

2014 Engineer's Annual Report

Prepared For:

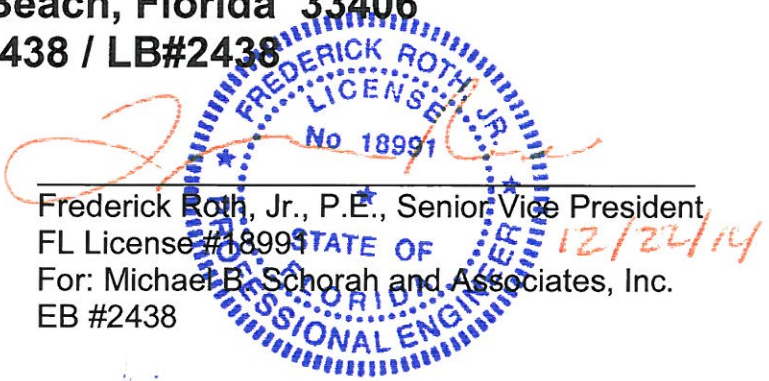
**Hypoluxo / Haverhill
Community Development District**

December 2014



Prepared By:

**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
EB#2438 / LB#2438**


Frederick Roth, Jr., P.E., Senior Vice President
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For: Michael B. Schorah and Associates, Inc.
EB #2438

I. INTRODUCTION

The Hypoluxo / Haverhill Community Development District (H/H CDD) was established as a local unit of Special-Purpose Government by the Palm Beach County Board of County Commissioners. The H/H CDD includes approximately 63.87 acres of land which contains a planned residential development, roads, open space, recreation areas and water management tracts (a.k.a. lake areas). The subject site was platted in 2001, Plat Book 94, Pages 31-39 and 2002, Plat Book 95, Pages 70-75. Included herewith is a project location map and a site aerial showing the approximate location and boundary of the H/H CDD. The District issued bonds to fund portions of a master infrastructure system which serves this development. Included in those funds were the drainage, stormwater management system, potable water distribution facilities, sanitary sewer collection and transmission facilities, landscaping and irrigation (public right-of-way) and lake excavation. Offsite improvements made to public right-of-ways (turn lanes and road construction) were also District funded improvements.

The scope of the District's funded elements of the site improvements are generally outlined in the Engineer's Report prepared for the Hypoluxo Haverhill CDD by Lawson, Noble and Webb, Inc. (dated Feb 13, 2002). On October 17, 2014 a field review was done to assess the condition of the District's improvements. The purpose of this report is to provide a summary of the status of those facilities.

II. DRAINAGE SYSTEM AND STORMWATER MANAGEMENT SYSTEM

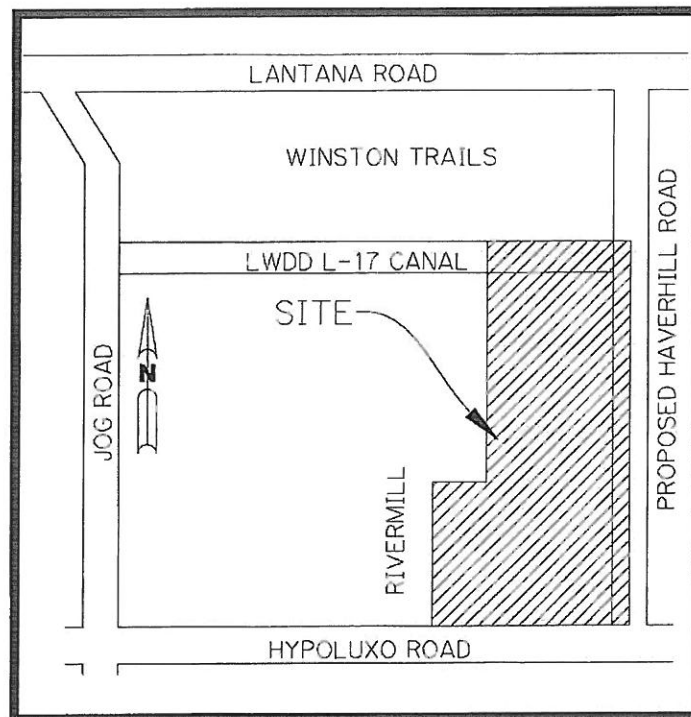
The facilities included in this item are the elements that form the basis of the drainage conveyance systems (gutters, inlets, pipes, storm manholes, control structures, etc.) including the connections to the lake management Tracts (detention lake areas with maintenance berms) and offsite drainage areas identified in the master drainage system design/permits. This system terminates with an outfall to the Lake Worth Drainage District Canal L-17. All of the required

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permits for construction of these facilities were obtained. Construction of these systems have been completed and are in operation. Certification of the storm water system to the permitting agencies was completed by the Engineer of Record. A field review of these facilities indicated that they appear to be functioning properly. No visual sign of damage was noted.

HYPOLUXO / HAVERHILL CDD

LOCATION MAP



LOCATION MAP

N.T.S.

