOTES PARKING STRIPPING
	DENOTES LANDSCAPE AREA
	DENOTES SOIL UNDERNEATH FLOOR SLAB
	DENOTES EASEMENT AREA



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

Fiori Village

901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

Final Site Plan
Review

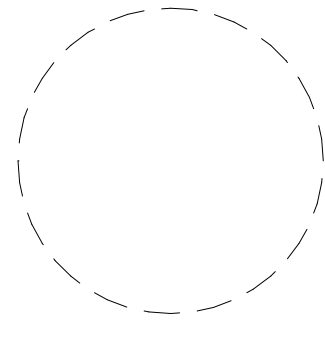
PERMIT No.:

SITE GROUND FLOOR PLAN

REVISIONS

Revision #	Revision Description	Date

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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: MA, GL, MC
APPR BY: AMC

SHEET NUMBER:

A-1.00

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

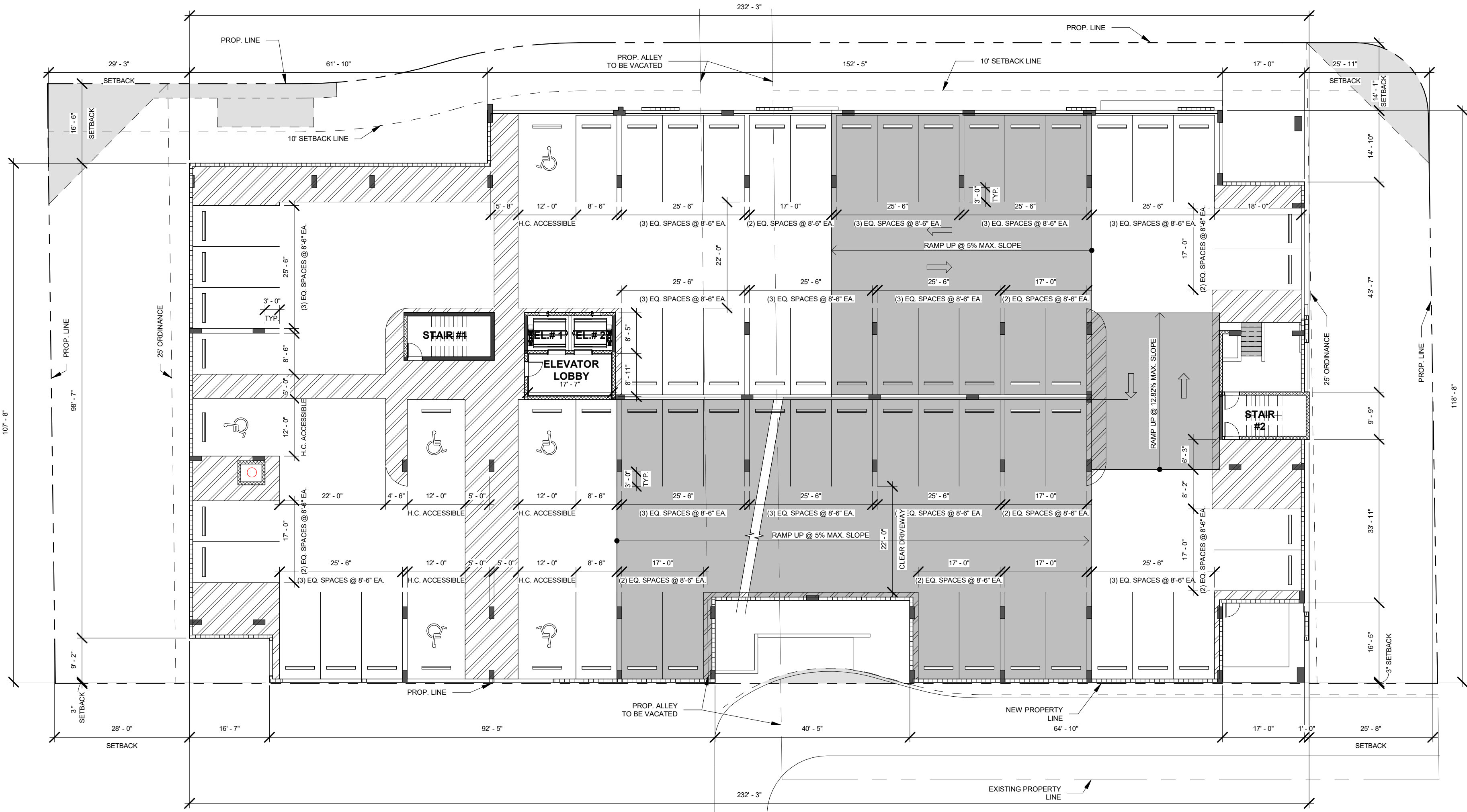
3225 Aviation Ave. Ste 602
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PHASE:

