

# 2014 Engineer's Annual Report

*Prepared For:*

## HIGHRIDGE / QUANTUM Community Development District

February 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  
FL License #18991  
For: Michael B. Schorah and Associates, Inc.  
EB #2438



## **I. INTRODUCTION**

The High Ridge / Quantum Community Development District (HRQCDD) was established as a local unit of Special-Purpose Government by the City of Boynton Beach City Commissioners. The HRQCDD includes approximately 15.61 acres of land located in Sections 16 and 17, Township 45 South, Range 43 East within the municipal limits of the City of Boynton Beach, Florida. The project includes a 155 unit planned residential development, roads, open space, and recreation areas. The subject site was included in the Plat of Quantum Park at Boynton Beach, P.I.D. Plat No. 5 which was recorded in Plat Book No. 57, Pages 196 and 197 Public Records of Palm Beach County, Florida. Included herewith are a project location map and site aerial showing the approximate location and boundary of the HRQCDD. 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 facilities, and public roadway improvements.

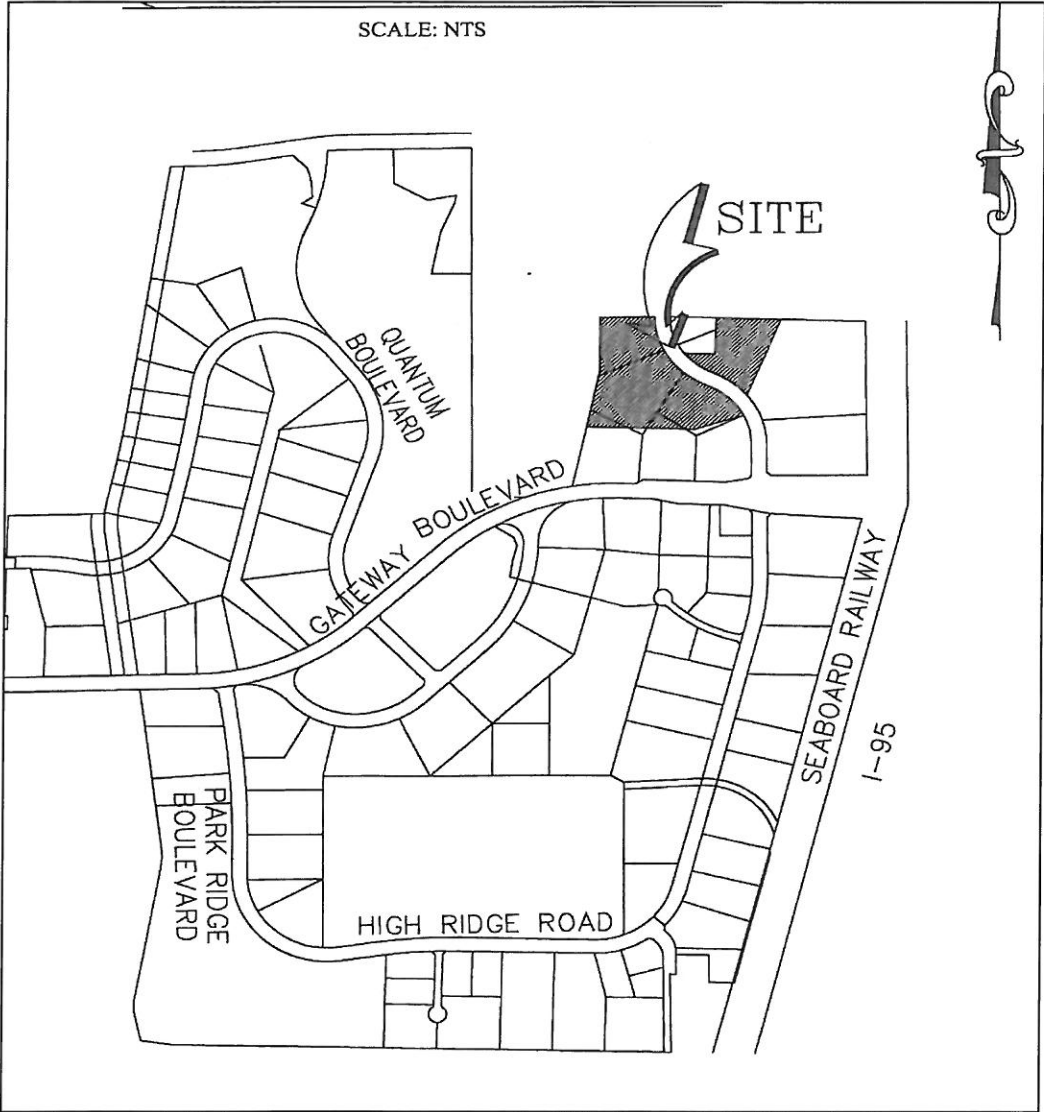
The scope of the District's funded elements of site improvements are generally outlined in the Engineer's Report prepared for the High Ridge / Quantum CDD by Calvin Giordano and Associates, Inc. (dated October 2004). In January 2014 a field review was done to assess the condition of the District's improvements. The purpose of this report is to provide a summary of the status of those facilities.

## **II. DRAINAGE / 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.) connecting to The Quantum Park Master Drainage System. The HRQCDD system terminates at the connection to the master system. All of the required 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 and certified 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.

