



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

FIRSTGATE COMMERCE CENTER CONCURRENCY REVIEW

TRAFFIC:

Per the attached Traffic Statement prepared by TrafTech, the proposed 135,000 square feet of industrial will result in an average of 570 ADT. Copans Road from Lyons Road to Banks Road and from Banks to SR7 is at an acceptable level of service D. Banks Road from Atlantic Blvd. to Copans and from Copans to Sample Road is at an acceptable level of service D. See Traffic analysis prepared by TrafTech Engineering, Inc.

WATER:

The projected Water demand for 135,000 square feet of industrial based upon 0.1 GPD/SF is 13,500 GPD

SEWER:

The projected Sewer demand for 135,000 square feet of industrial based upon 0.1 GPD/SF is 13,500 GPD

SOLID WASTE:

The projected Solid Waste Demand Based for 135,000 square feet of industrial based upon 2lbs/100 sf is 2,700lbs per day

DRAINAGE:

The project is part of the Mullinax Ford South Master Drainage Permit 06-00442-S-14. Attached are copies of the original South Florida Water Management Permit from 1996 for the 29.12 acre Mullinax Ford permit of which this parcel is a part of. A total of 4.80 acres of lake was provided at the north end of the site to meet the 15% requirement for projects within the COCOMAR Water Control District Criteria. Given this was the last parcel to be developed within the site Broward County Surface Water Management Licensing Division, the permitting authority for COCOMAR requested that we provided calculations to show how much storage was being provided on the parcel at elevation 12.50 NAVD which is the base flood design elevation for this basin of the COCOMAR Water Control District. Given the building Finish Floor elevation was higher than the original permit of design of 13.25 NAVD, we provided additional dry retention areas than was required under the original permit and the net was more storage was provided at the 12.50 elevation on the proposed development that what was permitted. We have provided a

copy of said calculations for your information. The County agreed with our calculations and the permit was issued. We have provided a copy of the permit and calculations for your information.

