

18. WASTEWATER MANAGEMENT

- A. Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions used to project this demand.

A table is presented below with all wastewater generation sources:

TABLE 18-1 WASTEWATER FLOWS						
Land Use	Number of Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD)(*)	Sewage Flows (with 20% conservation reduction) (MGD)(*)	Sewage Flows (after 25% water recapture for irrigation) (MGD)(*)	Peak Sewage Flows (MGD)
Single Family, detached	1,257 du	350 gpd/unit	0.440	0.352	0.264	1.210
Single Family, attached	2,436 du	250 gpd/unit	0.609	0.487	0.365	1.675
Multi-Family	3,248 du	200 gpd/unit	0.650	0.520	0.390	1.788
Retail	200,000 sf	5/100 gpd/sf	0.010	0.008	0.006	0.028
Office	100,000 sf	10/100 gpd/sf	0.010	0.008	0.006	0.028
Industrial – Flex Space	550,000 sf	20/1000 gpd/sf	0.011	0.009	0.007	0.030
School						
K-8	3,200stud.	15 gpd/stud	0.048	0.038	0.028	0.132
High School	1,600 stud.	20 gpd/stud.	0.032	0.026	0.019	0.088
Staff	360	15 gpd/person	0.005	0.004	0.003	0.014
Hospital	200 beds	250 gpd/bed	0.050	0.040	0.030	0.138
Community Uses	50,000 sf	10/100 gpd/sf	0.005	0.004	0.003	0.014
Parks	46 acres	5 gpd/person	0.001	0.001	0.001	0.003
Total			1.871 MGD	1.497 MGD	1.122 MGD	3.086 MGD

Source: Ford Armenteros, Inc.

(*) MGD= Millions of Gallons per Day

The Average Daily Flow (A.D.D.) is 1.122 MGD
 The Peak Sewage Flow (275% of A.D.D.) is 3.086 MGD

Rates were obtained from Miami-Dade County sewage flows used by the Miami-Dade County Water and Sewer Department (Miami-Dade County Code Section 24-43 (5) Sewage Loading).

75% of the wastewater flow (1.122 MGD) will discharge into the WASD sewer system and 25% (0.375 MGD) will be treated in a satellite facility and recycled to meet a portion of the project's irrigation demand.

- B. If applicable, generally describe the volumes, characteristics and pre-treatment techniques if any industrial or other effluents prior to discharge from proposed industrial-related use(s).**

No pretreatments are anticipated.

- C. 1. If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through build-out, any other commitments that have been made for this excess and a statement of ability to provide service at all times during or after development.**

Offsite treatment will be provided by Miami-Dade County Water and Sewer Department.

- 2. If service cannot be provided, identify the required capital improvements, cost, timing, and proposed responsible entity necessary to provide service at all times during and after development.**

To be determined.

- D. If septic tanks will be used on site, indicate the number of units to be served, general locations and any plans for eventual phase-out.**

No septic tanks are proposed. The Project in its entirety will be served by public sanitary sewer lines.

- E. Indicate whether proposed wastewater service will be provided within an established service area boundary.**

The site is located within the Miami-Dade Water and Sewer Department service area for both water and sewer. The Project will be serviced by Miami-Dade County Water and Sewer Department.

Exhibit 18-1
Letters to and from Service Providers