



SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

WATER & SEWER DEMAND ANALYSIS

for

R&B Sports

WELLINGTON, FLORIDA

Prepared by

SEXTON ENGINEERING ASSOCIATES, INC.

110 PONCE DE LEON STREET, SUITE 100

ROYAL PALM BEACH, FLORIDA 33411

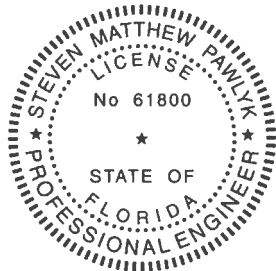
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SEA PROJECT NO: 2577

November 14, 2025

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:



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WATER & SEWER DEMAND ANALYSIS

Introduction:

The 4.00-acre property is located along the south side of Greenbriar Boulevard, west of ACME Canal 2 in Wellington. The property is a preschool facility known as Neighborhood Kids, consisting of a main school structure, outdoor activities enclosed by chain link fences, asphalt parking, and a heavily wooded area.

Water Demand Analysis:

The Village of Wellington currently provides water service to the property via a 12" PVC watermain along the frontage of the property on the south side of Greenbriar Boulevard.

The proposed project consists of the construction of a private member-only sports facility with an indoor clubhouse facility with two indoor tennis courts, as well as outdoor tennis and padel courts, a recreational area, and a paved parking lot. The proposed development will maximize the land use of the property, requiring underground stormwater storage and a new drainage outfall structure, which will connect to the ACME canal system.

These uses are estimated to add the following water daily demand, based on the attached Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity letter from The Village of Wellington:

Water Demand Table (R&B Sports)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
Country Club (per member)	200 members	33 gpd per member	6,500 gpd
Country Club (per employee)	20 employees	20 gpd per employee	390 gpd
TOTAL			6,890 gpd

Sewer Demand Analysis:

The Village of Wellington currently does not provide sewer service for the existing facility. The existing facility uses a septic tank and drainfield system that will be abandoned and removed in the proposed condition, and a new private lift station will connect a forcemain to an existing 3" forcemain along the north side of Greenbriar Boulevard Right-of-Way.

The proposed project consists of the construction of a private member-only sports facility with an indoor clubhouse facility with two indoor tennis courts, as well as outdoor tennis and padel courts, a recreational area, and a paved parking lot. The proposed development will maximize the land use of the property, requiring underground stormwater storage and a new drainage outfall structure, which will connect to the ACME canal system.

These uses are estimated to add the following wastewater daily demand, per the attached Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity letter from The Village of Wellington:

Sewer Demand Table (R&B Sports)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
Country Club (per member)	200 members	25 gpd per member	5,000 gpd
Country Club (per employee)	20 employees	15 gpd per employee	300 gpd
TOTAL			5,300 gpd

The existing Site Plan for Neighborhood Kids includes the following uses:

Use	Units
School (Day-type)	150 students
School (workers)	25 workers

The water and sewer demand for the Neighborhood Kids, based on the estimated average daily demand, is as follows:

Water Demand Table (Neighborhood Kids)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
School (Day-type)	150 students	13 gpd per student	1,950 gpd
School (workers)	25 workers	20 gpd per worker	488 gpd
TOTAL			2,438 gpd

Sewer Demand Table (Neighborhood Kids)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
School (Day-type)	150 students	10 gpd per student	1,500 gpd
School (workers)	25 workers	15 gpd per worker	375 gpd
TOTAL			1,875 gpd

Demand Summary:

The net Average Daily Demand of the proposed R&B Sports, less than the existing Neighborhood Kids, is as follows:

	Summary of Average Day Water Demands (MGD)	Summary of Average Day Wastewater Demands (MGD)
Proposed (R&B Sports)	0.005	0.007
Existing (Neighborhood Kids)	0.002	0.002
Estimated Proposed Additional Demand Total	0.003	0.005
Summary of Additional Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 =	0.0042	0.007



Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity

Date: November 14, 2025

To: Anjuli K. Panse, P.E.
Interim Utility Director
Village of Wellington Utility Department
12300 Forest Hill Blvd.
Wellington, FL 33414

From: Sexton Engineering Associates, Inc.
110 Ponce de Leon Street, Suite 100
Royal Palm Beach, Florida 33411

Project Address: Neighborhood Kids
Estimated demand base on existing use

PCN: See attached.

