

November 21, 2025

**Re: 1127 Poinsettia Drive — Delray Beach, FL
C&W Project #11344
Stormwater Report**

1.0 Site Location and Project Description

The subject property for this project is located on the northeast corner of the intersection of Lime Lane and Poinsettia Drive in Delray Beach, Florida. According to the boundary survey prepared by Avirom & Associates, Inc., the legal description of the property is as follows: “Lots 1 through 4, 6 and 8, Block B, SUNNY ACRES, according to the Plat thereof as recorded in Plat Book 21, Page 63 of the Public Records of Palm Beach County, Florida”. The property consists of 2.01± acres and is improved with a 1 story building structure with associated parking lot and paved outdoor storage area. Topographic information of the property was also included on the boundary survey. A copy of the boundary survey is included as **Exhibit A**.

The proposed improvements are summarized as follows: removal of some impervious areas around the building, construction of a north-facing driveway at the northwest corner of the property, and rehabilitation of the existing drainage system and associated retention areas.

2.0 Existing Conditions

Using the NRCS Soil Survey, the soils of the site are predominantly sands with a high surface runoff. The most appropriate ground cover description for estimating runoff in existing green areas was determined to be “>75% grass cover, Good” and Hydrologic Soil Group D. A copy of the Soil Survey Report is included as **Exhibit B**.

A relatively large portion of the site outside of the building consists of impervious surfaces such as asphalt, concrete, pavers, and tile. The survey shows the locations of existing drainage inlets within the parking areas and a depressed grassy retention area. A copy of the original site engineering plan was provided for informational purposes which delineates an interconnected drainage system with exfiltration trenches and two dry retention areas. While confirmation of construction of all these improvements such as an as-built survey was not available, the improvements shown will be assumed to have been constructed in substantial conformity with that plan. A copy of the plan is included as **Exhibit C**.

3.0 Proposed On-site Improvements

3.1 Rainfall

Typical rainfall depth from the SFWMD rainfall datasets found in the Environmental Resource Permitting manual were used to determine the precipitation values for the 10 year 1 day storm event. The precipitation values for the subject property for this event is as follows:

Storm Event	Rainfall Depth (in)
10 year 1 day (pavement)	11

3.2 Pre-development vs. Post-development Discharge

For the proposed project, post-development discharge must be less than or equal to the pre-development discharge per City of Delray Beach Land Development Regulations.

To compare pre-development and post-development runoff, the analysis requires identifying the land use areas for each condition and assigning appropriate SCS curve numbers that reflect factors like soil type and ground cover. For each scenario, the SCS runoff formula is applied: first, the maximum retention “S” is estimated using the curve number “CN”, then initial abstraction “I_a” (neglected as the site is highly developed) is computed, and finally the runoff depth “Q” is calculated for a specified rainfall event.

The site was divided into land use categories and each was assigned a representative CN value according to standard SCS tables. A weighted composite CN was calculated for both pre-development and post-development land use areas.

The existing drainage system on the property was not designed with a discharge outfall, therefore the runoff generated will be stored on-site. The extent to which the site’s stage vs. storage relationship and boundary grading are proposed to be modified is negligible, therefore computing potential discharge via overland flow from the site is not necessary. The resultant runoff values will be compared directly to demonstrate that the proposed project conforms to the above requirement.

3.3 Land Use Data Summary

The following are summary tables of the proposed land use for the subject property which were utilized for stormwater computations:

Pre-development Areas		
Land Use	Area (ac)	% of Total
Building	0.59	29%
Impervious	0.98	49%
Green	0.44	22%
Total	2.01	100%
Post-development Areas		
Land Use	Area (ac)	% of Total
Building	0.59	29%
Impervious	0.90	45%
Green	0.52	26%
Total	2.01	100%

Based on the site soil conditions, a CN of 80 is utilized for both pre-development and post-development green areas.

3.4 Runoff Calculations

The SCS runoff equation was used to estimate stormwater runoff for both pre-development and post-development conditions:

$$Q = \frac{(P - I_a)^2}{(P - I_a) + S} \quad S = \frac{1000}{CN} - 10,$$

Where:

- Q = Runoff depth (inches)
- P = Rainfall depth for the design storm (inches)
- I_a = Initial abstraction, neglected for this analysis
- S = Potential maximum retention after runoff begins
- CN = the curve number assigned based on the land use and soil group.