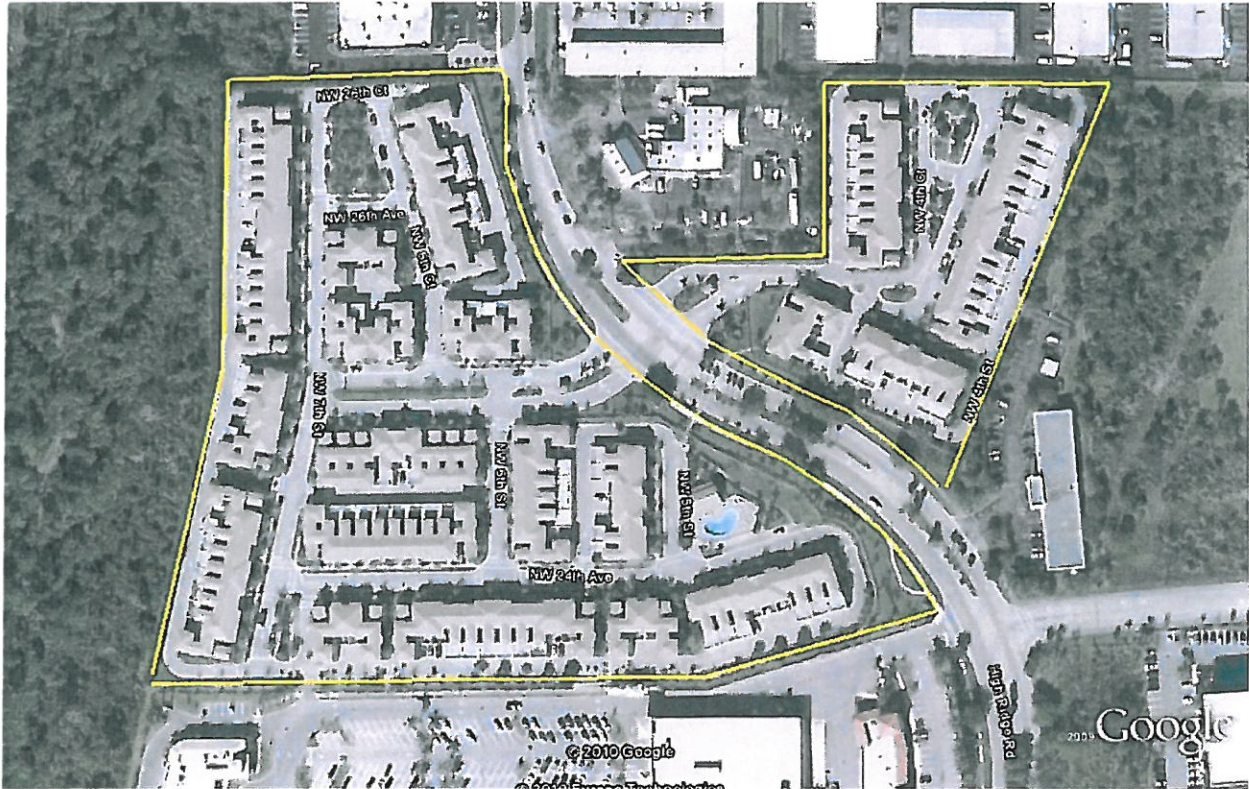
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# HIGHRIDGE QUANTUM CDD LOCATION MAP



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## HIGHRIDGE QUANTUM 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 in substantial accordance with the approved plans and permits. The construction was reviewed by the regulatory authorities (City of Boynton Beach Utilities Department and Palm Beach County Health Department) and the system was certified by the Engineer of Record and put into operation.

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The system is fully operational and individual units within the District are connected to the system. These facilities have been turned over to The City of Boynton Beach Utilities Department for their operation and maintenance. A general review of the condition of these facilities was noted during the field review. All of the 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). All of the required permits necessary for the construction of these facilities were obtained. The construction of this system has been completed in substantial accordance with the approved plans and permits. The construction was reviewed by the regulatory authorities (City of Boynton Beach Utilities Department and Palm Beach County Health Department) and the system was certified by the Engineer of Record and put into operation.

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#### **V. PUBLIC ROAD IMPROVEMENTS**

Construction of offsite public road improvements were included in the HRQCDD project. Those improvements, which included a north bound left turn lane in High Ridge Road, a concrete median extension and pedestrian cross walk, have been completed. That construction was reviewed by the regulatory authorities (City of Boynton Beach Engineering Department) and those improvements were certified by the Engineer of Record, the improvements were accepted by the City of Boynton Beach and opened for use.

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## **VI. FIELD REVIEW**

A site review was conducted on January 2, 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 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 City of Boynton Beach Utilities Department. Ownership and maintenance of the offsite road improvements is the responsibility of the City of Boynton Beach.

Attachment

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## INSPECTOR'S DAILY REPORT

<b>JOB NAME:</b>	<b>Canterbury (AKA HRQCDD)</b>	<b>JOB NO.:</b>	<b>1465</b>
<b>CLIENT:</b>	<b>Special District Services</b>	<b>DATE:</b>	<b>02/14/2014</b>
<b>INSPECTOR:</b>	<b>Brad Palmer</b>	<b>TIME:</b>	<b>8:30AM</b>
<b>CONTRACTOR:</b>		<b>WEATHER:</b>	<b>MS 74 ° F</b>

I walked the jobsite to review the overall condition.

Overall the jobsite has been well maintained.

The drainage structures are solid with no structural problems; all of the grate is in good condition.

The roadway overall looks good. Some RPM's are missing and there is some minor ponding in the valley gutter.

**Attachments:**

Yes

No

Inspector's Signature *Brad Palmer*

## *Pictures for the Engineer's Annual Report*



East entrance off High Ridge



West entrance off High Ridge



Looking out the West entrance off High Ridge



Typical curb inlet



## *Pictures for the Engineer's Annual Report*



N.W. 6<sup>th</sup> Court & N.W. 25<sup>th</sup> Avenue



Typical Fire Hydrant



South property line along High Ridge



South property line along Gateway Ave.  
East side

## *Pictures for the Engineer's Annual Report*



Typical inlet in grassed area  
East Side



East property line