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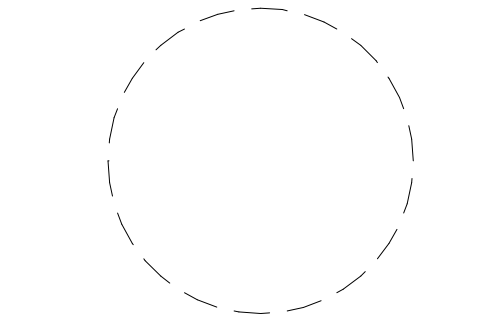
2ND FLOOR PLAN



2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS		
Revision #	Revision Description	Date

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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.01



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

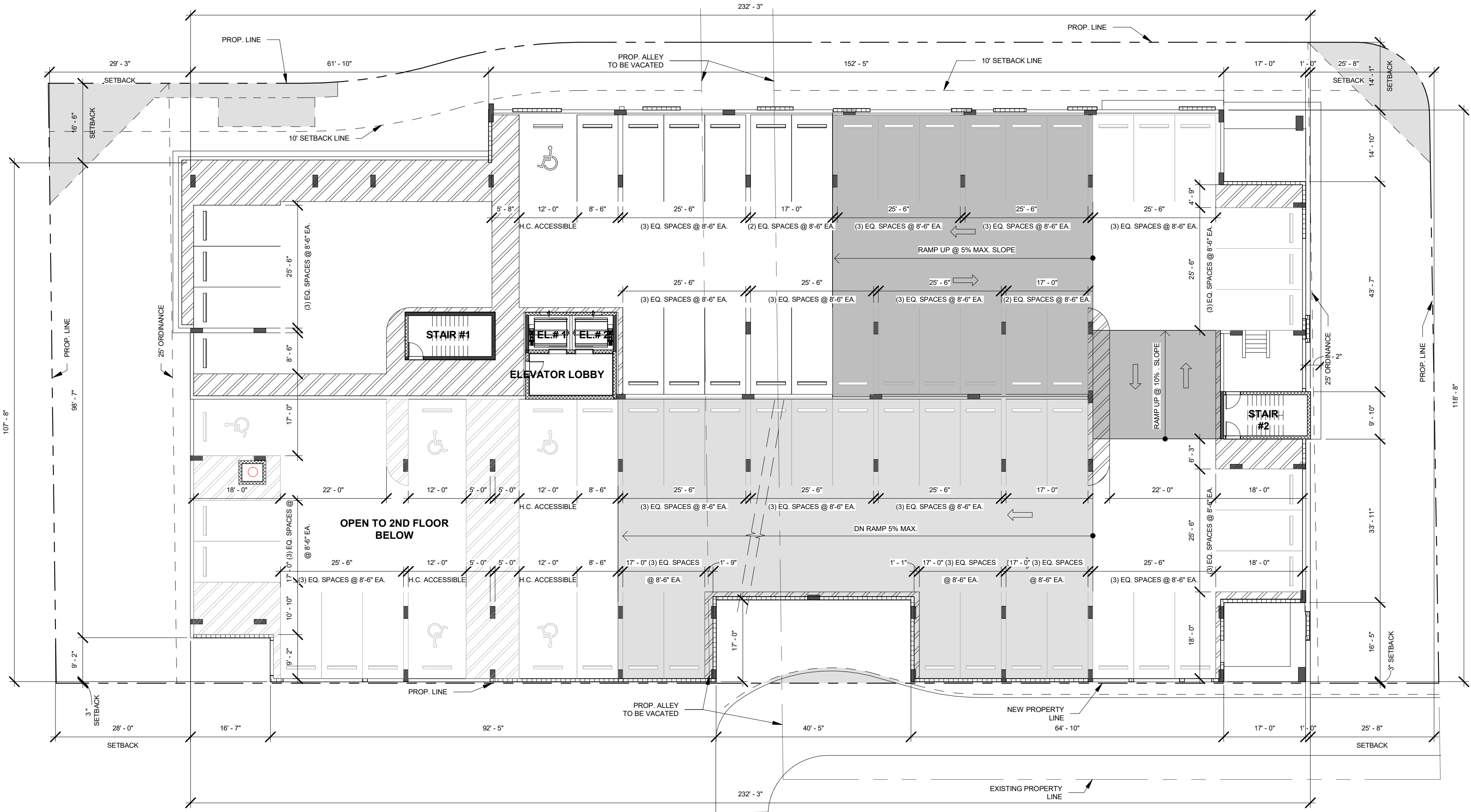
3225 Aviation Ave. Ste 602
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PHASE:

