

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
PUBLIC FACILITIES REPORT  
UNIT OF DEVELOPMENT NO. 47

**Section 1. Lands in Unit**

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 47 encompasses 265.96 acres, more or less, and is located in the Town of Jupiter. [Exhibits A](#) and [B](#) show the general location of Units No. 47 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located west of Island Way, north of Indiantown Road, and east of the Florida Turnpike in Section 32 and 33, Township 40 South, Range 42 East. The land within the Unit is being developed as a Planned Unit Development (PUD) called Jupiter Isles and Loxahatchee Reserve consisting of single family residential units.

**Section 2. Water Management System**

2.1 General

The Island Way master surface and stormwater management system will convey runoff from the 906 acre Island Way Corridor watershed which consists of parcels of land adjacent to the Island Way road right-of-way from Indiantown Road to the Martin County line. The system will outfall downstream of the South Florida Water Management District (SFWMD) S-46 structure located in the C-18 Canal at a rate of 2"/acre/day. The main components of the system consist of approximately 10,250 linear feet of sixty (60) inch concrete culvert, 600 linear feet of 42" culvert, manholes, inlets, and three (3) operable control structures. The SFWMD permit for this Unit is referenced as the "Island Way Phase A & B", permit number 50-06087-P.

The first operable control structure will be located on the downstream side of the SFWMD S-46 structure in the C-18 Canal and is the main control structure for the system. The second operable control structure whose location has not been determined will include a pump and appurtenances that will have the capabilities of discharging stormwater west into the Loxahatchee Slough at a rate of five (5) cubic feet per second. The third operable control structure will be located on the upstream side of the SFWMD S-46 structure in the C-18 Canal and will have the capacity of recharging the Island Way Drainage Corridor Water Management System from water out of the L-18 Canal.

## 2.2 Off-site lands

Approximately 640 acres of lands drain into this Unit's surface water management system.

### **Section 3. Northern Facilities**

Lands within Unit No. 47 that have been granted to Northern in fee simple are shown on [Exhibit 47](#). Easements, also shown on [Exhibit 47](#), have been provided for Northern facilities. Northern's responsibilities in the Unit include operation, inspection and maintenance of the sixty (60) culverts located in the Island Way Right-of-Way, control structure OS-1, and a 5 cfs pump discharging into the Loxahatchee Slough along the I-95 right-of-way.

The service/demand area for Unit No. 47 is approximately 906 acres.

The SFWMD permit for The Island Way Development, permit number 50-06087-P, specifies the minimum building pad elevation and minimum road crown elevation for the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event and the 10-year/1-day storm event. Design stages and the permit minimum elevations for sub-basins within the Unit are presented in Table No. 47.

| <b>TABLE NO. 47: DESIGN INFORMATION</b> |                                   |
|---|-----------------------------------|
| Minimum Finished Floor                  | 16.0' NGVD                        |
| Minimum Road Crown                      | 14.1' NGVD                        |
| 10-Yr/1-Day Peak Stage                  | 13.21' NGVD                       |
| 25-Yr/3-Day Peak Stage                  | 14.4' NGVD                        |
| 100-Yr/3-Day Peak Stage                 | 15.17' NGVD                       |
| Control Elevation                       | 10.0' Wet Season/12.0' Dry Season |

| <b>Control Structures</b> |     | <b>Description</b>  |
|---------------------------|-----|---|
| OS-1                      |     | 2- Sharp crested weirs w/crest elev. = 13.70'<br>1- 5' +3" operable gates – Inv. Elev. = 10.0'<br>1- 6" circular orifice @ elev. 10.0'<br>1- 40" w + 33" h Rectangular orifice w/Inv. = 10.0' |
| 5 CFS Pump PS-1           | N/A |   |
| 8 CFS Pump PS-2           | N/A |   |

**Section 4. Five – Year Improvement Plan**

No Northern facilities are anticipated to be replaced or constructed within the next five years.

**Section 5. Ten – Year Replacement Plan**

No Northern facilities are anticipated to require replacement within the next ten years.