

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 415 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

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 within the COCOMAR Water Control District and is currently under a master SFWMD permit number 06-00442-S-14. Under said permit the project drains north into a 4.8 lake at the north end of the site. This equates to 16.48% of the total 29.12 acre site which exceeds the minimum COCOMAR requirement of 15% lake area. Currently 2-24" RCP stubouts are provided to the site which runs north and discharges into the existing lake to the north, in accordance with the master drainage plan. Broward County Surface Water Management Division has approved the project under SWML1996-079-3. Stormwater runoff will be treated for the first ½" of runoff in dry retention areas prior to discharging into the master system.