Final Site Plan
Review

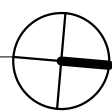
PERMIT No.:

3RD FLOOR PLAN



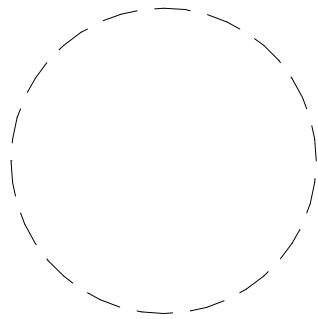
3RD FLOOR PLAN

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



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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.02

PROJECT:

Fiori Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

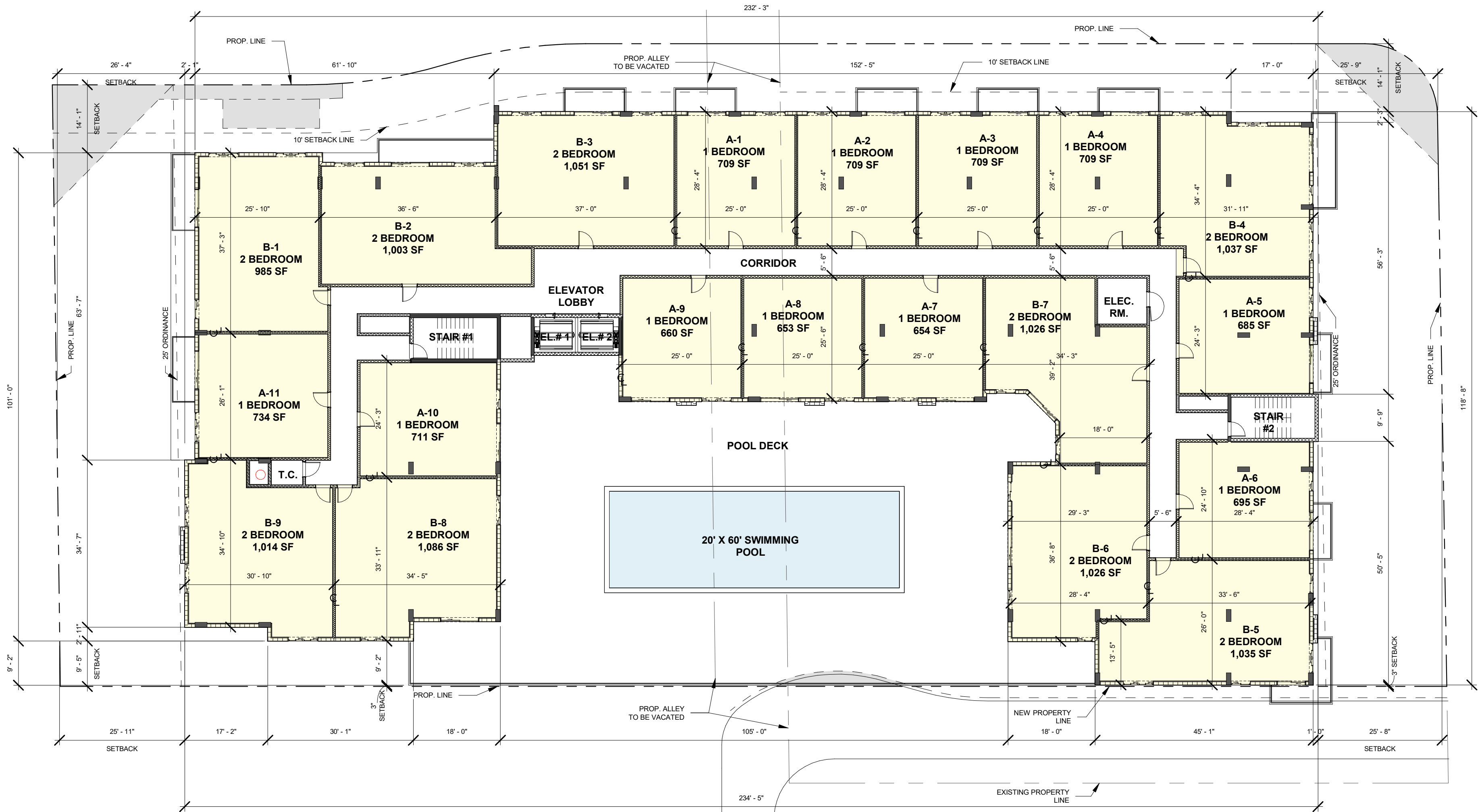
3225 Aviation Ave. Ste 602
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PHASE:

Final Site Plan
Review

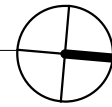
PERMIT No.:

4TH FLOOR PLAN



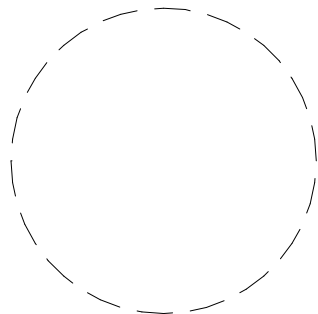
4TH FLOOR PLAN

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



REVISIONS		
Revision #	Revision Description	Date

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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.03