Pre-development				Post-development			
Description	Area (ac)	Curve Number (CN)	Area x CN	Description	Area (ac)	Curve Number (CN)	Area x CN
Pavement	0.98	98	96.3	Pavement	0.90	98	88.4
Building	0.59	98	57.7	Building	0.59	98	57.7
Green	0.44	80	35.1	Green	0.52	80	41.5
Total	2.01	-	189.1	Total	2.01	-	187.6
Weighted CN = $\sum(\text{Area} \times \text{CN}) / \text{Total Area} =$			94.1	Weighted CN = $\sum(\text{Area} \times \text{CN}) / \text{Total Area} =$			93.3
$S = 1000 / \text{CN} - 10 =$			0.63	$S = 1000 / \text{CN} - 10 =$			0.72
$Q = P^2 / (P + S) =$			10.40	$Q = P^2 / (P + S) =$			10.32
			inch				inch
			Inch				inch

3.4 Conclusion

The calculations above demonstrate that the post-development condition will discharge less than the pre-development condition, therefore there is no adverse effect from the project.

Please do not hesitate to contact me or the project engineer William Roberts, P.E.

(Bill@cwiasoc.com or 772-202-0208) with any comments or questions.

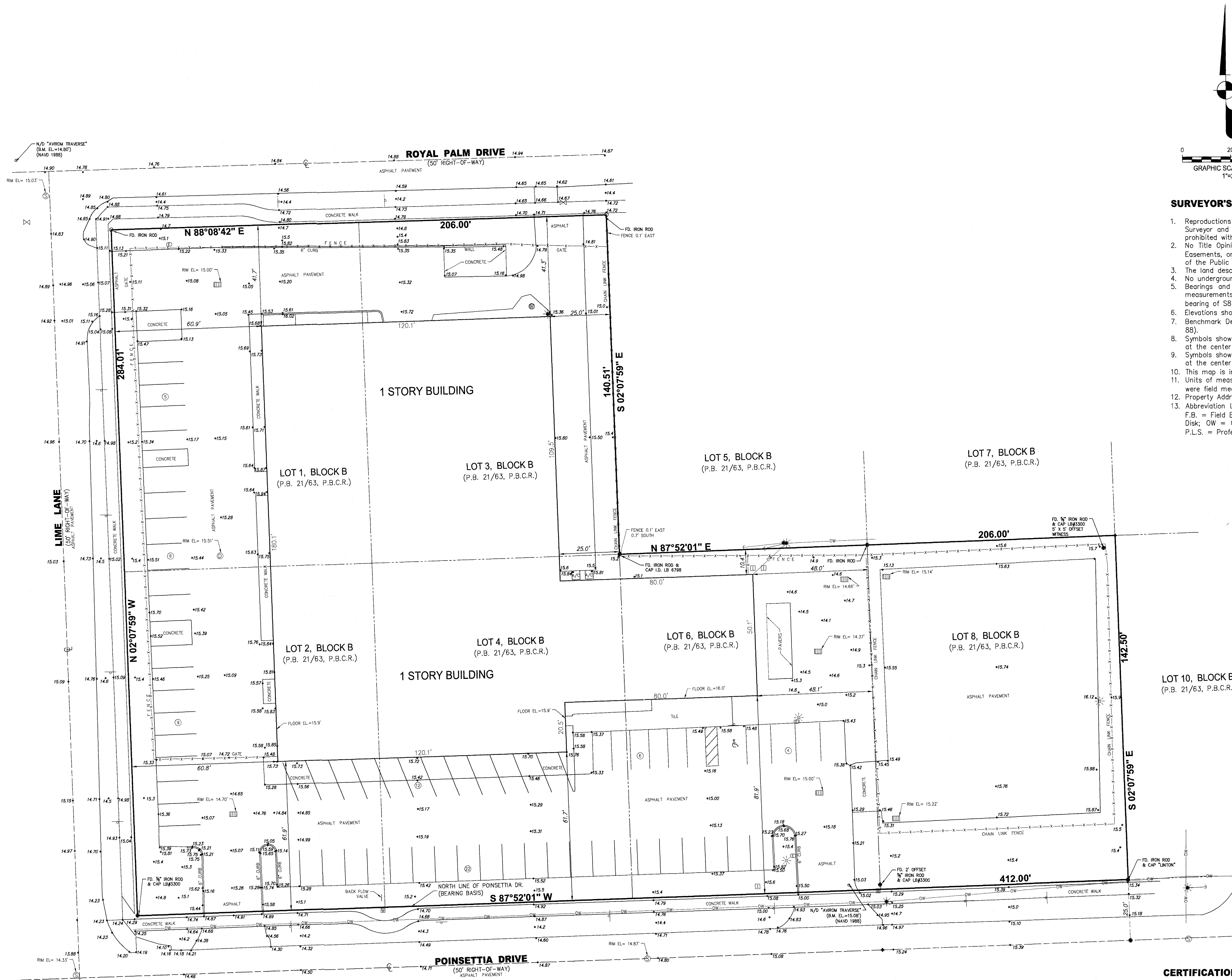
Sincerely,
Caulfield & Wheeler, Inc.

