## Kimley *W* Horn

October 11, 2024

Anjuli Panse, P.E. Utilities Director Village of Wellington Utilities 1100 Wellington Trace Wellington FL 33414

### RE: Isla Carroll Wellington Water/Wastewater Demand Analysis

#### Dear Ms. Panse:

This letter is confirm the anticipated Water/Wastewater demand for the *Isla Carroll Wellington* project, located at the northwest corner of 120<sup>th</sup> Avenue and 35<sup>th</sup> Street, in the Village of Wellington, Palm Beach County, Florida.

The site is +/-79 acres and is a proposed Planned Unit of Development (PUD) with equestrian focused amenities. The PUD generally consists of 40 single family lots (ranging from 1/3 an acre to 2 acres) and country club amenities such as a clubhouse, pool, spa, fitness areas, multiple restaurants, pickleball courts, walking trails, equestrian trails, paddocks, stables, an event barn, riding rink, event lawn, and the internal roads, parking areas, and associated utility and stormwater infrastructure.

See the following breakdown for how each program use was categorized for the utility demand:

- Country Club for members (includes uses for clubhouse, pool(s), playground, fitness center, spa, racquet center, kids club, and activity barn)
- Food Operations (for main restaurants and pool bar) accounts for 400 indoor/outdoor seats
- Spa Operations accounts for a maximum us of 30 patrons per day at 250 gpd/person/day
- Office use for the proposed 10,720 SF business center and (2) 598 ST gatehouses.
- Single Family Residential (see supplemental spreadsheet attached for calculations)

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Country club:	14, 123,	21.11	2112		1000
(a) Per Resident	80	100	130	8000	10400
(b) Per member or patron	220	25	33	5500	7150
Food operations:				1.1895	
(a) Restaurant operating 16 hours or less per day per seat	400	40	52	16000	20800
(e) Bar and cocktail lounge per seat	25	20	26	500	650

#### Table 1: Potable Water and Sanitary Sewer Average Day Projected Demand Summary

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TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Office building:					
Per 100 square feet of floor space	119	15	20	1787	2324
Spa:				Sec. Sur.	
Number of Patrons per Day	30	250	325	7500	9750
Residential:			1.1		71.12
4 Bedroom with 2251 - 3300 sq. ft. of building area	40	400	520	16000	20800
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	342	60	78	20538	26700
Summary of Average Day Wast	ewater and	Water Demar	nds (GPD) =	75,826	98,574
Summary of Average Day Waste	ewater and \	Nater Deman	nds (MGD) =	0.076	0.099
Summary of Peak Day Wastev Average Dail			s (MGD) =	0.106	0.138

Please let me know if you have any questions.