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

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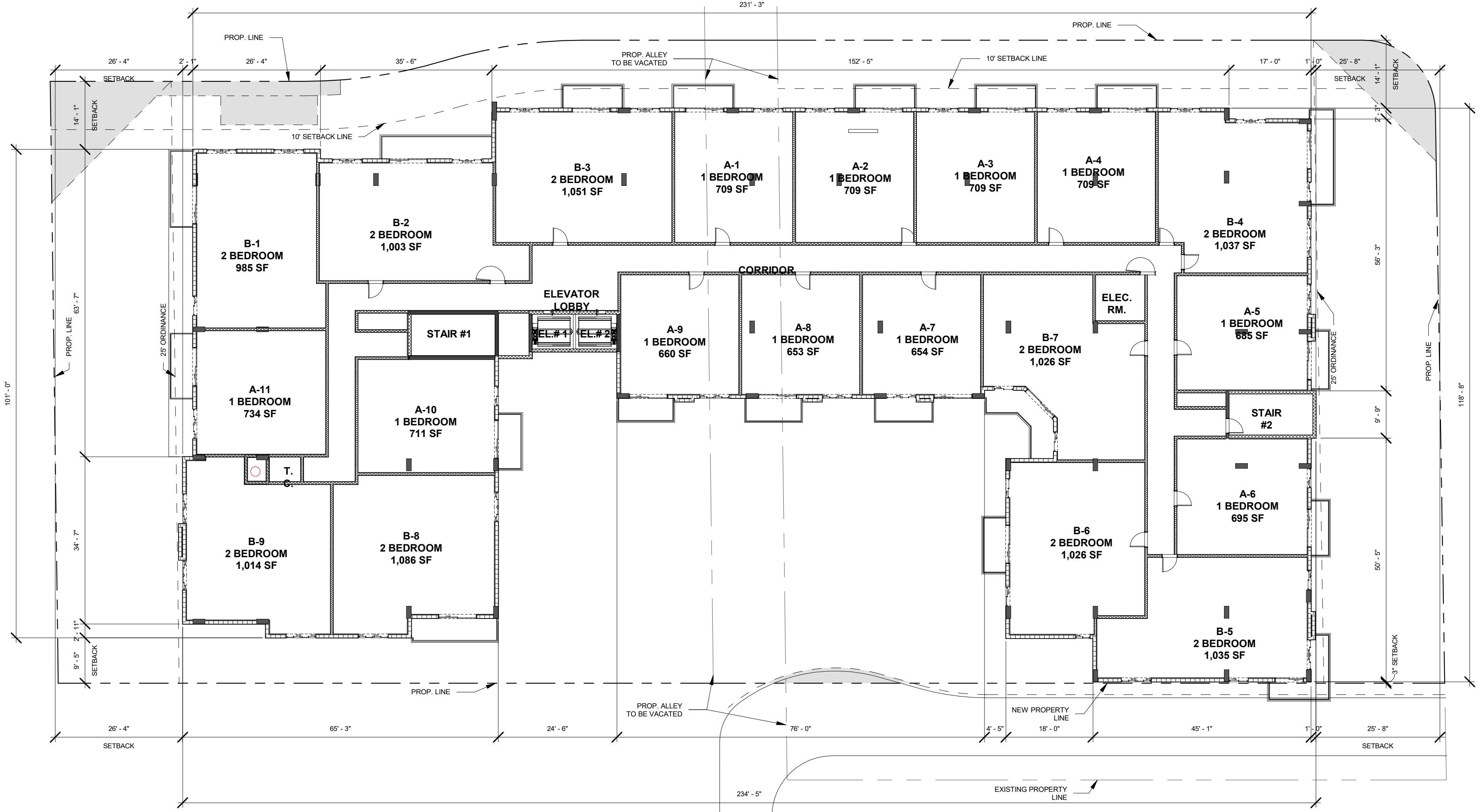
3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

Final Site Plan
Review

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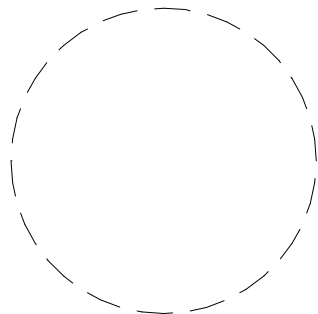
5TH - 8TH FLOOR PLAN



5TH - 8TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS		
Revision #	Revision Description	Date

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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.04