John F. Wheeler, P.E.
President

This item has been digitally signed and sealed by John F. Wheeler, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Exhibit A

Boundary Survey



LEGEND

- CATCH BASIN
- DRAINAGE MANHOLE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- IRRIGATION CONTROL
- GUY ANCHOR
- HANDICAP SPACE
- LIGHT POLE
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SIGN (UNLESS NOTED)
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- WELL

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon was supplied by client.
- Bearings and distances shown hereon are in accord with the deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the north line of Poinsettia Drive, having a bearing of S87°52'01" W.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: National Geodetic Survey Benchmark: LOW 5, Benchmark Elevation 16.579 feet (NAVD 88).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:240 (1"=20').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Property Address: 1127 Poinsettia Drive, Delray Beach, Florida.
- Abbreviation Legend: A/C = Air conditioner; C.L.F. = Chain Link Fence; CONC. = Concrete; F.B. = Field Book; FD. = Found; ID. = Identification; I.R. = Iron Rod; L.B. = Licensed Business; N/D = Nail & Disk; OW = Overhead Wires; Plat. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; W/ = With; W/CAP = With Surveyors Cap.

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)

LAND DESCRIPTION:

Lots 1 through 4, 6 and 8, Block B, SUNNY ACRES, according to the Plat thereof as recorded in Plat Book 21, Page 63 of the Public Records of Palm Beach County, Florida

Said lands situate in the Palm Beach County, Florida containing 87,755 square feet (2.0146 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/6/2024

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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AVIROM & ASSOCIATES
ESTABLISHED 1981

REVISIONS	DATE	BY	REVISIONS	DATE	BY
FILED / UPDATE SURVEY PLANS	2/9/2023	JTD	FILED / UPDATE SURVEY PLANS	2/9/2023	JTD
FILED / UPDATE SURVEY PLANS	12/12/2023	JTD	FILED / UPDATE SURVEY PLANS	12/12/2023	JTD
FILED / UPDATE SURVEY PLANS	03/06/2024	JTD	FILED / UPDATE SURVEY PLANS	03/06/2024	JTD

BOUNDARY SURVEY
LOTS 1, 4, 6 AND 8, BLOCK B
SUNNY ACRES
P.B. 21, PAGE 63, P.B.C.R.
1127 POINSETTIA DRIVE
DELRAY BEACH
PALM COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 09/21/2022
BY: JTD
CHECKED: WRE
F.B./PG. 2132/55-56
SHEET: 1 OF 1

JOB #: **12604-3**

Exhibit B
SCS Soil Survey



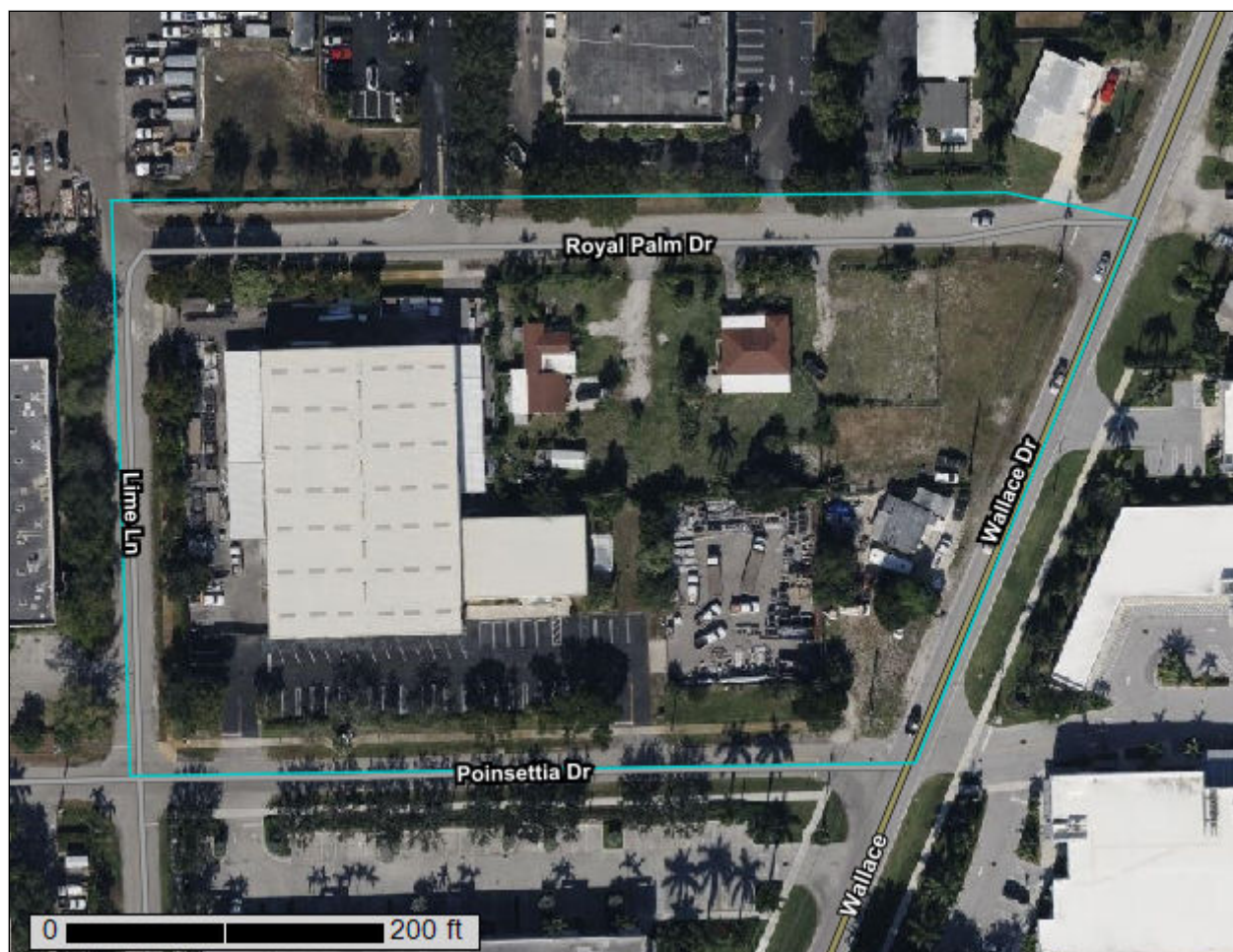
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Palm Beach County Area, Florida**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

