

**ENGINEER'S DRAINAGE STATEMENT
PROJECT SURF RANCH
PALM BEACH COUNTY, FLORIDA**

PROJECT DESCRIPTION

Project Surf Ranch is a proposed mixed use development consisting of industrial uses and a recreational surfing facility located within the Palm Beach Park of Commerce at the northeast corner of Bee Line Highway (State Road 710) and Pratt Whitney Road (State Road 711) in Unincorporated Palm Beach County. More specifically, the site is located east of Pratt Whitney Road and north of Corporate Road North. Project Surf Ranch is approximately 79 acres and currently exists as vacant land. The proposed condition consists of 100,000 S.F. of industrial use buildings, 22,100 S.F. of buildings to support the surfing lake, parking lots, associated driveway facilities to the parking lot, a 12.0-acre wet detention area and a 12.5-acre surf lake.

PERMITTING REQUIREMENTS

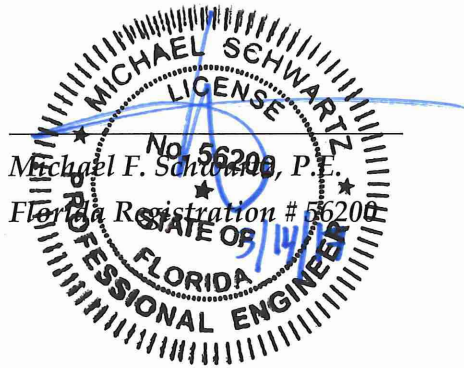
The site is situated in South Florida Water Management District's (SFWMD) C-18 Drainage Basin and within Northern Palm Beach County Improvement District's (NPBCID) service area. A new Environmental Resource Permit through SFWMD and a Drainage Permit through NPBCID will be required.

DRAINAGE FACILITIES

The proposed drainage system will be designed in accordance with Palm Beach County's ULDC as well as SFWMD requirements. The system will consist of a series of interconnected catch basins and pipes which will collect and convey the storm water runoff to the proposed wet detention area. Water quality treatment will be provided for the greater of one inch of runoff from the entire site or 2.5 inches over the percent of impervious area.

LEGAL POSITIVE OUTFALL

The legal positive outfall for Project Surf Ranch will be provided for by a piped connection to Northern Palm Beach County Improvement's canal to the south. Drainage leaving Project Surf Ranch will be routed through the outfall structure consisting of a bleeder and weir to limit discharge rates to meet water quality requirements and outfall into the Northern Palm Beach County Improvement District's Unit 16 Canal System.



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