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

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Housing Trust Group

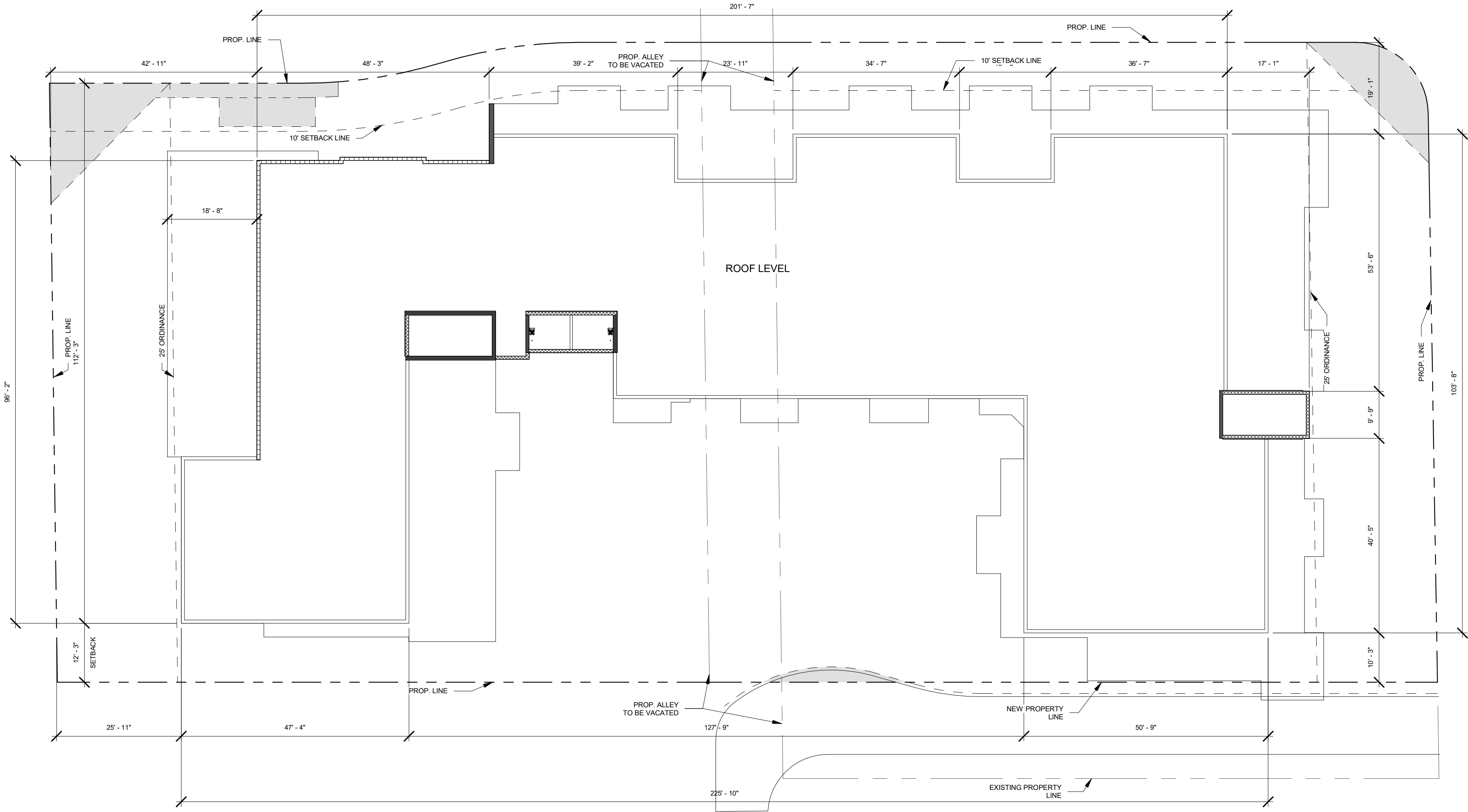
3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

Final Site Plan
Review

PERMIT No.:

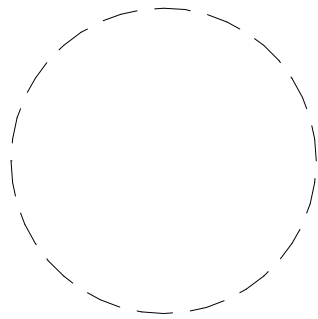
ROOF FLOOR PLAN



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

REVISIONS		
Revision #	Revision Description	Date

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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.05