Project Summary (Include all applicable land use, zoning, and density information)

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Demand Summary

(Submit Potable Water and Sanitary Sewer Average Day Projected Demand Table Worksheet as backup)

Average Day Water Demands (MGD) =	0.002	MGD
Peak Day Water Demands (MGD) =	0.003	MGD

Average Day Wastewater Demands (MGD) =	0.002	MGD
Peak Day wastewater Demands (MGD) =	0.003	MGD

By submittal of this document and backup information, the applicant requests that the Village of Wellington review the information provided in order to confirm that Wellington can meet the proposed demands for water and sewer service as noted above. The applicant is advised that no guarantee of available capacity is expressed or implied, until such a time that the Owner has reserved capacity through payment of all applicable fees and charges. **The capacity letter shall be considered expired 90 days from the date of issuance.**

Potable Water and Sanitary Sewer Average Day Projected Demand Table Worksheet- July 2022

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Complete Green Cells to Calculate Projected Average and Peak Demands					
Water to Wastewater average day Demand Factor (12 month rolling average) Updated October 1, 2018	1.30				
COMMERCIAL:					
Barber & beauty shops per service chair		75	98	0	0
Bowling alley bathroom waste only per lane		50	65	0	0
Country Club					
(a) Per resident		100	130	0	0
(b) Add Per member or patron		25	33	0	0
(c) Add Per employee per 8 hour shift		15	20	0	0
Doctor and Dentist offices					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
Food operations					
(a) Restaurant operating 16 hours or less per day per seat		40	52	0	0
(b) Restaurant operating more than 16 hours per day per seat		60	78	0	0
(c) Restaurant using single service articles only and operating 16 hour or less per day per seat		20	26	0	0
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat		35	46	0	0
(e) Bar and cocktail lounge per seat		20	26	0	0
1. add per pool table or video game		15	20	0	0
(f) Drive - in restaurant per car space		50	65	0	0
(g) Carry out only, including caterers					
1. Per 100 square feet of floor space		50	65	0	0
2. Add per employee per 8 hour shift		15	20	0	0
(h) Institutions per meal		5	7	0	0
(i) Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space		10	13	0	0
1. Add for deli per 100 square feet of deli floor space		40	52	0	0
2. Add for bakery per 100 square feet of bakery floor space		40	52	0	0
3. Add for meat department per 100 square feet of meat department floor space		75	98	0	0
4. Add per water closet		200	260	0	0
Hotels					
(a) Regular per room		100	130	0	0
(b) Resort hotels, camps, cottages per room		200	260	0	0
(c) Add for establishments with self-service laundry facilities per machine		750	975	0	0
Office building					
1. per employee per 8 hour shift or		15	20	0	0
2. per 100 square feet of floor space, whichever is greater		15	20	0	0

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Service stations per water closet					
(a) Open 16 hours per day or less		250	325	0	0
(b) Open more than 16 hours per day		325	423	0	0
Shopping centers without food or laundry per square foot of floor space		0.1	0.13	0	0
Stadiums, race tracks, ball park per seat		4	5	0	0
Stores per bathroom		200	260	0	0
Theatres and Auditoriums, per seat		4	5	0	0
Veterinary Clinic					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
(c) Add per kennel, stall or cage		20	26	0	0
Warehouse					
(a) Add per employee per 8 hour shift		15	20	0	0
(b) Add per loading bay		100	130	0	0
(c) self-storage, per unit(up to 200 units)		1	1	0	0
1. Add 1 gallon for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates.		1	1	0	0
INSTITUTIONAL:					
Churches per seat which includes kitchen wastewater flows unless meals prepared on a routine basis		3	4	0	0
1. If meals served on a regular basis add per meal prepared		5	7	0	0
Hospitals per bed which does not include kitchen wastewater flows		200	260	0	0
1. add per meal prepared		5	7	0	0
Nursing, rest homes, adult congregate living facilities per bed which does not include kitchen wastewater flows		100	130	0	0
1. add per meal prepared		5	7	0	0
Parks, public picnic					
(a) With toilets only per person		4	5	0	0
(b) With bathhouse, shower & toilets per person		10	13	0	0
Public Institutions other than schools and hospitals per person which does not include kitchen wastewater flows		100	130	0	0
1. add per meal prepared		5	7	0	0
Schools per student					
(a) Day-type	150	10	13	1500	1950
(b) Add for shower		4	5	0	0
(c) Add for cafeteria		4	5	0	0
(d) Add for day school workers	25	15	20	375	487.5
(e) Boarding -type		75	98	0	0

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
RESIDENTIAL					
(a) Single or multiple family per dwelling Unit					
1 Bedroom with 750 sq. ft. or less of building area		100	130	0	0
2 Bedroom with 751 - 1200 sq. ft. of building area		200	260	0	0
3 Bedroom with 1201 - 2250 sq. ft. of building area		300	390	0	0
4 Bedroom with 2251 - 3300 sq. ft. of building area		400	520	0	0
For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increase by 60 gallons per dwelling unit		60	78	0	0
(b) Other per occupant		50	65	0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
Summary of Average Day Wastewater and Water Demands (GPD) =				1875	2438
Summary of Average Day Wastewater and Water Demands (MGD) =				0.002	0.002

Summary of Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 =	0.003	0.003
	(WW)	(Water)

[1] Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average volumes. The minimum estimated flows for these facilities shall be 3 times the volumes determined from the Demand Table Figures.



Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity

Date: November 14, 2025

To: Anjuli K. Panse, P.E.
Interim Utility Director
Village of Wellington Utility Department
12300 Forest Hill Blvd.
Wellington, FL 33414

From: Sexton Engineering Associates, Inc.
110 Ponce de Leon Street, Suite 100
Royal Palm Beach, Florida 33411

Project Address:
R&B Sports
Proposed demand base on Conceptual
Site Plan dated October \$\$, 2025

PCN: See attached.

Project Summary (Include all applicable land use, zoning, and density information)

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Demand Summary

(Submit Potable Water and Sanitary Sewer Average Day Projected Demand Table Worksheet as backup)

Average Day Water Demands (MGD) =	0.007	MGD
Peak Day Water Demands (MGD) =	0.010	MGD

Average Day Wastewater Demands (MGD) =	0.005	MGD
Peak Day wastewater Demands (MGD) =	0.007	MGD

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Complete Green Cells to Calculate Projected Average and Peak Demands					
Water to Wastewater average day Demand Factor (12 month rolling average) Updated October 1, 2018	1.30				
COMMERCIAL:					
Barber & beauty shops per service chair		75	98	0	0
Bowling alley bathroom waste only per lane		50	65	0	0
Country Club					
(a) Per resident		100	130	0	0
(b) Add Per member or patron	200	25	33	5000	6500
(c) Add Per employee per 8 hour shift	20	15	20	300	390
Doctor and Dentist offices					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
Food operations					
(a) Restaurant operating 16 hours or less per day per seat		40	52	0	0
(b) Restaurant operating more than 16 hours per day per seat		60	78	0	0
(c) Restaurant using single service articles only and operating 16 hour or less per day per seat		20	26	0	0
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat		35	46	0	0
(e) Bar and cocktail lounge per seat		20	26	0	0
1. add per pool table or video game		15	20	0	0
(f) Drive - in restaurant per car space		50	65	0	0
(g) Carry out only, including caterers					
1. Per 100 square feet of floor space		50	65	0	0
2. Add per employee per 8 hour shift		15	20	0	0
(h) Institutions per meal		5	7	0	0
(i) Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space		10	13	0	0
1. Add for deli per 100 square feet of deli floor space		40	52	0	0
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3. Add for meat department per 100 square feet of meat department floor space		75	98	0	0
4. Add per water closet		200	260	0	0
Hotels					
(a) Regular per room		100	130	0	0
(b) Resort hotels, camps, cottages per room		200	260	0	0
(c) Add for establishments with self-service laundry facilities per machine		750	975	0	0
Office building					
1. per employee per 8 hour shift or		15	20	0	0
2. per 100 square feet of floor space, whichever is greater		15	20	0	0

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Warehouse					
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(b) Add per loading bay		100	130	0	0
(c) self-storage, per unit(up to 200 units)		1	1	0	0
1. Add 1 gallon for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates.		1	1	0	0
INSTITUTIONAL:					
Churches per seat which includes kitchen wastewater flows unless meals prepared on a routine basis		3	4	0	0
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Schools per student					
(a) Day-type		10	13	0	0
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(c) Add for cafeteria		4	5	0	0
(d) Add for day school workers		15	20	0	0
(e) Boarding -type		75	98	0	0

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
RESIDENTIAL					
(a) Single or multiple family per dwelling Unit					
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2 Bedroom with 751 - 1200 sq. ft. of building area		200	260	0	0
3 Bedroom with 1201 - 2250 sq. ft. of building area		300	390	0	0
4 Bedroom with 2251 - 3300 sq. ft. of building area		400	520	0	0
For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increase by 60 gallons per dwelling unit		60	78	0	0
(b) Other per occupant		50	65	0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
Summary of Average Day Wastewater and Water Demands (GPD) =				5300	6890
Summary of Average Day Wastewater and Water Demands (MGD) =				0.005	0.007

Summary of Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 =	0.007	0.010
	(WW)	(Water)

[1] Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average volumes. The minimum estimated flows for these facilities shall be 3 times the volumes determined from the Demand Table Figures.