SEC. 2, TWP. 45 S, RGE. 42 E

(Continued)

HYPOLUXO / HAVERHILL CDD

SITE BOUNDARY AERIAL



III. POTABLE WATER DISTRIBUTION SYSTEM

This item includes distribution mains, fire hydrants, services to units and the associated fittings, testing and appurtenances required to complete this system. All of the required permits necessary for the construction of these facilities were obtained. The construction of this system has been completed. The construction was reviewed by the regulatory authorities (Palm Beach County Water Utilities Department and Palm Beach County Health Department) and the system was

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certified by the Engineer of Record and put into operation. The system is fully operational and individual units within the District are connected to the system. These facilities have been turned over to Palm Beach County Water Utilities Department for their operation and maintenance. A general review of the condition of these facilities was noted during the site field review. All facilities appeared to be in good condition.

IV. SANITARY SEWER COLLECTION AND TRANSMISSION SYSTEM

Facilities included in this item include the sewage collection system (services, manholes and gravity sewer lines) and the transmission system (sewage pump station, force mains, and appurtenances). All of the required permits necessary for the construction of these facilities were obtained. The construction of this system has been completed. The construction was reviewed by the regulatory authorities (Palm Beach County Water Utilities Department and Palm Beach County Health Department) and the system was certified by the Engineer of Record and put into operation.

The system is fully operational and individual units within the District are connected to the system. These facilities have been turned over to Palm Beach County Water Utilities Department for operation and maintenance. A general review of the condition of these facilities was noted during the site field review. All facilities appeared to be in good condition.

V. LANDSCAPING AND IRRIGATION

This item includes landscaping in the public right-of-way (entrance area, medians

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and along Haverhill Road / Hypoluxo Road). Installation of landscape materials was completed and is currently in place. Also constructed as part of this work was an irrigation system to serve these areas. This system is complete and operational. Maintenance of the landscape areas and irrigation system are being provided by the Cocoplum Property Owners Association of Palm Beach, Inc. During the field review of the District's facilities it was noted that these items appear to be in good condition. It was observed that the necessary maintenance has been done.

VI. GENERAL PROVISIONS AND EARTHWORK / LAKE AREAS

This item included lake excavation, creation of littoral areas and grading of the lake maintenance berm areas in the approximately 11.77 acres of water management Tracts. Permits required for this work were obtained and all work was completed. Certification of the lake construction by the Engineer of Record, as part of the water management system was completed. Currently the lake slopes appear in good condition with no major erosion being observed. As reported in the previous year's report it was noted that some "shelving" along the water edge was observed during the site review. This is a common condition in retention ponds. No further erosion was noted at this time. Littoral shelf areas located in the North East and West corners and South East corner of the South lake were observed and appear to be in satisfactory condition.

VII. OFFSITE IMPROVEMENTS

Construction of offsite public roadway improvements were included in the H/H CDD project. Those improvements, which included the construction of Haverhill

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Road as a two (2) lane facility from Hypoluxo Road north to the LWDD L-17 Canal and a right-turn lane South approach on Military Trail at Hypoluxo Road, have been completed. That construction was reviewed by the regulatory authorities (Palm Beach County Engineering Department) and those improvements were certified by the Engineer of Record, accepted by the County and opened for use.

VIII. FIELD REVIEW

A site review was conducted on October 17, 2014. Attached herewith is a copy of the field observation report and several photographs of the site showing a portion of the District improvements. Those improvements, as outlined in the Engineer's Report and as noted herein, appear to be in proper working condition with no indications of corrective maintenance needed for those facilities that the district has accepted as complete. At this time maintenance of the landscape and drainage improvements are being performed by the Homeowner's Association. In future years as the systems age it may be necessary for funds to be set aside for repair and replacements.

Ownership, operation and maintenance of the water and sewer systems, along with any future repair or replacement, is the responsibility of the Palm Beach County Water Utilities Department. Ownership, operation and maintenance of the offsite improvements is the responsibility of the Palm Beach County Engineering Department.

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INSPECTOR'S DAILY REPORT

JOB NAME:	Hypoluxo/Haverhill CDD	JOB NO.:	1066
CLIENT:		DATE:	October 17, 2014
INSPECTOR:	Ken Bates	TIME:	9:00 AM
CONTRACTOR:		WEATHER:	80° Dry

The drainage system in the "Coco Plum" development appears to be functioning properly. The street gutters and inlets, including the control structure leading to the L-17 canal, are clear of debris. The lake banks are stable with minor erosion at the water edge.

I also attached a photo of the location where the outfall pipe enters the L-17 canal. Silt and weed growth is blocking the lower 2/3 of the pipe diameter.

Attachments:

Yes ☒

No ☐

Inspector's Signature **Ken Bates**



1. Typical inlets and gutters.



2. View along East bank of North lake.



3. View Westward along South bank of North lake.



4. View Westward along North bank of North lake.



5. Littoral planting zone, NE corner of South Lake.



6. View Westward along Northern bank of South lake.



7. LWDD L-17 Canal bottom silt and weed at outfall pipe. (Outfall pipe in headwall obscured)



8. View Westward from SE corner of South lake.



8. Grate on control structure at Northern boundary (South of L-17 canal).