Sincerely,



Michael F Schwartz, P.E. Principal FL. License #56200

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TYPE OF ESTABLISHMENT	of Units	WW demand per unit (GPD)	per unit (GPD)	Avg WW Demand (GPD)	Avg Water Deman (GPD)
Complete Green Cells to C		Projected	Average	and Peak C	)emano
Water to Wastewater average day Demand Factor {12 month rolling average} Updated October 1, 2018	1.30				
OMMERCIAL:		75	98	0	0
Barber & beauty shops per service chair Bowling alley bathroom waste only per lane		50	65	0	0
Country Club*			0		
(a) Per resident (b) Add Per member or patron	80	100	130 33	8000 5500	1040
(c) Add Per employee per 8 hour shift		15	20	0	0
octor and Dentist offices			0		
(a) Per practitioner (b) Add per employee per 8 hour shift		250	325	0	0
ood operations			0		
(a) Restaurant operating 16 hours or less per day per seat**	400	40	52	16000	2080
(b) Restaurant operating more than 16 hours per day per seat (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 and doubter root.	1.1	35	46	0	0
than 16 hours per day per seat (e) Bar and cocktail lounge per seat	25	20	26	500	650
1. add per pool table or video game		15	20	0	0
(f) Orive - in restaurant per car space (g) Carry out only, including caterers		50	65 0	0	0
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 (i) Food Outlets excluding deli's, bakery, or meat department per		5	7	0	0
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
totels	-		0		0
(a) Regular per room (b) Resort hotels, camps, cottages per room		100	130 260	0	0
(c) Add for establishments with self-service laundry fadilities per		750	975	0	0
machine		/30		-	- ď
1. per employee per 8 hour shift or	-	15	20	0	0
2. per 100 square feet of floor space, whichever is greater*	119	15	20	1787	232
iervice stations per water closet			0		
(a) Open 16 hours per day or less		250	325	0	0
(b) Open more than 16 hours per day					
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	10000	4 200	260	0	0
Stores per bathroom Theatres and Auditoriums, per seat	11-12-12	4	5	0	0
Veterinary Clinic			0		
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift (c) Add per kennel, stall or cage		15	20	0	0
Warehouse			0		
(a) Add per employee per 8 hour shift	-	15	20	0	0
		100	130	0	0
(b) Add per loading bay					Ť
(c) self-storage, per unit(up to 200 units)		<u> </u>		0	
(c) self-storage, per unit(up to 200 units) <ol> <li>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.</li> </ol>		1	1	0	0
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(c) self-storage, per unit(up to 200 units) 1. Add 1 gains for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates. NSTITUTIONAL: Churches per seat which includes kitchen wastewater flows unless meals prepared be which does not include kitchen wastewater flows 1. add per meal prepared Nursing, rest homes, adult congregate living facilities per bed which does not include kitchen wastewater flows 1. add per meal prepared Parks, public legionic (a) With tollets only per person (b) With buffstows, shower & fullets per person which does not include kitchen wastewater flows 1. add per meal prepared Parks, public legionic (a) With tollets only per person (b) With buffstows, shower & fullets per person which does not include kitchen wastewater flows 1. add per real prepared Schools per student (c) dad for cafeteria (d) Add for shower (c) Add for rateria (d) Add for a school workers (d) Boarding, stype RESIDENTIAL (a) Single or multiple family per dwelling Unit 1. Bedroom with 750 s.q. f., or fess of building area 2. Bedroom with 2251 - 3300 s.q. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft. of building area 4. Bedroom with 2251 - 3300 s.g. ft.	11.534	1 3 5 200 5 100 5 5 100 5 5 100 5 5 100 5 5 100 4 4 4 5 75 75 100 0 5 00 300 300 300	1 0 4 7 260 7 130 7 0 5 13 130 7 0 131 130 7 0 133 5 5 5 0 0 139 0 5 5 5 5 5 5 5 5 5 5 5 5 5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
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(c) self-storage, per unitupe to 200 units) 1. Add 1 gallen for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates. ShirtDriPANL	342	1 3 5 2000 5 100 5 4 10 100 5 5 100 4 4 4 4 5 75 200 300 400 60 60 60 250	1 0 4 7 2600 7 130 7 0 13 130 7 0 13 130 7 0 13 35 5 20 98 8 0 0 0 13 5 5 20 98 8 0 0 26 5 20 97 8 0 13 13 13 13 13 13 13 13 13 13	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

Summary of Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 = 0.106 0.138

						RE	SIDENTI	AL CALC	RESIDENTIAL CALCULATIONS							
L	Lot size	45% Bh	45% Bidz coverage	number of homes				addt	addti SF over 3300		each 750 sf over 3300 60 gals for each 750 over 330	400	400 GPD for up to 3300 SF	3300 SF		TOTTAL
2	1/3 acre 14520 SF	6534	6534 SF Bidg	31	6534	-	3300	8	3234	4.312	258,72	400 +	258.72	= 651	400 + 258.72 = 658.72 × 31 homes =	20420.32
5]	1/2 acre 21780 SF	1086	SF Bidg	4	9801	-	3303		6498	8.664	519.84	400+	400 + 519.84 =	* 919	919.84 × 4 homes =	3679.36
3	1.5 acres and above 65340 SF {min size}	29403	SF Bldg (min)	s	29403	:	3306		26097	34.796	2087.76	400+	2087.76	= 248	400 + 2087.76 = 2487.76 × 5 homes =	12438.8
SUB	OTALS:			40												36538.48

(a) Single or mutible family per dwelling Unit 1 Bedroom with 750 sp. ft. or less of building area 2 Bedroom with 1201 - 1203 or ft. of building area 3 Bedroom with 1201 - 1203 or ft. of building area 4 Bedroom with 2251 - 3300 sp. ft. of building area 6 For each additional bedroom or each additional 750 square feet of building area or fraction for each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sting shall be increase by 60 gallons per dwelling unit