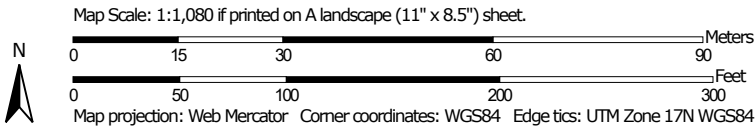
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Basinger fine sand, 0 to 2 percent slopes	0.1	1.4%
18	Immokalee fine sand, 0 to 2 percent slopes	4.6	98.6%
Totals for Area of Interest		4.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Palm Beach County Area, Florida

6—Basinger fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svym
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Basinger and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Basinger

Setting

Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Parent material: Sandy marine deposits

Typical profile

Ag - 0 to 2 inches: fine sand
Eg - 2 to 18 inches: fine sand
Bh/E - 18 to 36 inches: fine sand
Cg - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

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Hydric soil rating: Yes

Minor Components

Myakka

Percent of map unit: 6 percent

Landform: Flatwoods on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Immokalee

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Riser, talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Placid

Percent of map unit: 4 percent

Landform: Depressions on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)

Hydric soil rating: Yes

Pompano

Percent of map unit: 4 percent

Landform: Flats on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear

Across-slope shape: Concave, linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 1 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Concave, linear

Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

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Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

18—Immokalee fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2s3lk
Elevation: 0 to 130 feet
Mean annual precipitation: 42 to 68 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Immokalee and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
BC - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high

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Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: B/D

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Minor Components

Basinger

Percent of map unit: 4 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy
soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: No

Pomello

Percent of map unit: 2 percent

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser

Down-slope shape: Linear, convex

Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and
Knolls of Mesic Uplands

Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on
rises and knolls of mesic uplands (G155XB131FL)

Hydric soil rating: No

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Placid

Percent of map unit: 1 percent

Landform: Depressions on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL),
Sandy soils on stream terraces, flood plains, or in depressions
(G155XB145FL)

Hydric soil rating: Yes

Jenada

Percent of map unit: 1 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Slough (R155XY011FL), Sandy soils on stream
terraces, flood plains, or in depressions (G155XB145FL)

Hydric soil rating: Yes

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Water Features

This folder contains tabular reports that present soil hydrology information. The reports (tables) include all selected map units and components for each map unit. Water Features include ponding frequency, flooding frequency, and depth to water table.

Hydrologic Soil Group and Surface Runoff

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The four hydrologic soil groups are:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or

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soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

Report—Hydrologic Soil Group and Surface Runoff

Absence of an entry indicates that the data were not estimated. The dash indicates no documented presence.

Hydrologic Soil Group and Surface Runoff—Palm Beach County Area, Florida			
Map symbol and soil name	Pct. of map unit	Surface Runoff	Hydrologic Soil Group
6—Basinger fine sand, 0 to 2 percent slopes			
Basinger	80	Negligible	A/D
18—Immokalee fine sand, 0 to 2 percent slopes			
Immokalee	90	Very high	B/D

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

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Exhibit C

Original Site Plan



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