PROJECT:

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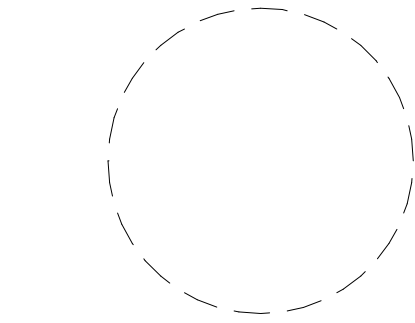
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ELEVATIONS

REVISIONS		
Revision #	Revision Description	Date

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DATE: 4-2-2019
JOB No.: 2019-22
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-2.00



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



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND					
1	LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	5	BALCONY/TERRACE CONCRETE SLAB PROPERLY SLOPED TO EXTERIOR.	10	ROLLING WINDOW W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS (TYP.)
2	SMOOTH FINISH CEMENT PLASTER (AT ALL FEATURE WALLS UNLESS OTHERWISE NOTED)	6	42" HT. EXPANDED ALUMINUM MESH SCREEN / BALCONY RAILING (KYNAR FINISH). MESH SHALL REJECT 4" OBJECTS.	11	IMPACT RESISTANT METAL DOOR
3	CONT. 1" WIDE STUCCO SCORE LINE. ALL LINES TO BE CONTINUOUS AND AT SAME HEIGHT THROUGHOUT ELEVATIONS	7	6'-0" HT. ALUMINUM PRIVACY PANEL (KYNAR)	12	CONCRETE RECTANGULAR COLUMN
4	CONCRETE EYEBROW W/ SLOPE AND APPLIED WATERPROOFING THROUGHOUT.	8	SLIDING DOOR. W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS	13	PARAPET WALL
		9	IMPACT RESISTANT ALUMINUM (KYNAR FINISH) STOREFRONT SYSTEM.	14	STAIR CORE AT ROOF LEVEL
				15	ELEVATOR CORE AT ROOF LEVEL
				16	ACCESS STEPS/ STOOP.
				17	CONCRETE ARCHITECTURAL FIN
				18	GARAGE ENTRANCE
				19	ALUMINUM CLADDING SYSTEM (KYNAR FINISH. COLOR TO BE SELECTED BY OWNER/ ARCHITECT
				20	ADA ACCESS RAMP
				21	GARAGE SCREEN W/ 2" X 4" ALUMINUM TUBE FRAME (WOOD FINISH, KYNAR FINISH)
				22	12" X 24" BUILDING SIGNAGE (UNDER SEPARATE PERMIT)

NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION



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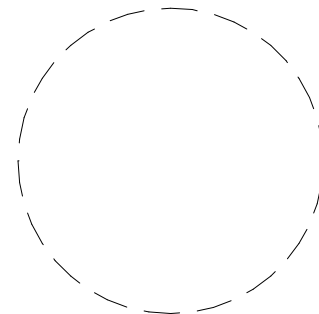
Final Site Plan
Review

PERMIT No.:

ELEVATIONS

REVISIONS		
Revision #	Revision Description	Date

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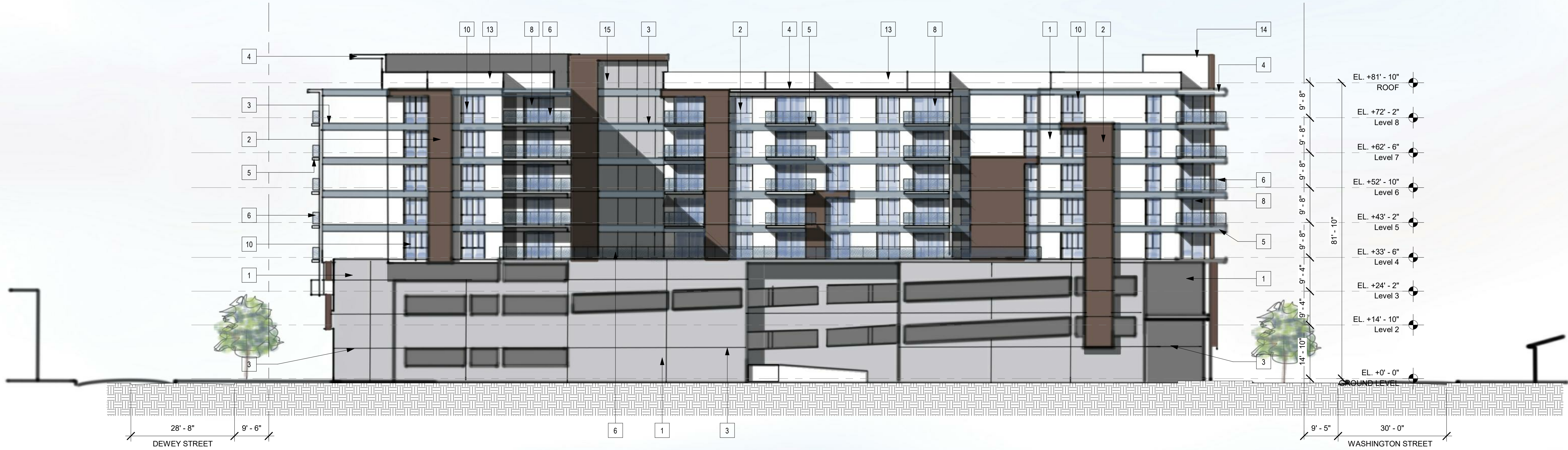


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DATE: **4-2-2019**
JOB No.: **2019-22**
DRAWN BY: **Author**
APPR BY: **Approver**

SHEET NUMBER:

A-2.01



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



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND			
1 LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	5 BALCONY/TERRACE CONCRETE SLAB PROPERLY SLOPED TO EXTERIOR.	10 ROLLING WINDOW W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS (TYP.)	16 ACCESS STEPS/ STOOP.
2 SMOOTH FINISH CEMENT PLASTER (AT ALL FEATURE WALLS UNLESS OTHERWISE NOTED)	6 42" HT. EXPANDED ALUMINUM MESH SCREEN / BALCONY RAILING (KYNAR FINISH). MESH SHALL REJECT 4" OBJECTS.	11 IMPACT RESISTANT METAL DOOR	17 CONCRETE ARCHITECTURAL FIN
3 CONT. 1" WIDE STUCCO SCORE LINE. ALL LINES TO BE CONTINUOUS AND AT SAME HEIGHT THROUGHOUT ELEVATIONS	7 6'-0" HT. ALUMINUM PRIVACY PANEL (KYNAR)	12 CONCRETE RECTANGULAR COLUMN	18 GARAGE ENTRANCE
4 CONCRETE EYEBROW W/ SLOPE AND APPLIED WATERPROOFING THROUGHOUT.	8 SLIDING DOOR W/ ALUMINUM (KYNAR FINISH) FRAME & IMPACT RESISTANT GLASS	13 PARAPET WALL	19 ALUMINUM CLADDING SYSTEM (KYNAR FINISH. COLOR TO BE SELECTED BY OWNER/ ARCHITECT
	9 IMPACT RESISTANT ALUMINUM (KYNAR FINISH) STOREFRONT SYSTEM.	14 STAIR CORE AT ROOF LEVEL	20 ADA ACCESS RAMP
		15 ELEVATOR CORE AT ROOF LEVEL	21 GARAGE SCREEN W/ 2" X 4" ALUMINUM TUBE FRAME (WOOD FINISH, KYNAR FINISH)
			22 12" X 24" BUILDING SIGNAGE (UNDER SEPARATE PERMIT)

NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION