

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: PR-IPG-000353
The Dawn at Dorado Hotel

Responsible Entity: Puerto Rico Department of Housing

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Puerto Rico

Preparer: Andrew G. Bonilla, PG, REM

Certifying Officer Name and Title:

Permits and Environmental Compliance Officers:

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Project Location: The subject property under assessment consists of a parcel located at State Road-693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico, approximately 15 miles west of San Juan at an approximate latitude of 18°27'52.36" North and an approximate longitude of 66°17'12.52" West- **Figure 1.**

The Tax ID Number (Catastro) for the property is 037-000-003-29-000.

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]: The proposed project consists of the development of the empty parcel. The construction of "The Dawn at Dorado" Hotel, which will consist of a ground level area of 16,750 square feet (ft²) with capacity of seven (7) levels (where a number of rooms and rooftop pool is located), 153 guest rooms, a separate commercial support area of one (1) level, 17,500 square feet, which is connected to the hotel and a parking lot of 50,000 ft², 178 parking spots in an open area with a guard house at its entrance. It is noteworthy to point out that most of the earth movement and site preparation activities are already performed. The proposed project will have a system of emergency electric generators and fire protection system, with a capacity of 850 kW and 300 kW.

The hotel will be part of a broader development concept to be known as the Paseo San Antonio Village. This commercial complex will also include a Commercial Area. A separate project, out of this scope will include an Advance Life Facilities for Senior Living Home Care Community, additional parking space and a remnant space for future development.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed project lies in a heavily touristic and residential region. Dorado has been growing in the last 20-25 years to be a touristic and residential center near the Puerto Rico metropolitan area. The hotel will be part of a broader development concept to be known as the Paseo San Antonio Village. This commercial complex will also include a Commercial Area. A separate project, out of this scope will include an Advance Life Facilities for Senior Living Home Care Community, additional parking space and a remnant space for future development.

It can be concluded that the development of the hotel project in Dorado will greatly contribute to generate more permanent direct jobs (as well as indirect and consumption induced jobs) and income for the population of Dorado and its neighboring municipalities as well as to reinvigorate the economy at the macroeconomic level. After performing the corresponding analysis, it is our informed conclusion that enough market support is available for the development and operation of a facility such as the evaluated.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The existing area for the proposed hotel development is located in a zoning district classified as RT-I (Residencial-Turístico Intermedio) Residential-Touristic zone and Urban Soil, Sheet #16 of the Dorado Zoning Maps from June 20, 2011 (**Figure 2**). At the present the parcel is empty and undeveloped. The development of the property will change the land use to a residential-touristic(commercial) use as is in all areas surrounding the property and stated by the zoning statute. For all the history of the parcel, the property has been empty. All areas surrounding the property has follow the established zoning of the area and the municipal territorial land use plan.

Funding Information

Grant Number	HUD Program	Funding Amount
B-17DM-72-0001 B-18-DP-72-0001 B-19 DP-78-0002 B-18-DP-72-0001	CDBG/DR- Community Development Block Grant- Disaster Recovery	\$11,938,162,230.00

Estimated Total HUD Funded Amount:

\$18,439,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Sources of Funds

Funding Type	Amount	Source of Funds	Local Funds	Committed
Land	\$26,722,000	Private	Yes	Yes
*Tax Credit Proceeds (1st Tranche)	\$6,303,000	Private	Yes	Yes
COOP	\$30,000,000			
CDBG-DR Funds (2%)	\$18,439,000	Public	Yes	Yes
TOTAL SOURCES	\$81,464,000			

*Proceeds from Sale of 1st Tranche at 90% of PAR

*Owner=The Dawn at Dorado, LLC

Use of Funds

	Equity	COOP	IPG Program (CDBG-DR) Funds	TOTAL AMOUNT
Land Aquisition	\$26,722,000			\$26,722,000
General Conditions	\$850,000	\$1,801,175		\$2,651,175
FF&E & OS&E		\$4,205,706		\$4,205,706
Construction Hard Costs (ind. Site and Offsite)		\$17,093,031	\$18,439,000	\$35,532,031
Development Soft Costs	\$1,492,770			\$1,492,770
Permits and Impact Fees	\$729,230			\$729,230
Transaction Costs (incl. Consulting, Legal and Acct)	\$3,231,000			\$3,231,000
Loan related Soft Costs		\$4,273,487		\$4,273,487
Working Capital		\$850,000		\$850,000
Contingency		\$1,776,601		\$1,776,601
TOTAL USES	\$33,025,000	\$30,000,000	\$18,439,000	\$81,464,000

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes <u>No</u>	The project is located in the northern area of Puerto Rico in the municipality of Dorado. No airport runway clear zone or clear zone disclosure exists near the proposed project location. The nearest active airport is the Fernando Luis Rivas Dominicci (SIG or Isla Grande Airport, nearest civil airport) located approximately 11.81 miles to the east of the project. Luis Muñoz Marin International Airport (Isla Verde International Airport or SJU, a Joint Civil/Military Airport) is located 17.90 miles to the west of the proposed project (Figure 3 show Airport Runway Protection Zones Map). Therefore, the project activity is in compliance with this regulation.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes <u>No</u>	The northern coastal area is located approximately 0.45 miles to the north. The site is located approximately 5.6 miles from the nearest CBRS Unit. Touristic and residential areas, as well as infrastructure (major roads) are located between the subject site and the coast. No direct adverse impacts are anticipated from the proposed project. Figure 4 presents the CBRS map. Therefore, the project activity is in compliance with this regulation.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes <u>No</u>	Based on the FEMA Federal Insurance Risk Maps (FIRM) for Puerto Rico (Panel 72000C0310J from November 18, 2009), the area is located in Zone X (see Figure 5). Therefore, Flood Insurance is not required for this site.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5		

Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes <u>No</u>	In Puerto Rico, the DNER is in charge of the implementation of the State Implementation Plan (SIP). No non-attainment areas exist for the Dorado municipality or the subject site area. EPA-approved Source Specific areas exists for several locations in the Island, but none for the proposed project area. For the entire Island, EPA Approved Nonregulatory Provisions and Quasi-Regulatory Measures has been approved, including: - Section 110(a)(2) Infrastructure Requirements for the 1997 8-hour ozone and the 1997 PM2.5 NAAQS - Section 110(a)(2) Infrastructure Requirements for the 2008 8-hour ozone and the 2006 PM2.5 NAAQS - Section 110(a)(2) Infrastructure Requirements for 2008 Lead NAAQS The proposed project will be required to prepare a "Emission Permit or PFE" for been considered a "generator" of Internal Combustion emissions which includes Construction and Operation permits. The Dorado area is not considered a Non-Attainment or Maintenance Area (Figure 6).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes <u>No</u>	The site is within the Coastal Zone as developed by the DNER. The Coastal Zone at this location is 1 Kilometer from the coast or 0.6 miles. Puerto Rico's coastal zone, generally, extends 1,000 meters inland; however, it extends further inland in certain areas to include important coastal resources. No coastal permit is required from DNER for this new construction prior to initiation, but a consultation for the consistency letter was submitted to the Puerto Rico Planning Board. A Federal Consistency Certification with the Puerto Rico Coastal Zone Management Program was submitted on August 29, 2023 to the

		Puerto Rico Planning Board. The certification was received on September 27, 2023, determined that the federal assistance to be awarded through the CBDG-DR Economic Development Investment Portfolio for Growth Program, for the development and construction of "The Dawn at Dorado Hotel" is consistent with the PR Coastal Zone Management Program Policies Figure 7 show the Coastal Zone Management Map for the area. Therefore, the project activity is in compliance with this regulation. Appendix A includes the Coastal Zone Management documentation.
Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)	Yes <u>No</u>	No Contamination or Toxic Substances sites exists near the site. An Environmental Site Assessment Phase I (ESA Phase I) in compliance with ASTM E1527-21 was prepared for the site on December 2021, in compliance with all requirements of such standard, including file review, search distance (from adjacent to 1-mile radius, historical research, etc.). The report is included in Appendix B. Findings on the ESA Phase I Includes: <i>"During the site inspection, GEC Group personnel did not observe any hazardous substance use and/or storage. No chemical containers or hazardous wastes were identified or observed on the subject property. No debris or disorganized/sparce waste conditions were observed. Conditions at the empty parcel and its surroundings reflect no environmental concerns. No soil or surface stains or stressed vegetation was identified.</i> <i>Based on historical aerial photos, during construction between 2003 and 2005 of Paseo Las Palmas, residential complex to the south, vehicles and equipment were</i>

	<i>parked and stored at the southern area of the subject property. During the site visit, no indication or identification of any impacts were found. At the time, the property was not owned by its present owners, Paseo San Antonio Inc.</i> <i>Document and records review were performed from November 10 thru December 2nd, 2021. Interviews were performed during e week of November 22nd, 2021. No environmental concerns were identified during the site visit or interviews and no environmental risks exist for the subject property regarding the ASTM search distance.</i> <i>After evaluation, reviewing and interpretation of data collected during this Phase I Environmental Site Assessment, no Recognized Environmental Condition (REC) for the subject site were found."</i> <i>ACM and LBP survey was not necessary because has never been any building or construction of structures at the site.</i> <i>As per HUD CPD Notice 23-103, radon must be considered in the contamination analysis for 24 CFR part 58 for the purpose of completing the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. §58.5(i). For new construction, it is not possible to test the land prior to building in order to determine whether there will be a radon problem. Until the building is constructed and its unique footprint and foundation are in place, it is not possible to know how much radon intrusion will occur. However, in order to mitigate radon exposure, the new building will incorporate radon-resistant construction</i>
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		techniques. According to the memo included in (Appendix C), it has been determined that testing for radon in Puerto Rico is unfeasible. However, whenever possible post-construction testing is recommended followed by mitigation if needed. Perimeter maps from a 500- and 3,000-foot radius for the project site are included (Appendix D) based on NEPAassist. A number of facilities were encountered, including: - Seven (7) RCRA Facilities - Two (2) Toxic Release Inventory Facilities - One (1) Superfund Facility Much of the facilities listed are mislocated or not existent. Based on the review of the available EPA database and status, the facilities are unlikely to adversely impact the project activity. The proposed project complies with contamination and toxic substances requirements. Please refer to the table included in the Appendix for a summary of findings for each facility and the USEPA's Enforcement and Compliance History Online (ECHO) information for each facility. The proposed project complies with contamination and toxic substances requirements.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<u>Yes</u> No	On December 12, 2021, a Formal Consultation in Compliance with Section 7 of the Endangered Species Act (ESA) was submitted to the United States Fish and Wildlife Service. On February 8, 2022, the USFWS submitted a letter where the requirements of Section 7 were satisfied and that after reviewing the information provided and their files, the USFWS concur with the

		determination that the proposed action may affect, but is Not Likely to Adversely Affect (NLAA) the referenced species. Subsequently, on October 28, 2022, a revised consultation package was sent to USFWS due to changes in design to the project. On November 3, 2022, the USFWS affirmed its concurrence, NLAA. On December 18, 2023, PRDOH requested USFWS to validate the concurrence of November 3, 2022. On January 31, 2024, PRDOH received an email from USFWS concurring with the NLAA determination. Then, on February 28, 2024, PRDOH received the official letter from the USFWS. The consultation identified three species: Puerto Rican Boa, The Puerto Rican Crested Toad and a flowering plant, Chamaecrista glandulosa var. mirabilis. Conservation measures will be implemented for the Puerto Rican Boa and Puerto Rican Crested frog to minimize and avoid potential impacts the federally listed species. If a Puerto Rican Boa is found in the project site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. A Critical Habitats Map for Puerto Rico is included in Figure 8. No critical habitats exist at the proposed project area. The closest designated critical habitat in the area is located approximately 4.53 miles to the southeast of the project site. See USFWS letters in Appendix E.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes <u>No</u>	The proposed project will include two (2) emergency generators of 800 kW and 300 kW. Specifications for each are: - 800 kW (1,000 kVA) located east of the hotel building, within an

		aluminum sound attenuation enclosure and a sub-base enclosed, double-wall, Diesel Fuel 3,000-gallons tank. - 300 kW (375 kVA) located north of the hotel ancillary commercial facilities, within an aluminum sound attenuation enclosure and a sub-base enclosed, double-wall, Diesel Fuel 1,000-gallons tank. See locations in Figure 9) Both generators enclosed AST's are non-pressurized. Acceptable Separation Distance for each electric generator's enclosed tank are included as part of Figure 10. For the 800kVA generator, the ASD for Thermal Radiation was calculated for People (62.18 feet) and for Buildings (9.71 feet). For the 300kVA generator, the ASD for People was 49.29 feet and for Buildings was 7.51 feet. Based on this information, there would not be any need to modify the project or perform mitigation. Projects involving development, construction, rehabilitation, modernization or conversion of a property intended for residential, institutional, recreational, commercial or industrial use and is therefore, subject to the requirements of 24 CFR Part 51 Subpart C. There is expected to be an increase in the number of people exposed to hazardous operations. Therefore, an assessment is required. A desktop review of aerial imagery was conducted in a 1-mile radius of the project site, searching for above ground storage tanks containing hazardous substances. During this review, 5 individual tanks were identified. However, these five tanks are stationary
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		aboveground tanks with floating tops. According to 24 CFR Part 51 Subpart C, these types of containers are not covered under the requirements in spite of the fact that they could store or handle gases or liquids. Therefore, the proposed project complies with explosive and flammable hazard requirements. Figure 11 show location of AST's within a 1-mile radius of the property. The proposed project complies with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes <u>No</u>	This project does not include any activities that could potentially convert agricultural land to non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. As part of the preparation of this Environmental Review Report, soil types at the project site were researched for its farmland potential. The site where the proposed project is located consists of one (1) major soil type classified as urban land that is not classified as important or prime farmland. See NRCS soil descriptions and farmlands map on Appendix F. No additional natural unique features exist for the parcel. Therefore, the project activity is in compliance with this regulation.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <u>No</u>	The project is located in a Zone X, according to the FEM Flood Insurance Rate Map (FIRM) Panel 72000C0310J, effective date 11/18/2009. The site is located in zone x in the Advisory Base Flood Elevation (ABFE) special flood hazard area (Figure 12). The project is in compliance with floodplain management requirements. Preliminary FIRMS (PFIRMS) in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Dorado; therefore, PFRIM

		information was not available for the area and not considered in the review. Therefore, the project activity is in compliance with this regulation.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <u>No</u>	The Puerto Rico State Historic Preservation Office (PRSHPO) records were searched, site form data and site map files, nomination forms from the NRHP, and various academic publications pertaining to the area to determine if historic standing structures or archaeological resources were present within 1/2 mile of the project area. The research revealed no documented cultural resources which potentially could be affected by the proposed action. This action is to comply with 54 USC 3061108 (commonly known as Section 106 of the National Historic Preservation Act, as amended) and 36 CFR Part 800: Protection of Historic Properties from the Advisory Council on Historic Preservation. The consultation process was initiated in a letter dated February 2, 2022 which presented the project, research, and analysis to the PRSHPO. The PRSHPO issued a letter dated February 25, 2022, and concurred that based on their records, a finding of no historic properties affected was appropriate. Consultation was reinitiated on November 28, 2022 due to changes in the design of the project; SHPO responded in a letter dated December 5, 2022 that the original finding of no historic properties affected, as provided in the letter dated February 25, 2022, remained in effect. On March 3, 2023, the Puerto Department of Housing notified SHPO of their involvement in the project and the additional Community Development Block Grant - Disaster

		Recovery federal funding that would now be applied to it. SHPO responded on March 28, 2023 stating that their finding of no historic properties affected as stated in their February 25, 2022 letter remained in effect. Copy of these communications and reports are included in Appendix G. Historic Districts and Traditional Urban Centers are included in Figure 13. Therefore, based on the SHPO determination, no historic properties are affected and the project activity is in compliance with this regulation.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes <u>No</u>	Noise at the proposed project will be generated during construction and during the operation of the proposed project. During construction, hours and operations of heavy machinery will be limited to working hours. Noises generated by equipment and operations will comply with the Puerto Rico Department of Natural and Environmental Resources (DNER) regulations. A Noise Assessment Study was performed for the proposed project. The study found that noises were not higher than 65dB. State Road #693 is adjacent to the northern boundary of the site, as stated in the Noise Assessment. No railroads exist on the area and airport distances were stated in the Airport Hazard section of this environmental document. Appendix H includes the study report, professional certification and PRHTA approval and a map with location of major roads and airports. Therefore, the project activity is in compliance with this regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended,	Yes <u>No</u>	Based on the Sole Source Aquifer National Geographic Information Systems (GIS) layer of SSA used in assessments under the National

particularly section 1424(e); 40 CFR Part 149		Environmental Policy Act (NEPA) and at the state and local level, no SSA areas exists in the Puerto Rico or the Dorado Area. Figure 14 show nearest SSA located in the state of Florida. Therefore, the project activity is in compliance with this regulation.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes <u>No</u>	Based on the Wetland Inventory Maps published by the United States Fish and Wildlife Service (US FWS) for the Dorado Area, there are no wetland in the subject site (see Figure 15). Therefore, the project activity is in compliance with this regulation.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes <u>No</u>	No Wild and Scenic Rivers are present near the site. The area of the subject property is characterized by limited surface water bodies. Some artificial ponds exist outside the property (to the north and south) used golf course irrigation and storm water management. See Figure 16 . The only Wild and Scenic Rivers in the Island of Puerto Rico are located to the east of El Yunque at an outstanding distance of approximately 35 miles from the proposed project and consists of three (3) different river basins: Rio Icacos, Rio Mameyes and Rio de la Mina. This same river systems are NRI-listed segments and rivers for Puerto Rico. Therefore, the project activity is in compliance with this regulation.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898 Executive Order 14096	Yes <u>No</u>	Based on the scope of work for this project, there will be no impact on low income or minority residents. The proposed project area is a developed and growing community for the last 20 years and most of public and private service facilities already exists. Facilities available at and near the project area include educational and cultural

		facilities, commercial areas and multiple residential areas and other sensitive areas nearby and has no negative implications for Environmental Justice. There are no environmental impacts that have been found that would adversely impact low income or minority residents, therefore, the proposed activity complies with this section.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning /		The municipality of Dorado has endorsed the proposed project. On letter dated May 12, 2020 and letter updated September 22, 2023 the municipality does not object the project once the Puerto Rico Permit Agency (OGPe) approve the project. Also, the municipality states that the proposed project complies with

Scale and Urban Design	2	regulations and norms according to the Autonomous Municipality of Dorado. The parcel is located in a zoning district classified as RT-I (Residencial-Turistico Intermedio) based on Sheet #16 of the Dorado Zoning Maps from June 20, 2011. The property has been owned by Mr. Gerardo Gil since 2006, when the property was bought from Paseos de Dorado, Inc. On 2007, the property was acquired by Paseo San Antonio, Inc. Several projects were attempted at the subject property, but none of the residential projects was started, although has been the prevalent use design. No structures were ever constructed at the subject property. Although the property is located within an APE-ZC Zone (Karstic Zone Protection area), the area is located within alluvial and coastal zone deposits (Silica sands and Ancient deltaic and mud flat deposits) as The Geologic Map of the Vega Alta Quadrangle from 1963. Appropriate permits and notification to the DRNA will occur regarding this condition. Additional recommendations mandated by OGPe (Appendix I) will be integrated into this project. Please consult the mitigation table for supplementary conditions to be implemented as part of Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design Environmental Assessment Factor. The applicant and/or construction manager is required to obtain and/ or update any necessary local and territorial building and environmental permits prior to construction activities commencing."
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed project has been designed to bring the best support to adequately supporting its foundation without settling or cracking. The project has the necessary and applicable state permits (including SWPPP (Stormwater Pollution Prevention Plan) preparation, and obtain an NPDES (National Pollutant Discharge Elimination System) discharge permit to comply with the CWA during construction) and studies following current engineering building codes including drainage necessities, soil depth, soil fertility for planting, etc. No past activities or constructions have been performed in the site other than land preparation for a former proposed residential project. The proposed

		project is located within the coastal flats of northern Puerto Rico. The site lies approximately 0.5 miles to the south from the nearest coast. No mountainous or high topographical areas exists near the site. The terrain is completely flat and no slope terrains or surfaces will be subject to erosion. As the site terrain is completely flat (less than 1% slope), no significant erosion is anticipated as an impact. No drainage areas are naturally present at the site. Most of the area is completely isolated from surface water bodies. Runoff during precipitation periods will be directed and engineered following best control practices via surface water controls and local/federal permit plans. The Geotechnical Report (Appendix J) dated February 9, 2022, concluded and recommended that preliminary grading requirement of the project was established by the project designer at the Finished Floor Elevation (FFE) of 12.60-mts. for the 7-levels structure. According to this plan, an earthwork operation will involve a filling procedure in the order of 0.2 to 0.8 meters to reach the preliminary FFE. In the Ancillary building, cut and fill operation will be necessary to reach the preliminary FFE of 12.30-mts. In this building the maximum cut and fill sections are in the order of 0.7 to 1.3 meters, respectively. However, we can infer that current lot levels will be modified to provide free entrance from State Road PR-693 to the proposed project. According to the previous statement, our recommendations are based on the drilled points, the existing site conditions, and the assumption that the current ground surface levels of the site would be taken as the reference elevations for the evaluation of the site improvements and foundation design system for the contemplated hotel structure. Any change or new design considerations should be informed to us for further evaluation. Final grading, structural loads and foundation plans must be submitted for additional geotechnical engineering assessment. According to the subsoil site circumstances and the preliminary structural loading conditions (1,700 psf) established by the structural Eng. Manuel Sánchez-Galloza, P.E., the soil material encountered will be susceptible for differential settlement due its different soil stiffness matrix. Partial soil replacement of the existing material should be considered in conjunction
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		with a combined geosynthetic and geotextile reinforcements at the bottom excavation and two additional layers. This recommendation will provide a Mechanically Stabilized Layer (MSL) system for the loads that will be applied to the subsoil. This MSL will dissipate the building contact load pressure to the underlying soil horizons. This soil improvement will minimize settlements to values accepted in the geotechnical engineering practice. We highly recommend the use of a rigid mat foundation system. According to the analysis performed using the geotechnical design program Settle3 from Rocscience Inc. software, an excavation depth of 5.0-ft. below finished floor elevation (FFE) including an offset of 10.0-ft. (beyond building's footprint) must be performed at both the Ancillary Commercial Building and the 7-story Hotel building. These excavations are for the replacement of existing layer deposits by an engineered fill using reinforcements. Immediately, project contractor must achieve a smooth surface after undercut process using a compaction roller. Compaction roller equipment should pass cross-length and cross-wide at the entirely new structure footprint to achieve a competent subgrade before proof rolling is perform. Unless otherwise specified proof rolling test results must be obtained before engineered fill is deposited. A Mirafi® RS580i geosynthetic layer should be installed at each building bottom excavation after proof rolling. Then, two (2) additional Mirafi® HP570 geotextile layers must be placed each foot referenced from bottom excavation until reaching minus three (-3) feet measured from the proposed FFE at each building pad. This soil improvement will minimize the differential settlement potential. The MSL will reinforced the zone obtaining the following benefits: a) Differential Settlement Reduction, b) Improvement of the Bearing Performance of the Subgrade and c) Long-term Protection of the MSL (reinforced foundation fill). Under any circumstance project designers can increased the stress above 1,700 psf. The site improvement (MSL) will provide a competent foundation fill pad or platform for the construction of the planned project development over a rigid mat foundation system. The material obtained from the earthwork operation can be used for
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		filling purposes. Nevertheless, project contractor should use a competent geomaterial that can be utilized as an engineered fill. The contractor shall perform classification tests to determine, with the professional geotechnical engineer, if the borrow or in-situ fill material are suitable for filling purposes. The material must be classified as an A-2-4 or A-1-a following ASTM D 3282 and AASHTO Classification System as applied in the analysis. This kind of soil shall be used as a selected borrow fill material to reach the final grade elevation below the structure's footprint, and driveway areas. Therefore, suitable granular fill materials (A-2-4 or A-1-a AASHTO) will have to be imported from elsewhere to the project site. Rock sizes of 6 inches or greater in maximum dimension cannot be allowed as part of borrow fill. The site preparation, prior to any filling or construction, shall consist of a partial excavation process of the proposed buildings. Prior to any filling or construction, project earthwork operation shall consist of the construction of a mechanically stabilized layer (MSL) platform as discussed before. The MSL must be extended 10.0-ft. (minimum) beyond each building periphery of the proposed commercial retail structures. Before the implementation of the MSL or site improvement operation mentioned above within the building areas, a proof rolling procedure must be performed. This will be done using a heavy loaded truck to detect weak or soft spots, which must be excavated and engineered replaced using selected fill material. It must be properly placed and compacted as specified in the fill placement guidelines presented ahead in this report. Special attention should be given to these site improvements, excavations and proof rolling recommendations since it is extremely important to furnish a competent subgrade soil. Also, project grading must be designed with a positive drainage to avoid water running toward structures. As previously mentioned, the excavation of unsuitable materials and their replacement with properly placed and compacted fill, is a matter that needs to be handled during the progress of the proof rolling operations and subsequent earthwork operations. These operations shall be made under the direct supervision of a qualified geotechnical engineering laboratory that will
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		enforce the guidelines covered in this soil report. A geotechnical engineering observation must be performed and stating during the clearing and grubbing phase. Project contractor must perform the earthwork operation under the direct observation of the geotechnical engineer on record or its authorized representative. Also, project grading must be designed with a positive drainage to avoid water running toward structures. The excavation of unsuitable materials and their replacement with properly placed and compacted fill, is a matter that needs to be handled during the progress of the proof rolling operations and subsequent earthwork operations. Construction debris or unsuitable excavated materials must be wasted from areas to be graded and disposed off-site during the excavation procedures. Those operations shall be performed under the direct observation of the geotechnical engineer or their geotechnical field staff that will enforce the guides covered in this soil report. The observations must include the stone column installations and quality control by the geotechnical engineer on record or its authorized field staff. This engineered fill placement must be designed as a Mechanically Stabilized Layer Platform (MSL). The MSL is composed with Mirafi® RS580i geosynthetics, Mirafi® HP570 geotextiles and selected borrow fill compacted to a 95% of the relative density of the selected material. We estimated at least of one (1) Mirafi® RS580i geosynthetic and (2) Mirafi® HP570 geotextiles reinforcement layers within the MSL, as previously mentioned. The first geogrid layer must be installed below of five (5) feet of the proposed FFE. Under no circumstances may the recommended geosynthetic and geotextile be substituted for another reinforcement product. If the project contractor submits a different geosynthetic or geotextile, the geotechnical engineer on record must be consulted for the pertinent geotechnical engineering evaluation. The borrow material to be used for filling and replacement of any weak or unsuitable soil to reach final grade elevation of proposed structure needs to be placed as follows: a. After the excavation process and under the direct observation of the geotechnical engineering staff, project contractor and engineering inspection
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		must inform to our office to check the resulted subgrade after the excavation. Then, direct observations of the geotechnical engineer on record or by its authorized representative must be continuous until earthwork operation reach the final grade elevation following the above recommendations. b. The fill material shall consist of a non-expansive and inorganic soil material, meeting the requirements of an A-2-4 or better (A-1-a or A-1-b) granular material, in accordance with ASTM D 3282. c. The compacted fill material should be placed in thin horizontal lifts not exceeding eight (8) inches in loose thickness prior to compaction. Each layer should be watered or dried as needed and thoroughly blended to achieve near the optimum-moisture conditions ($\pm 2.0\%$). It should be compacted by mechanical methods to a minimum of 95 percent immediately, based on its maximum laboratory dry density determined from a Modified Proctor Compaction Test, as per ASTM D 1557. d. Compacted fill should be tested for compliance with the recommended relative compaction and moisture conditions. Field density tests should be in accordance with "Standard Test Method for In-Place Density Test and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth) as per ASTM D 6938". Once the site preparation works are concluded, the structure foundation can be placed over an engineered fill layer (reinforced). The design of the rigid mat foundation shall be based on an allowable soil bearing pressure of 2,500-psf. The peripheral apron shall be casted at a minimum depth of 2.0-ft. below the final grade elevation. The structural engineer can consider an equivalent modulus of subgrade reaction in the order of 200 pci to 250 pci. The undersigned shall be notified during the phase of the excavation operations to perform a visual inspection of exposed soil and submit further recommendations, if deemed necessary. It is our opinion that any water encountered during excavation may be handled by direct pumping from sump pits. According to the analysis of the relative density of the ground based on the SPT N-values, it is our opinion that this site corresponds to a site classification D (stiff soil profile), according to the PR Building Code 2018 (SD) and ASCE/SEI 7-16, "Minimum Design Loads
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		and Associated Criteria for Buildings and Other Structures", ASCE Standard. An adjusted peak ground acceleration (PGAM) of 0.3g shall be considered for the site class effect. This PGA value was determined using the ASCE/SEI 7-16, Chapter 11, Section 11.8.3 and Table 11.8.1 – site coefficient FPG. Regarding the H-H Study (Appendix K) dated November 2020, summary and conclusions included: (1) The project site drains east towards Ave. Principal Norte. (2) Runoff generated by the site drains into an existing storm sewer system located along Ave. Principal Norte. (3) The existing storm sewer that runs along Ave. Principal Norte serves approximately 114 acres of fully developed residential area. The system begins south of state road PR-693 and discharges into an open channel located south of Paseo del Plata Shopping Center. (4) The detention tanks have been sized for this project so that the pre-development peak discharges entering the existing storm sewer at Ave. Principal Norte are not exceeded under post-development conditions. (5) The detention tanks were designed to receive discharge runoff from the project site only. It is the responsibility of the site engineer to direct project stormwater into the detention structures and any offsite runoff into the downstream limit of the project site. (6) The site grading must provide overland flow paths to direct stormwater from the project to the detention tanks by flowing along roads, landscaped areas and parking without flooding any structure, in case stormwater pipes are clogged or their capacity is exceeded. (7) Table 20 shows the water surface elevation along the existing storm sewer system. Water levels that are above the catch basin top elevation indicate that the catch basin is flooded during the particular rainfall event. (8) The detention tanks will ensure that the existing flooding conditions along the storm sewer are not worsened under post-development conditions. Additional recommendations mandated by OGPe (Appendix I) will be integrated into this project. Please consult the mitigation table for supplementary conditions to be implemented as part of Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff Environmental Assessment Factor.
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Hazards and Nuisances including Site Safety and Noise	2	This factor addresses whether a project's location and design reduce natural and man-made risks to people or property damage for both the public or project users. Most of the foreseen hazards have been addressed during project consultation at the local/federal regulating agencies. Natural hazards, air pollution, man-made hazards and nuisances have been analyzed during project design and permitting. No site safety will be compromised during the construction and/or operation of the proposed project. A Noise Assessment Study was performed for the proposed project (Appendix H) and it was determined that the noise from the project will be short term and there is no long-term impact to the guests of the Proposed Project.
Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project is not anticipated to have a significant impact on Employment and Income Patterns. However, the project includes a positive economic impact, creating employment opportunities and income patterns. Most hotel positions will be filled by persons that live near at the area. The proposed project will create a series of different job positions according to the proposed operations.
Demographic Character Changes, Displacement	2	The urban area of Dorado, where the proposed project lies, marks the presence of a residential population and a sense of common bond and collective identity which defines the community as distinct from other neighborhoods. The existent community of the area has evolved in three (3) dimensions: physical, psychological and social. This neighborhood exists in which its residents have strong ties to the area, each other, and the local stores, and institutions. The proposed project will not result in physical barriers or difficult access which will isolate a particular neighborhood or population group and will create access to local services, facilities, and institutions. The proposed project will be established in an already developed and evolved community which will not involve direct or indirect displacement dislocation of

		people, businesses, institutions, or community facilities as a result of the project.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	The proposed project will not impact educational and/or cultural facilities. The creation of the hotel will help and enhance the educational/cultural framework of the Dorado and nearby communities, including the San Juan metropolitan area. The proposed project will have the availability of necessary facilities for educational purposes in case is required by the public/private education system of the area (rooms for activities, educational presentations) or technical/professional educational institutions (conferences, technical seminars). These facilities will have modern facilities and equipment needed for those educational/cultural necessities.
Commercial Facilities	1	The project is by definition an enhancement to the commercial area in the Dorado municipality as it includes a commercial factor to be part of the prevalent business services.
Health Care and Social Services	2	The proposed project will have no impact on Health Care and Social Services. The project will have adequate access to hospitals, emergency facilities, clinics and physician services of the area. There will be no effects of the proposed development on existing health care services' capacity and ability to accommodate patients.
Solid Waste Disposal / Recycling	3	The proposed project will have no critical impact on Solid Waste Disposal / Recycling services of the area. The project includes their own waste disposal/recycling program to minimize generation of such wastes due to the project's construction and operation. OGPe generated a recommendations Letter (dated April 3, 2019) which contains requirements to the project regarding this issue (Appendix I).
Wastewater / Sanitary Sewers		According to a conditional recommendation letter provided by PR Aqueduct and Sewer Authority (PRASA) on April 7, 2022 (Appendix M), a new trunk

	2	line on PR-693 is currently under construction as part of PRASA's project PMC-2-26-5002. The proposed project will be able to connect to this new trunk line when built, in use, and operational. In a recent communication from PRASA's infrastructure director, dated March 15, 2024, it was conveyed that the current trunk sanitary project in the municipality of Dorado stands at 62% completion and is projected to be finished by the first quarter of 2025, ahead of the proposed Hotel's completion. However, the letter from PRASA dated on April 7, 2022, mentions that the United States Environmental Protection Agency (EPA) issued an Administrative Order or "Sewer Ban" CWA-02-2016-3103 regarding the Dorado PAS (Sanitary Sewer Plant) and the used water collection system. The sanitary services would be affected by the proposed project since the new sewage water services would discharge into this sanitary system, to which new discharges are prohibited, the letter states that final approval and connection is dependent upon lifting of the EPA imposed sewer ban. Based on the most recent communication PRASA's infrastructure director, upon completion of said trunk line, PRASA expects to lift the "sewer ban" allowing the project to be able to successfully connect to the sanitary line. However, in the event of delays in the PRASA project and a failure to lift the sewer ban by the time the hotel requires connection to the sanitary line, an alternative plan is proposed. This alternative involves the installation of One (1) above-ground septic tank of approximately 50,000- GAL and the transportation of sewage water via tanker trucks for disposal at a PRASA authorized treatment facility. This interim solution ensures proper disposal of the hotel's sewage until the PRASA work is completed and the EPA sewer ban is lifted, at which point the project will connect to the PRASA sewer line. If the alternative approach becomes necessary, all the required permits will be obtained as appropriate and necessary. For communication with PRASA, please refer to Appendix M.
Water Supply	2	According the latest letter issued by Joel Lugo Rosa, PRASA's infrastructure director, dated March 15, 2024, the fresh water supply in the Dorado municipality does

		not have any issues or concerns and the proposed hotel will be able to connect to the potable water supply. (Appendix M)
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will have no impact on Public Safety. The proposed project operation will coordinate with the appropriate state and municipal authorities. The project as part of the municipality of Dorado, will engage in partnerships regarding public safety for the general public and continuous communication with the municipal and state public safety coordinators including Police and Fire Departments. An Emergency Management Plan (EMP) will be developed in coordination with government agencies for the facility.
Parks, Open Space and Recreation	2	The proposed project will have no impact to Parks, Open Space and Recreation. The site will be developed within the boundaries of the delineated parcel. Most of the available recreational facilities are located within reasonable distance from the project.
Transportation and Accessibility	1	The proposed project will have minimal impact to Transportation and Accessibility infrastructure on the Dorado area following the access and traffic designs requirements of PRHTA. A new letter Requirements and comments letter dated January 24, 2022 and Transit Study from September 3, 2019. On June 30, 2023, PRHTA submit further comments and recommendations that will be addressed by the project engineer. Limited public transportation from the municipality is available at times and no mass transportation (bus/train system) is not available in the urban-suburban area of the Dorado municipality (Appendix N) .

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project will be situated on previous impacted residential-touristic area and will have no impact to unique natural features or water resources. The project site was impacted by soil movement in the past. Regarding the H-H Study dated November 2020, summary and conclusions included: (1) The

		project site drains east towards Ave. Principal Norte. (2) Runoff generated by the site drains into an existing storm sewer system located along Ave. Principal Norte. (3) The existing storm sewer that runs along Ave. Principal Norte serves approximately 114 acres of fully developed residential area. The system begins south of state road PR-693 and discharges into an open channel located south of Paseo del Plata Shopping Center. (4) The detention tanks have been sized for this project so that the pre-development peak discharges entering the existing storm sewer at Ave. Principal Norte are not exceeded under post-development conditions. (5) The detention tanks were designed to receive discharge runoff from the project site only. (6) The site grading must provide overland flow paths to direct stormwater from the project to the detention tanks by flowing along roads, landscaped areas and parking without flooding any structure, in case stormwater pipes are clogged or their capacity is exceeded. (7) Table 20 shows the water surface elevation along the existing storm sewer system. Water levels that are above the catch basin top elevation indicate that the catch basin is flooded during the particular rainfall event. (8) Additional recommendations mandated by OGPe (Appendix I) will be integrated into this project. Please consult the mitigation table for supplementary conditions to be implemented as part of Unique Natural Features, Water Resources Environmental Assessment Factor.
Vegetation, Wildlife	2	The proposed project will occur in land previously prepared for a residential project that was not implemented. The proposed action may affect, but is not likely to adversely affect protected species. Moreover, no adverse impacts to designated critical habitat are anticipated. See FWS determination in letter dated November 3, 2022. Trees only exists at the perimeter of the site, will be maintained as a buffering and aesthetic area, but some species may be present at the time of construction (if present) and may be impacted. Additional recommendations mandated by OGPe (Appendix I) will be integrated into this project. Please consult the mitigation table for supplementary conditions to be implemented as part of Vegetation, Wildlife Environmental Assessment Factor.

Other Factors: Climate Change Impacts	2	It is inevitable that climate change will affect and impact all human and material activities around the world. The world is already 1.2°C warmer than pre-industrial times and every fraction of a degree counts. Research shows that with 2°C of global warming we will have more intense droughts and more devastating floods, more wildfires and more storms. The project will take part in a small-scale, but helping solution for this already-affecting problem, including: - Helping in spreading the word about climate change, sustainability and its consequences in its operations, ideas, philosophy and codes. - Upgrading the lighting transforming into an efficient building. - Helping in transforming transport means either by reducing greenhouse gas emissions. - Eventually and if operations permit, reducing to almost zero-carbon footprint, if possible and changing to renewable energy providers. This will depend greatly in the government's public policy. - To reduce food's carbon footprint, buy local and seasonal foods. You'll be helping small businesses and farms in your area and reducing fossil fuel emissions associated with transport and cold chain storage. - Efficient building operation reduces operating costs, maintains comfort, and extends equipment lifetime, all without significant capital investment. - Preventing deforestation and the planting of trees at every available area. - Maximizing the financial and energy savings by taking a staged approached to building upgrades that accounts for energy flows among systems. - Being smarter by mitigation (reducing flow of heat-trapping greenhouse gases) and adaptation (adapting to life in a changing climate, adjusting to actual expected future climate).
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Energy Consumption	2	Lowering energy use (and related carbon emissions) has become increasingly important in both the design and the location of the new proposed project. Building design and site planning has been a primary objective of the proposed project in relation to energy efficiency. From external components to internal space design elements has been planned to reduce energy requirements and provide high-efficiency of electrical and mechanical equipment. Factors like Energy Star appliances, lighting fixtures, hot water systems, occupancy sensors and others have been designed to Green Building standards. LUMA and PREPA have emitted a Utility Transformation & Distribution Engineering Report (Appendix L) for the project.
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Additional Studies Performed:

- Geotechnical Report, February 9, 2022 (**Appendix J**)
- H-H Detention Analysis, November 2020 (**Appendix K**)

Field Inspection (Date and completed by): December 15, 2021 (during the ESA Phase I) and September 14, 2022 (to see current conditions at the parcel) by and under supervision of Andrew G. Bonilla, PG, REM, Environmental Manager and Consultant to Paseo San Antonio. No inspection logs were required or prepared for these activities, but feel free to read and understand the site reconnaissance narrative from the ESA Phase I.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- GEC Group- Andrew G. Bonilla, PG, REM
- Eng. Carlos Sanchez, PE, MSCE
- Eng. Eugenio Alemañy
- Eng. William Rubi
- Municipality of Dorado
- Puerto Rico Tourism Company
- Puerto Rico Management Permit Office (OGPe)
- Puerto Rico Aqueduct and Sewer Authority (PRASA)
- Puerto Rico Planning Board (PRPB)
- LUMA
- Puerto Rico Electric and Power Authority (PREPA)
- Puerto Rico Telecommunications Board
- Puerto Rico Highway and Transit Authority
- Puerto Rico Department of Natural and Environmental Resources
- Puerto Rico Institute of Culture (ICP)
- Fish and Wildlife Service, Caribbean Field Office (FWS, CFO)
- Puerto Rico State Historical Preservation Office (PRSHPO)

- Location Map- Google Earth
- WWW.SKYVECTOR.COM
- <https://fwsprimary.wim.usgs.gov/cbrs-mapper-v2/>
- <https://msc.fema.gov/portal/advanceSearch>
- <https://gis-r2-fema.hub.arcgis.com/apps/31dfa15671944086b54b55bfc03344d7/explore>
- <https://epa.maps.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=2a487fb6c56e492e8e2e66608d9b93d6>
- <https://www.arcgis.com/home/webmap/viewer.html?url=https://coast.noaa.gov:443/arcgis/rest/services/Hosted/CoastalZoneManagementAct/FeatureServer/0&source=sd>
- <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>
- <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
- <https://www.rivers.gov/mapping-gis.php>

List of Permits/Endorsements Obtained:

- Determinación de Cumplimiento Ambiental (Environmental Compliance Determination)- Oficina de Gerencia de Permisos- April 3, 2019
- Noise Assessment Report Approval- PR Highway and Transportation Authority, July 17, 2020
- Natural Wildlife Habitat Certification, PRDNER- April 29, 2019
- Location Consultation Resolution, Oficina de Gerencia de Permisos- November 20, 2020
- No Substantial Variation Determination, March 26, 2020
- Historic/Archaeological Recommendations Letter, April, 8, 2019
- No Objection Letter, Instituto de Cultural Puertorriqueña- November 2, 2022
- Conditioned Recommendation Letter, PRASA- June 20, 2019, updated on April 7, 2022 – Will be updated as needed
- Telecommunications Connection Point Letter, Negociado de Telecomunicaciones- April 24, 2019, updated on June 23, 2023
- Inscription Plans Authorization, Oficina de Gerencia de Permisos- February 2, 2022
- Lotification (Segregation) Approval, Oficina de Gerencia de Permisos- December 17, 2021
- Dorado Municipality Endorsement- May 12, 2020; updated on September 22, 2023
- Puerto Rico Tourism Company- January 12, 2022
- Construction Permit Approval Notification- July 12, 2022; updated on May 7, 2024
- Environmental Compliance, Oficina de Gerencia de Permisos- March 26, 2020
- LUMA (PREPA/AEE) – May 12, 2023
- Salud & Seguridad – September 13, 2023
- Bomberos – November 27, 2023
- PR Highway & Transportation Authority (PRHTA/ACT) – December 15, 2023

Public Outreach [24 CFR 58.43]: as part of the permit process and in compliance with the Oficina de Gerencia de Permisos (OGPe) process and the Consulta de Ubicacion (Location Consultation), the project was exempt of the Public Meeting. (Location Consultation Case Number 2019-252023-CUB-001362). However, during the forthcoming FONSI, NOI/RROF public notice process, comments regarding the project may arise.

Cumulative Impact Analysis [24 CFR 58.32]: It can be concluded that the development of the hotel project in Dorado will greatly contribute to generate more permanent direct jobs (as well as indirect and consumption induced jobs) and income for the population of Dorado and its neighboring municipalities as well as to reinvigorate the economy at the macroeconomic level. After performing the corresponding analysis, it is our informed conclusion that enough market support is available for the development and operation of a facility such as the evaluated.

The proposed alternative for the construction of The Dawn Hotel at Dorado will not result in a cumulative or significant environmental impact for the action. The project will not require the compromise of additional critical environmental, physical, human or infrastructure resources in an area already equipped with the necessary resources and controls.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The alternative of doing the project on another parcel was considered. This would imply additional costs to acquire the land and carry out environmental studies. Due to the high costs that would entail building the hotel elsewhere, it was not considered a viable alternative.

The selected alternative for the proposed project lies in a heavily touristic and residential region. The project will be developed in a 3-acre site, next to the Dorado Beach Development. Dorado has been growing in the last 20-25 years to be a touristic and residential center near the Puerto Rico metropolitan area. The hotel will be part of a broader development concept to be known as the Paseo San Antonio Village. This commercial complex will also include a Commercial Area, and Advance Life Facilities for Senior Living Home Care Community, ample parking space and a remnant space for future development. Different locations within the parcel were evaluated for the hotel, including the south border. However, the north side was ultimately selected as it presented the best layout and provided the hotel with the best view of the water.

No other options were considered as a feasible alternative for the owner and not developing the land and eventually losing value.

No Action Alternative [24 CFR 58.40(e)]:

The no-action alternative is not justified in terms of the project necessity for the Dorado urban area. Most of the touristic and residential activity has been expanding from the San Juan metropolitan area towards other parts of the island. San Juan is considered the economic and residential center of the Island and development has been compromise and saturated in that part of the island. Municipalities like Toa Baja, Toa Alta, Bayamón and Cataño near Dorado are in need of residential and touristic projects and the proposed project can cover that necessity. In addition, at the time economic reasons would delay a residential proposal in an area that is saturated with residential complexes. Another type of project will leave the parcel under-utilized for the existent and intended uses of the area (residential-touristic). No other alternative location was available or considered for the proposed touristic project because the land was already available. If the action is not implemented or no action is performed, the parcel would be empty and unused within an area that is located with a touristic/urban developed area, losing value and a potentially undeveloped land that can pose a hazard to the nearby communities.

Summary of Findings and Conclusions:

The proposed project of The Dawn at Dorado Hotel is not anticipated to have unmitigable adverse effects on the environment. Potential impact analysis and evaluation of environmental, natural and physical factors, reviewing and interpretation of data collected during this Environmental Assessment, Paseo San Antonio Inc. has determined that the project will have no significant impact on the human environment and considers that the proposed actions is not likely to adversely affect areas within or surroundings with the proposed project and will not normally create significant individual or cumulative effects on the environment and/or human health.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<i>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</i>	<i>Prior to any extraction of the earth's crust, it must comply with Chapter 46 on Extraction, Excavation, Removal and Dredging of the Components of the Earth's Crust of the Joint Regulation of Permits for Construction Works and Land Uses of November 29, 2010. It is warned that Act No. 132 of 25 June 1968, as amended, prohibits the extraction, excavation, removal and dredging of material from the earth's crust without the appropriate permit.</i>
<i>Vegetation, Wildlife</i>	<i>If it is necessary to cut trees, you must comply with Chapter 47 of Cutting, Pruning and Afforestation of the Joint Regulation of Permits for Construction Works and Land Use of November 29,</i>

	2010. He is warned that Bill No. 133 of July 1, 1975, as amended, prohibits the cutting and pruning of trees without the corresponding permit.
Vegetation, Wildlife	You must establish a reforestation program using native species, which in addition to helping to minimize erosion benefit wildlife. This measure is consistent with the Law to Encourage the Planting of Trees Whose Fruits and/or Seeds Provide Food to Wild Bird Species of Puerto Rico (Law No. 97 of June 24, 1998), which provides as follows: "In any reforestation project in which public or private funds are used, or in a combination thereof, 15% in rural areas and 10% in urban areas of the total number of trees to be planted will be of species whose fruits and/or seeds serve as food for wild birds that reside temporarily or permanently in it.
Unique Natural Features, Water Resources	If any surface or underground water body, whether perennial or intermittent, is discovered on the property under development, it must immediately inform the DRNA and other agencies concerned. Failure to report findings of this type as well as mitigation measures that will be implemented to protect these natural resources will lead to an automatic revocation of this no-objection communication and may be the basis for legal action by the Planning Board (JP)e in the corresponding forums.
Vegetation, Wildlife	It must comply with the Habitat Certification, according to Chapter 48 of the Joint Regulation of Permits for Construction Works and Land Use of November 29, 2010. This Certification must be processed in the DRNA, in accordance with Law No. 241 of August 15, 1999, the New Wildlife Law of Puerto Rico, Regulation 6765 Regulations to Govern the Conservation and Management of Wildlife, Alien Species and Hunting in the Commonwealth of Puerto Rico and Administrative Order No. 2010-09, to Establish Procedures and Requirements for Habitat Assessment, Categorization and Mitigation.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	For the Building Permit phase you must comply with the provisions of the Joint Permit Regulations (Construction Works and Land Use Regulations). Section 17.2.2 Analysis of Landslide and Subsidence Risks, which indicates (for any urbanization project, including urbanizations via exception, the risk of landslides and subsidence will be taken into consideration which will be determined taking into consideration the aspects that govern the table of said Section).
Drainage/ Storm Water Runoff	You shall comply with the provisions of Section 17.9.3 (Stormwater Management) of Chapter 17 (Uses, Buildability and Construction) of the Joint Construction and Land Use Permit Regulations of November 29, 2010.
Drainage/ Storm Water Runoff	For the Zoning or Building Permit phase and having any runoff discharge to any body of water during operation, you shall consult the Federal Environmental Protection Agency to determine whether such discharges require an "NPDES" permit under Federal Regulatory Code No. 40, Section 122.26(b)(14)(x).

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	For the phase of Permit of Urbanization or Construction Permit, it will be the responsibility of the Concessionaire prior to the removal of extraction of materials from the earth's crust to obtain and maintain in force the General Permit Consolidated by the Office of Permit Management (OGPe) for the proposed area.
Solid Waste Disposal / Recycling	Law No. 70 - 1992, Law for the Reduction and Recycling of Solid Waste, as amended, establishes the development and implementation of economically viable and environmentally safe strategies that result in the reduction of the volume of solid waste that will require final disposal. As part of these strategies, it is considered necessary to modify existing management and disposal practices to reduce the intensity of use of the country's Landfill Systems (MSS).
Solid Waste Disposal / Recycling	Regulations for the Reduction, Reuse and Recycling of Solid Waste (Regulation No. 6825 of 2004), as amended. Established in accordance with Law Number 70 – 1992. to. Develop and implement rules and requirements to establish strategies that reduce the volume, quantity and hazardousness of solid waste that will require final disposal and promote its economic and environmental viability. b. All industries, factories, shops, businesses and any other type of institution employing more than 10 people, whether full or part-time, they will have to implement a Recycling Plan. It will provide the procedure for reducing and separating recyclable materials from solid waste generated by the institution. To obtain a copy of the Recycling Plan Form, you can access the website www.ads.pr.gov It will be completed and submitted to the ADS.
Clean Air	Prevention and Pollution Regulations (Regulation No. 7290), as amended. This Regulation applies to the owners and operators of public or private facilities, new or existing, that generate pollutants. Emission permits for the electrical generators will be prepared and submitted.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	Joint Building and Land Use Permit Regulations (Joint Regulations 2010). (Chapter 9, Adjudicative Procedures: of Permits, Chapter 47: Cutting, Pruning and Afforestation and Chapter 49, Solid Waste) B. Recommendations: I. The developer shall be responsible for notifying the project contractor that he must comply with the aforementioned Laws and Regulations. This will file in the ADS the Recycling Plan and the Quarterly Recycling Report of the materials generated during the construction and operation stage. To obtain the forms you can access our website: http://www.ads.pr.gov/recursos/entidadesprivadas II. For the construction phase, the proposer/developer must comply with the following (as applicable): A. For buildings that employ no more than 10 people (full-time, part-time, or a combination of both), the developer, proponent or contractor will be exempt from submitting or filing the Recycling Plan Form. Instead, you will comply with the following: Request an exemption for the filing of Plan B. For projects that employ more than 10 people,

	you must file the Recycling Plan Form for the Construction phase, along with an Explanatory Memorial.
Solid Waste Disposal / Recycling	In case of demolitions, regardless of the number of employees, you must file the Recycling Plan and present alternatives for the handling of materials (Example: zinc, pipes, concrete debris, windows, among others). Letter where they commit to recover all recyclable material that is generated and place of final disposal. Both the letter and the Memorial must be signed. In the case of an engineer or other licensed professional, it must include a professional seal and license number. C. The Recycling Plan or the information indicated above, can be filed electronically to the following address: construccion@ads.pr.gov or in person to the ADS offices located on the PR-8838 highway, Km 6.3, Sector El Cinco, Río Piedras. If the requirements are met (Recycling Plan Form), the ADS will issue a Certification of Filing (so that the process can continue) until the final Plan Approval is issued. III. Any proposed development shall designate an area for the recovery of recyclable materials among other requirements, as provided in Section 49.1.3 of the Joint Regulations. IV. Entity responsible (municipality or private company) for the collection and disposal of solid waste and recyclable materials. In the event that the service was offered by the municipality, evidence of commitment must be presented. V. Consider pollution prevention techniques: a. Use products without toxic materials. b. Use reusable or recyclable materials. c. Keep contaminants secreted. d. Conserve water and energy resources. and. Label containers and containers, appropriately, for what they are designated. VI. Comply with the permits required under applicable laws and regulations. In addition, the documentation required by the agencies concerned. The recommendations issued apply to the facts presented and evaluated at the moment. The ADS consolidated with the DRNA reserves the right to reevaluate and modify them in the event of official information that identifies that the conditions have changed, or when the comments have been issued under false premises. In addition, the ADS consolidated with the DRNA has the power to request any additional information that it deems relevant and that, in accordance with the laws and regulations in force, guarantees the public interest and the protection of the environment.
Public Safety - Police, Fire and Emergency- Oficina de Seguridad Publica	Creation of an Emergency Management Plan (EMP), as stated in the Public Safety - Police, Fire and Emergency Medical write-up.
Compliance with Section 7 of the Endangered Species Act (ESA)	If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. The same actions are going to be implemented for the other species if found during the proposed project.

Clean Air	The proposed project will be required to prepare a "Emission Permit or PFE" for been considered a "generator" of Internal Combustion emissions which includes Construction and Operation permits.
Contamination and Toxics Substances	Radon issues were acknowledged in the ESA Phase I report and explain scientific information regarding the potential of radon in the project area and Island wide. For new construction, it is not possible to test the land prior to building in order to determine whether there will be a radon problem. Until the building is constructed and its unique footprint and foundation are in place, it is not possible to know how much radon intrusion will occur. However, incorporating radon-resistant protocols to new construction could mitigate radon exposure. Additionally, the CPD notice from January 11, 2024 also recommends post-construction condition for testing followed by mitigation if needed. These options will be included as mitigation measures for the project.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	The project area is located in a APE-ZC Zone. According to PRAPEC Regulations under section 2.1.2 "From the promulgation of this regulation, the OGPe will notify the DRNA of any proposed activity in the APE-ZC. Any permit issued within the APE-ZC will involve notification to the DRNA by the entity issuing said permit or authorization". Appropriate permits and notification to the DRNA will occur
Noise Abatement and Control	During construction, hours and operations of heavy machinery will be limited to working hours. Noises generated by equipment and operations will comply with the Puerto Rico Department of Natural and Environmental Resources (DNER)"
Wastewater/Sanitary Sewers	Should delays occur in the PRASA sewer trunk line project and the sewer ban remain in place when the hotel needs connection to the sanitary line, an alternative plan will be enacted. This alternative entails installing (1) above-ground septic tank of approximately 50,000- GAL and utilizing tanker trucks to transport sewage water for proper disposal at a PRASA treatment facility. This interim solution guarantees the hotel's sewage disposal needs are met until the completion of the PRASA work and the lifting of the EPA sewer ban, at which juncture the project will connect to the PRASA sewer line. If the alternative approach becomes necessary, all the required permits will be obtained as appropriate and necessary.
Endangered Species	During construction activities, the designated USFWS conservation measures will be implemented for the Puerto Rican Boa.
Endangered Species	During construction activities, the designated USFWS conservation measures will be implemented for the Puerto Rican Crested Frog.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	This project has an area of over 1 acre (3 acres). The project will comply with SWPPP (Stormwater Pollution Prevention Plan) preparation and obtain an NPDES (National Pollutant Discharge Elimination System) discharge permit to comply with the CWA during Construction and Operation.

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	The applicant and/or construction manager is required to obtain and/ or update any necessary local and territorial building and environmental permits prior to construction activities commencing.
--	--

Determination:

XX Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: June 28, 2024

Name/Title/Organization:

Andrew G. Bonilla, PG, REM

Environmental Project Manager and Consultant

GEC Group

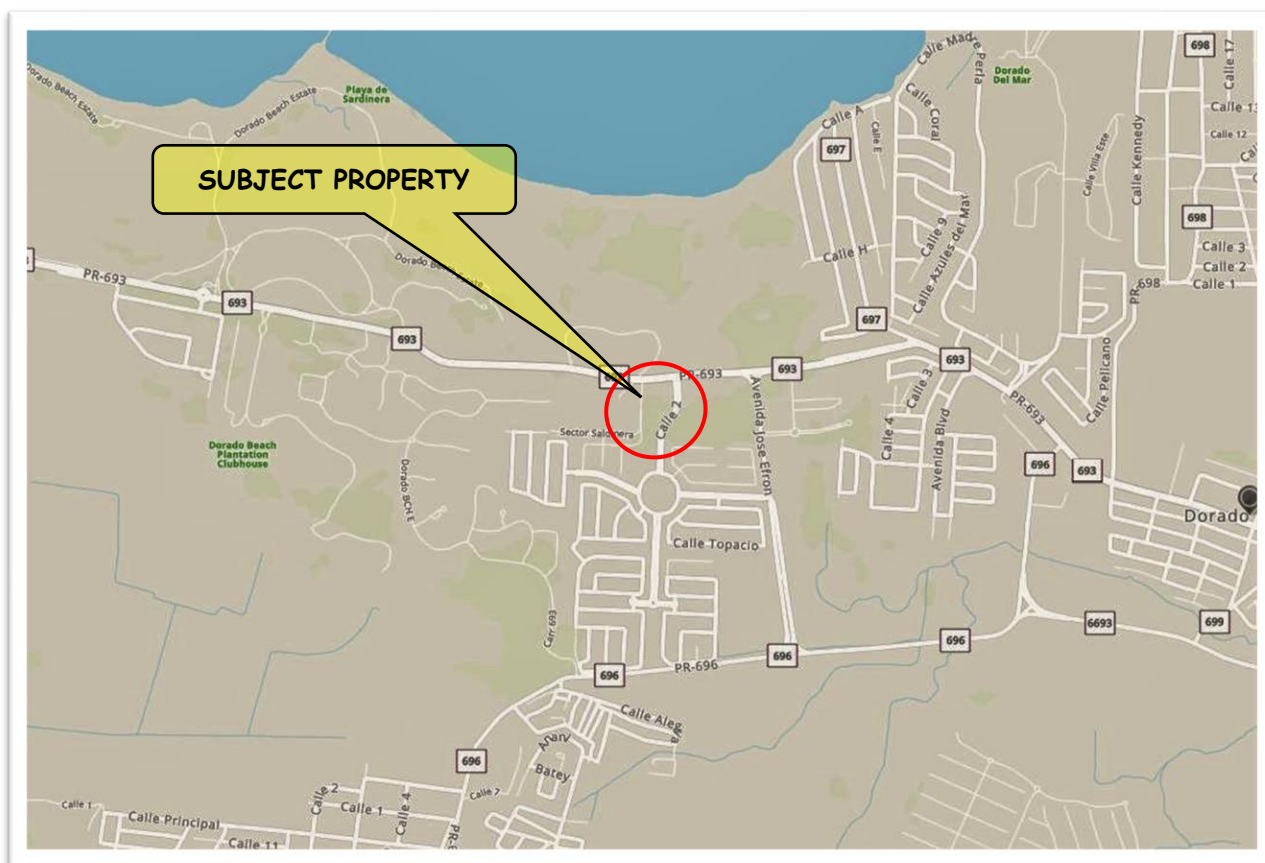
Certifying Officer Signature:  Date: July 11, 2024

Name/Title: I. Lorenzo, Permits and Environmental Compliance Specialist

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



Figures



○ SITE

From Google Maps
NOT TO SCALE



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Geology • Environmental • Aerial Drones

LOCATION MAP

THE DAWN AT DORADO HOTEL PARCEL- PR-IPG-000353

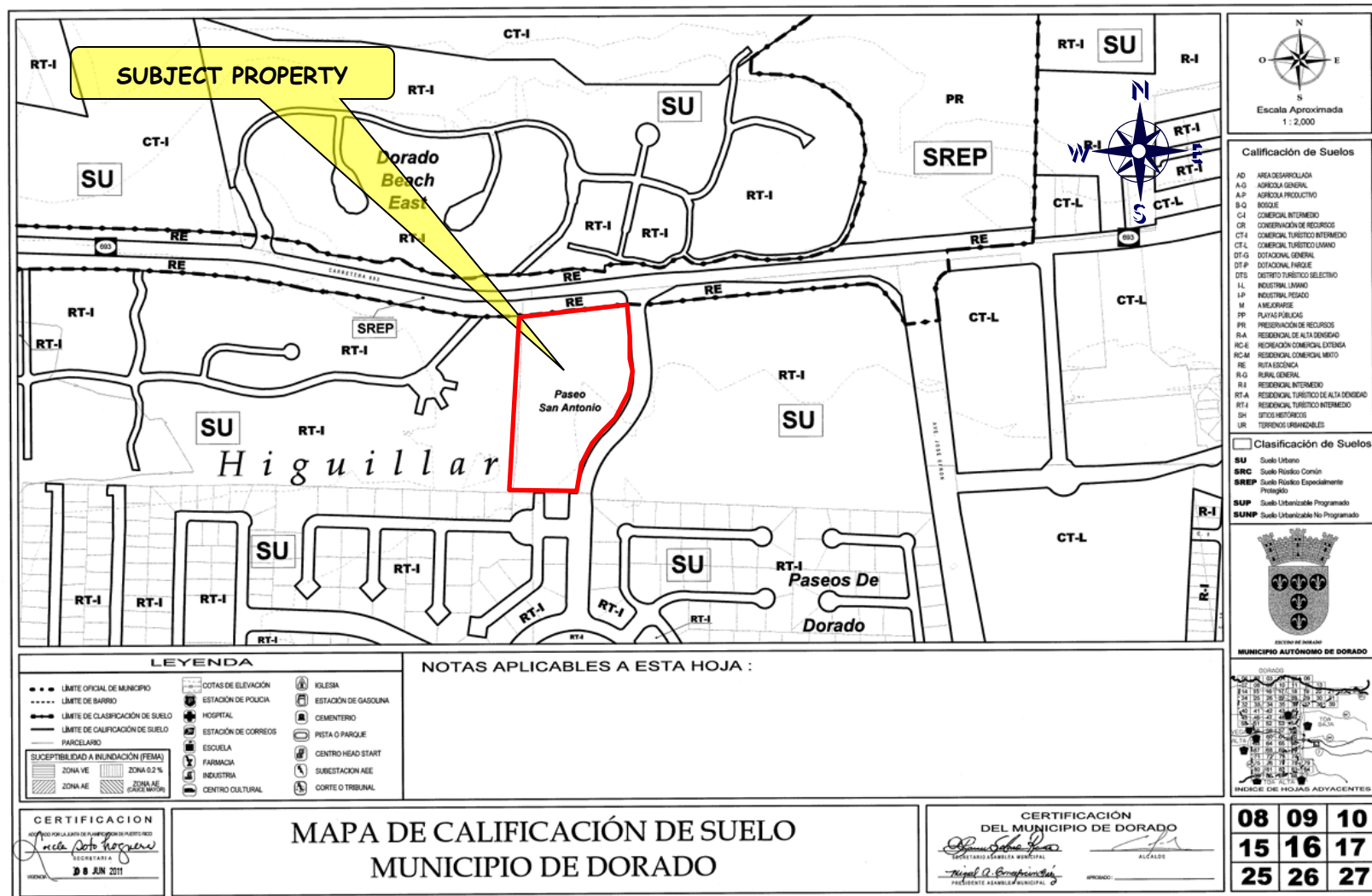
PR-693, KM. 8.6, BARRIO HIGUILLAR

DORADO, PUERTO RICO

18°27'52.36" N, 66°17'12.52" W

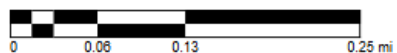
FIGURE

1



Source: Municipality of Dorado Zoning Map, Sheet #16

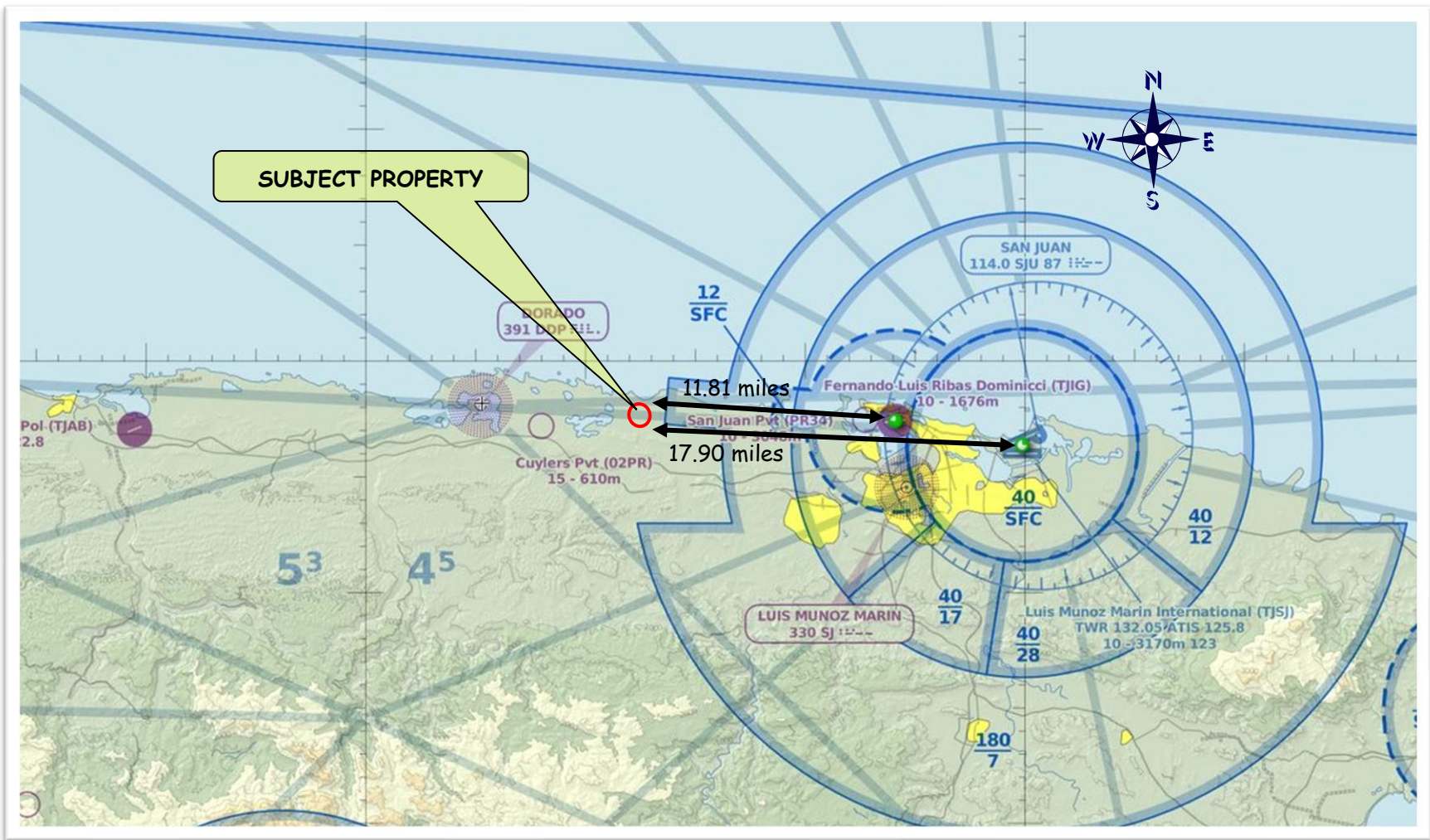
Site



ZONING MAP
 THE DAWN AT DORADO HOTEL PARCEL- PR-IP6-000353
 PR-693, KM. 8.6, BARRIO HIGUILLAR
 DORADO, PUERTO RICO
 18°27'52.36" N, 66°17'12.52" W



FIGURE
2



Source: www.skyvector.com

○ SITE



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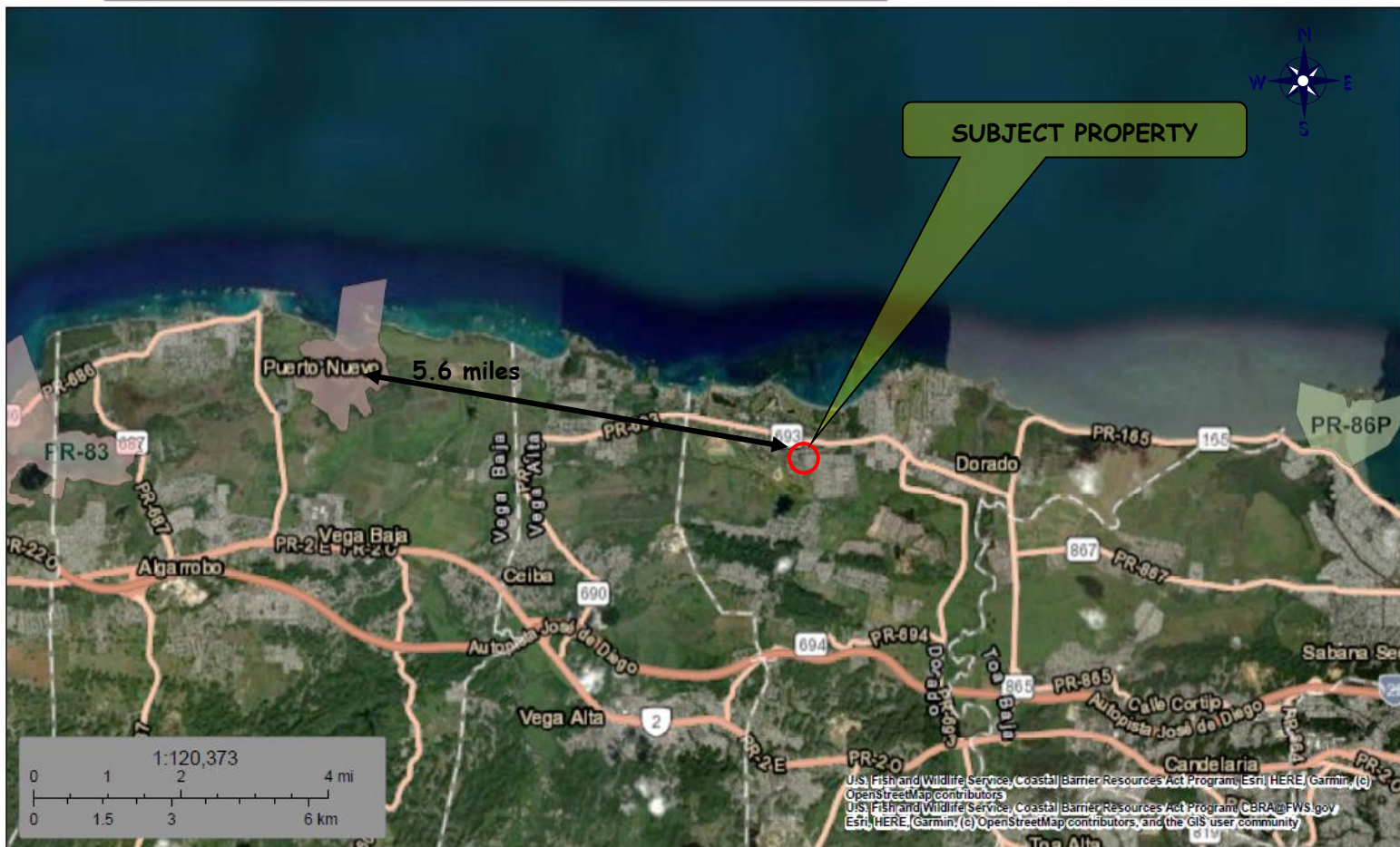
AIRPORT HAZARD MAP
THE DAWN AT DORADO HOTEL PARCEL- PR-IPG-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
3



U.S. Fish and Wildlife Service
Coastal Barrier Resources System

The Dawn at Dorado Hotel



October 24, 2022

 CBRS Buffer Zone

 System Unit

CBRS Units

 Otherwise Protected Area

 SITE

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

Source: <https://fwsprimary.wim.usgs.gov/cbrs-mapper-v2/>

This page was produced by the CBRS Mapper



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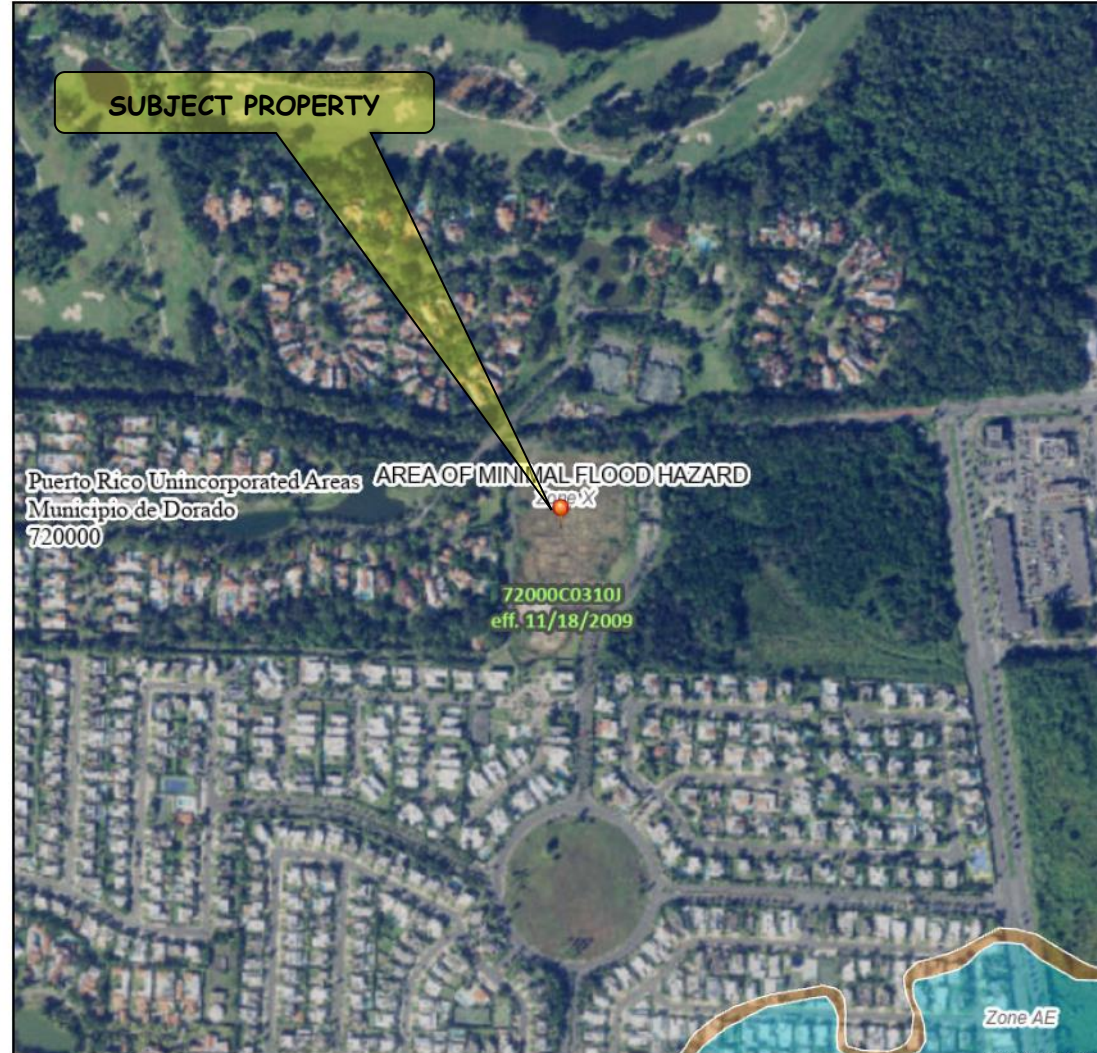
COASTAL BARRIER RESOURCE MAP
THE DAWN AT DORADO HOTEL PARCEL
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
4

National Flood Hazard Layer FIRMette



66°17'31"W 18°28'10"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone C
GENERAL STRUCTURES		channel, culvert, or Storm Sewer
		Levee, Diike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual chance Water Surface Elevation 20.2 17.8
		coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/13/2024 at 8:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Source: <https://msc.fema.gov/portal/advanceSearch>



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NATIONAL FLOOD HAZARD LAYER FIRMETTE
THE DAWN AT DORADO HOTEL PARCEL-PR-IP6-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
5



U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Planning and Standards (OAQPS) | Earthstar Geographics | Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS

Source:

<https://epa.maps.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=2a487fb6c56e492e8e2e66608d9b93d6>

○ SITE

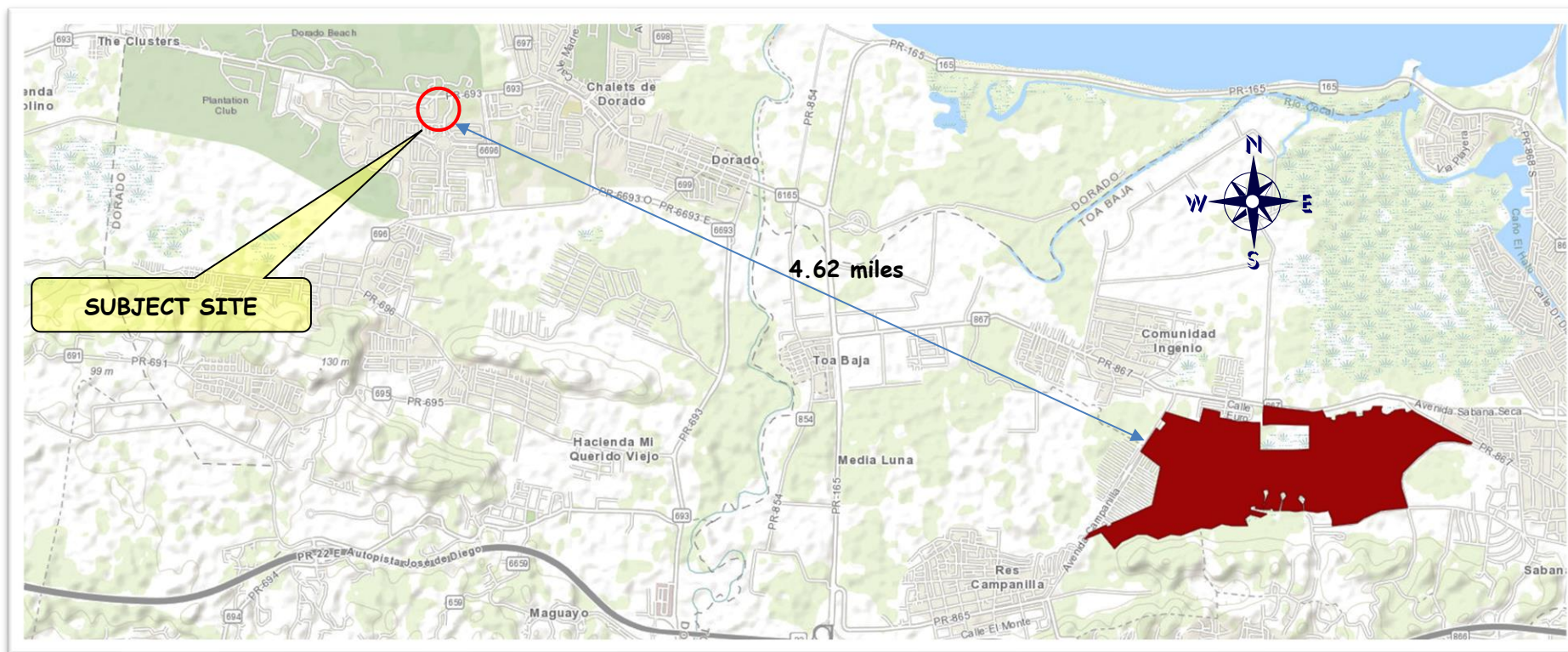




 Coastal Zone Management Act
 Site

Source:
<https://www.arcgis.com/home/webmap/viewer.html?url=https://coast.noaa.gov:443/arcgis/rest/services/Hosted/CoastalZoneManagementAct/FeatureServer/0&source=esri>





Legend

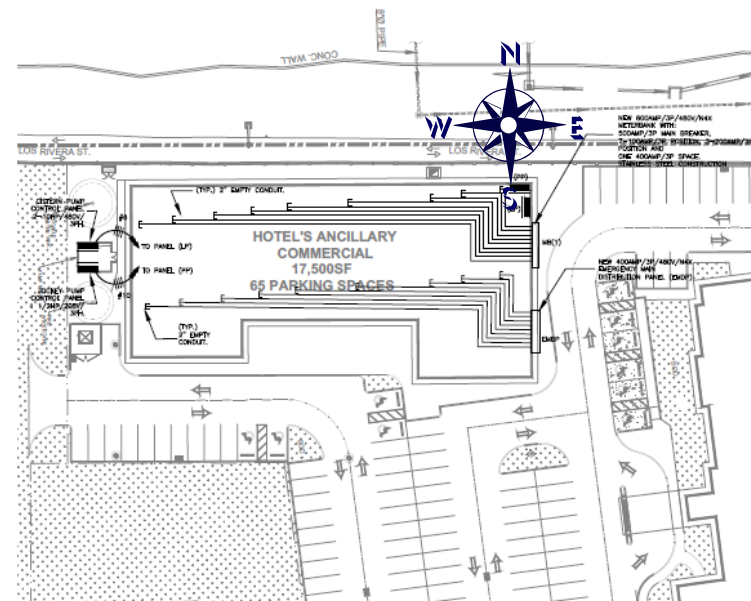
- Coqui Llanero Critical Habitat
- SITE

Source: <https://fws.maps.arcgis.com/apps/mapviewer/index.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>



NEAREST CRITICAL HABITAT MAP
THE DAWN AT DORADO HOTEL PARCEL
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
8



COMMERCIAL BUILDING – ELECTRICAL DISTRIBUTION PLAN
SCALE = 1:300

ADVANCE PRINT
(MARCH 2023)
PERMIT SET

SCALE: 1" = 1,000
DRAWN: E. CHARDON
DATE: MARCH 29, 2023
CHK'D:
APP'D:
TRACED:
PROJ. NUM.:
REVISION
NO. DESCRIPTION DATE
1
2
3
4
5
6
7
8
CIVIL CONSULTANT

STRUCTURAL CONSULTANT

MECHANICAL CONSULTANT

ELECTRICAL CONSULTANT

ENR-BUILDING DESIGN CASES
ELECTRICAL CONSULTING ENGINEER

DESCRIPTION: The client, a large, multi-story office building, was seeking a design and construction management firm to provide design and construction management services for the building's electrical system. The project included the design and construction of the building's electrical system, including the distribution system, lighting system, and power system. The client also required the design and construction of the building's electrical system to be completed within a strict budget and timeline.

SCOPE OF WORK: The scope of work for the project included the design and construction of the building's electrical system, including the distribution system, lighting system, and power system. The client also required the design and construction of the building's electrical system to be completed within a strict budget and timeline.

DESIGN AND CONSTRUCTION: The design and construction of the building's electrical system was completed within a strict budget and timeline. The client was satisfied with the results of the project and the quality of the work.

CONCLUSION: The project was a success, and the client was satisfied with the results. The design and construction of the building's electrical system was completed within a strict budget and timeline.



PROJECT TITLE:

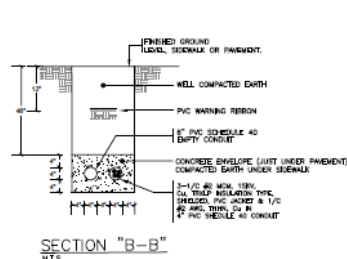
THE DAWN AT DORADO
PR-693 KM 8.6
KM-92, SECT. SARDINERA
DORADO, P.R.

DRAWING TITLE:
ELECTRICAL SITE PLAN
COMMERCIAL BUILDING
ELECTRICAL DISTRIBUTION
PLAN.

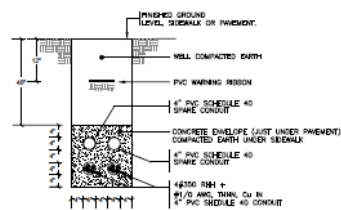


tek n i c a
DESIGN GROUP
ARCHITECTS & ENGINEERS
4001 SAN ALFONSO, LEO-DB
LAS VEGAS, NEVADA, P.O. BOX
TEL. (702) 762-1100 • FAX (702) 762-1100
FAX (702) 277-3076
E-MAIL: info@teknicadsg.com

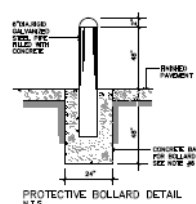
DRAWING NO.	TOTAL OF DRAWING
SE-2.0	



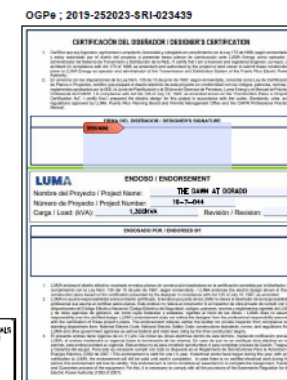
SECTION "B-B"



SECTION "D-D"



PROTECTIVE BOLLARD DETAIL
N.T.S.



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Geology • Environment

ELECTRICAL GENERATORS LOCATION MAP
THE DAWN AT DORADO HOTEL PARCEL- PR-IPG-0000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N. 66°17'12.52" W

FIGURE 9

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: ☒ No: ☐
Is the container under pressure?	Yes: ☐ No: ☒
Does the container hold a cryogenic liquified gas?	Yes: ☐ No: ☐
Is the container diked?	Yes: ☒ No: ☐
What is the volume (gal) of the container?	
What is the Diked Area Length (ft)?	13.94
What is the Diked Area Width (ft)?	4.65
Calculate Acceptable Separation Distance	
Diked Area (sqft)	64.821
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	
ASD for Thermal Radiation for Buildings (ASDBPU)	
ASD for Thermal Radiation for People (ASDPNPD)	49.29
ASD for Thermal Radiation for Buildings (ASDBNPD)	7.51

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: ☒ No: ☐
Is the container under pressure?	Yes: ☐ No: ☒
Does the container hold a cryogenic liquified gas?	Yes: ☐ No: ☐
Is the container diked?	Yes: ☒ No: ☐
What is the volume (gal) of the container?	
What is the Diked Area Length (ft)?	16.40
What is the Diked Area Width (ft)?	6.89
Calculate Acceptable Separation Distance	
Diked Area (sqft)	112.99599999999998
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	
ASD for Thermal Radiation for Buildings (ASDBPU)	
ASD for Thermal Radiation for People (ASDPNPD)	62.18
ASD for Thermal Radiation for Buildings (ASDBNPD)	9.71

Source: <https://www.hudexchange.info/environmental-review/asd-calculator/>

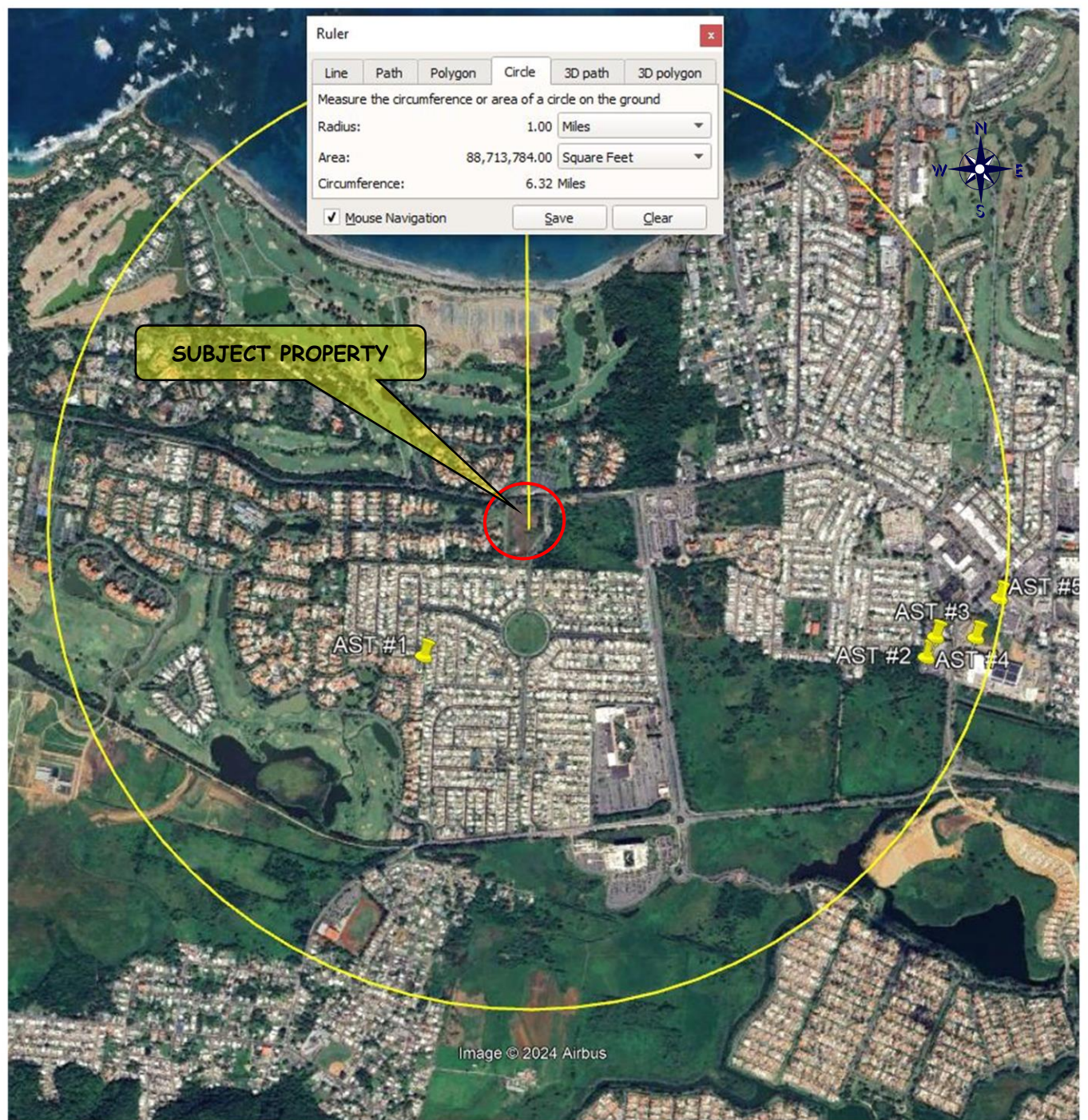


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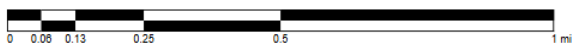


ELECTRICAL GENERATORS ACCEPTABLE SEPARATION DISTANCE ASSESSMENT TOOL
THE DAWN AT DORADO HOTEL PARCEL- PR-IPG-0000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE 10



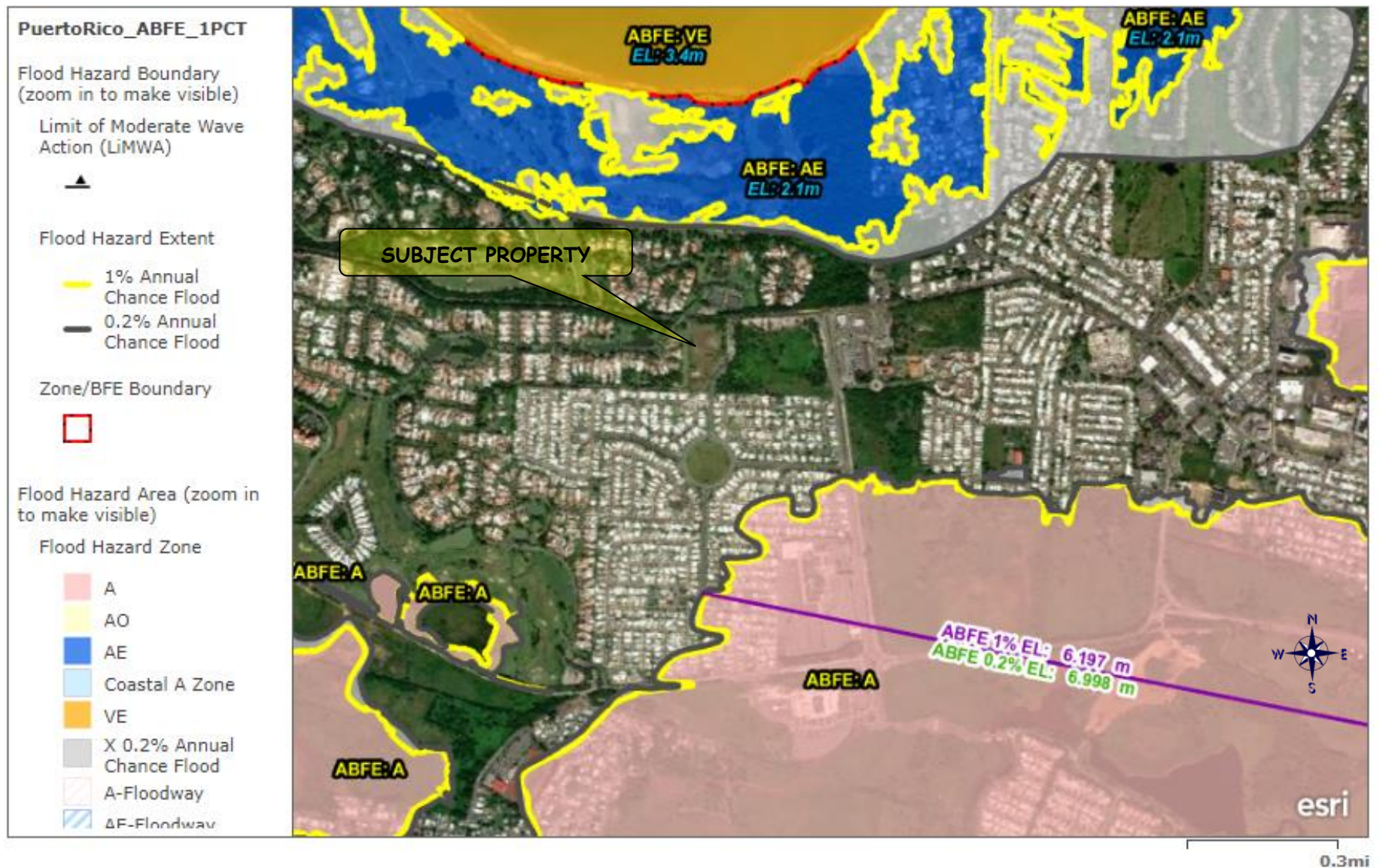
Source: Google Earth Pro



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1-MILE RADIUS ABOVEGROUND STORAGE TANKS (AST) LOCATIONS
THE DAWN AT DORADO HOTEL PARCEL PR-IPG-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
11



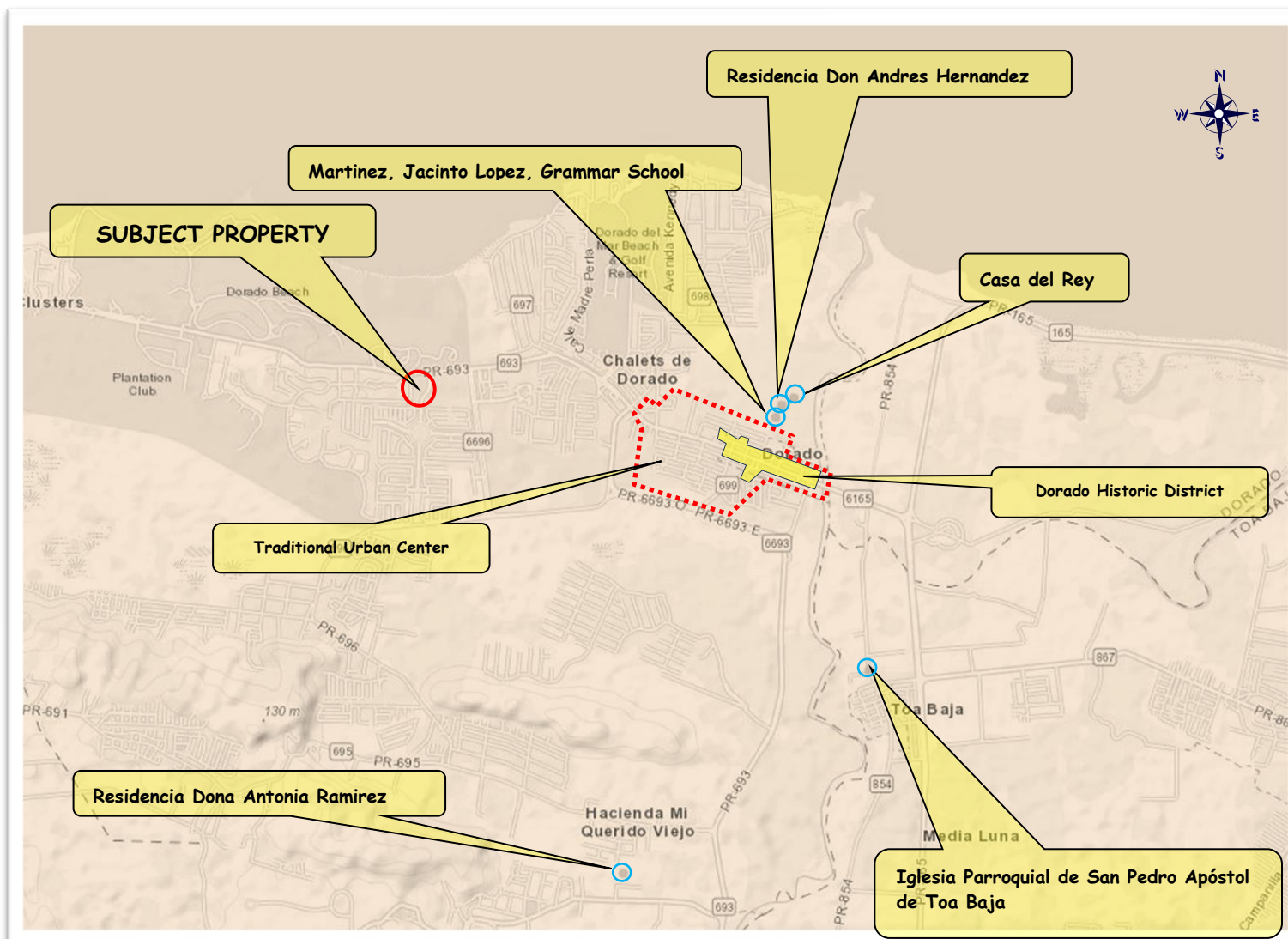
Source: <https://gis-r2-fema.hub.arcgis.com/apps/31dfa15671944086b54b55bfc03344d7/explore>



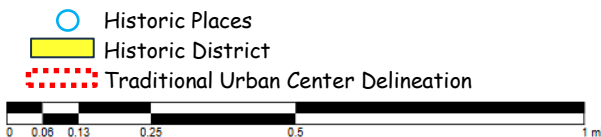
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ADVISORY BASE FLOOD ELEVATION (ABFE) MAP
THE DAWN AT DORADO HOTEL PARCEL-PR-IP6-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
12

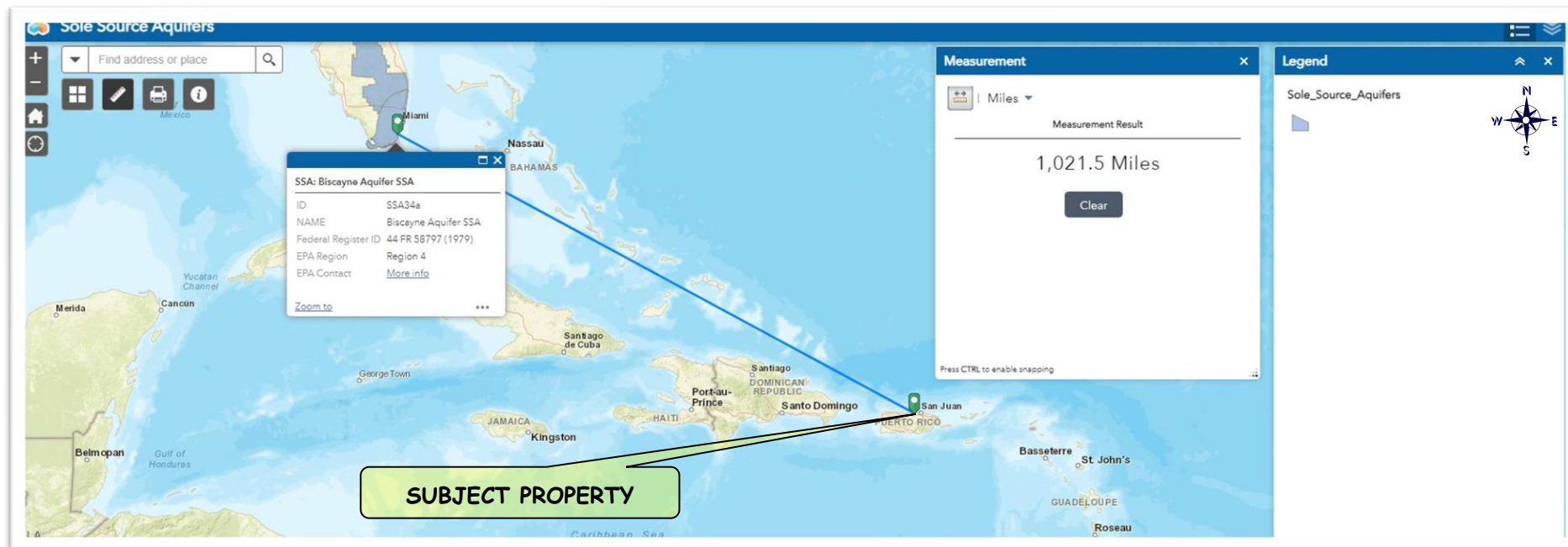


*No Railroads **Airports: SJU at 17.90 miles and TJIG at 11.81 miles (see Figure 3)



NEAREST HISTORIC SITES, DORADO URBAN CENTER AND MAJOR ROADS MAP
 THE DAWN AT DORADO HOTEL PARCEL-PR-IPG-000353
 PR-693, KM. 8.6, BARRIO HIGUILLAR
 DORADO, PUERTO RICO
 18°27'52.36" N, 66°17'12.52" W

FIGURE
13



Source: Interactive Map for SSA- www.epa.gov

Not To Scale



U.S. Fish and Wildlife Service
National Wetlands Inventory

The Dawn at Dorado Hotel parcel



December 7, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine



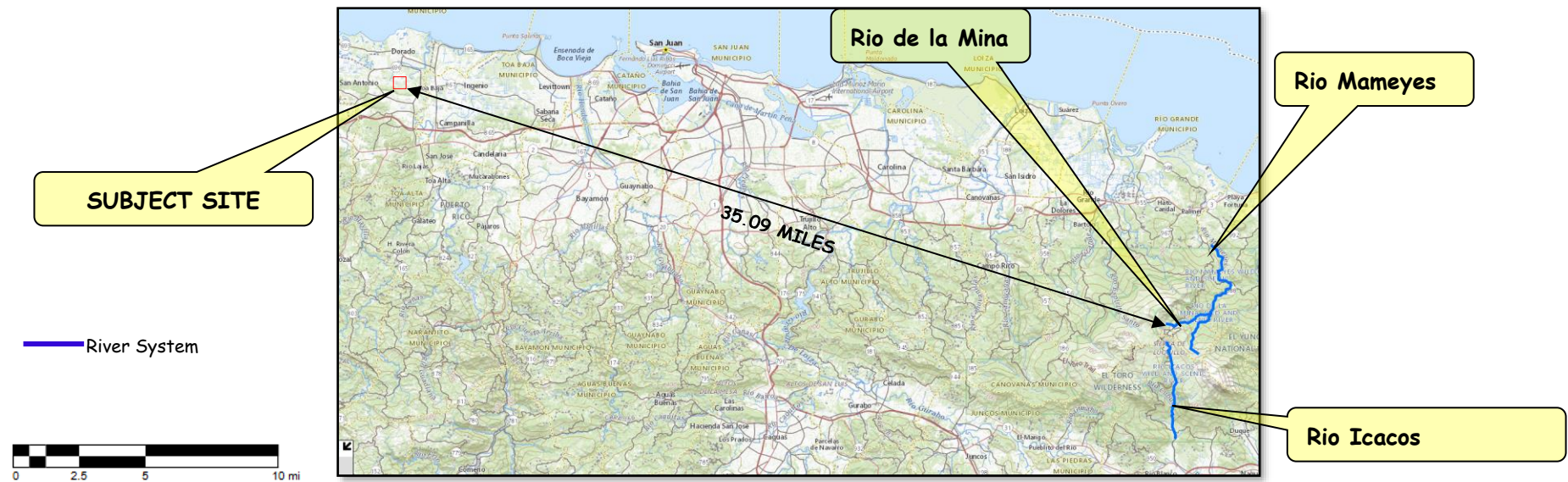
Source: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>



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WETLANDS MAP
THE DAWN AT DORADO HOTEL PARCEL
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE
15



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Appendix F - Farmlands (NRCS)

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Appendix I - OGP permits

Appendix J - Geotechnical Report

Appendix K - H-H study

Appendix L - PREPA letters

Appendix M - PRASA letters

Appendix N- Traffic Study

Appendix A
PRPB Letters

**GOVERNMENT OF PUERTO RICO
PUERTO RICO PLANNING BOARD**

September 27, 2023

**Federal Consistency Certification with the
Puerto Rico Coastal Zone Management Program
CZ-2024-0908-032
PR-IPG-000353**

RESOLUTION

**TO NOTIFY PARTIES ABOUT THE ISSUANCE OF A FEDERAL CONSISTENCY
CERTIFICATE ACCORDING TO THE COASTAL ZONE MANAGEMENT ACT
FEDERAL CONSISTENCY REGULATIONS, 15 CFR Part 930**

The PR Department of Housing submitted the application of reference to grant federal assistance from the CDBG-DR funds through the Economic Development Investment Portfolio. The proposed project named “The Dawn at Dorado Hotel” consists of the construction of 7 levels building for 153 guest rooms with an occupancy of 100, 870 square meters and a hotel ancillary commercial area with an occupancy of 17,500 square meters and 212 parking spaces.

The project is located at state road PR-693, Km 8.6, Higuillar Ward, in the municipality of Dorado, Puerto Rico.

As part of the completed evaluation, the Puerto Rico Planning Board made the following findings:

- The PR Permit Management Office emitted a Determination of Environmental Compliance according to the Environmental Policy Law for the corresponding Environmental Evaluation submitted through the case number 2019-252023-DEA-002791 and the Construction Permit Number 2019-252023-PCOC-011027.
- The project is located outside of the flood risk zones according to FEMA Advisory maps of April 13, 2018.
- *Instituto de Cultura Puertorriquena* in a letter dated November 2, 2022, expressed no objection to the project and the State Historic Preservation Office in letter dated February 25, 2022, expressed that according to their records the project will not affect historic properties.

Considering the above-mentioned findings, the Puerto Rico Planning Board (PRPB) in its meeting held on September 27, 2023, **determined that the federal assistance to be awarded through the Economic Development Investment Portfolio for Growth Program, for the development and construction of “The Dawn at Dorado Hotel” is consistent with the PR Coastal Zone Management Program Policies.**

This certification does not exempt the project from complying with other required federal or state permits and endorsements.

The following parties shall be notified: **Angel G. López Guzman**, Office of Disaster Recovery, PR Department of Housing (PRHD); **Leiliani Gonzalez**, PRHD; **Alberto Mercado Vargas**, PR Coastal Zone Management Program and Climate Change Office, Department of Natural and Environmental Resources (DNER).



Julio Lassús Ruiz, LLM, MP, PPL
President

Certify: That this Resolution is copy of the agreement adopted by Puerto Rico Planning Board (PRPB) in its meeting held on **September 27, 2023**. I issue and notify a copy of this resolution to the parties under my signature and the official stamp of the Puerto Rico Planning Board.

In San Juan, Puerto Rico, today **OCT - 5 2023**



Edgardo Vázquez Rivera
Acting Secretary

Commonwealth of Puerto Rico
Office of the Governor
Puerto Rico Planning Board
Physical Planning Area
Land Use Planning Bureau

Application for Certification of Consistency with the
Puerto Rico Coastal Management Program

General Instructions:

- A. Attach a 1:20,000 scale, U.S. Geological Survey topographic quadrangular base map of the site.
- B. Attach a reasonably scaled plan or schematic design of the proposed object, indicating the following:
 - 1. Peripheral areas
 - 2. Bodies of water, tidal limit and natural systems.
- C. You may attach any further information you consider necessary for proper evaluation of the proposal.
- D. If any information requested in the questionnaire does not apply in your case, indicate by writing "N/A"(not applicable).
- E. Submit a minimum of seven (7) copies of this application.

DO NOT WRITE IN THIS BOX

Type of application: _____ Application Number: _____

Date received: _____ Date of Certification: _____

Evaluation result: Objection Acceptance Negotiation

Technician: _____ Supervisor: _____

Comments: _____

1. Name of Federal Agency: Puerto Department of Housing and Community Development

2. Federal Program Catalog Number: Economic Development Investment Portfolio for Small Business

3. Type of Action:

Federal Activity License or permit Federal Assistance

4. Name of Applicant: Puerto Department of Housing and Community Development

5. Postal Address: 21365, San Juan, PR 00927

Telephone: 787-274-7200 Fax: 787-758-9000

6. Project name: The Dawn at Dorado Hotel 4PG-0001

7. Physical Description of Project Location (area, facilities such as vehicular access, drainage, storm and sanitary sewer placement, etc.): Refer to Memorandum.

Lambert Coordinates: X = 68493.76 Y = 1877.30

8. Type of construction or other work proposed:

drainagechannelinglandfillsand extraction

pierbridgeresidential

others (specify and explain)

Description of proposed work: Refer to Memorandum.

9. Natural, artificial, historic or cultural systems likely to be affected by the project

Place an X opposite any of the systems indicated below that are in the project area or its surroundings, which are likely to be affected by that activity. Indicate the distance from the project to any outside system that would likely be affected.

System	Within Project	Outside Project	Distance (meters)	Local name of affected system
beach, dunes		X		
marshes		X		N/A
coral, reefs		X		N/A
river, estuary		X		N/A
bird sanctuary		X		N/A
pond, lake, lagoon		X		
agricultural unit		X		N/A
forest, wood		X		N/A
cliff, breakwater		X		N/A
cultural or tourist area		X		
other (explain)				

Describe the likely impact of the project on the identified system (s).

PositiveNegative

Explain: T

10. Indicate permits, approvals and endorsements of the proposal by Federal and Puerto Rican government agencies. Evidence of such support should be attached to the proposal.

	Yes	No	Pending	Application Number
a. Planning Board	☒			<u>2019-252023-CUB-001362</u>
b. Regulation and Permits Administration	☒			<u>2019-252023-PCOC-001362</u>
c. Environmental Quality Board	☒			<u>2019-252023-PCD-015627-5775</u>
d. Department of Natural Resources	☒			<u>2019-252023-SRM-023442</u>
e. State Historic Preservation Office	☒			<u>SHPO-12-16-21-01</u>
f. U.S. Army Corps of Engineers		☒		<u>☒</u>
g. U.S. Coast Guard		☒		<u>☒</u>
h. Other (s) (specify)				<u></u>

CERTIFICATION

I CERTIFY THAT (project name) is consistent with the Puerto Rico Coastal Zone Management Program, and that to the best of my knowledge the above information is true.

Angel G. López Guzmán
Name (legible)
Deputy Director - Permits and Env. Compliance Division, Office of Disaster Recovery Puerto Ric Department of Housing
Position


Signature

August 29, 2023
Date

THE DAWN AT DORADO

PR-IPG-000353

Memorandum for Certification of Consistency with the Puerto Rico Coastal Management Program

Project Location: The subject property under assessment consists of a parcel located at State Road-693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico, approximately 15 miles west of San Juan at an approximate latitude of 18°27'52.36" North and an approximate longitude of 66°17'12.52" West.

Description of the Proposed Project: The proposed project consists of the development of the vacant parcel. The construction of “The Dawn at Dorado” Hotel, which will consist of an area of 100,870 square feet (ft²) with capacity of six (6) and seven (7) levels, 153 guest rooms, a support area of 17,500 square feet and 212 parking lots where 206 are of normal size (for guests and staff), 10 handicap spaces and one (1) space for loading/unloading. It is noteworthy to point out that most of the earth movement and site preparation activities are already performed. The proposed.

The Tax ID Number (Catastro): 037-000-003-29-000

USGS Map: A copy of the USGS map 1:20,000 has been included on Attachment A.

Project Site Plan: A copy of the Project site plan has been included on Attachment B and B-1.

Project Aerial Photo: An aerial photo of the Project site has been included on Attachment C.

Environmental Documents: The following Permit Management Office (PMO or OGPE) environmental approval documents have been included on Attachment D:

- REA – Environmental Recommendation Approval
- DEA – Environmental Determination Approval
- PCD - Environmental Determination Approval (Non-Substantial Environmental Variation)

FEMA Flood Maps: The proposed Project lies outside the flood plain (Zone X), as per FEMA Advisory Flood Map Panel 310H dated April 13, 2018. Refer to Attachment E.

Permits and Approvals: The following Permit Management Office (PMO or OGPE) approval documents have been included on Attachment F:

- PCD - Environmental Determination Approval (Non-Substantial Environmental Variation)
- Construction Permit (PCOC)
- PR Institute of Culture Endorsement (ICP)
- SHPO Project Endorsement
- Department of Natural Resources Project Endorsement (DNR)
- Department of Natural Resources Habitat Certification (DNR)

THE DAWN AT DORADO

PR-IPG-000353

Memorandum for Certification of Consistency with the Puerto Rico Coastal Management Program

- US Fish and Wild Life Project Endorsement (USFWL)
- PR Planning Board Land Use Consultation Approval

Images and Maps: Included in Attachment G are the images and maps used for the evaluation of the proposed Project, included as a reference.

- Coastal Zone Management Map
- Dorado Zoning Map
- National Wetland Inventory Map
- Image with Distance to Beach
- Nearest Historic Sites Map
- Image with Rivers and Water Features
- Image with Wild and Scenic Rivers
- Farmlands Map
- Nearest Critical Habitat Map

Additional Information: Included in Attachment H is GEC Group coastal management evaluation for the Project Site.

--End of Document--



RESOLUCION DE CONSULTA DE UBICACION

DATOS DE LOCALIZACIÓN

Paseo San Antonio, Inc., por conducto del Arq. Eugenio J. Alemañy Álvarez, amparándose en las disposiciones de la reglamentación vigente, presentó ante la consideración de esta Oficina de Gerencia de Permisos (OGPe) una solicitud de Consulta de Ubicación para un proyecto mixto, turístico e institucional, en un predio de terreno con cabida de 5.98 cuerdas, según evidencia de titularidad sometida. Los terrenos objeto de solicitud presentan la siguiente descripción:

Dirección Física

Carr. PR-693, Km. 8.6,
Barrio Higuillar
Dorado, PR

Coord. Lambert Nad83

X: 215487.0689; Y: 269859.3469

Número(s) de Catastro

037-000-003-29

Calificación

R-T (92%) (Residencial Turístico)
RE (8%) (Ruta Escénica)

Clasificación (PUTPR)

SU (Suelo Urbano)

Ref. Núm. Ambiental

2019-252023-DEA-002791
2019-252023-PCD-006222

Casos Ref.

2020-SIN-003763
2020-324503-SDR-004621
2019-252023-SRU-035745 (CT)
2019-2520236-SRI-032232 (ACT)
2019-252023-SRI-023438 (AAA)
2019-252023-SRI-023439 (AEE)
2019-252023-SRI-023441 (NET)
2019-252023-SRM-023442
2019-252023-SRA-023508

Dueño(s) de los terrenos

Paseo San Antonio, Inc.

Proyectista

Arq. Eugenio J. Alemañy Álvarez
(Lic. Núm. 12456)

DETERMINACIONES DE HECHO

1. Paseo San Antonio, Inc., por conducto del Arq. Eugenio J. Alemañy Álvarez, el 30 de julio de 2020 presentó ante esta Oficina de Gerencia de Permisos (OGPe), una solicitud de Consulta de Ubicación para el desarrollo de un proyecto de usos mixtos, compuesto por un hotel con un edificio accesorio de áreas comerciales y un edificio de hospedaje especializado para el cuido de envejecientes. El mismo ubica en la Carretera Estatal Núm. 693, Km. 8.6 en el Barrio Higuillar del Municipio de Dorado, en un predio de terreno con cabida de 23,503.72 metros cuadrados (5.98 cuerdas), según escritura.

2. De conformidad con el Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios ("Reglamento Conjunto") obran en el expediente digital, entre otros, los siguientes documentos:

- Evidencia de Titularidad, según dispuesto en la Sección 2.1.9.5 - Legitimación Activa (Standing)
- Autorización del dueño, de acuerdo con la Sección 2.1.9.5 - Requisitos y Presentación.
- Memorial Explicativo, Sección 2.2.2.5
- Planos Certificados, según dispuesto en la Sección 2.1.9.2.
- Tabla de Parámetros conforme al distrito en que ubica el proyecto, Sección 6.3.2.2
- Foto del Rótulo de Presentación, según dispuesto en la Sección 2.1.9.12
- Certificación instalación Rótulo, según dispuesto en la Sección 2.1.9.12.d (Obra en el expediente evidencia de instalación de dos (2) rótulos)
- Lista Certificada de Colindantes según la Sección 2.1.9.7
- Notificación a los colindantes inmediatos de la propiedad donde se propone la acción, mediante correo certificado, según se dispone en la Sección 2.2.2.2.
Obra en el expediente evidencia de que la notificación fue realizada por correo certificado. No obstante, no obra en el expediente la copia de los acuses de recibo (tarjetas verdes firmadas), según dispone la Secc. 2.2.2.2. Por su parte, se realizó Método Alterno de Notificación mediante entrega personal, según dispone la Sección 2.1.9.8. Someten evidencia de notificaciones, firmadas como recibidas.

3. En Memorial Explicativo revisado, con fecha de 18 de septiembre de 2020, se provee la siguiente descripción del proyecto:

El Proyecto propuesto es un desarrollo de usos mixtos, compuesto por un hotel, con un edificio accesorio para áreas comerciales, y un centro de cuido de envejecientes.

*El desarrollo del **hotel**, a conocerse como "The Dawn Hotel at Dorado", contará con un edificio de cinco (5) niveles que contará con 120 habitaciones, para un área bruta de piso de 79,315 pies cuadrados.*

*El edificio para el **área comercial** se conectará con el edificio del hotel y contará con dos (2) niveles para un total de quince (15) locales, y con un área bruta de piso de 23,492 pies cuadrados para usos accesorios comerciales.*

*Mientras tanto, el edificio para el **centro de envejecientes** consistirá de tres (3) niveles que contarán con un total de 56 habitaciones, y con un área bruta de piso de 40,698 pies cuadrados.*

Se proponen 216 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales, y 59 estacionamientos para servir al centro de envejecientes, que se distribuye en 55 de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias, para un total de 275 espacios de estacionamientos para todo el desarrollo.

El proyecto se dejará un remanente de 2,926.45 metros cuadrados para desarrollo futuro de usos comerciales. El área total de construcción propuesta por todos los edificios descritos anteriormente es de 143,505 pies cuadrados. Se propone



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un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

4. Mediante información sometida el 19 de octubre de 2020, la parte proponente aclara que la Consulta propuesta, también incluye la segregación de ciertas parcelas. Según Plano de Mensura sometido, se proponen las siguientes segregaciones:

DESCRIPCION	AREA
"HOTEL AND ANCILLARY COMMERCIAL"	12,417.1470 mc
"HOME CARE LOT AREA"	6,802.2789 mc
"ACCESS ROAD"	1,132.2362 mc
"TO BE DEDICATED TO PUBLIC USE"	170.9761 mc
"REMNERANT LOT AREA"	2,966.6803 mc
"TOTAL LOT AREA"	23,489.3185 mc

5. Según la información provista, actualmente el predio está vacante y no tiene estructuras. Las elevaciones existentes fluctúan entre 12.60 y 8.95 metros. El comportamiento predominante en el sector es mixto entre usos turísticos, comerciales y residenciales. El predio colinda por el norte con la PR-693, por el sur con la Urb. Paseo Las Palmas, por el oeste con el desarrollo residencial "Dorado Beach East" y por el este con la calle de acceso norte al desarrollo residencial "Paseos de Dorado".
6. Conforme al Mapa de Calificación vigente para el Municipio Autónomo de Dorado, los terrenos objeto de consulta ubican en un Distrito RT-I (Residencial Turístico Intermedio) en un 92%, y en un Distrito RE (Ruta Escénica) en un 8%. Según dispone la Sección 6.1.1.3 del Reglamento Conjunto, el Distrito RT-I es equivalente a un Distrito R-T (Residencial Turístico) y el Distrito R-E, permanece igual.

Además, los terrenos están clasificados como SU (Suelo Urbano), según el Mapa de Plan de Usos de Terrenos de Puerto Rico vigente.

7. En cuanto a las calificaciones que ostentan los terrenos, R-T y R-E, y la compatibilidad del proyecto propuesto con los usos permitidos en dichos distritos, la parte proponente en Memorial Explicativo expone lo siguiente:

En su origen, el Reglamento Conjunto para Obras de Construcción y Usos de Terrenos que entró en vigencia el 29 de noviembre de 2010, luego de extensas vistas públicas, el aval de la Junta de Planificación, igual que de todas las Agencias Gubernamentales Concernidas y la firma del Gobernador de Puerto Rico, en su Sección 19.16.2 establecía que el uso RT-I permitía ministerialmente el uso de hoteles y hospedajes especializados. Sin embargo, Reglamento Conjunto para la Evaluación y Expedición de Permisos relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 7 de junio de 2019, en la Sección 6.1.1.3, Tabla 6.1, creó una serie de equivalencias que reconocieron que la calificación RT-I sería ahora reconocida como Residencial Turístico (R-T), y la R-E se mantiene igual. Por tanto, el nuevo Reglamento Conjunto tuvo la intención de reconocer en la calificación equivalente, los mismos usos y derechos que el Reglamento Conjunto del 2010 establecía. Desgraciadamente, ese no fue el caso, y el Reglamento Conjunto vigente en su calificación de R-T, Sección 6.1.7.2, Tabla 6.43, reconoció casi todos los tipos de facilidades turísticas, incluyendo el uso ministerial de Condohotel, pero por alguna razón desconocida, se quedó fuera el uso de Hotel, el cual es un homólogo del uso de Condohotel y siempre había sido permitido en un distrito R-T.

Entendemos que este cambio de eliminar como ministerial el uso de Hotel fue un error en el Reglamento Conjunto que ahora nos obliga a innecesariamente radicar la presente Consulta de Ubicación. Esto se puede confirmar, ya que si revisan la Tabla 6.44 que establece los parámetros de construcción para el Distrito R-T, la misma reconoce que para el parámetro del área bruta de piso: "Las áreas comunes en el caso de los Hoteles no contarán para el cómputo del área bruta de piso." Por tanto, de no haberse permitido el uso de los Hoteles, los parámetros de construcción para ese mismo distrito tampoco reconocerían la ubicación de un Hotel. Esto sin duda da a concluir que la eliminación del uso de Hotel fue un error u omisión en el desarrollo del Reglamento.

Adicionalmente, el distrito R-E fue establecido para el disfrute y contemplación del paisaje del área. Si revisamos la Sección 6.1.19.2, en su Tabla 6.65, se establece que las instalaciones turísticas serán permitidas por medio de una consulta de ubicación, y que se tengan las recomendaciones de la Compañía de Turismo, quien ya ha emitido su apoyo al proyecto. Cabe aclarar, que no se propone el establecimiento de ninguna estructura permanente dentro del distrito R-E, sino que solamente ubicará una calle interna de tránsito para el proyecto, una acera, un área de siembra y varios espacios de estacionamientos. Ver Figura 4-B que reconoce las circunstancias que se recogen en dicho distrito, ya que van a ser operaciones accesorias al uso de hotel, lo cual es permitido por el distrito R-E, y las mismas no van a alterar la visibilidad del panorama desde la vía. Es importante mencionar que la propia Autoridad de Carreteras y Transportación, ya han autorizado el Estudio de Tránsito y los accesos al proyecto, por lo que la Ruta Escénica no se verá afectada por el proyecto.

Por todo lo anterior, y para evitar cuestionamientos sobre si el uso del hotel es ministerial dentro del distrito R-T, solicitamos entonces que este proyecto pueda ser considerado por una Consulta de Ubicación y que entonces permita el uso de Hotel de forma ministerial, según estaba reconocido durante la pasada década, pero solicitamos entonces los parámetros de diseño del distrito Comercial Turístico (C-T) del Reglamento Conjunto del 2019 de conformidad con los usos de la Sección 6.1.8.2 y la Tabla 6.45, ya que dicho distrito permite ministerialmente el desarrollo de Hotel, y el proyecto cumpliría cabalmente con todos los parámetros de construcción para dicho distrito.

Mediante comunicación con fecha de 19 de octubre de 2020, la parte proponente aclara que:

...la solicitud en esta consulta de ubicación es para solicitar establecer los parámetros de diseño y uso de un Distrito C-T para todo el predio. El fundamento para dicha solicitud es que la parcela completa, incluyendo el remanente, pudiera entonces tener la aplicación uniforme de los requisitos aplicables para el mismo. La discusión de los parámetros del Distrito R-T en el Memorial Explicativo, que es la calificación actual, se realiza con el mero propósito de demostrar que el proyecto



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completo, con excepción del hotel, sería proyecto ministerial dentro de ese distrito. Al solicitarse una Consulta de Ubicación para entonces permitir el uso de Hotel, es que entonces proponemos establecer parámetros de diseño de un Distrito C-T para toda la propiedad, a pesar de que la densidad y detalles del proyecto no cambiará, aunque permitirá una mayor flexibilidad en el uso de la parcela remanente en un futuro.

8. Los terrenos objeto de Consulta ubican dentro de una Zona X de acuerdo con los Mapas de Niveles de Inundación Base Recomendados, adoptados por la Junta de Planificación al 13 de abril de 2018, y conforme certifica el Arq. Alemañy Álvarez en la Certificación de Inundabilidad sometida.
9. De conformidad con las disposiciones contenidas en las leyes y los reglamentos vigentes, la Oficina de Gerencia de Permisos (OGPe), mediante comunicación del 26 de marzo de 2020, expedida para la Solicitud 2019-252023-PCD-006222, indica que: *...de acuerdo con la Regla 139 (B) del RPEA de la JCA, la DECA entiende que la petición sometida ante la OGPe no constituye una variación sustancial al concepto original presentado para el proyecto, por lo que no requerirá de ningún trámite adicional como parte del proceso de planificación ambiental. A tales efectos, la Determinación de Cumplimiento Ambiental, 2019-252023-DEA-002791, con fecha del 12 de junio de 2019, emitida para el proyecto, continúa vigente incorporándose a la misma la variación propuesta.*
10. Obra en el expediente las siguientes recomendaciones de agencias gubernamentales y/o de las Divisiones de la OGPe, según se indica a continuación:

- La **Compañía de Turismo** mediante comunicación del 7 de agosto de 2020, bajo la Solicitud 2019-252023-SRU-035745, informa que:

...la Compañía reitera su apoyo al proyecto en su fase conceptual y de ubicación, ya que aumentará el número de habitaciones para el Municipio de Dorado.

1. *No obstante, recomendamos lo siguiente:*
2. *Se segregue el predio en donde se construirá el proyecto de égidas, que totaliza unos 6,102.27 metros cuadrados (fase dos) de la finca con cabida de 23,489.3185 metros cuadrados (5.98 cuerdas).*
3. *Bajo ninguna circunstancia y para ningún beneficio que pueda otorgar la Compañía, se entenderá que el Proyecto de la egida serán parte del Proyecto turístico;*
4. *Se cumpla con los requisitos de las agencias gubernamentales concernidas; y*
5. *El Proyecto sea radicado ante la Oficina de Gerencia de Permisos (OGPe) para procesos ulteriores ante la Compañía.*

Además, el Proyecto deberá cumplir con lo dispuesto en el Reglamento de Hospederías de Puerto Rico (Reglamento Núm. 8856) y con los criterios de sostenibilidad, según dispuesto en la Ley 254-2006: Ley de Política Pública para el Desarrollo Sostenible del Turismo en Puerto Rico.

- La **Autoridad de Carreteras y Transportación (ACT)**, en carta de 30 de junio de 2020, bajo el caso 2019-252023-SRI-032232 informa que, según la ubicación indicada, el proyecto no se afecta por vías propuestas incluidas en el Programa de Construcción de Mejoras Permanentes de Cinco Anos, vigente, de esta Autoridad y en el Plan de Transportación vigente. Además, informa que:

La División de Estudios de Tránsito del Área de Ingeniería de Transito y Operaciones de esta Autoridad evaluó el estudio de acceso sometido del proyecto mencionado en el asunto e informó no tener objeción a dicho estudio de acceso, basado en los datos de tránsito y en los resultados de los análisis de capacidad de las intersecciones evaluadas dentro del área de influencia del proyecto a desarrollarse. El acceso a dicho proyecto tendrá una calzada de entrada y una de salida a través de la Avenida Principal Norte, existente al este de la propiedad.

No obstante, esta Autoridad, luego de revisar los documentos radicados en el SBP del caso mencionado en el asunto e informó que se deberán cumplir con los siguientes requisitos, recomendaciones y comentarios:

1. *La media sección futura de la Carretera PR-693 será de 10.30 metros, medidos desde el eje central de dicha vía estatal, la cual consiste de 7.30 metros de pavimento de rodaje, franja de siembra de 1.50 metros y acera de 1.50 metros. Se deberá ilustrar en el plano dicha media sección futura, más los taludes que sean necesarios para completar la misma. Se deberá incluir en el plano una sección transversal en donde se ilustre dicha media sección futura y los taludes necesarios para completar la misma, si alguno.*
2. *...*
5. *El acceso a dicho proyecto será por la Avenida Principal Norte, existente al este de la propiedad, ya que no se permitirá acceso directo desde dicho proyecto hacia la Carretera PR-693, según establecido en el Artículo 5, Sección III-B del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, el cual establece que siempre que sea posible desarrollar accesos a través de calles locales o de servicio, no se permitirán accesos directos a las vías principales.*
6. *...*
7. *Se deberá obtener el endoso del Municipio de Dorado con relación al acceso y a las mejoras que sean necesarias en la vía municipal.*

- La **División de Medioambiente** bajo la Solicitud 2019-252023-SRM-023442 expedida el 3 de abril de 2019, indica que:

La División de Permisos de Medioambiente realizó una búsqueda en el Sistema de Información Geográfica (GIS) de la Junta de Planificación y no encontró en el área de la actividad propuesta hábitat crítico, elementos críticos ni área de Prioridad de Conservación. La División de Medioambiente no tiene objeción al proyecto propuesto.

Por su parte, la Autoridad de Desperdicios Sólidos (ADS) consolidada con el Departamento de Recursos Naturales (DRNA) emite sus comentarios al proyecto propuesto. Indica que el proponente deberá cumplir con las regulaciones



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relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables y deberá incorporar en el proyecto propuesto las recomendaciones indicadas en dicha comunicación.

El **Departamento de Recursos Naturales y Ambientales (DRNA)** en carta de 29 de abril de 2019 emite la Certificación para Categorización de Hábitats Naturales para Vida Silvestre. Como parte de su evaluación, categoriza el predio como Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, de Alto Valor Ecológico o de Valor Ecológico (Categoría 6).

- El **Instituto de Cultura Puertorriqueña (ICP)** expresa las siguientes recomendaciones sobre el proyecto propuesto:

El Programa de Patrimonio Histórico Edificado del ICP, en comunicación del 4 de abril de 2019, bajo la Solicitud 2019-252023-SRA-023508, emitió los siguientes comentarios: *Luego de la evaluación del caso propuesto se determina que el proyecto propuesto para el desarrollo mixto de un hogar especializado para envejecientes y un hotel se encuentra fuera de nuestra competencia y no afecta adversamente ninguna propiedad de valor histórico. Por lo tanto, el Programa de Patrimonio Histórico Edificado emite su No Objeción al mismo. Este documento tiene vigencia de un (1) año a partir de su emisión.*

Por su parte, el Programa de Arqueología y Etnohistoria comentó, en carta del 8 de febrero de 2019 bajo el caso 2019-252023-REA-002981, lo siguiente: *“La evaluación realizada sugiere que, basado en los datos existentes al presente, las probabilidades de impactar un recurso arqueológico, según definido por la Ley 112 del 20 de julio de 1988, según enmendada, son mínimas. Por lo tanto, en lo concerniente a recursos culturales de naturaleza arqueológica, no tenemos objeción al proyecto según fue radicado y evaluado. Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada.*

- La **Autoridad de Acueductos y Alcantarillados (AAA)** en carta de 20 de junio de 2019, bajo la solicitud 2019-252023-SRI-023438, emitió una Recomendación Condicionada. La Recomendación se emite para hotel de 106 hab., edificio accesorio de 20 locales comerciales y edificio de hospedaje especializado para el cuidado de envejecientes o “Nursing Home” de 80 hab. (150 camas).

La Autoridad informa que el servicio de agua potable podrá ser prestado mediante conexión a la tubería de 16” de diámetro existente en la PR-693. En cuanto al servicio de alcantarillado sanitario, informa que estaría condicionado debido a la restricción existente a consecuencia de la Orden Administrativa o “Sewer Ban” emitida por la EPA sobre la PAS (Planta de Alcantarillado Sanitario) y el Sistema de colección de aguas usadas de la Urb. Quintas de Dorado. Indica que:

El servicio de alcantarillado sanitario para este proyecto, podrá ser prestado mediante conexión frente al proyecto aproximadamente en las coordenadas 18.464599N, 66.287332W, que descarga a su vez a la EBAS de Dorado Beach East en las coordenadas 18.465657N, 66.286445W, cuando dicha EBAS sea traspasada a la AAA.

Excepto que presente otro método alternativo de disposición de las aguas residuales si la descarga es hacia la PAS de Dorado le aplicaran las siguientes condiciones:

*Esta conexión o conexiones sanitarias están **CONDICIONADAS** a la restricción sanitaria antes mencionada (“Sewer Ban”) y a la terminación y puesta en operación del proyecto **PCM 2-26-5002** que contempla la rehabilitación y/o construcción de una nueva troncal sanitaria que permitirá aumentar el flujo hacia la PAS de Dorado.*

- La **Autoridad de Energía Eléctrica (AEE)**, en carta de 26 de abril de 2019, bajo la Solicitud 2019-252023-SRI-023439 provee información sobre Punto de Conexión para servir el Proyecto.
- El **Negociado de Telecomunicaciones** (antes Junta Reglamentadora de PR), mediante carta de 25 de abril de 2019 (2019-252023-SRI-023441) identificó el punto de conexión y aclaró que la misma no constituye una aprobación de los planos. Además, informó que: *Previo a la solicitud del permiso de construcción deberá solicitar a la OGPE la aprobación de los planos de la infraestructura de telecomunicaciones y televisión por cable. Asimismo, antes de la otorgación del permiso de uso, se requiere la inspección de obras mediante la Certificación de Obras Construidas, la cual debe tramitar ante la Junta, pero a través de OGPE. El proponente gestionará la Escritura para la Constitución de Servidumbre, que se debe otorgar previo a la aprobación del plano de inscripción del proyecto, por OGPE. El NETPR tiene la facultad de auditar el cumplimiento de la otorgación de permisos e imponer multas y penalidades.*

11. El Municipio de Dorado en carta del 12 de mayo de 2020 informa que:

Según la Hoja # 16 de los Mapas de Calificación de Suelo del Municipio de Dorado, con vigencia del 8 de junio de 2011, el predio donde se propone el proyecto ubica dentro de una calificación R-T (antes RT-I), Residencial Turístico, dentro de una clasificación de Suelo Urbano. Según la Tabla 6.43, Usos permitidos en Distrito R-T, del Reglamento Conjunto, en dicha calificación se permite ministerialmente el uso para hospedajes especializados, mas no para hoteles. Sin embargo, es necesario enfatizar que, previo a la aprobación de la versión del 2019 del Reglamento Conjunto, los hoteles eran permitidos ministerialmente en el distrito RT-I. Este proyecto se comenzó a trabajar estando vigente la versión del 2010 del Reglamento Conjunto, y la eliminación de los hoteles de los usos permitidos en R-T afectó injustamente la continuación de este proyecto como uno de carácter ministerial.

Luego de evaluar la petición de endoso, el Municipio Autónomo de Dorado no tiene objeción a que la OGPe apruebe el desarrollo del proyecto The Dawn Hotel at Dorado y Paseo San Antonio Village, siempre y cuando se cumpla con todos los requisitos reglamentarios aplicables.

Este endoso no exime a la parte proponente del total cumplimiento de las normas establecidas, leyes estatales y/u ordenanzas y reglamentos municipales, que apliquen a proyectos de similar naturaleza. De igual forma, debe velar por que las actividades que se produzcan como parte de la realización de dichas mejoras u operación no vayan en detrimento del



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ambiente, salud, tranquilidad, bienestar y seguridad de los residentes del sector. Es importante señalar que cualquier incumplimiento a los estatutos antes mencionados deja sin efecto de forma inmediata este endoso.

12. Obra en el expediente, Plano de Situación del proyecto, titulado: “Proposed Master Site Plan”, Planos de Plantas de Piso propuestas, y Elevaciones para cada uno de los componentes, preparados y certificados por el Arq. Eugenio J. Alemañy Álvarez, Lic. Núm. 12456.
- También, fue sometido el Plano de Mensura, titulado: “Segregation Plan”, preparado y certificado por el Agrim. Carlos M. Pagán Serrano, Lic. Núm. 5380.
13. A continuación, se presentan las tablas comparativas de parámetros permitidos/requeridos vs propuestos sometidas por la parte proponente, tanto para el Distrito de Calificación R-T (Residencial Turístico) en que ubican los terrenos, como para el Distrito C-T (Comercial Turístico) para parámetros de diseño solicitados.

TABLA COMPARATIVA DE PARAMETROS - HOTEL (Conforme a Distrito R-T en que ubica, Regla 6.1.7)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.7.2 / Tabla 6.43	Condo-hotel	Hotel	NO
Cabida Mínima de Solar (m/c)	6.1.7.4 / Tabla 6.44	1,000 mc	12,417.14 mc	SI
Ancho Mínimo de Solar	6.1.7.4 / Tabla 6.44	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.7.4 / Tabla 6.44	50% (12,521.49 x 50%= 6,260.74 mc)	1,549.65 mc	SI
Area Bruta de Piso (% max permitido)	6.1.7.4 / Tabla 6.44	350% (12,521.49 x 3.50=43,825.21mc)	7,368.36 mc	SI
Densidad poblacional	6.1.7.4 / Tabla 6.44	80mts / uvb (12,521.49 mts/ 80= 156.51 ubv)	estudio= 0.4 uvb 120 hab. x 0.4= 48 u.b.v.	SI
Patio Delantero (mts.)	6.1.7.4 / Tabla 6.44	3 a 4 m	19.50 m	SI
Patios Lateral Derecho (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	13.70 m	SI
Patios Lateral Izquierdo (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	29.85 m	SI
Patio Posterior (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	52.11 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Desarrollo Compacto a una Alta Intensidad” de la Tabla 6.44

TABLA COMPARATIVA DE PARAMETROS – AREAS COMERCIALES (Conforme a Distrito R-T en que ubica, Regla 6.1.7)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.7.2 / Tabla 6.43	Venta de artículos de primera necesidad	Venta de artículos de primera necesidad	SI **
Cabida Mínima de Solar (m/c)	6.1.7.4 / Tabla 6.44	1,000 mc	12,417.14 mc	SI
Ancho Mínimo de Solar	6.1.7.4 / Tabla 6.44	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.7.4 / Tabla 6.44	50% (12,521.49 x 50%= 6,260.74 mc)	1,091.20 mc	SI
Area Bruta de Piso (% max permitido)	6.1.7.4 / Tabla 6.44	350% (12,521.49 x 3.50=43,825.21mc)	2,182.40 mc	SI
Densidad poblacional	6.1.7.4 / Tabla 6.44	80m / uvb	0 ubv	—
Patio Delantero (mts.)	6.1.7.4 / Tabla 6.44	3 a 4 m	43.51 m	SI
Patios Lateral Derecho (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	6.34 m	SI
Patios Lateral Izquierdo (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	22.40 m	SI
Patio Posterior (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	6.11 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Desarrollo Compacto a una Alta Intensidad” de la Tabla 6.44

** Aunque el proponente indica que cumple, según Planos sometidos se proponen usos comerciales accesorios al hotel, entre los cuales, algunos no son permitidos de manera ministerial en un Distrito R-T. La Sección 6.1.7.3 – Usos Via Excepción establece que en un Distrito R-T el uso comercial de carácter local es permitido, pero solo para las condiciones que se expresan en la misma, y específicamente para los proyectos residenciales.

TABLA COMPARATIVA DE PARAMETROS – HOSPEDAJE ESPECIALIZADO (Conforme a Distrito R-T en que ubica, Regla 6.1.7)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.7.2 / Tabla 6.43	Hospedaje especializado	Hospedaje especializado	SI



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Cabida Mínima de Solar (m/c)	6.1.7.4 / Tabla 6.44	1,000 mc	6,802.77 mc	SI
Ancho Mínimo de Solar	6.1.7.4 / Tabla 6.44	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.7.4 / Tabla 6.44	50% (6,102.27 x 50%= 3,051.13 m.c.)	1,200.28 mc	SI
Area Bruta de Piso (% max permitido)	6.1.7.4 / Tabla 6.44	350% (6,102.27x 3.50= 21,357.94 mc)	3,780.84 mc	SI
Densidad poblacional	6.1.7.4 / Tabla 6.44	80mts / uvb (6,102.27 mts/ 80= 76.27 u.b.v.)	22.40 u.b.v.	SI
Patio Delantero (mts.)	6.1.7.4 / Tabla 6.44	3 a 4 m	20.65 m	SI
Patios Lateral Derecho (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	17.24 m	SI
Patios Lateral Izquierdo (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	7.40 m	SI
Patio Posterior (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	3.00 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Desarrollo Compacto a una Alta Intensidad” de la Tabla 6.44

A continuación, Tablas Comparativas de Parámetros sometidas por la parte proponente conforme al Distrito C-T para parámetros de diseño solicitados:

TABLA COMPARATIVA DE PARAMETROS - HOTEL (Conforme a Distrito C-T para parámetros de diseño solicitados, Regla 6.1.8)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.8.2 / Tabla 6.45	Hotel	Hotel	SI
Cabida Mínima de Solar (m/c)	6.1.8.4 / Tabla 6.46	450 mc	12,417.14 mc	SI
Ancho Mínimo de Solar	6.1.8.4 / Tabla 6.46	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.8.4 / Tabla 6.46	75% (12,521.49 * 75% = 9,391.11 mc)	1,549.65 mc	SI
Area Bruta de Piso (% max permitido)	6.1.8.4 / Tabla 6.46	300% (Solares interiores) (12,521.49*3.00= 37,564.47 mc)	7,368.36 mc	SI
Densidad poblacional	6.1.8.4 / Tabla 6.46	100m/ uvb= 12,521.49 mts/ 100= 125.21 u.b.v.	estudio= 0.4 uvb 120 hab. x 0.4= 48 u.b.v.	SI
Patio Delantero (mts.)	6.1.8.4 / Tabla 6.46	2 a 3 m	19.50 m	SI
Patios Lateral Derecho (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	13.70 m	SI
Patios Lateral Izquierdo (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	29.85 m	SI
Patio Posterior (mts.)	6.1.8.4 / Tabla 6.46	3.00 m	52.11 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Comercial Turístico Liviano” de la Tabla 6.46

TABLA COMPARATIVA DE PARAMETROS – AREAS COMERCIALES (Conforme a Distrito C-T para parámetros de diseño solicitados, Regla 6.1.8 y Cap. 8.4)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.8.2 / Tabla 6.45	Comercio, Servicio, ...	Comercio	SI
Cabida Mínima de Solar (m/c)	6.1.8.4 / Tabla 6.46	450 mc	12,521.49 mc	SI
Ancho Mínimo de Solar	6.1.8.4 / Tabla 6.46	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.8.4 / Tabla 6.46	75% (12,521.49 * 75% = 9,391.11 mc)	1,091.20 mc	SI
Área Bruta de Piso (% max permitido)	6.1.8.4 / Tabla 6.46	300% (Solares interiores) (12,521.49*3.00= 37,564.47 mc)	2,182.40 mc	SI
Densidad poblacional	6.1.8.4 / Tabla 6.46	100m / uvb	0 uvb	—
Patio Delantero (mts.)	6.1.8.4 / Tabla 6.46	2 a 3 m	18.30 m	SI
Patios Lateral Derecho (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	4.00 m	SI
Patios Lateral Izquierdo (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	20.76 m	SI
Patio Posterior (mts.)	6.1.8.4 / Tabla 6.46	3.00 m	6.00 m	SI
Altura	8.4.1.2(c)	2 plantas (7.0 mts)	2 plantas (7.0 mts)	SI



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Área de Ocupación (uso accesorio)	8.4.1.2(d)	12,417.14 x 15%= 1,862.57 m.c.	1,091.20 mc	SI
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* Proponente realiza su análisis utilizando la columna correspondiente a “Comercial Turístico Liviano” de la Tabla 6.46

TABLA COMPARATIVA DE PARAMETROS – AREAS COMERCIALES (Conforme a Cap. 8.4 – Edificios y Usos Accesorios)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	8.4.1.2	Comercio, Servicio, ...	Comercio	SI
Altura	8.4.1.2(c)	2 plantas (7.0 mts)	2 plantas (7.0 mts)	SI
Área de Ocupación	8.4.1.2(d)	El área total de ocupación del edificio principal y del edificio accesorio no excederá la permitida en el distrito. El área de ocupación del edificio accesorio no excederá del 25% del área del edificio principal o del 15% del área del solar, lo que fuere menor. 12,417.14 x 15%= 1,862.57 mc 7,368.36 x 25%= 1,842.09 mc	1,549.65 mc+1,091.20 mc = 2,640.85 mc 1,091.20 mc	SI
Área Bruta de Piso	8.4.1.2(e)	12,417.14 x 30% = 3,725.14 mc	2,182.40 mc	SI

TABLA COMPARATIVA DE PARAMETROS – HOSPEDAJE ESPECIALIZADO (Conforme a Distrito C-T para parámetros de diseño solicitados, Regla 6.1.8)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.8.2 / Tabla 6.45	Hospedaje Especializado	Hospedaje Especializado	SI
Cabida Mínima de Solar (m/c)	6.1.8.4 / Tabla 6.46	450 mc	6,802.27 mc	SI
Ancho Mínimo de Solar	6.1.8.4 / Tabla 6.46	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.8.4 / Tabla 6.46	75% (6,102.27 x 75%= 4,576.70 m.c)	1,200.28 mc	SI
Area Bruta de Piso (% max permitido)	6.1.8.4 / Tabla 6.46	300% (Solares interiores) (6,102.27x 3.00= 18,306.81 mc)	3,780.84 mc	SI
Densidad poblacional	6.1.8.4 / Tabla 6.46	100m / uvb 6,102.27 mts/ 100= 61.02 u.b.v	22.40 ubv	SI
Patio Delantero (mts.)	6.1.8.4 / Tabla 6.46	2 a 3 m	20.65 m	SI
Patios Lateral Derecho (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	17.24 m	SI
Patios Lateral Izquierdo (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	7.40 m	SI
Patio Posterior (mts.)	6.1.8.4 / Tabla 6.46	3.00 m	3.00 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Comercial Turístico Liviano” de la Tabla 6.46

TABLA COMPARATIVA DE PARAMETROS DE ESTACIONAMIENTOS			
USOS	SECCION REGLAMENTO	ESPACIOS REQUERIDOS	ESPACIOS PROPUESTOS
Hotel	8.5.1.1	40	70
Restaurante del Hotel	8.5.1.1	50	50
Área comercial 1er nivel	8.5.1.1	52	52
Área comercial 2do nivel	8.5.1.1	32	44
Hospedaje especializado	8.5.1.1	30	59
TOTAL		204	275

14. La parte proponente solicita parámetros de diseño conforme a un distrito Comercial Turístico (C-T) según definido en el Reglamento Conjunto del 7 de junio de 2019, Regla 6.1.8, mediante el cual se permite de manera ministerial el uso de Hotel y el desarrollo del proyecto cumpliría cabalmente con todos los parámetros de construcción para dicho distrito. Solicitan que, y citamos: ... *la Junta Adjudicativa apruebe el proyecto aquí solicitado bajo los parámetros de construcción y uso de un distrito C-T de forma tal que este proyecto pueda finalizar el trámite de permiso de construcción de forma ministerial y expedita.*
- No obstante, indican que, *de la Oficina de Gerencia Permisos y su Junta Adjudicativa interpretar que el presente caso pudiera verse bajo el distrito R-T, le informamos que el proyecto según propuesto también cumple con los parámetros de construcción de dicho distrito.*
15. En cuanto a las áreas comerciales propuestas en un edificio accesorio al hotel, traemos a la atención que, la Sección 6.1.7.3 – *Usos Via Excepción* establece que en un Distrito R-T el uso comercial de carácter local es permitido, pero solo para las condiciones que se expresan en la misma, y específicamente para los proyectos residenciales. Según Planos sometidos se proponen algunos usos comerciales, accesorios al hotel, que no son permitidos de manera ministerial en un Distrito R-T.
16. La parte proponente justifica el Proyecto propuesto, basado en que:



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- *El Proyecto cumple con las Políticas Públicas de uso de terrenos del Municipio de Dorado y la Junta de Planificación.*
- *El Proyecto cuenta con toda la infraestructura para servir el mismo.*
- *El Proyecto propicia la creación de empleos y movimiento económico, siendo ésta una prioridad de la Administración Municipal y del Gobierno de Puerto Rico.*
- *El Proyecto cumplirá con toda la reglamentación aplicable para mitigar su posible impacto al ambiente.*
- *La inversión económica en la construcción es totalmente privada.*

17. La parte proponente solicita que la presente Consulta de Ubicación se exima del requerimiento de Vista Pública en base a los siguientes argumentos:

- Al analizar el Reglamento Conjunto, los usos propuestos son permitidos ministerialmente con la excepción del uso de hotel que no es reconocido directamente en un distrito R-T. Señala que el Reglamento Conjunto, aunque no menciona en la lista de usos ministeriales al hotel, sí reconoce como ministeriales usos exactamente iguales y similares como lo es el de condo-hotel.
- El Reglamento Conjunto del 2010 y los Mapas de Calificación del 2011 elaborados por el Municipio de Dorado reconocían el uso de hotel como un uso ministerial en el distrito RT-I.
- El Artículo 8.6 de la Ley Núm. 161-2009, según enmendada, establece: “[e]l Reglamento Conjunto de Permisos establecerá los mecanismos a través de los cuales tendrá lugar la participación de personas distintas al solicitante en el proceso de evaluación de determinaciones finales y conforme a lo dispuesto en el Capítulo XV de esta Ley. En los procedimientos de recalificación y variaciones de uso el Reglamento Conjunto dispondrá para la celebración de vistas públicas.”
- Por su parte, el Reglamento Conjunto, establece en su Sección 2.1.10.1 (a), que las vistas públicas serán celebradas de manera discrecional. La sección indica: “a. La Junta de Planificación, la OGPe, la Junta Adjudicativa, los Municipios Autónomos con Jerarquía de la I a la V, celebrarán vistas públicas según se dispone a continuación: 1. Para los procedimientos de consulta de ubicación, de variación en uso u otras variaciones o en aquellos casos que la reglamentación vigente así lo requiera o para aquellos casos en que la Junta de Planificación, la OGPe, o los Municipios Autónomos con Jerarquía de la I a la V si está delegado en el Convenio, según corresponda, lo estimen pertinente;”
- Concluye que el Reglamento Conjunto establece que la OGPe requerirá la vista pública para las consultas de ubicación cuando “lo estimen pertinente”, o sea a su entera discreción.

18. Mediante Resolución sobre Solicitud de Intervención expedida el 22 de agosto de 2020 bajo la Solicitud 2020-SIN-003763, la OGPe consideró favorable la solicitud de intervención presentada por la empresa Resort Homes at Dorado Beach S.E., por conducto del Sr. Orlando Méndez. En síntesis, plantean que son los titulares de las parcelas colindantes al norte y al oeste del predio donde se propone el proyecto y solicitan participación en la Consulta de Ubicación pues entienden que podrían ser afectados por el proceso de dicha solicitud.

De otra parte, Paseo San Antonio, Inc., mediante la Solicitud 2020-324503-SDR-004621 presentó un recurso de revisión administrativa ante la División de Revisiones Administrativas en oposición a la determinación emitida por la OGPe sobre la aprobación de intervención. No obstante, el 14 de septiembre de 2020, bajo dicho trámite, Resort Homes at Dorado Beach S.E., por conducto del Lcdo. Ignacio J. Vidal, radicó una NOTIFICACION DE DESISTIMIENTO, mediante la cual notifica su decisión de desistir de la intervención en la presente consulta de ubicación.

A tales efectos, la División de Revisiones Administrativas, el 17 de septiembre de 2020 emitió una Orden, en la cual requiere a la Parte Recurrente, Paseo San Antonio, Inc., que en un término de cinco (5) días, se exprese en cuanto a la moción presentada por la parte Interventora y si desean continuar con los procedimientos. Al presente, no obra en dicho expediente documento de la parte recurrente en contestación a la orden.

CONCLUSIONES DE DERECHO

1. La Ley para la Reforma del Proceso de Permisos, Ley Núm. 161 de 1 de diciembre de 2009, según enmendada, creó un nuevo sistema de permisos. Conforme al Capítulo XV de la ley 161, supra, se elabora el “Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios” (en adelante, Reglamento Conjunto), con vigencia al 7 de junio de 2019.
2. Mediante la Ley de Municipios Autónomos, Ley Núm. 81 - 1991, según enmendada, conocida como la Ley de Municipios Autónomos, (Artículo 13.004), se autorizó a los municipios a adoptar Planes de Ordenación de conformidad con lo dispuesto en el Capítulo XIII de la misma.
3. Según lo establece el Artículo 13.005 de la Ley 81-1991, una vez un plan territorial entre en vigor, toda decisión sobre el uso del suelo se hará de conformidad con el mismo. El Municipio de Dorado cuenta con un Plan Territorial aprobado por la Junta de Planificación y adoptó el Reglamento Conjunto.
4. Por su parte, la Ley 161-2009, supra, en su Artículo 2.5.- Titulado: Facultad para evaluar, conceder o denegar determinaciones finales y permisos, dispone que:

A partir de la fecha de vigencia de esta Ley, la Oficina de Gerencia de Permisos, a través de su Director Ejecutivo, los Profesionales Autorizados, Inspectores Autorizados, cualquier otro facultado en la Ley o a quien el Director Ejecutivo de la Oficina de Gerencia de Permisos delegue tal facultad, según aplique, emitirán determinaciones finales, permisos, licencias, certificaciones, entre éstas, las de prevención de incendios, autorizaciones y cualquier trámite necesario o que incida de forma alguna en la operación de un negocio en Puerto Rico según se disponga en el Reglamento Conjunto de Permisos, certificados de salud ambiental relacionados directa o indirectamente al desarrollo y el uso de terrenos o estructuras que, previo a la aprobación de esta Ley, eran evaluados y expedidos o denegados



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por las Entidades Gubernamentales Concernidas al amparo de sus leyes orgánicas u otras leyes especiales y que serán incluidos en el Reglamento Conjunto de Permisos. De igual forma, los Municipios Autónomos con Jerarquía de la I a la V, conforme a lo establecido en el Artículo 1.3 y 18.10 de esta Ley, podrán emitir determinaciones finales y permisos. Aquellas solicitudes de permisos, certificaciones o licencias contempladas en los Reglamentos de las Entidades Gubernamentales Concernidas, pasarán a ser evaluadas por la Oficina de Gerencia de Permisos y por los Profesionales Autorizados, según aplique y sea establecido en el Reglamento Conjunto, incluyendo aquellas dirigidas a la ubicación o parámetros del uso. En el caso de la Directoría de Excavaciones, Demoliciones y Tuberías del Departamento de Transportación y Obras Públicas, la Oficina de Gerencia de Permisos servirá de centro de presentación de la notificación requerida. La Oficina de Gerencia de Permisos o la Junta Adjudicativa según sea el caso evaluará y emitirá licencias y determinaciones finales para las consultas de variación en uso, construcción, y consultas de ubicación, incluyendo las de mejoras públicas y las de impacto regional o supra regional. Los cambios de calificación o recalificación directa de solares y las de transacciones de terrenos públicos, serán evaluados por la Junta de Planificación, quien emitirá la determinación final.

Asimismo, en su Artículo 6.3 de la Ley 161, supra, dispone que:

La Junta Adjudicativa tendrá los siguientes deberes, facultades y funciones generales, además de aquéllos conferidos por esta Ley, o por cualquier otra ley:

- a) evaluar y adjudicar solicitudes de carácter discrecional;*
- b) evaluar y adjudicar asuntos en áreas no calificadas. En estos casos las determinaciones no establecerán una política general o definirán política pública, quedando esta responsabilidad en jurisdicción exclusiva de la Junta de Planificación;*
- c) celebrar vistas;*
- d) como parte de sus determinaciones, podrá hacer modificaciones o imponer cualquier condición necesaria para la aprobación de la solicitud;*
- e) descargar cualquier otra función que se le delegue mediante esta Ley.*

La Junta Adjudicativa sólo podrá delegar las siguientes funciones:

- a) la evaluación y adjudicación de toda consulta de ubicación y de enmienda a consulta de ubicación en aquellos casos en los que la solicitud no conlleve un cambio de calificación indirecto;*
- b) la evaluación y adjudicación de toda variación en uso que no conlleve el expendio de bebidas alcohólicas; que no generen polvo, ruido, emisiones atmosféricas, que no manejen, usen o vendan explosivos o venta de armas o que estén ubicados en suelos rústicos especialmente protegidos;*
- c) la evaluación y adjudicación de todas las variaciones en lotificaciones que no conlleven más de un cincuenta por ciento (50%) de variación en la cabida permitida, estableciéndose que nunca se podrá delegar las variaciones en lotificaciones en terrenos clasificados como suelo rústico especialmente protegido. [sic]*

En el presente caso se solicita una consulta de ubicación para un proyecto mixto, turístico e institucional, compuesto por un hotel con áreas comerciales accesorias y un hospedaje especializado. El predio ubica en un distrito calificado R-T y clasificado como SU, en el cual el uso de hotel no es permitido de manera ministerial, por lo tanto, procede que la Junta Adjudicativa lo evalúe.

5. El Artículo 1.5, inciso 14, de la Ley Número 161, supra, según enmendada, define consulta de ubicación como:

Es el procedimiento ante la Oficina de Gerencia de Permisos o los Municipios Autónomos con Jerarquía de la I a la V, a los cuales se le haya delegado dicha facultad por medio del Convenio de Transferencia, para que evalúen, pasen juicio y tomen la determinación que estimen pertinente sobre propuestos usos de terrenos que no son permitidos ministerialmente y que no pueden considerarse mediante otro mecanismo. En áreas no calificadas incluye propuestos usos de terrenos que por su naturaleza y complejidad requieran un grado mayor de análisis.

6. Por su parte, el Reglamento Conjunto en su Tomo XII, establece las siguientes definiciones:

Condohotel – Significa el conjunto de unidades de un edificio o grupo de edificios convertidos al régimen de según la Ley de Condohoteles de Puerto Rico y que cumplan con los requisitos de un hotel; en la cual no menos de quince (15) de las habitaciones o apartamentos se dediquen al alojamiento de personas transeúntes en todo momento por medio de un programa integrado de arrendamiento. El término “condohotel” también incluye un conjunto de unidades residenciales, en pleno dominio, dentro de un destino o complejo turístico (resort) que cumpla además con todos los requisitos.

Hospedaje Especializado – Facilidad donde se provee alojamiento a personas con incapacidades físicas, mentales o emocionales, cuyo propósito es adiestrar para la adaptación social o recibir algún tratamiento médico, psicológico, psiquiátrico, de descanso, de asesoría social, cívica, religioso u otra; retiro, rehabilitación de hábitos, centro de cuidado de envejecientes o residencias para personas con limitaciones físicas, mentales, envejecientes o menores

Hoteles – Cualquier edificio, parte de él, o grupo de edificios con un mínimo de quince (15) habitaciones aprobada por la Compañía de Turismo para dedicarse apropiadamente y de buena fe a proporcionar alojamiento, mediante paga, principalmente a huéspedes en tránsito.

7. Surge de las Determinaciones de Hecho, que el desarrollo propuesto consiste en un Proyecto Mixto: Turístico e Institucional, que contempla la construcción de un Hotel con un edificio accesorio para áreas comerciales y un hospedaje especializado para el cuidado de envejecientes.

La Regla 2.2.3 establece los trámites adjudicativos a considerarse por la Junta de Planificación, la OGPe y Municipio Autónomo con Jerarquía de la I a la V. La Sección 2.2.3.11 – OTROS DESARROLLOS, dispone lo siguiente sobre Desarrollos Mixtos como el propuesto.



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- a. Estos desarrollos podrán incluir aquellos que propongan diversos tipos de usos por sí solos o en diversas combinaciones. Estos incluirán los no mencionados en las secciones anteriores, tales como: turísticos, recreativos, institucionales y de comunicaciones.
- b. Estos proyectos deberán indicar la distribución de sus componentes, las segregaciones necesarias para viabilizar su desarrollo y aquellas obras de urbanización que se propongan. También, propondrán los distritos de calificación que solicitan para las diversas porciones del predio.
- c. Cuando se proyecte la combinación de usos que así lo permita este Reglamento, podrán someterse cómputos de estacionamiento compartido debidamente justificados y validados.

Surge de las Determinaciones de Hecho la descripción de los componentes del proyecto, estos son turístico con áreas comerciales como uso accesorio e institucional. Obra en el expediente un Plano de Mensura en el que se establecen las segregaciones propuestas para viabilizar el desarrollo propuesto. Solicitan parámetros de diseño conforme a un Distrito C-T para el proyecto propuesto, para el área de los terrenos calificados R-T.

8. Según se desprende de las Determinaciones de Hecho, los terrenos objeto de consulta ubican mayormente en un Distrito R-T (Residencial Turístico) y en un Distrito R-E (Ruta Escénica) en un 8%, de acuerdo con el Mapa de Calificación vigente para el Municipio de Dorado y están clasificados como SU (Suelo Urbano), según el Plan de Usos de Terrenos de Puerto Rico vigente.
9. La Regla 6.1.19 del Reglamento Conjunto, dispone en su sección 6.1.19.1 que el Distrito R-E *...se establece para el disfrute y la contemplación del paisaje o panorama a lo largo de rutas escénicas designadas mediante legislación o por la Junta de Planificación mediante resolución, a través de controles apropiados de los usos de terrenos y propiedades ubicadas en los márgenes de las mismas.*

Por su parte, la Sección 6.1.19.2, Tabla 6.65, establece entre los usos permitidos, instalaciones turísticas mediante mecanismo de consulta de ubicación. La parte proponente indica en su Memorial Explicativo que: *no se propone el establecimiento de ninguna estructura permanente dentro del distrito R-E, sino que solamente ubicará una calle interna de tránsito para el proyecto, una acera, un área de siembra y varios espacios de estacionamientos.* Informa además que, el Proyecto propuesto: *...reconoce las circunstancias que se recogen en dicho distrito, ya que van a ser operaciones accesorias al uso de hotel, lo cual es permitido por el distrito R-E, y las mismas no van a alterar la visibilidad del panorama desde la vía.*

10. A tenor con la Regla 6.1.7 del Reglamento Conjunto, el Distrito R-T *... se establece para promover el desarrollo ordenado, estético y compacto, para clasificar terrenos que por su localización. Además, Incluye terrenos en la periferia de áreas desarrolladas o con algunas limitaciones para su utilización, que podrían desarrollarse a una baja intensidad, o para facilitar la ubicación de proyectos turísticos y recreativos, sujeto a la disponibilidad de infraestructura en el área y donde es necesario mantener el carácter paisajista y las condiciones naturales del lugar e infraestructura se han desarrollado o pueden desarrollarse, a una densidad e intensidad intermedia o alta.*

Entre los usos a permitirse en este distrito, según dispone la Sección 6.1.7.2 del Reglamento Conjunto, se encuentra el de *Hospedajes Especializados, y Venta de artículos de primera necesidad.* Por su parte, el uso de Hotel no es permitido de manera ministerial.

Surge de las Determinaciones de Hecho, que el Municipio de Dorado en comunicación del 12 de mayo de 2020 enfatiza que, *previo a la aprobación de la versión del 2019 del Reglamento Conjunto, los hoteles eran permitidos ministerialmente en el distrito RT-I.* Así mismo, la parte proponente en su memorial explicativo indica que: *...el Reglamento Conjunto vigente en su calificación de R-T, Sección 6.1.7.2, Tabla 6.43, reconoció casi todos los tipos de facilidades turísticas, incluyendo el uso ministerial de Condohotel, pero por alguna razón desconocida, se quedó fuera el uso de Hotel, el cual es un homólogo del uso de Condohotel y siempre había sido permitido en un distrito R-T.*

Cabe señalar que la presente Solicitud fue radicada el 30 de julio de 2020, por lo cual el Reglamento aplicable para la evaluación del Proyecto propuesto, según adoptado por el Municipio Autónomo de Dorado, es el "Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios", con vigencia al 7 de junio de 2019. El Reglamento Conjunto define claramente los conceptos de Hotel y Condohotel, según antes mencionado.

En cuanto al área comercial propuesta en el edificio accesorio del hotel, traemos a la atención que, el Reglamento Conjunto en su Sección 6.1.7.3 – *USOS VIA EXCEPCION*, inciso d, dispone:

Uso comercial de carácter local, en proyectos de casas de apartamentos para doscientas (200) o más unidades de vivienda, de acuerdo con lo siguiente:

1. Las instalaciones comerciales a permitirse se calcularán a razón de 15 pies cuadrados de área de piso por cada unidad de vivienda provista y éstas se localizarán en la primera planta de la casa de apartamentos más próxima a las instalaciones vecinales requeridas, según el Capítulo 5.1 (Urbanizaciones y Lotificaciones) del Tomo V de este Reglamento.
2. Las instalaciones comerciales a permitirse estarán limitadas a los siguientes usos: colmado, farmacia, oficina profesional, cafetería, ventas de batidas y frapés, lavandería automática, bazar, salón de belleza y barbería.
3. El área de piso a utilizarse para cualquier uso en particular no excederá el 50% del área de piso total a permitirse para las instalaciones comerciales y se proveerán instalaciones para no menos de tres (3) de los usos indicados en el inciso anterior.

La anterior disposición es aplicable a proyectos de casas de apartamentos para 200 o más unidades, por lo cual, los usos comerciales a ubicar en el edificio accesorio del hotel estarían limitados a los usos comerciales y/o servicios incluidos en la Sección 6.1.7.2.

11. Toda vez el uso de Hotel no está contemplado entre los usos permitidos en un Distrito R-T, la parte proponente solicita parámetros de diseño conforme a un Distrito C-T (Comercial Turístico), según dispone la Regla 6.1.8 del Reglamento Conjunto.



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Los parámetros según solicitados, para la consulta bajo evaluación, conforme a un distrito C-T, se encuentran en la Sección 6.1.8.4 - *Parámetros de Diseño* y Capítulo 8.5 para la provisión de espacios de estacionamiento. Surge de las Determinaciones de Hecho, que el proyecto propuesto cumple con todos los parámetros de construcción de un Distrito C-T. El proponente en su memorial explicativo informa que el Proyecto también cumple con los parámetros de diseño de un Distrito R-T, según dispone la Sección 6.1.7.4 y no solicita Variación en Uso, por entender que el uso de Hotel es un homólogo del uso de Condohotel y que siempre había sido permitido en un distrito R-T. La Determinación de Hecho Núm. 13 presenta las Tablas de Parámetros presentadas por la parte proponente para ambos distritos.

Por su parte, el edificio accesorio para áreas comerciales propuesto como parte del hotel, deberá cumplir con las disposiciones del Capítulo 8.4 – EDIFICIOS Y USOS ACCESORIOS. La Sección 8.4.1.5 - USOS Y EDIFICIOS ACCESORIOS RELACIONADOS A USOS INSTITUCIONALES, TURÍSTICOS Y OTROS USOS NO CUBIERTOS ANTERIORMENTE Y ESTABLECIDOS CONFORME AL DISTRITO EN QUE UBICA, establece que:

Los usos y edificios accesorios para servir tales usos principales serán autorizados por la Junta Adjudicativa de la OPGE o el Municipio Autónomo con Jerarquía de la I a la V, según corresponda, ajustándose a los parámetros de altura, ocupación, área bruta de piso y ubicación establecidos para los usos residenciales en la Sección 8.5.1.1 de esta Regla.

Surge de las Determinaciones de Hecho que, la parte proponente establece que el edificio accesorio propuesto cumple con las anteriores disposiciones sobre Edificios y Usos Accesorios.

12. En cuanto a las Vistas Públicas para las Consultas, la Sección 2.2.3.19 establece que:

- a. *Se celebrarán vista públicas en los procedimientos de consulta de ubicación, en aquellos casos que la reglamentación vigente así lo requiera o para aquellos casos en que la Junta Adjudicativa lo estime pertinente, en la cual se permitirá la participación a cualquier persona interesada y que solicite expresarse sobre el asunto en consideración.*
- b. *Las vistas públicas para las consultas se llevarán a cabo conforme a la Regla 2.1.10 de este Tomo.*

La Sección 2.1.10.1, dispone que:

- a. *La Junta de Planificación, la OGPe, la Junta Adjudicativa, los Municipios Autónomos con Jerarquía de la I a la V, celebraran vistas públicas según se dispone a continuación:*
 1. *Para los procedimientos de consulta de ubicación, de variación en uso u otras variaciones o en aquellos casos que la reglamentación vigente así lo requiera o para aquellos casos en que la Junta de Planificación, la OGPe, o los Municipios Autónomos con Jerarquía de la I a la V si está delegado en el Convenio, según corresponda, lo estimen pertinente;*
 2. ...

13. Surge de la Determinación de Hecho Núm. 17 que la parte proponente solicita que se exima a esta Consulta de Ubicación de la celebración de Vista Pública, según lo establece el Reglamento Conjunto en las disposiciones antes mencionadas. Argumenta que: *el Reglamento Conjunto establece que la OGPe requerirá la vista pública para las consultas de ubicación cuando “lo estimen pertinente”, o sea a su entera discreción.*

El Reglamento Conjunto en las Secciones 2.2.3.19 y 2.1.10.1 dispone claramente que, las Consultas de Ubicación requieren de la celebración de una vista pública. No obstante, la Junta Adjudicativa acordó eximir de vista pública a esta consulta de ubicación.

14. Esta solicitud de consulta de ubicación ha sido examinada y analizada por la OGPe, a base de la totalidad del expediente administrativo, a la luz de la información suministrada por la parte proponente, las disposiciones de leyes, reglamentos y normas de planificación vigentes y del resultado del estudio desde el punto de vista ambiental.

ACUERDO Y TERMINOS DE REVISION

Por la presente, tomando en consideración lo anteriormente expuesto, y en virtud de las facultades conferidas mediante las leyes, normas y órdenes administrativas vigentes, la Junta Adjudicativa de la OGPe acordó eximir de celebración de Vista Pública y consideró FAVORABLE la Consulta de Ubicación presentada al amparo del caso número 2019-252023-CUB-001362 sobre el desarrollo de un proyecto de usos mixtos, compuesto por un hotel con un edificio accesorio de áreas comerciales, y un edificio de hospedaje especializado para el cuido de envejecientes, según descrito en las Determinaciones de Hecho Núm. 3 y 4, en la Carretera Estatal Núm. 693, Km. 8.6 en el Barrio Higuillar del Municipio de Dorado. Se condiciona a:

- Previo al Permiso de Construcción para las obras de infraestructura y de edificación de las estructuras deberá obtener los planos endosados de las siguientes agencias: Autoridad de Acueductos y Alcantarillados (AAA), Autoridad de Energía Eléctrica (AEE) y el Negociado de Telecomunicaciones (NET), antes Junta Reglamentadora de Telecomunicaciones (JRT).
- Para cualquier desarrollo futuro en el predio remanente deberá cumplir con el Distrito vigente que ostente el terreno.

Una parte adversamente afectada por una actuación, determinación final o resolución de la OGPe, podrá presentar una solicitud de revisión administrativa ante la División de Revisiones Administrativas, dentro del término jurisdiccional de veinte (20) día contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la solicitud de revisión administrativa, la división correspondiente de la Oficina de Gerencia de Permisos, el Profesional Autorizado, o el Municipio Autónomo con Jerarquía de la I a la V, elevará a la División de Revisiones Administrativas de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.



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La parte recurrente utilizará el mecanismo que proveerá el Sistema Unificado de Información al presentar el recurso electrónicamente ante la División de Revisiones Administrativas para notificar simultáneamente a la Oficina de Gerencia de Permisos, a la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, o al Profesional Autorizado, según aplique. Además, la parte recurrente notificará copia de la solicitud de revisión administrativa, por correo certificado con acuse de recibo u mediante otro mecanismo dispuesto por reglamento, a las partes, incluyendo a la OGPe, y a los interventores, dentro del término de cuarenta y ocho (48) horas desde la presentación de la solicitud. La oportuna notificación es un requisito de carácter jurisdiccional y su cumplimiento deberá ser certificado y evidenciado oportunamente ante la División de Revisiones Administrativas.

La División de Revisiones Administrativas tendrá un término de quince (15) días para determinar si acoge la misma. Si en este término se denegase o no se emitiese una determinación a esos fines, en cuyo caso se entenderá rechazada de plano, perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones desde que se notifique la denegatoria o desde que expiren esos quince (15) días, según sea el caso.

La División de Revisiones Administrativas dispondrá de las solicitudes acogidas ante su consideración dentro de un periodo de noventa (90) días naturales desde su presentación. Dicho término podrá ser prorrogado por treinta (30) días adicionales contados a partir de la fecha de vencimiento, en casos excepcionales. Si la División de Revisiones Administrativas no adjudicara la solicitud dentro del término aquí dispuesto, dicho foro perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones. Las resoluciones de la División de Revisiones Administrativas serán consideradas determinaciones finales de la Oficina de Gerencia de Permisos.

La presentación de una solicitud de revisión administrativa no es un requisito jurisdiccional previo a la presentación de una solicitud de revisión de decisión administrativa ante el Tribunal de Apelaciones. No obstante, su oportuna presentación paralizará los términos para recurrir ante dicho Tribunal.

Cualquier parte adversamente afectada por una determinación final, permiso o resolución de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la determinación final, permiso o resolución de la agencia o a partir de la fecha aplicable cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una solicitud de revisión administrativa. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo.

Este acuerdo será efectivo por un término de dos (2) años a partir de la fecha del informe, al cabo del cuál de no haberse cumplido con lo requerido, se entenderá que se ha desistido del caso, quedando el mismo ARCHIVADO para todos los efectos legales.

FIRMAS Y SELLOS

NOTIFIQUESE: A las partes cuyo nombre y dirección se mencionan a continuación en esta solicitud: **Paseo San Antonio, Inc., p/c Arq. Eugenio J. Alemañy Álvarez**, ealemanyt.technica@gmail.com, san_gon@yahoo.com; **Paseo San Antonio, Inc.**, ggil108795@aol.com; **Resort Homes at Dorado Beach S.E p/c Orlando R. Mendez**, msalicroup@doradobeach.com; **C.E. Development Corp.**, 221 Avenida Constitucion, Suite 600, San Juan PR 00917; **Olympic Agency, Inc.**, PMB 370 1353 RD 19, Guaynabo PR 00966-2700; **Paseos Las Palmas Homeowners Associations, Inc.**, 40 Calle Palma de Mallorca, Urb. Paseo Las Palmas, Dorado PR 00646; **Nelson Navarro**, 38 Paseo Las Palmas, Dorado PR 00646; **Guillermo Villarmarzo Garcia**, 103 Calle Principal, Urb. Dorado Beach East, Dorado PR 00646; **Jorge Losada Gonzalez**, 102 Calle Principal, Urb. Dorado Beach East, Dorado PR 00646; **Edgar Reyes Colon**, 101 Calle Principal, Urb. Dorado Beach East, Dorado PR 00646; **Resort Homes at Dorado Beach, SE**, #120 Carretera 693, Dorado PR 00646; **Autoridad de Acueductos y Alcantarillados**, PO Box 7066, San Juan PR 00916-7066; **Dorado Beach East Homeowners Association**, #120 Carretera 693, Dorado PR 00646; **Municipio de Dorado**, Apartado 588, Dorado PR 00646-0588; **Junta de Planificación**, comentariosjp@jp.pr.gov.

CERTIFICO: Que la Junta Adjudicativa en su reunión de 9 de noviembre de 2020 acordó lo aquí expuesto.

En San Juan, Puerto Rico hoy 20 de noviembre de 2020.

ING. GABRIEL HERNANDEZ RODRIGUEZ
PRESIDENTE
JUNTA ADJUDICATIVA

CERTIFICO: Que he notificado copia fiel y exacta de la presente Resolución, bajo mi firma, a todas las partes mencionadas en el Notifíquese.

En San Juan, Puerto Rico hoy, 20 de noviembre de 2020.



SRA. IDTA RIOS RODRIGUEZ
DIRECTORA DE SECRETARIA
Y SERVICIO AL CLIENTE



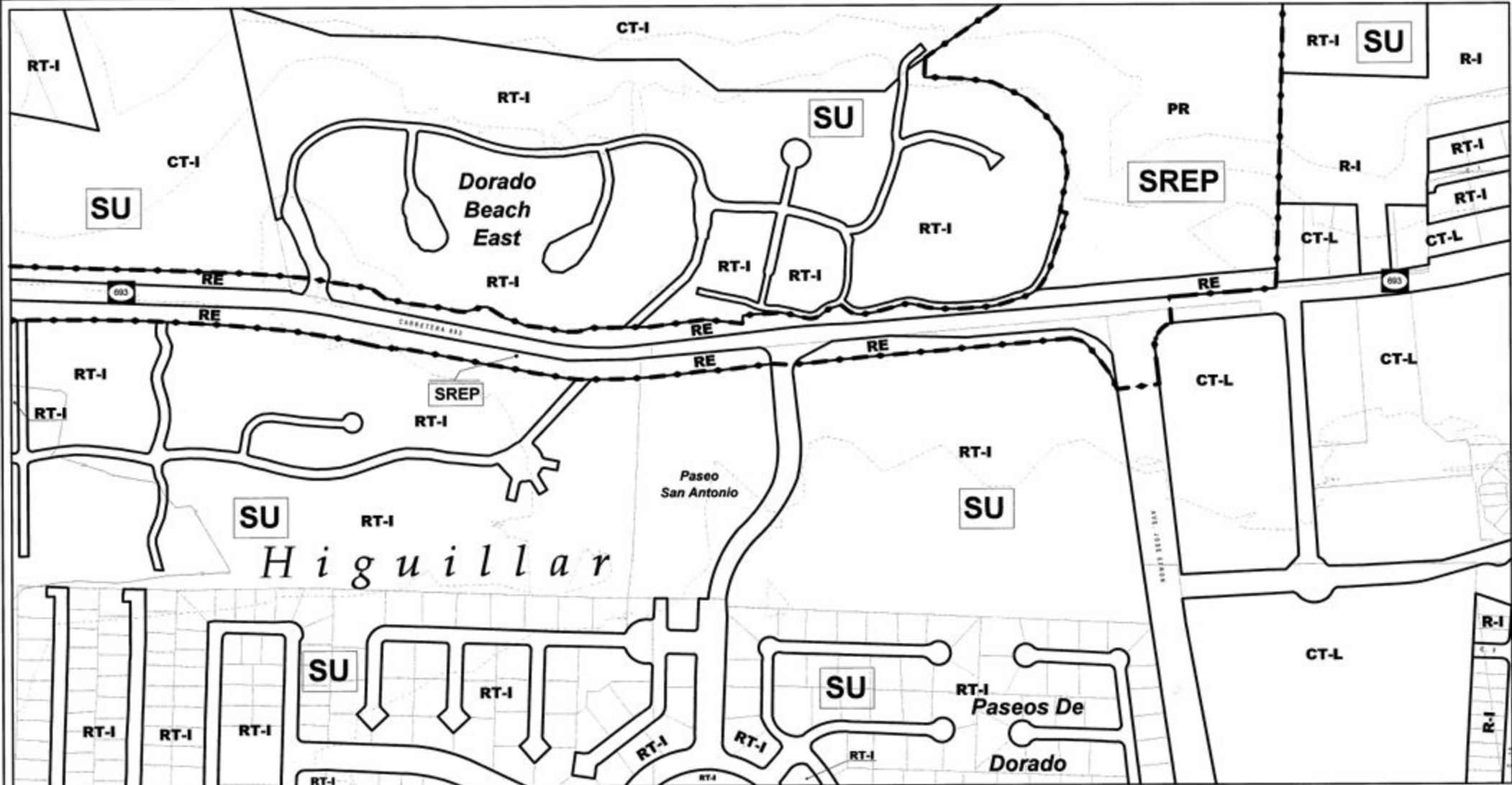
Coastal Zone Management Act Boundary



GEC Group
Geological/Environmental Consultants
and Aerial Drone Services

COASTAL ZONE MANAGEMENT MAP
THE DAWN AT DORADO HOTEL PARCEL- PR-IPG-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE 5



Calificación de Suelos

- AD AREA DESARROLLADA
- A-G AGRICOLA GENERAL
- A-P AGRICOLA PRODUCTIVO
- B-Q BOSQUE
- C-I COMERCIAL INTERMEDIO
- CR CONSERVACIÓN DE RECURSOS
- CT-I COMERCIAL TURÍSTICO INTERMEDIO
- CT-L COMERCIAL TURÍSTICO LIVIANO
- DT-G DOTACIONAL GENERAL
- DT-P DOTACIONAL PARQUE
- DTS DISTRITO TURÍSTICO SELECTIVO
- IL INDUSTRIAL LIVIANO
- IP INDUSTRIAL PESADO
- M A MEJORARSE
- PP PLAYAS PÚBLICAS
- PR PRESERVACIÓN DE RECURSOS
- R-A RESIDENCIAL DE ALTA DENSIDAD
- RC-E RESIDENCIAL COMERCIAL EXTENSA
- RC-M RESIDENCIAL COMERCIAL MIXTO
- RE RUTA ESCÉNICA
- R-G RURAL GENERAL
- R-I RESIDENCIAL INTERMEDIO
- RT-A RESIDENCIAL TURÍSTICO DE ALTA DENSIDAD
- RT-I RESIDENCIAL TURÍSTICO INTERMEDIO
- SH SITIOS HISTÓRICOS
- UR TERRENOS URBANIZABLES

Clasificación de Suelos

- SU** Suelo Urbano
- SRC** Suelo Riesgo Común
- SREP** Suelo Riesgo Especialmente Protegido
- SUP** Suelo Urbanizable Programado
- SUNP** Suelo Urbanizable No Programado



EXCELENTE DE DORADO
MUNICIPIO AUTÓNOMO DE DORADO



LEYENDA

- LIMITE OFICIAL DE MUNICIPIO
- LIMITE DE BARRIO
- LIMITE DE CLASIFICACIÓN DE SUELO
- LIMITE DE CALIFICACIÓN DE SUELO
- PARCELARIO
- SUCCEPTIBILIDAD A INUNDACIÓN (FEMA)
 - ZONA VE
 - ZONA 0.2 %
 - ZONA AE
 - ZONA AE (SOURCE MAYOR)
- COTAS DE ELEVACIÓN
- ESTACIÓN DE POLICIA
- HOSPITAL
- ESTACIÓN DE CORREOS
- ESCUELA
- FARMACIA
- INDUSTRIA
- CENTRO CULTURAL
- IGLESIA
- ESTACIÓN DE GASOLINA
- CEMENTERIO
- PISTA O PARQUE
- CENTRO HEAD START
- SUBESTACION AEE
- CORTE O TRIBUNAL

NOTAS APLICABLES A ESTA HOJA :

MAPA DE CALIFICACIÓN DE SUELO MUNICIPIO DE DORADO

CERTIFICACION
AUTORIZADO POR LA JUNTA DE PLANEACION DE PUERTO RICO
Luisa Peto Higuera
SECRETARIA
08 JUN 2011

CERTIFICACIÓN
DEL MUNICIPIO DE DORADO
Manuel A. Benavente
SECRETARIO ASAMBLEA MUNICIPAL
Alcalde
ALCALDE
APROBADO: _____

08	09	10
15	16	17
25	26	27



December 7, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

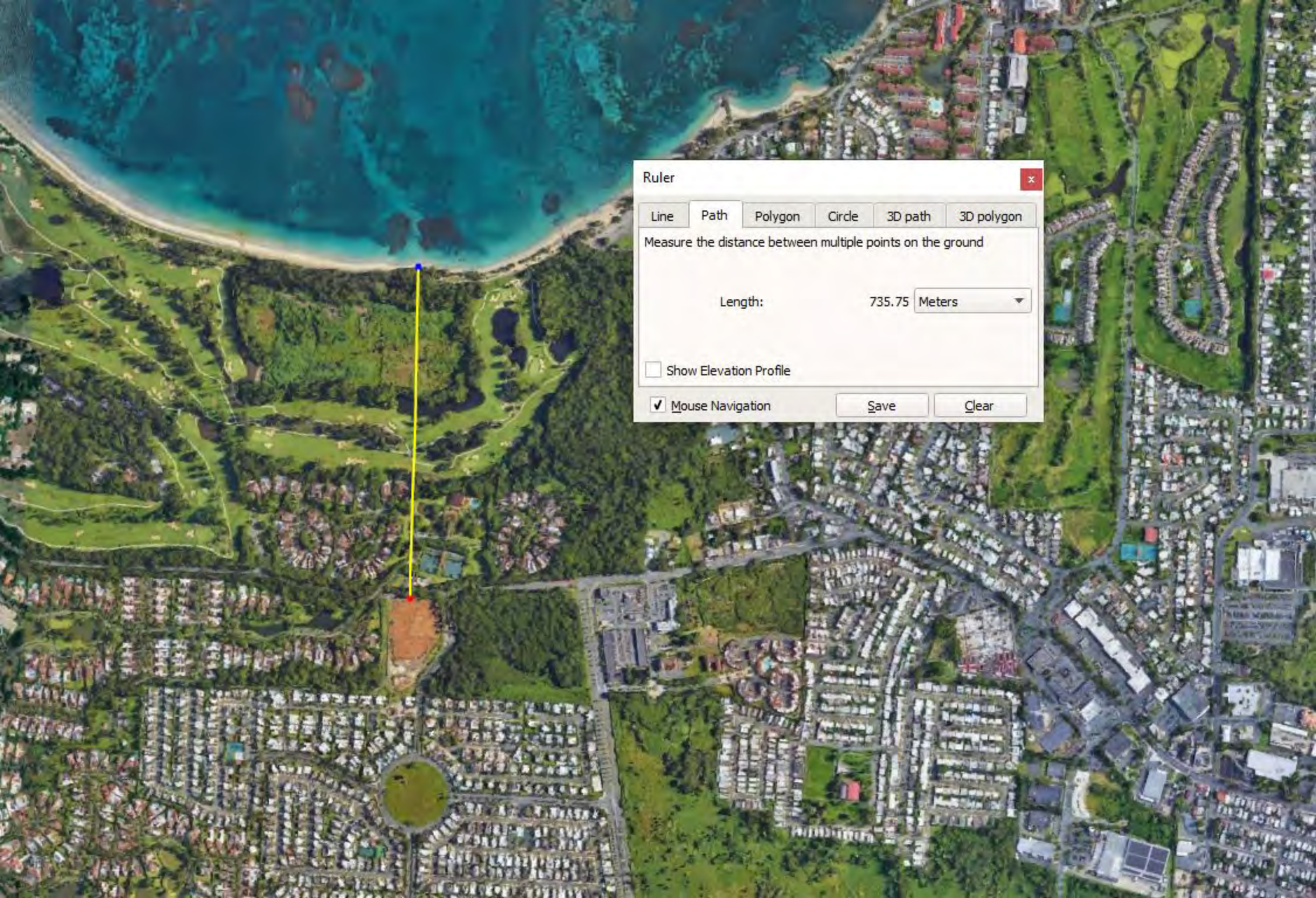


GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

WETLANDS MAP
THE DAWN AT DORADO HOTEL PARCEL- PR-IPG-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

FIGURE 7



Ruler

Line

Path

Polygon

Circle

3D path

3D polygon

Measure the distance between multiple points on the ground

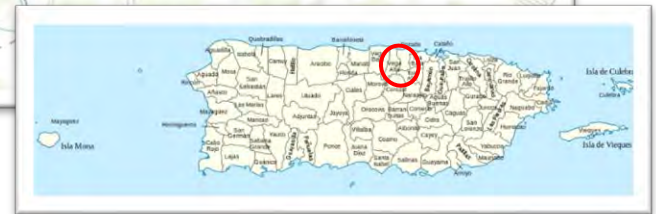
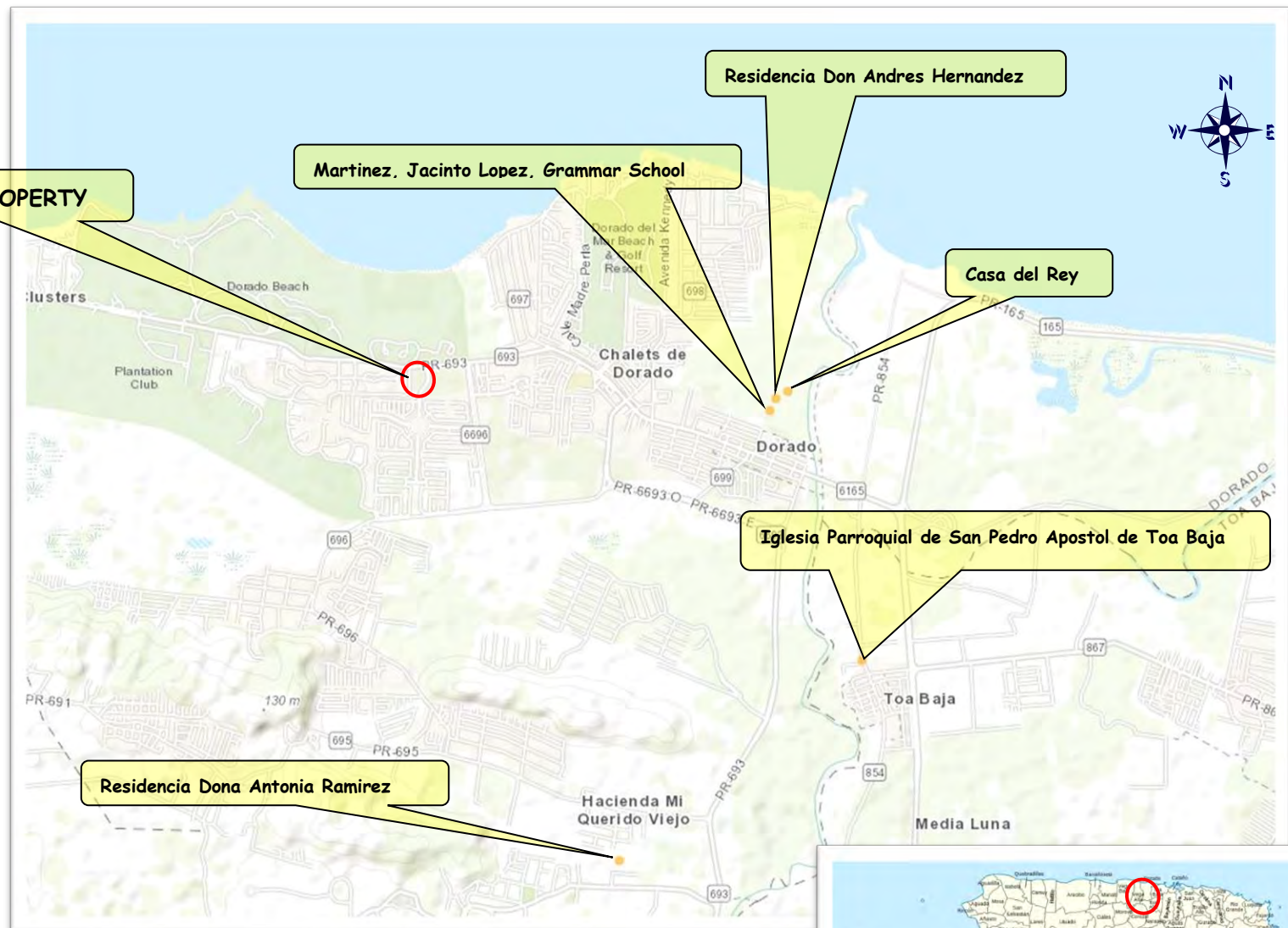
Length: 735.75 Meters

☐ Show Elevation Profile

☒ Mouse Navigation

Save

Clear



GEC Group
Geological/Environmental Consultants and
Aerial Drone Services

NEAREST HISTORIC SITES MAP
THE DAWN AT DORADO HOTEL PARCEL-PR-IPG-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

Appendix B
Environmental Site Assessment
Phase I



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689
www.gecgrouppr.com

ENVIRONMENTAL SITE ASSESSMENT PHASE I ASTM E-1527-21



The Dawn at Dorado Hotel Parcel

Carretera PR-693, Km. 8.6
Bo. Higuillar
Dorado, Puerto Rico

Prepared for

**Paseo San Antonio, Inc.
Guaynabo, Puerto Rico**

December 2021

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EXECUTIVE SUMMARY

This report presents the results of GEC Group's Phase I Environmental Site Assessment (Phase I ESA) performed at the site located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico (Subject Property). The subject property consists of an empty parcel with an approximate area of 23,489.3185 square meters (m²) or 5.98 "cuerdas". At the present the site is inactive and no activities or structures exist. The owners look forward to develop the property into a hotel complex known as The Dawn at Dorado Hotel. This ESA Phase I was completed in accordance with GEC Group Proposal 2021-053.

The purpose of this ESA Phase I is to identify and assess the presence or absence of contamination and/or hazardous substances on the subject property and on adjoining properties that may result in adverse environmental impacts in order to evaluate a possible commercial transaction/construction in relation of the subject site.

This Phase I ESA was performed in accordance with the Scope of Work specified in the above referenced contract agreement (GEC Proposal) and the ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E-1527-21)* with the exception of any activities that were impossible to complete due to the unavailability of appropriate documents or information, or restricted access.

Document and records review were performed from November 10 thru December 2nd, 2021. Interviews were performed during e week of November 22nd, 2021. No environmental concerns were identified during the site visit or interviews and no environmental risks exist for the subject property regarding the ASTM search distance.

After evaluation, reviewing and interpretation of data collected during this Phase I Environmental Site Assessment, **no Recognized Environmental Condition (REC)** for the subject site were found.

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF WORK

The purpose of this Phase I ESA section was to review the assessment for presence or absence of contamination and/or hazardous substances on the subject property and on adjoining properties that may result in adverse environmental impacts on the empty parcel located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico. This ESA Phase I was completed in accordance with GEC Group Proposal 2021-053.

This Phase I ESA was completed in accordance with GEC Group Proposal 2021-053, the ASTM Internationals' *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21)* complying with good commercial and customary practices in the United States for a parcel of commercial real estate, with respect to the range of contaminants within the scope of *the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. §9601)* and *petroleum products*. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections,*" or "*LLPs*"): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the subject property consistent with good commercial and customary practice standards and practices as defined at 42 U.S.C. §9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability U.S.C. §§9601(35)(A) & (B), §9607(b)(3), §9607(q), and §9607(r), assuming compliance with other elements of the defense.

The activities performed to complete this Phase I ESA section included the following elements: Records Review under User's Responsibilities, Site Reconnaissance and Physical Setting, Government and Historical Records, Interviews with present and past owners, operators and occupants of the subject property, neighbors, and local government officials, and the Report preparation which included a review of available documents, reports, maps, site photographs, and other sources of historic information to ascertain current and past uses of the subject property; and contact with regulatory agencies with jurisdiction over the subject property, or review of agency databases to identify *de Minimis Conditions*, *Recognized Environmental Conditions* (RECs), *Controlled Recognized Environmental Conditions* (CRECs) and/or *Historical Recognized Environmental Conditions* (HRECs) associated with the subject property and field investigations.

Under ASTM E1527-21, a *de minimis condition* is defined as:

"A condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition to be determined to be *de minimis condition* is not a *Recognized Environmental Condition* nor a *Controlled Recognized Environmental Condition*."

A *Recognized Environmental Condition (REC)* is defined as:

"(1) the presence of any *hazardous substances or petroleum products* in, on or at the Subject Property due to release to the environment; (2) the likely presence of *hazardous substances or petroleum products* in, on or at the Subject Property due to a release or likely release; or (3) the presence of *hazardous substances or petroleum products* in, on or at the Subject Property under conditions that pose a material threat of a future release to the environment. A *de minimis condition* is not a *Recognized Environmental Condition*"

A *Controlled Recognized Environmental Condition (CREC)* is defined as:

"a recognized environmental condition affecting a Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with *hazardous substances or petroleum products* allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property limitations)."

A *Historical Recognized Environmental Condition (HERC)* is defined as:

"a previous release of any *hazardous substances or petroleum products* affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations). A *Historical Recognized Environmental Condition*, is not a *Recognized Environmental Condition*."

The potential adverse impacts from surrounding areas were assessed by conducting visual (ground and aerial) review and available data investigation of adjacent properties. A site reconnaissance was also performed to assess the subject property for evidence of current, past and/or potential environmental concerns. To summarize the findings of the Phase I ESA, this report has been prepared.

On November 1, 2021, under the development of Subcommittee E50.02 on Real Estate Assessment and Management, this ASTM Standard was approved and revised from the previous version *E1527-13* and from its predecessors *E1527-05*, *E1527-00* and *E1527-97*.

Controlled substances are not included within the scope of this practice. Persons conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of *business environmental risk (BER)* associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

1.2 SIGNIFICANT ASSUMPTIONS

The following information and assumptions are based upon ASTM Standard E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. As indicated in the ASTM Standard E 1527-21, no Environmental Site Assessment (ESA) can wholly eliminate uncertainty regarding the potential for recognized environmental condition in connection with a property. The ASTM practice is intended to reduce, but not eliminate, uncertainty regarding the potential for *Recognized Environmental Conditions (RECs)* in connection with a property and the ASTM practice recognizes reasonable limits of time and cost.

All appropriate inquiries do not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of the practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

1.3 LIMITATIONS AND EXCEPTIONS

GEC Group has performed the scope of work set forth in the GEC Group Proposal 2021-054 (the "Proposal"), in specific reliance on the understandings and agreement. The report and any other information which GEC Group prepared and submitted to Paseo San Antonio, Inc. (from now on "The Owner") in connection with this project (the "Report") are for the sole use and benefit of The Owner, and may not be used or relied upon by any other person or entity without the prior written consent of The Owner and/or GEC Group, except as provided for specifically in the agreement. Any such consent given by GEC Group shall be deemed to be and shall be subject to the terms and conditions of the Proposal and such other terms and conditions as GEC Group may reasonably require, including without limitation a monetary limit to GEC Group's liability to any person granted such consent (the "Grantee"), and any such Grantee shall be deemed to have agreed to such terms and conditions by its use and reliance on the Report. Such Grantee must also agree not to reveal the contents of the Report to any other person or entity without the prior written consent of The Owner and GEC Group.

The Owner and any Grantee also recognize and agree that (1) the information in the report relates only to the subject property specifically described in the Proposal and Report and was presented in accordance with and subject to the Scope of Work described in the proposal specifically agreed to by the Owner.; (2) the information and conclusions provided in the Report applies only to the subject property as it existed at the time of GEC Group's site examination. Should site use or conditions change or should there be changes in applicable laws, standards or technology, the information and conclusions the Report may no longer apply. Also, information used provided by the Client that should later identified as inaccurate, is not GEC Group responsibility; (3) GEC Group makes no representations regarding the value or marketability of this subject property or its suitability for any particular use, and none should be inferred based on the Report; (4) the Report is intended to be used in its entirety and no excerpts may be taken to be representative of the findings of this investigation; and (5) environmental land-use issues and constraints of possible relevance (e.g. wetlands, radon-gas, flood plains, etc.) were included in the scope of work as

additional services but are not studied, evaluated or investigated with all required details which would require a more specialized survey.

Take note that this report is intended to expeditiously assess any environmental concern and identify such with the purpose of evaluate economical, legally and environmental risks in relation to a commercial transaction related to the subject site. This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of the standard to establish appropriate safety, health, and environmental practices and determine the applicability of regulatory limitations prior to use.

1.4 CONSIDERATIONS BEYOND SCOPE (NON-SCOPE SERVICES)

Certain environmental conditions may exist at a subject property that are beyond the scope of this report, and may warrant consideration by parties to a commercial real estate transaction. The need to include an investigation of any such conditions in the environmental professional's scope of services should be evaluated based upon, among other factors, the nature of the subject property and the reasons for performing the assessment (for example, a more comprehensive evaluation of *Business Environmental Risk- BER*) and should be agreed upon between the user and the Environmental Professional as additional services beyond this report prior to before initiation of the environmental site assessment process. Example of additional issues (not an all-inclusive list) include: Asbestos and Lead-Based Paint Surveys, Biological Agents, Cultural and Historical resources, Ecological resources, Endangered Species, Health and Safety issues, Indoor Quality Studies, Industrial Hygiene, Drinking Water, Mold Surveys, PCB issues, Naturally-occurring Radon studies, Regulatory Compliance, Wetland Delineation, other hazardous substances not classified as CERCLA Hazardous Substance, etc.

1.5 SPECIAL TERMS AND CONDITIONS

Reasonably ascertainable and practically reviewable information was not available which depicts the subject property prior to its development. Governmental agencies in Puerto Rico (state and/or municipal) not always either have or give access to complete historical or compliance information and data available and reviewed depended on such conditions. Other information such as Sanborn and Fire maps are not available for the Puerto Rico area. Historical sources were reviewed from as early as 1937 from aerial photos and maps, local and federal files and personal interviews.

1.6 VIABILITY OF ENVIRONMENTAL SITE ASSESSMENT

This Environmental Site Assessment is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). All of the following components must be conducted or updated within these 180 days prior to the date of acquisition or prior to the date of the transaction: (i) interviews with owners, operators, and occupants; (ii) searches for recorded environmental cleanup liens (user responsibility); (iii) reviews of federal, tribal, state, and local government records; (iv) visual inspections of the subject property and of adjoining properties; and (v) the declaration by the environmental professional responsible for the assessment or update.

If 360 days (one year) has passed since the date of preparation, a new Phase I Environmental Assessment should be performed. If within this period the assessment will be used by a different

user different than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User's Responsibilities of the ASTM Standard.

The date of the report generally does not represent the date the individual components of all appropriate inquiries were completed and should not be used when evaluating compliance with the 180-day or 1-year all appropriate inquiries requirements.

1.7 USER RELIANCE AND ENVIRONMENTAL PROFESSIONAL CERTIFICATION

This Report is designed to assist the user (the Owner) in developing information about the environmental condition of a property for the purpose of a variety of possible commercial transactions and for decision-making. Also, it will help identify the possibility of recognized environmental conditions in connection with the subject property, but it will not release the site from a future adverse impact to the environment as a result of future operational practices or neighbor properties.

The Environmental Professional is not required to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional.

The Environmental Professional hereby certifies that this Phase I ESA has been conducted in accordance with and conforms with ASTM Standard E1527-21, the United States Environmental Protection Agency (USEPA) and local government rules. This Phase I ESA has been prepared for the sole use of Paseo San Antonio, Inc. This Phase I ESA should not be relied upon by other parties without the express written consent of GEC Group and Paseo San Antonio, Inc.

2.0 PROJECT LOCATION & PHYSICAL SETTING

2.1 SITE LOCATION AND DESCRIPTION

The subject property is located in the northern area of Puerto Rico in the municipality of Dorado which lies approximately 15 miles west of San Juan, at an approximate latitude of 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The subject property under assessment consists of a parcel located at State Road-693, Km. 8.6, Barrio Higuillar in Dorado (Figure 1). The site consists of an empty parcel, with some vegetation, surrounded by residential complexes with an approximate area of 23,489.3185 square meters (m²) or 5.98 "cuerdas". At the present the site is inactive and no structures or activities exist. The only structure is an electrical pull box to be used for electrical connection.

2.1.2 USER PROVIDED INFORMATION

Several documents were acquired and/or provided regarding the legal description for the subject and were reviewed. The Tax ID Number (Catastro) for the property is 037-000-003-29-000. Based on documents reviewed, the legal description for the property is as follows (in Spanish):

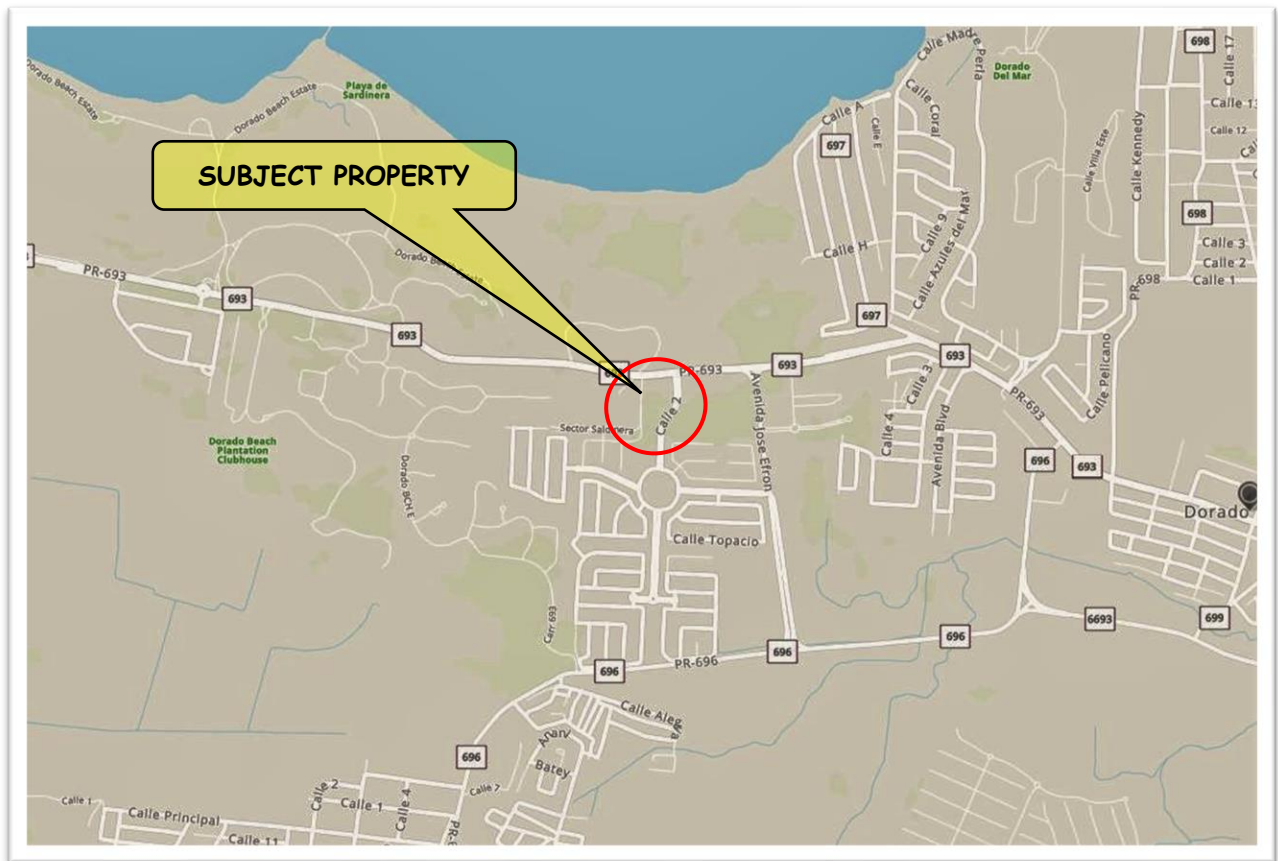
"RUSTICA. Parcela de terreno identificada como parcela número veinticuatro radicada en los barrios Barrio Pueblo e Higuillar de Dorado, Puerto Rico, compuesto de veintitrés mil cuatrocientos ochenta y nueve punto tres uno ocho cinco metros cuadrados equivalentes a cinco punto nueve ocho cero cero cuerdas. En lindes por el NORTE, con la carretera estatal número seiscientos noventa y tres en una distancia de ciento doce punto seis siete siete tres metros; por el SUR, con la Urbanización Paseo Las Palmas en una distancia de sesenta y ocho punto ocho dos cuatro seis metros; por el ESTE, con la parcela número diez-Avenida Principal de la Urbanización Paseos de Dorado en una distancia de doscientos cuarenta y seis punto cuatro cinco ocho nueve metros; y por el OESTE, con Dorado Beach Development en una distancia doscientos doce punto seis cuatro cero dos metros."

Additional documents provided included legal documents, letter to agencies, permits and plans for the future development of the hotel. Some of the relevant documents are included in Appendix A.

No environmental constrains or liens, or *Activity and Use Limitations (AUL)* are described or identified in any of the documents reviewed.

2.1.3 SITE UTILITIES

The subject site is located within the suburban area of Barrio Higuillar within the Dorado municipality. At the present the subject site is vacant parcel. Connections for utilities exists near the site. Electricity is served to the subject site via a connection to the Puerto Rico Electrical Power Authority (PREPA) and the Puerto Rico Aqueduct and Sewer Authority (PRASA) for potable water service. Potential connections for the infrastructure are located adjacent to the site (a pull electrical connection box exists to the west of the parcel). The site is adjacent to the local storm system water located at nearby streets. Other utilities like telephone, cable and internet are available through the area.



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LOCATION MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 1

2.1.4 CURRENT USES OF PROPERTIES IN SURROUNDING AREAS

The subject property is located within the suburban zone of the Dorado municipality, one (1) mile east of the urban center. The property is surrounded mostly by residential complexes and some commercial areas. The subject property physical boundaries are:

North- State Road #693

South- Paseo Las Palmas

East- Avenida Principal Paseo las Palmas (Parcel #10)

West- Sector Sardinera Road/Dorado Beach Development

2.1.5 ADJOINING PROPERTIES

Properties adjoining the subject property were identified in an attempt to evaluate the reasonable likelihood of their activities to adversely affect, or to have affected, environmental conditions at the subject property due to the presence and/or release of hazardous materials into the environment. Most of the adjacent properties are dedicated for residential uses. No adjacent properties or areas pose an environmental risk to the subject property.

2.2 ENVIRONMENTAL SETTING

2.2.1 TOPOGRAPHY

The subject property is located in the northern area of the Island of Puerto Rico in the Dorado municipality, at approximate latitude of 18°27'52.36" North and an approximate longitude of 66°17'12.52" West and lies at an approximate elevation of 20 feet above mean sea level (MSL), as shown on the Vega Alta Topographic Quadrangle, United States Geological Survey 7.5 Minute Series, dated 2018 (Figure 2). The area is characterized by low-lying coastal flats surrounded mainly by marsh areas with most of the area developed by urbanization activities.

2.2.2 GEOLOGY AND SOILS

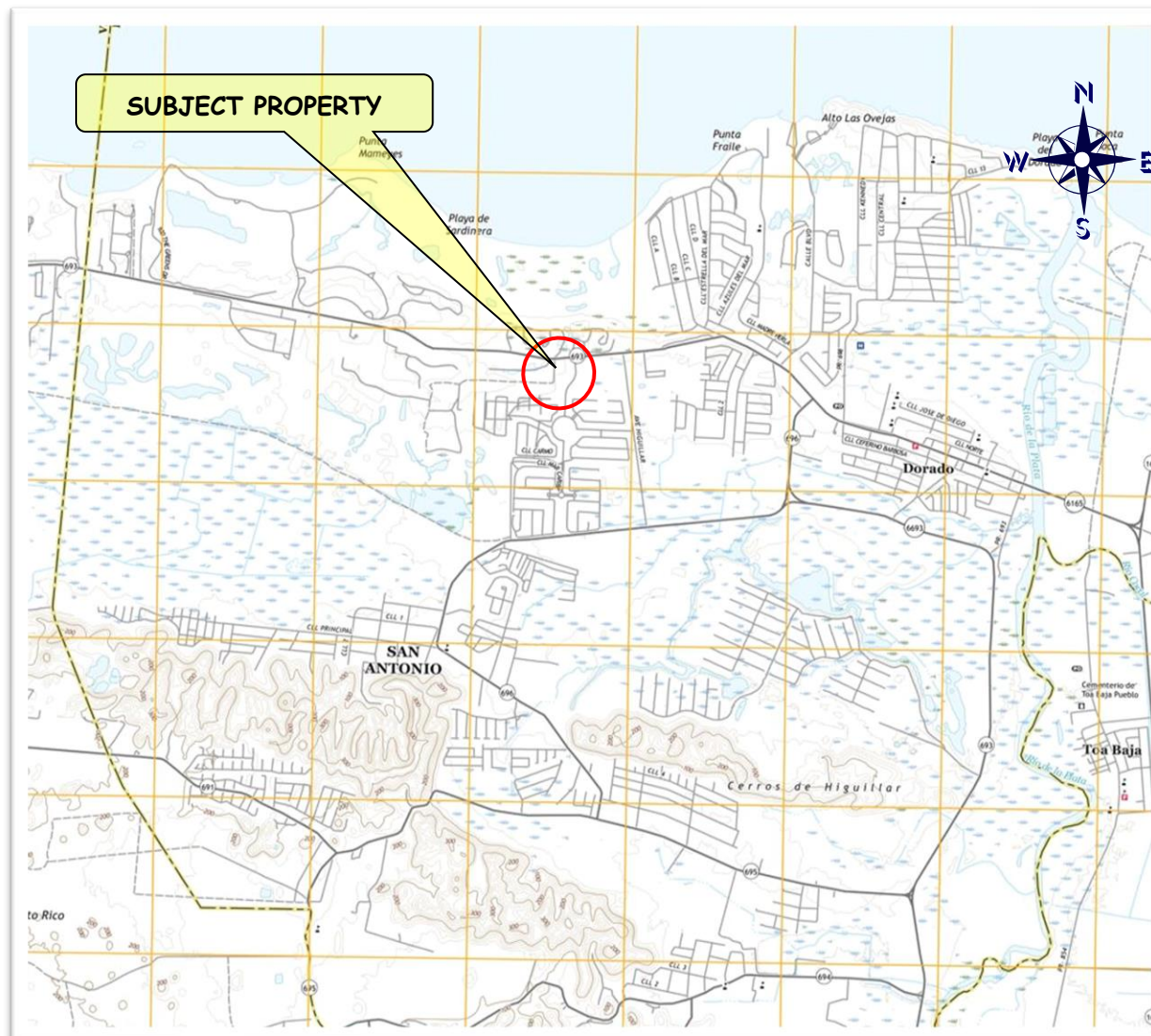
The subject site is located in the northern part of Puerto Rico. The Geologic Map of the Vega Alta Quadrangle, Southeastern Puerto Rico, prepared by the United States Geological Service (USGS) Map GQ-191 from 1963 presents the geology of the site. The area is mostly composed of sedimentary deposits– (Figure 3). These formations are described below:

Silica Sand (Qss)– white, nearly pure, fine to very fine-grained quartz sand. Some areas are loosely cemented by yellow clay

Ancient deltaic and mud flat deposits (Qd)- Extensive deposits of carbonaceous sandy clay deposited by the Rio La Plata at the time the river flowed through the Higuillar area.

Based on the Soil Survey of the San Juan, Puerto Rico Area, prepared by the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) the terrain at the subject property is classified as Urban Land (Ud) (Figure 4). This soil type is described below:

Urban land- Durados complex (Ud)- Flat soils located in terraces and footslopes, composed mostly of sand and sandy loams. Not classified as prime farmland.



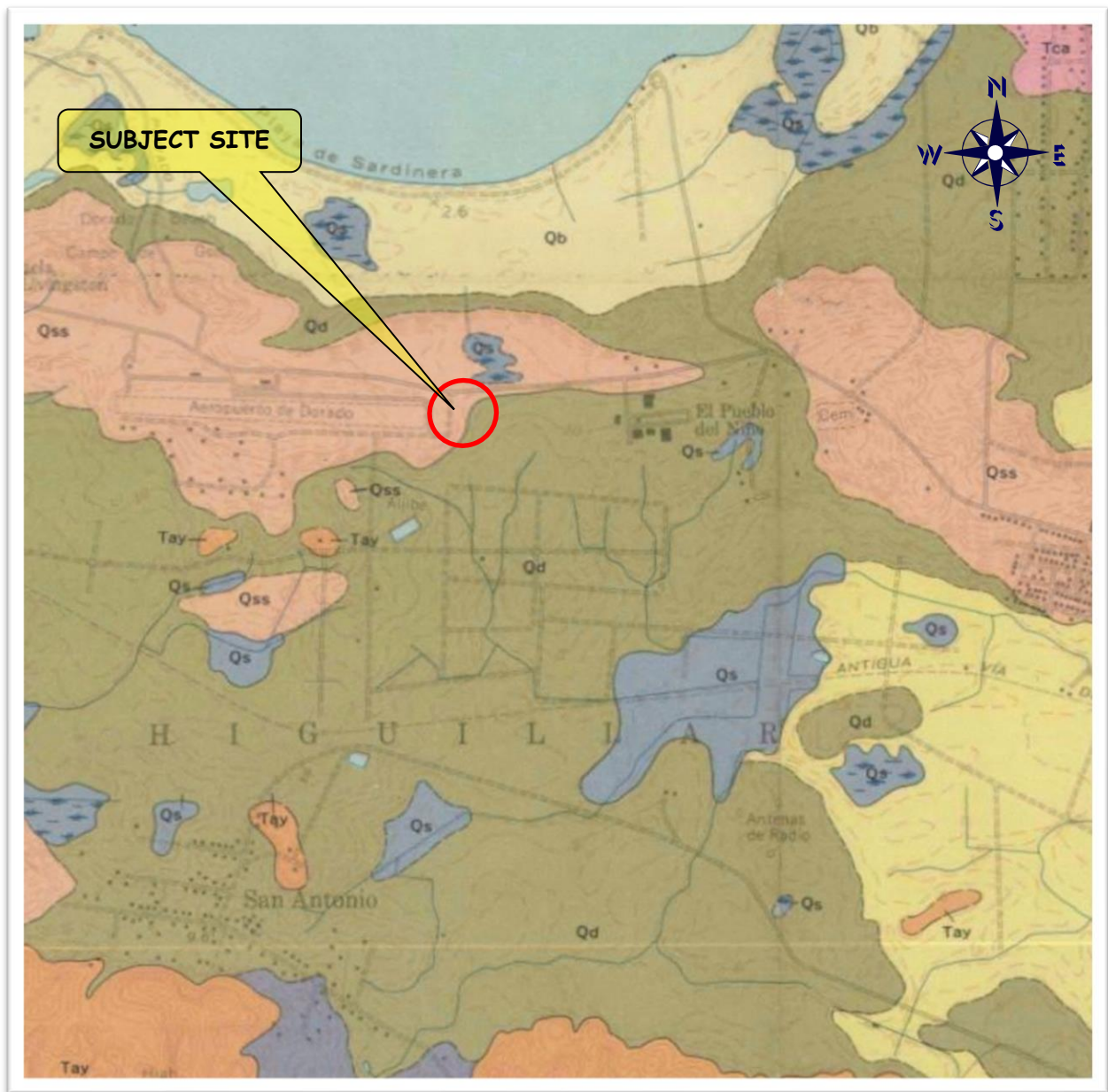
Topographic Map of the Vega Alta Quadrangle, USGS, 2018
Scale 1:20,000



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TOPOGRAPHIC MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 2



Geological Map of the Vega Alta Quadrangle, USGS, 1963, USGS

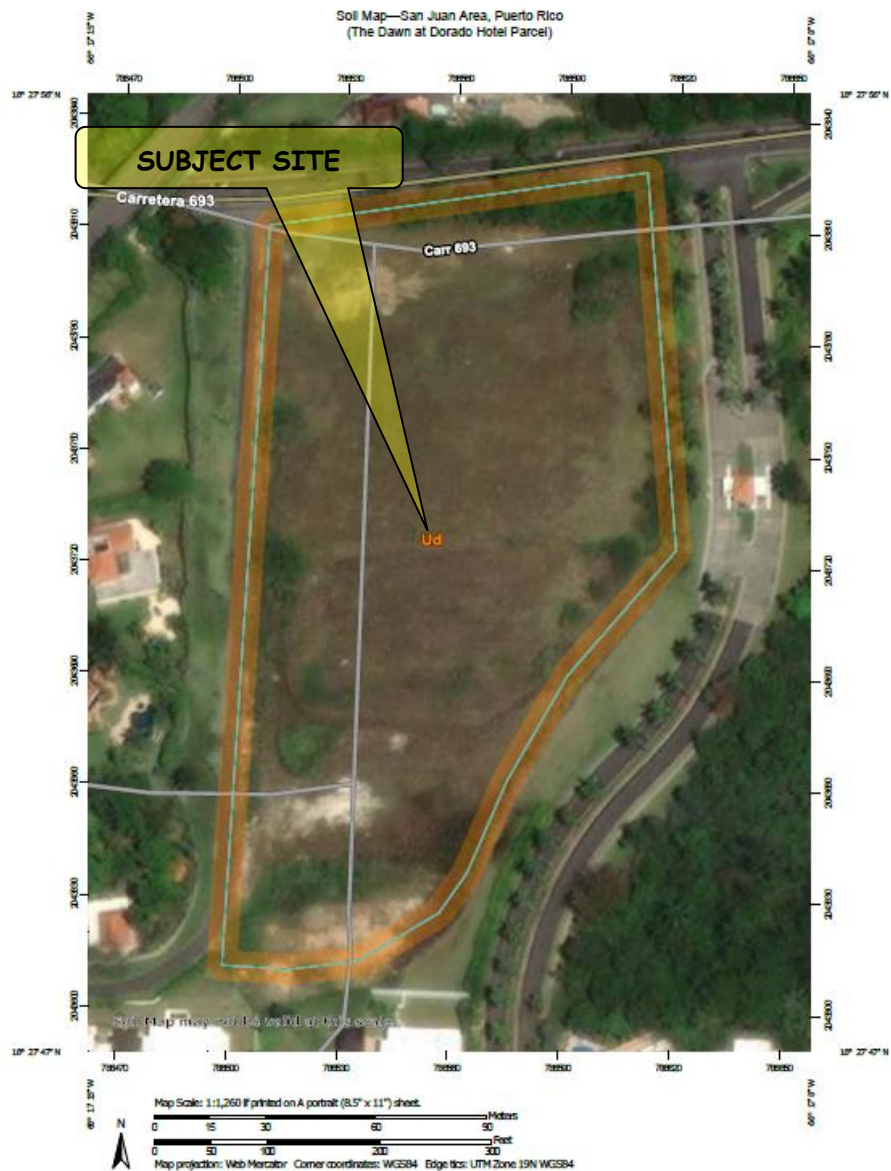


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GEOLOGIC MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 3



Soil Survey of the San Juan Puerto Rico Area, USNRCS, 2018

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Urban land-Durados complex	4.7	100.0%
Totals for Area of Interest		4.7	100.0%



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SOILS MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 4

2.2.3 SURFACE HYDROLOGY

The site is located within the Río La Plata Basin area. Río La Plata ("La Plata River") is the nearest surface water body located 0.85 miles to the east (Figure 5). Río La Plata is the longest river in Puerto Rico and it born in the municipality of Cayey (approximately 26 miles to the southeast) at an elevation of 2,625 feet MSL. It has an approximate length of 45.4 miles until it discharges in the Atlantic Ocean to the north. It has a catch drainage area of 239 square miles. The area of the subject property is characterized by limited surface water bodies. Some artificial ponds exist outside the property (to the north and south) used golf course irrigation.

All site run-off is directed towards the north following the topography and discharge into the existent municipal stormwater system.

2.2.4 GROUNDWATER HYDROLOGY

The subject site lies within the north coastal plains. These terrains are characterized by low-lying lands interrupted flood plains, rivers and some hills. Specifically, the area is located in the Vega Baja-Toa Baja hydrogeological basin (USGS, 1996) which extends across a 9-miles wide segment. It is bounded in the north by the Atlantic Ocean, to the west by the Río Cibuco, to the east by the Río La Plata and to the south by the karstic terrains.

The unconsolidated deposits where the site is located have an irregular thickness typically not greater than 100 feet. Along stream valleys, alluvial deposits are known to be as much as 100 feet thick near Río La Plata, which are interfingered with swamp and marsh deposits of the coastal plain. Fresh water occurs to the south on the carbonate (karst) deposits. To the north groundwater occurs mainly as lens of freshwater above saltwater.

Most of the groundwater flow for areas near the subject site is directed towards the north, occasionally discharging into nearby wetlands during rainy periods. Transmissivity values for the area range between 400 and 6,000 ft²/day.

No potable water wells exist on the area, mainly due to the area's proximity to the coast, which may yield high salinity groundwater. Only wells from the United States Geological Survey (USGS) monitoring network exists near the subject site, more than 0.25 miles to the south.

2.2.5 WETLANDS

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

For regulatory purposes under the Clean Water Act, the term wetlands mean *"those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas"*.

Generally, in Puerto Rico existent wetland systems are classified as: Palustrine, Lacustrine, Riverine, Estuarine and Marine. Based on the Wetland Inventory Maps for the Dorado, Puerto Rico Area published by the United States Fish and Wildlife Service (FWA), there are no terrains classified as wetlands within the subject property. Areas to the north, across State Road PR-693, contain wetlands classified as Freshwater Wetlands (Figure 5).

2.2.6 FLOOD PLAINS

A flood plain is a flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood, but which do not experience a strong current. The site is located near the mountainous area of the region.

Based on the Topographic Map of Dorado Area, historical aerial photos and the FEMA Federal Insurance Risk Maps (FIRM) (Panel 72000C0310J from November 18, 2009), the area is located outside any flood hazard area- Figure 6.

2.2.7 POTENTIAL FOR RADON GAS

Radon is a radioactive gas that is produced from the natural decay of uranium, radium, and thorium in soil, rock, and groundwater beneath homes and buildings. groundwater. As uranium naturally breaks down, it releases radon gas which is a colorless, odorless, radioactive gas. Radon gas enters homes through dirt floors, cracks in concrete walls and floors, floor drains, and sumps. When radon becomes trapped in buildings and concentrations accumulate and increase indoors, exposure to radon can become a concern. Sometimes radon enters the home through well water.

The United States Surgeon General has warned that radon is the second leading cause of lung cancer. Radon is measured in picocuries per liter (pCi/L) of air. The United States Environmental Protection Agency (USEPA) recommends that action be taken to reduce radon levels if the annual average is 4 pCi/L or higher. For most soils, only 10 to 50 percent of the radon produced actually escapes from the mineral grains and enter pore spaces which give access to the surface. Radon levels in outdoor air, indoor air, soil air and groundwater can be very different. In the continental United States outdoor air ranges average 0.2 pCi/L. For indoor air radon averages between 1 to 2 pCi/L. Radon in soil air ranges from 20 to 30 pCi/L and the amount of radon dissolved ion groundwater ranges from 100 to nearly 3 million pCi/L.

Puerto Rico was not included in the National Uranium Resources Evaluation (NURE) and the existence and distribution of Uranium is unknown. Nevertheless, the USEPA and the United States Geological Survey (USGS) in 1993 prepared reports assessing radon potential estimates for the United States. The purpose and intended use of the report is to help identify areas where states can target their radon program resources, to provide guidance in selecting the most appropriate building code options for areas, and to provide general information on radon and geology for each state for federal, state, and municipal officials dealing with radon issues. The Preliminary Geologic Radon Potential Assessment of Puerto Rico was prepared using available data. The Puerto Rico Health Department and its Environmental Health Division performed a study using all existent data to assess radon risks on Puerto Rico. Also, air and soil sampling were performed in accordance to USEPA guidance and protocols. The study established a relation between radon concentration and geological areas. Results are presented in various forms:



U.S. Fish and Wildlife Service
National Wetlands Inventory

The Dawn at Dorado Hotel parcel



December 7, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

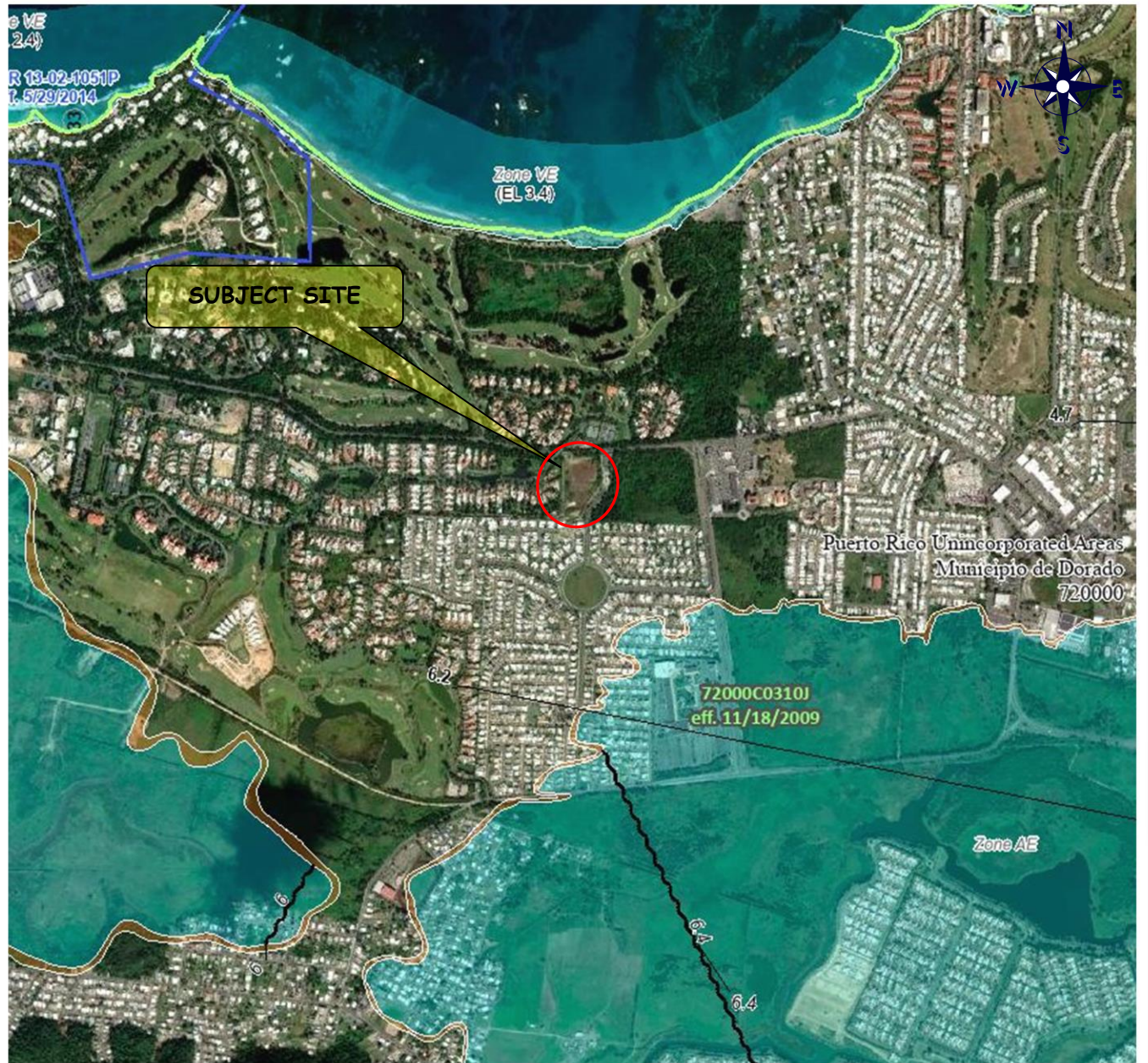


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WETLANDS MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 5



FEMA PANEL- 72000C0310J from November 18, 2009



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FLOOD MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 6

Average radon concentrations result by geological material are:

Limestone rock	0.771 pCi/L
Igneous rocks	0.156 pCi/L
Volcanic rocks	0.792 pCi/L
Utuaado Batholith (granite)	0.35 pCi/L.

Average radon concentration results by geographic region

San Juan region	0.34 pCi/L
Bayamón region	0.241 pCi/L
San German region	1.23 pCi/L
Aguadilla region	0.723 pCi/L
Mayagüez region	0.164 pCi/L
Ponce region	0.188 pCi/L
Caguas region	0.16 pCi/L

Based on this analysis, it was determined that limestone and volcanic rocks have a higher tendency for radon flow and content because the fracture systems associated to each geologic formation. The analysis concluded that 97.7% of the samples are below the 4pCi/L concentration and only a 2.1% is over this value, so most of the areas in Puerto Rico are characterized as having “low to moderate” potential of radon concentrations. The site is located on the northern part of Puerto Rico, where potential radon concentrations (limestone/sedimentary deposits) are average, so no risk related to radon-potential is present.

2.3 NON-SCOPE SERVICES

No non-scope services were warranted or agreed between the user and the environmental professional in relation to this subject property and the Phase I Environmental Site Assessment Investigation (see Section 1.4).

3.0 HISTORICAL/RECORDS REVIEW

3.1 PRIOR USAGE ASSESSMENT

Inquires of historic records and files and investigations on different local government agencies were performed to assess the past usage of the subject property to evaluate the likelihood of environmental impairment or hazardous materials on site. This included interviews to adjoining properties tenants and occupants.

The subject property area was undeveloped until the late 1990's. Prior uses include some limited agricultural uses due to the former wetland terrains. The former Dorado Airport, also known as Dorado Beach Airport, was located adjacent to the west of the subject property (approximately 275 feet to the west). Allegedly the airport was developed during the early 1940's as a private facility and then during World War II, the United States military acquired the terrains and paved the runway for its use. In 1946 the site was reported excess and all leases and permits were terminated and the property was transferred to its original owners. During the 1960's several local airlines used the airport until the early 1990's when the airport was closed. On 1996 the parcel was rezoned and construction of a residential project started (Dorado Beach East) where the former runway was located.

Based on reviewed documentation, the property has been owned by Mr. Gerardo Gil since 2006, when the property was bought from Paseos de Dorado, Inc. On 2007, the property was acquired by Paseo San Antonio, Inc. Several projects were attempted at the subject property, but none of the residential projects was started. No structures were ever constructed at the subject property.

From 2004 to 2006, when the south-adjacent residential project Paseo Las Palmas was in construction, the southern area of the subject property was used as parking space for the construction employees and construction equipment storage. At that time, Paseos de Dorado, Inc. was the properties' owner. Approximately on 2011, part of the site was covered with fill materials.

A User Questionnaire was filled about site regulatory history by Mr. Gerardo Gil, President of Paseo San Antonio, Inc. (see Appendix B).

3.2 CHAIN OF TITLE

Based on acquired and provided legal documents, the subject property was owned by Paseos de Dorado Inc. until 2006, when it was bought by Mr. Gerardo Gil and consequentially by Paseo San Antonio Inc. in 2007. No additional previous ownership was identified.

3.3 PAST USES OF ADJACENT/SURROUNDING PROPERTIES

3.4 PRIOR USE INTERVIEWS

Interviews were performed on November 23 until the week of December 2, 2021. Based on a review of the historical data and interviews with the owner, and neighbors, the property has always been empty and no structures has been constructed. No Environmental Concerns were identified.

3.4.1 INTERVIEW WITH OWNER

Mr. Gerardo Gil, President of Paseo San Antonio, Inc. was interviewed regarding site history and past uses. The property has been under Paseo San Antonio ownership since 2006/2007 and has never been developed. Although several residential projects started government consultation and permitting, no development project has been performed. No Environmental Concerns were identified during the interview.

3.4.2 INTERVIEW WITH SITE MANAGER

The subject property is vacant, but the President of Paseo San Antonio Inc. was interviewed. No Environmental Concerns were identified.

3.4.3 INTERVIEWS WITH OCCUPANTS

The subject property consists of an empty parcel. No occupants exist at the property. No Environmental Concerns were identified.

3.4.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

The San Juan Central Office of the Puerto Rico Department of Natural and Environmental Resources (DNER), formerly Puerto Rico Environmental Quality Board (PREQB), was interviewed via telephone but it was a limited conversation due to the present coronavirus situation. Several phone calls were tried to inquiry about the subject site or the surrounding properties at other agency divisions. Other data was gathered either from files provided at the agencies or web-acquired information. Several endorsements were produced by state agencies regarding the development of the hotel. Also, phone calls were performed to the Dorado municipal office in charge of permits and/or enforcement. An endorsement for the future development of The Dawn at Dorado Hotel was provided by the Dorado municipality as part of the state permit documentation development for the project. No environmental concerns for the subject property were identified.

3.4.5 INTERVIEWS WITH OTHERS

Residents at neighbor properties were interviewed during site visits for inquiry about site historical and present uses. The subject property has never been used or developed and no environmental concerns about the subject property or adjacent areas were raised by the people interviewed.

3.5 HISTORICAL CITY DIRECTORIES

No historical directories exist for the town of Dorado, Puerto Rico. City directories and Puerto Rico Industrial Development Corporation (PRIDCO) Industrial Facilities List 1990-1996 was reviewed. The subject property was not listed as an industrial site and no Environmental Concerns were identified during the research.

3.6 HISTORICAL AERIAL PHOTOGRAPHY AND MAPS

Historical aerial photographic images with coverage of the subject property were obtained from the Puerto Rico Highway and Transportation Authority (PRHTA), United States Geological Survey (USGS) Earth Explorer, Digital Globe® Images and Goggle® Earth website. Aerial photographic images from 1967 to 2021 were reviewed. Also, available historical topographic maps were reviewed from USGS TopoView®.

These images were subject to evaluation and interpretation based on the information gathered. Images were evaluated using 3D Image Viewer and Stereoscopic Aid. This permits the tridimensional evaluation of images with a greater quality of resolution. Below there is the description of the evaluation of historical photos. Photos are included in Appendix C:

1962:

Subject property parcel is undeveloped and covered with vegetation, unlike adjacent properties that are mostly used for agricultural purposes and the developing of the Dorado town to the northeast. Notice Dorado local airport to the west of the property and terrains to the north used as golf course.

1967:

The subject property is still undeveloped, but vegetation has been maintained probably by the Dorado airport management as part of the security measures near the end of the runway to the east. No development at areas adjacent to the property.

1977:

The subject property is still undeveloped and conditions of surrounding properties are still the same. Notice some development to the west of the Dorado airport.

1983:

In this infrared (IR) aerial photo from 1983, areas to the west of the Dorado airport are been developed for golf. More development is identified to the east and north of the area. No activity is observed at the subject property.

1994:

Operations at the Dorado airport are observed to be declining or disappearing. The subject property is still undeveloped with no activity going, but a dirt road is identified to the east boundary of the parcel, probably as access to the southern terrains for future development.

2003:

The Dorado airport is no longer existent and the Dorado Beach East residential complex was developed in those terrains. The area south of the subject property is also in development with Paseo Las Palmas residential complex. Some impacts to the subject property at the southern border from construction activities at the southern complex are identified. The vast area of subject property is still covered in heavy vegetation.

2004:

This 2004 aerial photo is mostly identical to the 2003 photo, but impacts to the southern boundary of the subject site from construction activities at the southern development project are obvious. Most of the southern project is already constructed. No additional impacts can be identified at the subject property.

2012:

In these 2012 aerial photo, the subject property is identified. Vegetation clearance and maintenance was performed some years ago. Most of the area is developed with residential projects and some commercial areas to the east.

2021:

The subject property can be identified and no change is identified. Residential areas surrounding the property are completely developed.

Historical Topographic maps show no geographical concerns or structures. No past or present critical or concerned environmental conditions were identified from historical aerial photo and map analysis. Areas near the southern boundary of the subject property were inspected and no impacts from past storage operations during the southern complex construction were identified.

3.7 PREVIOUS INVESTIGATIONS/ASSESSMENTS

No previous environmental investigations or assessments were provided for the subject property.

Several documents were identified as part of a planned residential development from 2005, where the subject property was included as part of a bigger parcel. No useful information regarding environmental issues was identified from such documentation. Most of the information consisted of engineering plans and designs.

4.0 SITE RECONNAISSANCE

GEC Group conducted several site inspections and the surrounding areas of the subject property on December 2, 2021 to observe and document the present conditions. In addition, to the extent that it was accessible, GEC Group conducted a “drive-by” survey of the vicinity to observe and document the nature and environmental conditions of neighborhood areas and properties.

A “walk-through” field reconnaissance was performed inside and outside the subject property. Notes and photographs were taken from different points along the margins of the site. In addition, driving along roads surrounding the site area was done to observe and record facilities that may be a concern to the subject property. Aerial drone photographs and video from the subject property and adjacent areas were acquired with an aerial drone mission authorized by the United States Federal Aviation Administration (FAA). The following subsections present a summary of the conditions observed and the information obtained. Appendix D presents a photographic log of the subject property, including aerial drone photos.

4.1 CURRENT USE AND ACTIVITIES

Based on the site visit, the subject property consists of an empty parcel with an area of 5.98 “cuerdas”. The property is surrounded by residential projects and some state and local streets. No activities or structures were identified during the site visit. The surface of the site is covered in soils and vegetation.

4.2 HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDING

During the site inspection, GEC Group personnel observed did not observed any hazardous material and/or petroleum products handling or storage. Special attention was performed at the southern portion of the property where construction equipment was stored during construction of the adjacent residential complex. No soil stains or stressed vegetation was identified within the subject property.

4.3 WASTE GENERATION, TREATMENT, STORAGE AND DISPOSAL

No waste generation, treatment, storage or disposal is taking place at the subject property. The property consists of an empty parcel. No debris or other wastes were identified within the property.

Universal wastes are hazardous wastes that are widely produced by households and any different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury containing equipment, among others. None of these wastes were identified during the site visit.

4.4 POLYCHLORINATED BIPHENYLS (PCBs)

No electrical transformers that can potentially contain PCBs were observed to be adjacent or within the subject property.

4.5 ASBESTOS-CONTAINING MATERIALS

The subject property consists of an empty parcel with no activities or structures.

4.6 LEAD BASED PAINT

The subject property consists of an empty parcel with no activities or structures.

4.7 MERCURY VAPOR

Mercury is of particular concern due to its toxicity and associated health risks, environmental impacts, and high cost of cleanup from spills. Precautions should be taken when using, maintaining, and removing this equipment to prevent accidental releases into the environment, especially in close proximity to drinking water supplies.

Mercury is a unique metal with many industrial applications. Mercury conducts electricity, has a high surface tension, and is very dense. As a liquid, mercury has a high surface tension that causes it to form its trademark small spherical beads. These properties make it a useful metal in industrial equipment such as electrical switches and seals. As a vapor, mercury is used in lighting such as fluorescent lamps, ultraviolet lights, and street signs. However, mercury can also pose a threat to public health and the environment if not managed properly. Mercury is a potential toxin when released into the environment. Health effects depend on the intensity, duration, and route of exposure as well as the form of mercury.

Equipment that can potentially contain mercury includes: Mercury seals in pumps, flow meters, pressure gauges, electrical switches and relays, thermometers, thermostats, ultraviolet and fluorescent light bulbs and some chlorine products. During the site visit, none of these wastes and/or products were identified at the subject property.

4.8 STORAGE TANKS (ABOVE OR BELOW GROUND) AND PIPING

No above or underground storage tanks (AST/UST) or associated piping/accessories are present at the subject property.

4.9 SURFACE CONDITIONS

Surface conditions are normal for the subject property. The surface of the site is covered with soil and vegetation. Surroundings are very well maintained and free of wastes. No soil or surface stains or stressed vegetation were identified at the subject properties' southern boundary impacted with vehicles and storage of equipment during Paseo Las Palmas construction activities on 2004. No obvious adverse environmental conditions exist at the site.

4.10 OTHER CONDITIONS OF CONCERN

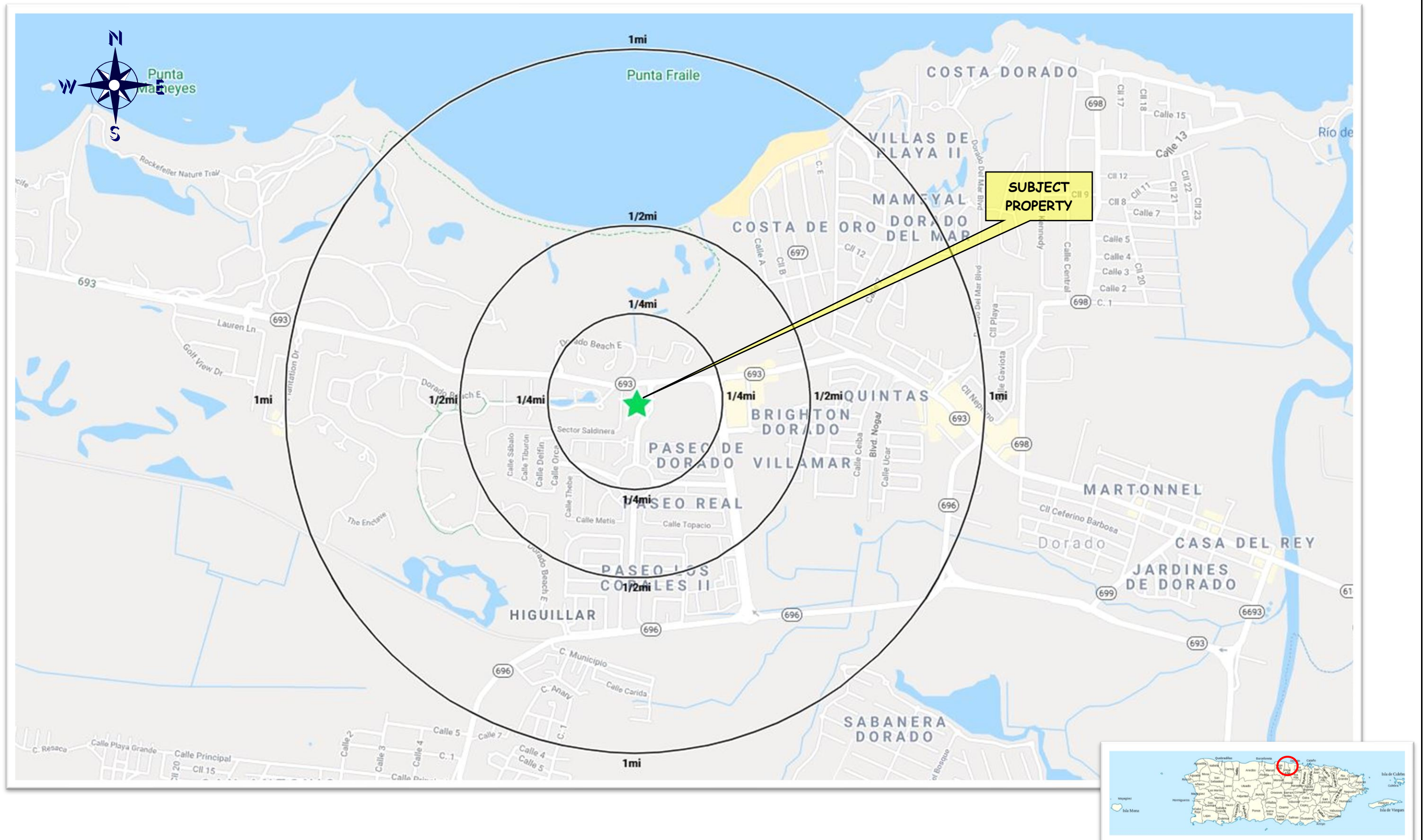
No other conditions of environmental concern exist for the subject property.

5.0 RECORDS REVIEW

To identify environmental concerns such as environmental permits, incidents, complaints, violations, response actions and remedial activities relating to owners and operators on the subject property, and on abutting and adjacent properties, GEC Group reviewed several sources of information, including federal (United States Environmental Protection Agency- USEPA), state (Puerto Rico Department of Natural and Environmental Resources- PRDNER) and municipal (Dorado Municipality) available records and databases. Facilities and pertinent information were checked and incorporated into the report for the ASTM approximate minimum search distances, defined as the area for which records must be obtained and reviewed subject to the limitations provided. This may include areas outside the subject property and shall be measured from the nearest subject property boundary. This term is used in lieu of radius to include irregularly shaped properties. The ASTM approximate minimum search distance was increased to identify potential concerned sites for this investigation. Records review was performed from November 22nd thru December 2, 2021. ASTM International minimum search distances for each regulated facility/record system are as follows:

REGULATORY FACILITY RECORD SYSTEM	APPROXIMATE MINIMUM SEARCH DISTANCE MILES (KILOMETERS)
Federal Regulatory Programs Lists	
Federal NPL (Superfund) sites	1.0 (1.6)
Federal Delisted NPL sites	0.5 (0.8)
Federal CERCLA Removals and Orders	0.5 (0.8)
Federal CERCLA NFRAP sites	0.5 (0.8)
Federal RCRA facilities undergoing Corrective Action	1.0 (1.6)
Federal RCRA TSD facilities	0.5 (0.8)
Federal RCRA generators	subject property and adjoining properties
Federal institutional control/engineering control registries	subject property only
Federal ERNS list	subject property only
State and tribal Regulatory Lists	
Puerto Rico "Superfund" equivalent designated sites	1.0 (1.6) (not available in Puerto Rico)
Puerto Rico hazardous waste disposal facilities	0.5 (0.8) (not available in Puerto Rico)
Puerto Rico landfills and solid waste disposal facilities	0.5 (0.8)
Puerto Rico leaking storage tanks	0.5 (0.8)
Puerto Rico registered storage tanks	subject property and adjoining properties
Puerto Rico institutional control/engineering control registries	subject property only
Puerto Rico voluntary cleanup sites	0.5 (0.8) (not available in Puerto Rico)
Puerto Rico Brownfield sites	0.5 (0.8)

In addition, an ASTM search for the subject site area by Environmental Data Resources (EDR)/Lightbox is included. The report contains regulated facilities and other ASTM Search facilities records (Appendix E). See facilities identified within the search distances on Figure 7. Listed in the following subsections are the summaries of these reviews.



5.1 FEDERAL NPL (SUPERFUND) SITES

The EPA's National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites, compiled by EPA pursuant to CERCLA 42 U.S.C. of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System (see 40 C.F.R. Part 300), was reviewed for sites within one mile of the subject property. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost-effective than removal action. The database search identified **no NPL sites** within one mile of the subject property.

5.2 FEDERAL DELISTED NPL SITES

Deletion of sites from the NPL may occur once all response actions are complete and all cleanup goals have been achieved. EPA is responsible for processing deletions with concurrence from the State. Delisted or deleted sites may still require five-year reviews to assess protectiveness. **No delisted NPL sites were identified** within the 0.5-mile search distance.

5.3 FEDERAL CERCLA REMOVALS AND ORDERS

The EPA's Comprehensive Environmental Response, Compensation, and Liability Act from 1980 listings were reviewed to determine if site(s) within ½ mile of the subject property are listed for investigation. The CERCLA site database identifies hazardous waste sites that require investigation and/or possible remedial action/removal to mitigate potential negative impacts on human health or the environment. The database search identified that there is **no CERCLA site** within ½ mile of the subject property.

5.4 FEDERAL CERCLA NFRAP LIST

This CERCLA list was reviewed to determine if any facility or site included and determined after assessments and investigations that the site requires No Further Remedial Action Planned (NFRAP) site under this law exists within the site or adjacent properties. The database search identified that there is **no CERCLA NFRAP site** within ½ mile of the subject property.

5.5 FEDERAL RCRA FACILITIES UNDERGOING CORRECTIVE ACTION

The RCRA Corrective Action Sites List is maintained for sites that are under "corrective action" or cleanup within one (1) mile of the subject property. A "corrective action order" is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search identified **no RCRA CORRACTS sites** within one (1) mile of the subject property.

5.6 FEDERAL RCRA TSD FACILITIES

The current RCRA TSD List was reviewed to determine if RCRA treatment, storage, or disposal facilities are located within ½ mile of the subject property. The database search **did not identify RCRA TSD facilities** within ½ mile of the subject property.

5.7 Federal RCRA Generators

The Resource Conservation and Recovery Act (RCRA) law kept a list for facilities that generate hazardous wastes as defined and regulated by the law. The RCRA-regulated hazardous waste

generator list was reviewed to determine if RCRA generator facilities are located on or adjoining the subject property.

No Active RCRA Large Quantity Generators (LQG- facilities that generate more than 1,000 kg. of hazardous waste per month or more than 1 kg. of acutely hazardous waste per month) were listed to be located within or adjoining the site. Also, **no Small Quantity Generators** (SQG- facilities that generate between 100 kg and 1,000 kg of hazardous waste per month) sites. **No Very Small Quantity Generators** (VSQG- generate no more than 100 kg (220 lbs.) of hazardous waste and no more than 1 kg (2.2 lbs.) of acute hazardous waste per month were found to be located within or adjacent to the subject property

5.8 FEDERAL ERNS LIST

A database search of EPA's Emergency Response Notification System (ERNS) list, which contains reported spill records of oil and hazardous substances, identified no ERNS sites within the property for years 2000 to 2020 was performed. Also, the National Response Center (NRC) was contacted about the subject property and **no incidents** have been reported within the subject property or adjacent sites.

5.9 FEDERAL INSTITUTIONAL CONTROLS

Institutional /Engineering Controls are defined as legal, administrative or land use restrictions (for example, "deed restrictions," restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of *Activity and Use Limitation (AUL)*. Based on the limited information obtained, **no Institutional and/or Engineering Controls** are notified or identified in relation to past or present operations for the subject property.

5.10 ADDITIONAL STATE/TRIBAL ENVIRONMENTAL RECORDS

State governmental agencies frequently maintain information on sites of environmental concern where the local agency has been consulted, or informed of particular activities. The available information in the agency consists of solid waste facilities (active and inactive municipal landfills), Registered Underground Storage Tanks (UST) and Leaking Underground Storage Tanks (LUST). Records reviewed are maintained by the Puerto Rico DNER.

5.10.1 PUERTO RICO "SUPERFUND" DESIGNATED EQUIVALENT SITES

Puerto Rico does not have an equivalent "superfund" designation for sites. The Island rely in the CERCLA Federal law.

5.10.2 PUERTO RICO HAZARDOUS WASTE DISPOSAL FACILITIES

No hazardous waste disposal sites exist or are permitted in Puerto Rico.

5.10.3 PUERTO RICO LANDFILLS AND SOLID WASTE DISPOSAL FACILITIES

No open or inactive landfills or solid waste disposal facilities and/or transfer stations were found within ½ mile of the subject property.

5.10.4 PUERTO RICO LEAKING STORAGE TANK FACILITIES

The PRDNER maintains a list of reported leaking underground storage tanks (LUSTs) in the Island. Based on the research, **no facilities were identified as LUST site** within the 0.5-mile radius from the subject property ASTM minimum search distance.

5.10.5 PUERTO RICO REGISTERED STORAGE TANK FACILITIES

The Water Quality Area of PRDNER maintains a list of registered underground storage tanks (UST) facilities in the Island. Upon review of the UST List, has revealed that **no registered UST facilities exist** adjacent or less than ¼ mile to the subject site:

5.10.6 PUERTO RICO VOLUNTARY CLEANUP SITES

The Puerto Rico DNER does not poses a formal voluntary cleanup site registry or program, but any voluntary cleanup notification is noted on agency records. After consulting the agency, **no cleanup actions** were identified at the 0.5-mile search distance.

5.10.7 PUERTO RICO BROWNFIELD SITES

Since its inception in 1995, EPA's Brownfields Program has grown into a proven, results-oriented program that has changed the way contaminated property is perceived, addressed, and managed. The Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment. Initially, EPA provided small amounts of seed money to local governments that launched hundreds of two-year brownfield "pilot" projects.

Amendments to CERCLA pursuant to the Small Business Liability Relief and Brownfields Revitalization Act, Pub. L. No. 107-118 (2002), 42 U.S.C. §§9601 U.S.C. § 9601 et seq. provided new tools for the public and private sectors to promote sustainable brownfields cleanup and reuse. **No Brownfield Site Projects** exists within 0.5-mile radius from the subject property or within the municipality of Dorado.

6.0 SIGNIFICANT DATA GAPS

A Data Gap is only significant if other information and/or professional experience raises reasonable concerns involving the effects of that data gap on the ability of the environmental professional to render an opinion regarding whether conditions exist that are indicative of recognized environmental conditions or controlled recognized environmental conditions. For the purpose of this report, significant data gaps represent a lack of or inability to obtain information required by the ASTM practice despite good faith efforts by the environmental professional to gather such information.

The report shall identify and comment on significant data gaps that affect the ability of the Environmental Professional to identify recognized environmental conditions and identify the sources of information that were consulted to address the data gaps.

No Significant Data Gaps were found regarding the subject property.

7.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

7.1 SUMMARY AND CONCLUSIONS

GEC Group conducted a review of the Phase I Environmental Site Assessment prepared in conformance with the scope and limitations of the GEC Group Proposal 2021-054, ASTM International Practice E 1527-21, and the Final Rule *"Standards and Practices for All Appropriate Inquiries"* and 40 CFR Part 312 from November 1, 2006 of the subject property located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico (Subject Property). The subject property consists of an empty parcel with an approximate area of 23,489.3185 square meters (m²) or 5.98 "cuerdas". At the present the site is inactive and no activities or structures exist. The owners look forward to develop the property into a hotel complex known as The Dawn at Dorado Hotel.

The purpose of the Phase I ESA was to assess the presence or absence of contamination and/or hazardous substances on the subject property and on adjoining properties that may result in adverse environmental impacts. The Phase I ESA was performed in accordance with the Scope of Work specified in the above referenced contract agreement, and the ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05)* and *"Standards and Practices for All Appropriate Inquiries"*, 40 CFR Part 312, with the exception of any activities that were impossible to complete due to the unavailability of appropriate documents or information, or restricted access.

Based on the regulatory information acquired, site inspections, interviews and evaluation of data the following were found:

The subject property under assessment consists of an empty parcel owned by Paseo San Antonio Inc. It is located within the suburban area of the municipality of Dorado.

During the site inspection, GEC Group personnel did not observe any hazardous substance use and/or storage. No chemical containers or hazardous wastes were identified or observed on the subject property. No debris or disorganized/sparce waste conditions were observed. Conditions at the empty parcel and its surroundings reflect no environmental concerns. No soil or surface stains or stressed vegetation was identified.

Based on historical aerial photos, during construction between 2003 and 2005 of Paseo Las Palmas, residential complex to the south, vehicles and equipment were parked and stored at the southern area of the subject property. During the site visit, no indication or identification of any impacts were found. At the time, the property was not owned by its present owners, Paseo San Antonio Inc.

During the ASTM minimum search distance regulatory review, the following findings were identified:

REGULATORY FACILITY RECORD SYSTEM		FINDINGS
Federal NPL (Superfund) sites		N/A
Federal Delisted NPL sites		N/A
Federal CERCLA Removals and Orders		N/A

REGULATORY FACILITY RECORD SYSTEM	FINDINGS
Federal CERCLA NFRAP sites	N/A
Federal RCRA facilities undergoing Corrective Action	N/A
Federal RCRA TSD facilities	N/A
Federal RCRA generators	N/A
Federal institutional control/engineering control registries	N/A
Federal ERNS list	N/A
Puerto Rico "Superfund" equivalent designated sites	N/A
Puerto Rico hazardous waste disposal facilities	N/A
Puerto Rico landfills and solid waste disposal facilities	N/A
Puerto Rico leaking storage tanks	N/A
Puerto Rico registered storage tanks	N/A
Puerto Rico institutional control/engineering control registries	N/A
Puerto Rico voluntary cleanup sites	N/A
Puerto Rico Brownfield sites	N/A

N/A- Not Applicable (No findings)

Document and records review were performed from November 10 thru December 2nd, 2021. Interviews were performed during e week of November 22nd, 2021. No environmental concerns were identified during the site visit or interviews and no environmental risks exist for the subject property regarding the ASTM search distance.

After evaluation, reviewing and interpretation of data collected during this Phase I Environmental Site Assessment, **no Recognized Environmental Condition (REC)** for the subject site were found.

7.2 ADDITIONAL SERVICES AND RECOMMENDATIONS

No additional actions or services are warranted for the subject property.

8.0 OPINION

Based on the site features, activities, uses and conditions identified, it is our professional opinion and judgment that the subject property is not of critical environmental concern site and will not likely have detrimental environmental impacts. The subject property reflects environmentally-safe conditions site-wide at the present.

9.0 DECLARATION

"I Andrew G. Bonilla Seda, representing GEC Group, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 40 CFR §312.10(b) and ASTM Standard 1527-21 Section 3.2.30. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property (Appendix F contains Professional Qualifications). We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the empty site located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico, the subject property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), *de minimis* conditions or significant data gaps in connection with the subject property. Also, I personally have performed the site reconnaissance, file inspection, data acquisition and analysis, and report preparation."

This Environmental Site Assessment Phase I, performed for reflect the conditions at the time when the investigation and data obtained and reflects the information collected from the various federal, state and local government agencies. That information was corroborated to the most possible extent and checked through available sources according to the appropriate inquiry definition of the ASTM standard. GEC Group should not be held responsible for mistakes or misinformation generated by the information provided by second or third parties pertaining to facilities and/or sources investigated.

Should you have any questions, please feel free to contact us.



Andrew G. Bonilla Seda, PG, REM
Registered Environmental Manager 8102
Professional Geologist GP-013
GEC Group

Date: December 4, 2021



10.0 REFERENCES

- ASTM E1527-21, "Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process", 2021
- Conservation Biology Institute, The Wilburforce Foundation; Data Basin; 2020
- Departamento de Salud de Puerto Rico- División de Salud Radiológica; Estudio de Radón en Puerto Rico; Abril 1996
- United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey of the San Juan Area, Puerto Rico, 2019
- United States Geological Survey, 2018, 7.5-minute Topographic Vega Alta Area Quadrangle; U.S. Dept. of Interior, Geological Survey, scale 1:20,000
- United States Geological Survey, 1963, Geologic Map of the Vega Alta Area Quadrangle; U.S. Dept. of Interior, Geological Survey, scale 1:20,000



Appendix A

Property Development Documents

ma fecha y lugar
otorgamiento expedí
copia certificada a
Paseo San Antonio

Ignacio M. Arbona



-----**ESCRITURA NUMERO SESENTA Y CUATRO**-----

-----**COMPRAVENTA RECONOCIENDO**-----

-----**Y ASUMIENDO HIPOTECA**-----

---En la Ciudad de Guaynabo, Puerto Rico, a los diecisiete días del mes de octubre de dos mil siete.-----

-----**ANTE MI**-----

---**IGNACIO M. ARBONA ARBONA**, Abogado y Notario Público de Puerto Rico, con estudio abierto en Guaynabo, Puerto Rico y residencia en San Juan, Puerto Rico.-----

-----**COMPARECEN**-----

---**DE LA PRIMERA PARTE: GERARD GIL BONAR**, mayor de edad, soltero, abogado y vecino de San Juan, Puerto Rico, en adelante denominado como el "VENDEDOR".-----

---**DE LA SEGUNDA PARTE: PASEO SAN ANTONIO, INC.**, una corporación organizada y existente bajo las Leyes del Estado Libre Asociado de Puerto Rico, con Oficina Principal en San Juan, Puerto Rico, representada en este acto por su Representante Autorizada, Yvonne Gil Bonar, mayor de edad, soltera, corredora de bienes raíces y vecina de Dorado, Puerto Rico, cuya facultad para, a nombre y en representación de la corporación, ejecutar este documento, ha sido acreditada mediante Certificación de Resolución Corporativa firmada por Gwendolyne Marcano Rivera, en su capacidad de Secretaria Auxiliar de la Corporación, con fecha de diecisiete de octubre de dos mil siete, affidavit número quinientos veinticuatro, en adelante denominada como la "COMPRADORA".-----

---**DOY FE** de conocer personalmente al VENDEDOR y al representante autorizado de la COMPRADORA, y por sus dichos y creencias me constan sus circunstancias personales; me aseguran tener y a mi juicio tienen, la capacidad legal necesaria para este otorgamiento, y en tal virtud, libremente:-----

-----**EXPONEN**-----

---**PRIMERO:** Que el VENDEDOR es dueño en pleno dominio de la propiedad inmueble que se describe a continuación:-----



---RUSTICA. Parcela de terreno identificada como parcela número veinticuatro radicada en los barrios Barrios Pueblo e Higuillar de Dorado, Puerto Rico, compuesto de veintitrés mil cuatrocientos ochenta y nueve punto tres uno ocho cinco metros cuadrados equivalentes a cinco punto nueve ocho cero cero cuerdas. En lindes por el NORTE, con la carretera estatal número seiscientos noventa y tres en una distancia de ciento doce punto seis siete siete tres metros; por el SUR, con la Urbanización Paseo Las Palmas en una distancia de sesenta y ocho punto ocho dos cuatro seis metros; por el ESTE, con la parcela número diez-Avenida Principal de la Urbanización Paseos de Dorado en una distancia de doscientos cuarenta y seis punto cuatro cinco ocho nueve metros; y por el OESTE, con Dorado Beach Development en una distancia doscientos doce punto seis cuatro cero dos metros.-----

---Se segrega de la Finca 1,532, inscrita al Folio 210 del Tomo 245 de Dorado.-----

-----TITULO-----

---La finca consta inscrita a favor del VENDEDOR, quien adquirió mediante compraventa a Paseos de Dorado, Inc. Esto según consta de la escritura número diez, de compraventa otorgada el día trece de julio de dos mil seis ante el Notario Alberto J. Pérez Hernández, encontrándose pendiente de Inscripción al Asiento 1,224 del Diario 250 del Registro de la Propiedad, Sección Cuarta de Bayamón.-----

-----CARGAS Y GRAVAMENES-----

---La propiedad inmueble antes descrita en el párrafo PRIMERO de la parte Expositiva de esta escritura, se encuentra sujeta, por su procedencia, a las siguientes cargas y gravámenes:-----

-----Afecta a servidumbres de paso a favor de Estados Unidos de América y finca de Sardinera. Afecta a servidumbre de pozos, tuberías, edificios y equipo auxiliar sobre esta finca y otras más, inscrita al Folio 171 vuelto del Tomo 40 de Dorado, inscripción tercera; servidumbre de paso sobre la finca 11,610 inscrita al Folio 134 del Tomo 244 de Dorado; condiciones restrictivas inscritas al Folio 210 del Tomo 245 de Dorado, inscripción novena; y servidumbre a favor de Autoridad de Acueductos y Alcantarillados de Puerto Rico, inscrita al Folio 210 del Tomo 245 de Dorado, inscripción undécima.-----

---Por sí, la misma se encuentra afecta en garantía de pagaré a favor del Firstbank Puerto Rico por la suma de TRES MILLONES DE DÓLARES (\$3,000,000.00) con intereses al doce por ciento (12%) anual y vencimiento a la demanda. Constituida por la Escritura número cincuenta

y uno (51) otorgada el trece (13) de julio de dos mil seis ante el notario Michel Rachid Pifheiro y presentada el dos (2) de agosto de dos mil seis (2006) y pendiente de inscripción al Asiento 1225 del Diario 250, Registro de la Propiedad, Sección Cuarta de Bayamón.-----

-----Asegura el VENDEDOR que la propiedad inmueble antes descrita en el párrafo Expositivo PRIMERO de esta escritura, no está sujeta a ninguna otra carga o gravamen.-----

-----Habiendo convenido las partes comparecientes la compraventa de la propiedad inmueble antes descrita en el párrafo PRIMERO de la parte Expositiva de esta escritura, la llevan a efecto por virtud de este otorgamiento, con sujeción a las siguientes:-----

-----CLAUSULAS Y CONDICIONES-----

-----PRIMERA: Que por virtud de la presente, el VENDEDOR, vende, cede, y traspasa la propiedad inmueble antes descrita en el párrafo PRIMERO de la parte Expositiva de esta escritura, con todos sus usos, anexos, cargas y servidumbres a favor de la COMPRADORA, para que ésta la use, goce y disfrute como su único y legítimo dueño, subrogándose éstos en el lugar y derechos del VENDEDOR.-----

-----SEGUNDA: Se efectúa esta compraventa por el precio convenido y ajustado de CINCO MILLONES SEISCIENTOS MIL DOLARES (\$5,600,000.00), cuya suma recibe el VENDEDOR de mano de la COMPRADORA en la siguiente forma:-----

-----A. La suma de TRES MILLONES DÓLARES (\$3,000,000.00) es retenida por la COMPRADORA para satisfacer en su día la hipoteca antes mencionada que grava la propiedad objeto de esta Compraventa, todos cuyos términos, cláusulas y condiciones asume la COMPRADORA y se compromete expresamente a cumplir relevando al VENDEDOR de dicha obligación.-----

-----B. El balance de DOS MILLONES SEISCIENTOS MIL DOLARES (\$2,600,000.00) queda garantizado a el VENDEDOR por la COMPRADORA mediante pagaré comercial a favor del Vendedor pagadero a la presentación otorgado en esta misma fecha ante el Notario Público autorizante de esta escritura, con interés al seis por ciento (6%)

anual a ser pagadero junto al principal, a la presentación, el cual se transcribe textualmente a continuación:-----

-----"PAGARE"-----

-----VALOR: \$2,600,000.00-----

-----VENCIMIENTO: A LA PRESENTACION-----

-----POR VALOR RECIBIDO, nos obligamos a pagar a GERARD GIL BONAR, o a su orden, a vencer a la presentación, en moneda legal y corriente de los Estados Unidos de América, la suma principal de DOS MILLONES SEISCIENTOS MIL DOLARES (\$2,600,000.00), más intereses al seis por ciento (6%) anual, cuyos intereses serán devengados desde la fecha de su emisión hasta su saldo total y aún en caso de mora.-----

-----Renunciamos a todo derecho de aviso, presentación, requerimiento de pago y protesto y para el caso de reclamación judicial o de ejecución del pago de esta obligación, nos obligamos al pago de las costas, gastos y honorarios de abogado del tenedor en la cantidad líquida y exigible del DIEZ PORCIENTO (10%) del balance del principal, más otro crédito de DIEZ PORCIENTO (10%) para intereses en caso de mora.-----

-----El uso plural de esta obligación se entenderá singular cuando haya sido firmada por una persona y cuando haya sido firmada por más de una persona la obligación será solidaria de todos los firmantes.-----

-----En Guaynabo, Puerto Rico, hoy 17 de octubre de 2007.-----

-----Paseo San Antonio, Inc.-----

-----Por: Yvonne Gil Bonar-----

-----Título: Representante Autorizado"-----

-----En virtud de lo cual, el VENDEDOR entrega a la COMPRADORA la más formal y eficaz carta de pago, y le entrega en pleno dominio a la COMPRADORA la propiedad inmueble antes descrita en el párrafo PRIMERO de la Expositiva de esta escritura, de la cual entra la COMPRADORA en posesión sin más formalidad que el otorgamiento de la presente escritura.-----

-----TERCERA: La COMPRADORA manifiesta conocer todos los términos y estipulaciones contenidos en el Pagaré y en la Escritura de Hipoteca que grava la propiedad aquí vendida y se compromete a cumplir con todos los pactos y estipulaciones comprendidos en dichas obligaciones, asumiendo la responsabilidad representada por el pagaré y el gravamen hipotecario constituido.-----

-----CUARTA: Las contribuciones sobre la propiedad objeto de esta escritura de compraventa, serán por cuenta y cargo del VENDEDOR hasta la fecha de este otorgamiento, y en adelante serán por cuenta y cargo de la COMPRADORA.-----



—QUINTA: Se acuerda entre las partes comparecientes, que el VENDEDOR pagará los honorarios de abogado relacionados con el otorgamiento de esta escritura, así como los Sellos de Rentas Internas y de Impuesto Notarial correspondientes al original de la escritura; mientras que la COMPRADORA pagará los Sellos de Rentas Internas y de Impuesto Notarial correspondientes a la Primera Copia Certificada a expedirse de la misma, así como los aranceles y demás costos relacionados con su inscripción en el Registro de la Propiedad que le es correspondiente.-----

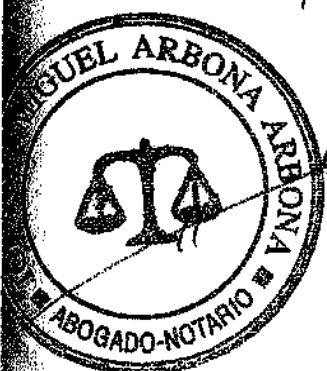
—SEXTA: YO, el Notario, advierto a las partes comparecientes de la conveniencia de acreditar el estado de cargas y gravámenes de la propiedad inmueble objeto de compraventa, mediante la correspondiente certificación del Registro de la Propiedad, o la comprobación directa examinando los libros del Registro; aunque, la certificación registral o examen no excluye la posibilidad de cargas inscritas con posterioridad a dicha certificación o examen. Sobre el particular, el Estudio de Título utilizado como base para la preparación y otorgamiento de la presente escritura fue preparado por la firma Hato Rey Title Insurance Agency, Inc., con fecha de veinticuatro de septiembre de dos mil siete, el cual es aceptado de conformidad por las partes comparecientes.-----

—SEPTIMO: A tales efectos, el Notario autorizante advierte a las partes comparecientes de la conveniencia de obtener una certificación de deuda y valores sobre la propiedad objeto de esta compraventa expedida por el Centro de Recaudación de Ingresos Municipales (CRIM) previo a la adquisición de cualquier propiedad inmueble, como es este el caso.-----

—OCTAVO: La COMPRADORA reconoce que en esta misma fecha ha recibido copia del estudio de título que se practicara sobre la propiedad el cual fue realizado por la firma Hato Rey Title Insurance Agency, Inc.-----

-----ACEPTACION-----

—Las partes comparecientes, por sí y/o a través de su representante autorizado, según aplicable, conformes con todos los particulares de esta escritura la aceptan en todas sus partes por estar redactada de acuerdo con su voluntad.-----



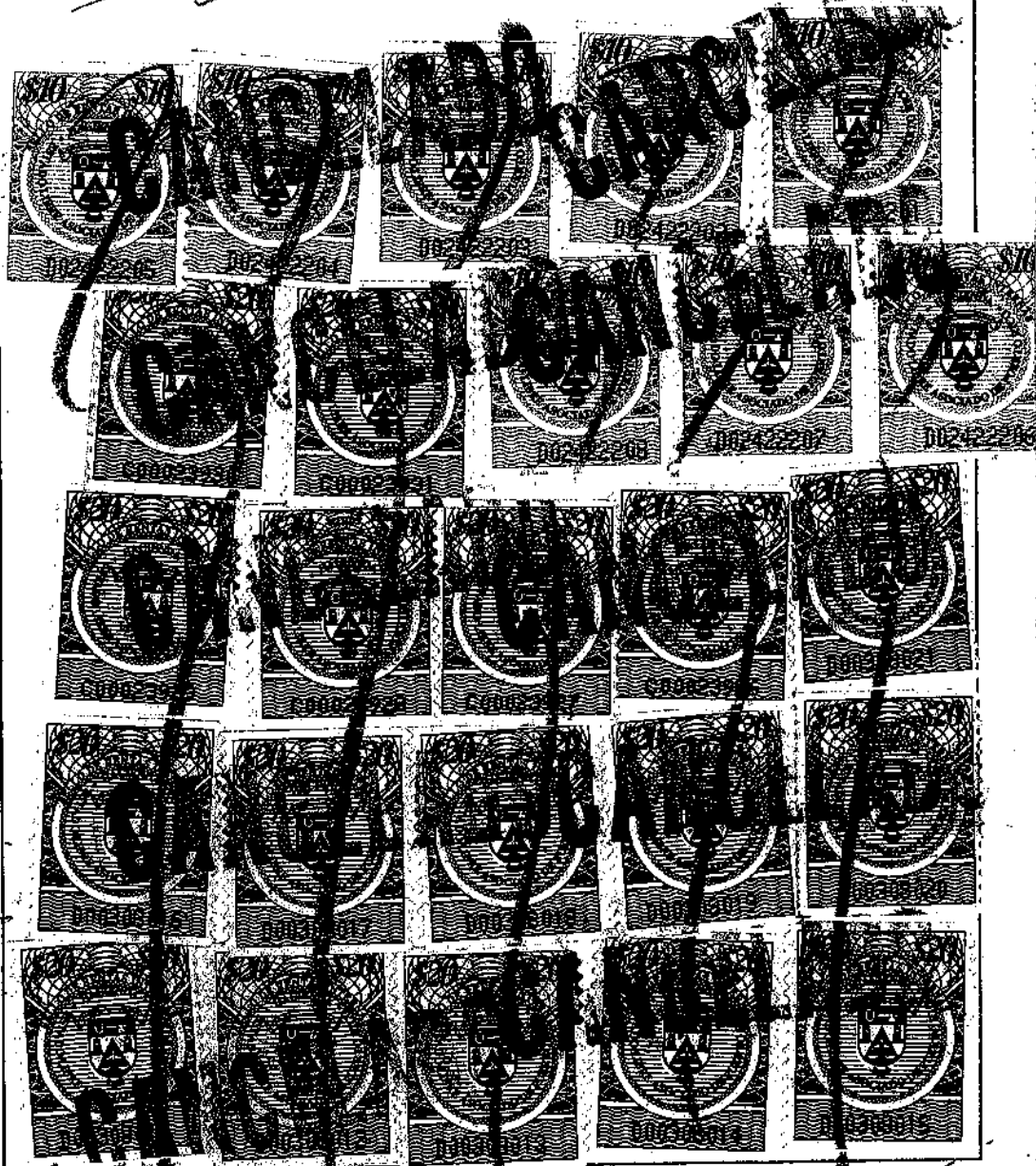
-----YO, el Notario, DOY FE de haberles hecho a los comparecientes y/o a través de su representante autorizado, las reservas y advertencias legales pertinentes.-----

-----Así lo dicen y otorgan los comparecientes ante mí, y/o a través de su representante autorizado, quienes han leído la misma y prestan su consentimiento a todo lo expresado en ésta, escriben sus iniciales en todos y cada uno de los folios, y firman todos ante mí, sin la intervención de testigos instrumentales por no requerirlos la ley ni haberlos solicitado las partes o el Notario autorizante, de cuyo derecho les advertí.-----

-----YO, el Notario, DOY FE, de cuanto más afirmo, refiero y relato en este instrumento público.-----

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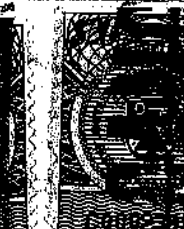
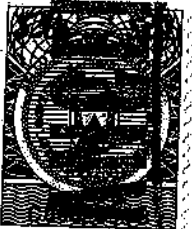
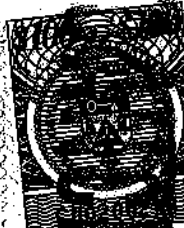
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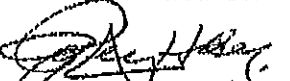
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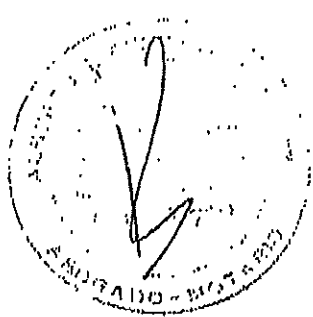


En el mismo sitio y -
fecha de su otorga-
miento expedí primera
copia certificada a -
favor de don Gerard -
Gil Bonar. DOY FE. -


Notario Público

MHS





----- NUMERO DIEZ -----

----- COMPRAVENTA -----

----- En la Ciudad de San Juan, Puerto Rico, a los trece (13) días del mes de julio del año dos mil seis (2006). -----

----- ANTE MI -----

----- ALBERTO J. PEREZ HERNANDEZ, Abogado y Notario Público de esta isla, con residencia y estudio abierto en la ciudad de San Juan, Puerto Rico. -----

----- COMPARECEN -----

----- DE LA PRIMERA PARTE: PASEOS DE DORADO, INC. una corporación organizada bajo las leyes del Estado Libre Asociado de Puerto Rico, Seguro Social Patronal 66-0541278, representada en este acto por su Presidente, DON MARK HOWARD GREENE, Seguro Social Número 220-46-5861, quien es mayor de edad, casado, ejecutivo y vecino de San Juan, Puerto Rico, cuya autoridad para comparecer a este acto se acredita mediante resolución corporativa de dicha corporación de fecha veintinueve (29) de junio del dos mil seis (2006), una certificación de la cual se adjunta y forma parte de la primera copia certificada de esta escritura. A esta parte se le denomina en adelante como "PASEOS". -----

----- DE LA SEGUNDA PARTE: DON GERARD GIL BONAR, Seguro Social Número 583-66-9117, mayor de edad, soltero, abogado y vecino de Guaynabo, Puerto Rico. A esta parte se le denomina en adelante como la "PARTE COMPRADORA". -----

----- DOY FE de conocer personalmente a los comparecientes y por sus dichos la doy de sus circunstancias personales y vecindad. Me aseguran tener y a mi juicio tienen la capacidad legal necesaria para este otorgamiento, y en tal virtud libremente -----

----- EXPONEN -----

----- PRIMERO: PASEOS es dueña en pleno dominio de la propiedad -----

inmueble cuya descripción se indica a continuación: -----

-----"RUSTICA: Parcela de terreno identificada como Parcela Número Veinticuatro (24) radicada en los Barrios Pueblo e Higuillar de Dorado, Puerto Rico, compuesta de Veintitres Mil Cuatrocientos Ochenta y Nueve punto Tres Mil Ciento Ochenta y Cinco (23,489.3185) Metros Cuadrados, equivalentes a Cinco punto Nueve Mil Ochocientos (5.9800) Cuerdas. En linderos: por el Norte, con la Carretera Estatal Número Seiscientos Noventa y Tres (693) en una distancia de Ciento Doce punto Seis Mil Setecientos Setenta y Tres (112.6773) Metros; por el Sur, con la Urbanización Paseo Las Palmas en una distancia de Sesenta y Ocho punto Ocho Mil Doscientos Cuarenta y Seis (68.8246) Metros; por el Este, con la Parcela Número Diez (10) - Avenida Principal de la Urbanización Paseos de Dorado en una distancia de Doscientos Cuarenta y Seis punto Cuatro Mil Quinientos Ochenta y Nueve (246.4589) Metros; y por el Oeste, con Dorado Beach Development, Inc., en una distancia de Doscientos Doce punto Seis Mil Cuatrocientos Dos (212.6402) Metros." -----

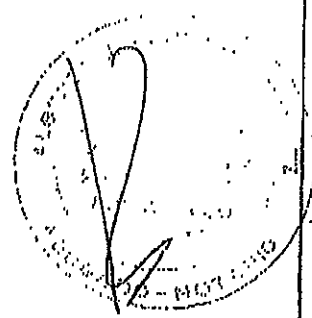
----- La descripción legal antes indicada surge de la Escritura Número Dieciséis (16), otorgada el día diez (10) de junio del dos mil cinco (2005), ante el Notario suscribiente, la cual se encuentra pendiente de inscripción, habiendo sido presentada en el Registro de la Propiedad de Puerto Rico, Sección Cuarta de Bayamón, al Asiento Mil Doscientos Ochenta (1,280) del Diario Doscientos Cuarenta y Tres (243). -----

----- Esta propiedad en adelante se identificará como la "Parcela Número Veinticuatro (24)". -----

----- SEGUNDO: La propiedad inmueble descrita en el párrafo Primero anterior fue segregada de una finca con cabida original de Doscientos Diecinueve punto Siete Mil Ochocientos Sesenta (219.7880) cuerdas, la cual consta inscrita al Folio Ciento Sesenta y Nueve (169) del Tomo Cuarenta (40) de Dorado, Finca número Mil Quinientos Treinta y Dos (1,532), Registro de la Propiedad de Bayamón, Sección Segunda, y la misma se encuentra afecta a las siguientes cargas y gravámenes:

----- Por su procedencia está afecta a servidumbre de paso de camino a favor de Estados Unidos de América; de paso de vía a favor de finca nombrada La Sardinera; de postes y alambre para luz eléctrica a favor de finca nombrada la Sardinera de un camino de "Blitumul" a favor de la finca propiedad de los esposos Miguel Martorell y Blanca Galán;

MHS



servidumbre a favor de la finca propiedad de Joaquín Cardona; condiciones restrictivas de edificación y uso según surgen de la escritura número ocho (8), otorgada el día nueve (9) de noviembre de mil novecientos ochenta y nueve (1989), ante el Notario Público Harry O. Cook y de la escritura número doce (12), otorgada el día veintiocho (28) de diciembre de mil novecientos noventa y cinco (1995), ante el Notario Público Alberto J. Pérez Hernández; servidumbres de paso; y servidumbre a favor de Estados Unidos de América. -----

----- Por sí está libre de cargas. -----

----- TERCERO: PASEOS y la PARTE COMPRADORA tienen convenida la compraventa de las Parcela Número Veinticuatro (24) descrita en el párrafo Primero anterior y deseando formalizar la compraventa de acuerdo a lo pactado en dicho contrato, la llevan a cabo sujeto a las siguientes -----

----- CLAUSULAS Y CONDICIONES -----

----- Primera: PASEOS por medio de la presente, vende, cede y traspasa a favor de la PARTE COMPRADORA la Parcela Número Veinticuatro (24) descrita en el párrafo Primero de esta escritura con todos sus usos, anexos y servidumbres para que la posea, goce y disfrute como su única y legítima dueña. -----

----- Segunda: Realízase esta compraventa por el convenido y ajustado precio de DOS MILLONES SETECIENTOS MIL DOLARES (\$2,700,000.00), cuya suma manifiesta PASEOS haber recibido de manos de la PARTE COMPRADORA en o antes de este acto, a su entera satisfacción y contento y por cuya suma otorga a favor de la PARTE COMPRADORA la más formal y eficaz carta de pago conforme a derecho. -----

----- Tercera: Las contribuciones sobre la propiedad impuestas o que se impongan en el futuro a la parcela objeto de esta compraventa, serán responsabilidad de PASEOS hasta esta fecha y de aquí en

adelante lo serán de la PARTE COMPRADORA, prorrateándose entre las partes como corresponda el presente período contributivo. A los efectos de la distribución de la responsabilidad contributiva entre las partes, los periodos contributivos serán determinados a base de los años fiscales del gobierno. -----

----- Cuarta: La compraventa se lleva a cabo libre de cargas y gravámenes y PASEOS se obliga con la PARTE COMPRADORA al saneamiento por razón de evicción. -----

----- Quinta: La PARTE COMPRADORA manifiesta haber inspeccionado la propiedad objeto de esta compraventa, entrando en posesión de la misma sin más formalidad que el presente otorgamiento. -----

----- Sexta: PASEOS representa y garantiza a la PARTE COMPRADORA lo siguiente: -----

----- (a) Que traspasa título limpio, inscribible, válido y mercadeable sobre la propiedad objeto de esta compraventa, sin limitación o condición restrictiva alguna excepto las que se mencionan en la presente escritura y que incluyen condiciones restrictivas de edificación y uso establecidos por virtud de la escritura número ocho (8), otorgada el día nueve (9) de noviembre de mil novecientos ochenta y nueve (1989), ante el Notario Público Harry O. Cook y por la escritura número doce (12), otorgada el día veintiocho (28) de diciembre de mil novecientos noventa y cinco (1995), ante el Notario Público Alberto J. Pérez Hernández, según enmendada por la escritura número siete (7), otorgada el día once (11) de abril de mil novecientos noventa y siete (1997), ante el mismo Notario. -----

----- (b) Que ha satisfecho y cancelado cualesquiera gravámenes, económicos o no, que se reflejen del Registro de la Propiedad de Puerto Rico y no se mencionan en esta escritura. -----

----- (c) Que cancelará oportunamente cualesquiera contratos o

acuerdos vigentes, si alguno, con cualesquiera personas o entidades que en alguna forma impliquen posesión o derechos de uso o acceso sobre la propiedad objeto de esta compraventa y que entregue dicha propiedad a la PARTE COMPRADORA libre de ocupación por agregados, autorizados o no a ocupar la misma. -----

----- (d) Que habrá de solventar y resolver cualesquiera gravámenes, condiciones limitativas, exclusiones o excepciones que señale la compañía de seguro de título que para fines de adquirir la propiedad contrate la PARTE COMPRADORA. -----

----- (e) Que no existen ni se han incurrido a esta fecha en violaciones a cualquier norma ambiental conforme a las leyes y reglamentos federales y locales aplicables. De determinarse que dichas violaciones han existido o han acontecido, PASEOS será responsable por cumplimentar o resolver cualquier condición, querrela o alegación al respecto e indemnizará a la PARTE COMPRADORA por todo gasto, desembolso u honorarios que dicho evento cause. -----

----- CUARTO: Omisión: La omisión por parte de PASEOS de ejercitar cualesquiera de los derechos que por esta escritura se le confieren, no se considerará una renuncia, expresa o implícita de ejercitar dichos derechos. -----

----- QUINTO: Inclusión Acuerdo: Este instrumento contiene todos los pactos entre las partes relativos a los actos objeto del mismo y las partes se obligan, en caso de ser necesario, como es el de una notificación de algún defecto o de algún requerimiento del Registrador de la Propiedad para la inscripción de esta escritura, o de la compañía de seguro de título que habrá de emitir una póliza de título a favor de la PARTE COMPRADORA, o de cualquier otra parte que ostente derechos reales descritos en esta escritura sobre el inmueble objeto de compraventa y la cual requiera, en el ordenamiento jurídico apropiado, a comparecer de inmediato al otorgamiento del documento

adicional aclaratorio y/o correctivo a requerimiento de cualesquiera de las partes o de un subsiguiente adquirente de algún derecho para cuya inscripción la de este instrumento sea necesaria, o a requerimiento en cualquier caso, de aquella compañía de seguro de título que haya emitido o se proponga emitir una póliza sobre cualquier porción de las fincas objeto de este instrumento. -----

----- SEXTO: Sucesores: Lo aquí pactado obliga a las partes, sus causahabientes y sucesores en derecho. -----

----- SEPTIMO: Enmiendas: Los términos y condiciones de este acuerdo no podrán ser enmendados excepto por otro documento suscrito por la partes concernidas. -----

----- OCTAVO: (a) Los honorarios notariales y los gastos del original de esta escritura serán sufragados por PASEOS; los gastos, sellos, comprobantes y demás gastos relacionados con la primera copia certificada de esta escritura serán sufragados por la PARTE COMPRADORA. -----

----- (b) Los comparecientes manifiestan que en esta transacción no existe comisión u otra consideración económica a pagarse a corredor, persona o entidad alguna y se otorgan relevos recíprocos de surgir algún reclamo por este concepto. -----

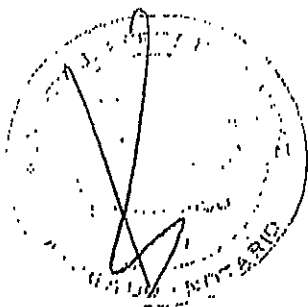
----- (c) Las representaciones, condiciones y obligaciones aquí estipuladas y que no queden culminadas o consumadas a la fecha de la firma de esta escritura, continuarán vigentes. -----

----- ACEPTACION, OTORGAMIENTO Y LECTURA -----

----- Los comparecientes aceptan la presente escritura en todas sus partes por ser fiel exponente de sus instrucciones y deseos, habiéndoles hecho yo, el Notario, las advertencias legales pertinentes. -----

----- Así lo dicen y otorgan ante mí los comparecientes, luego de haber renunciado al derecho que les hice saber tenían para requerir la presencia de testigos instrumentales. -----

MKS



----Leída por los otorgantes la presente escritura en uso del derecho que tenían a leerla por sí mismos, del cual les advertí, se ratifican en su contenido suscribiendo sus iniciales en todas y cada una de las páginas de que consta este documento y firman ante mí, el Notario, que de ello y de cuanto más se deja consignado en este instrumento público, CERTIFICO Y DOY FE. -----

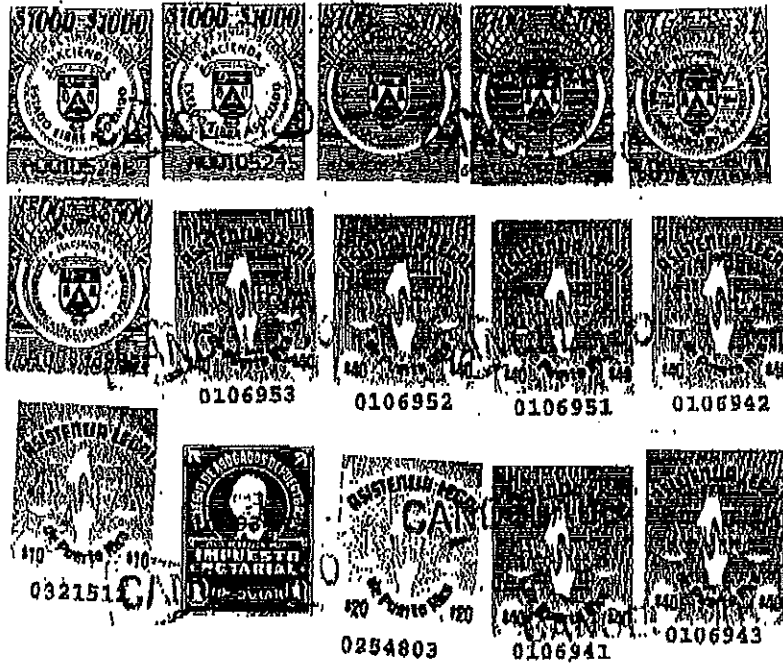
Mrs. H. Jelene

[Handwritten signatures]

m KB

[Handwritten signature]

[Handwritten signature]



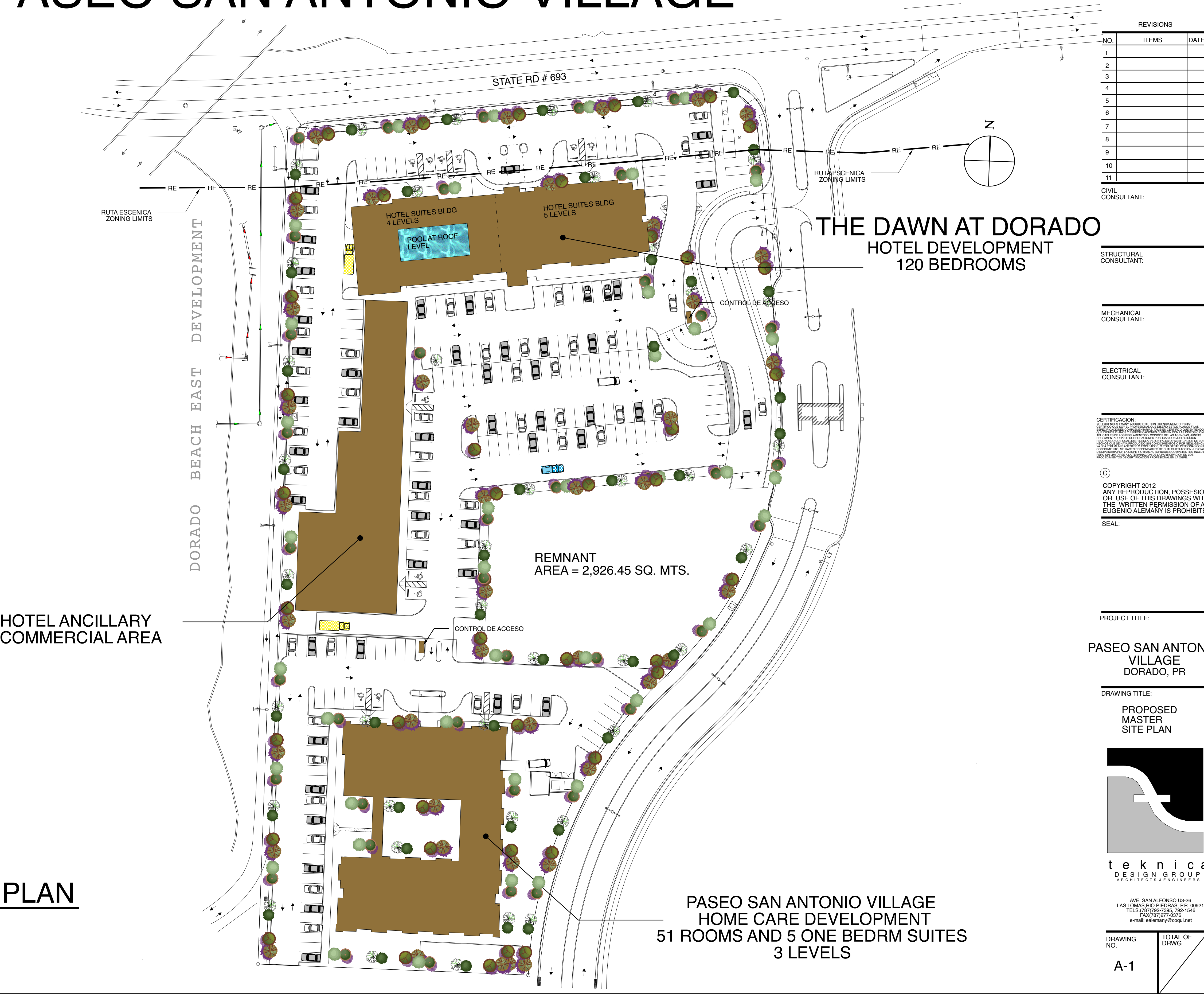
THE DAWN HOTEL AT DORADO

@ PASEO SAN ANTONIO VILLAGE

SCALE:	1:500
DRAWN:	J.S.
DATE:	07/28/17
TRACED:	J.S.
PROJ. NUM.	

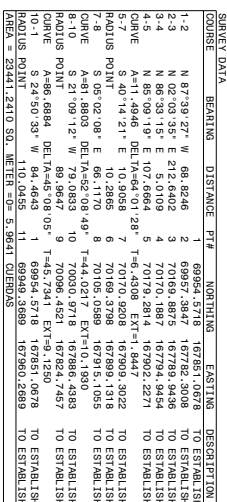
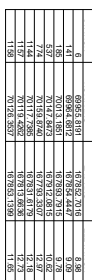
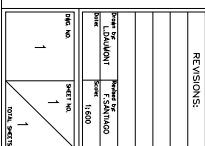
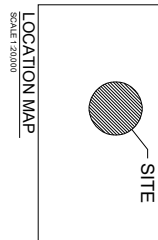
MASTER SITE DATA

- | | |
|-----------------------------------|----------------------|
| 1. LOT CALIFICATION | = RTI |
| 2. TOTAL LOT AREA | = 23,503.72 SQ. MTS. |
| 3. ACCESS ROAD | = 1,125.34 SQ. MTS. |
| 3. HOTEL AND ANCILLARY COMMERCIAL | = 12,521.49 SQ. MTS. |
| 4. HOME CARE LOT AREA | = 6,102.27 SQ. MTS. |
| 5. REMNANT LOT AREA | = 2,926.45 SQ. MTS. |
| 6. GREEN AREA AREA | = 837.17 SQ. MTS. |
| 7. HOTEL AREA | = 79,315 SQ. FT. |
| 8. ANCILLARY AREA | = 23,492 SQ. FT. |
| 9. HOME CARE AREA | = 40,698 SQ. FT. |
| 10. HOTEL BEDROOMS | = 120 EA |
| 11. HOME CARE ROOMS | = 56 EA |
| 12. HOTEL HEIGHT | = 4 & 5 LEVELS |
| 13. ANCILLARY COMMERCIAL HEIGHT | = 2 LEVEL |
| 14. HOME CARE HEIGHT | = 3 LEVELS |
| 15. HOTEL AND ANCILLARY PARKING | = 216 EA |
| 16. HOME CARE PARKING | = 59 EA |



PROPOSED MASTER SITE PLAN

SCALE = 1:500

[illegible]

FERNANDO SANTIAGO, P.L.S.
LIC. NO. 17316

CERTIFY CORREC

FS SURVEYING
LAND SURVEYORS CONSULTANTS
 URB. BONNEVILLE HEIGHTS, CALLE PUERTO RICO #7, CAGUAS, P.R. 00725
 TEL. 787-747-0340 / FAX (787) 746-5039

Appendix B
ASTM E1527-21 User
Questionnaire



Environmental Site Assessment (ESA) Phase I
USER QUESTIONNAIRE

To be completed by site representative (user)

Project/Property: Peace San Antonio Village
Location/Address: Clark Road, R.R. 13, Km 7.6
Huamantla, Tlaxcala, P.O. 19111

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional (EPC Group). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

None to our knowledge

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs (Activity and Use Limitations), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

None to our knowledge

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?



(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes it does.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,

(a.) Do you know the past uses of the property?

No, vacant land

(b.) Do you know of specific chemicals that are present or once were present at the property?

No

(c.) Do you know of spills or other chemical releases that have taken place at the property?

No

(d.) Do you know of any environmental cleanups that have taken place at the property?

No

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this IGA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No



In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes:

(a) the reason why the Phase I is required:

Repair by fixing ventilation for
fireproof purposes of a new building

(b) the type of property and type of property transaction, for example, sale, purchase, exchange,

etc.,

vacant land to be subject of a sale-purchase

(c) the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful),

State Road PH 893 km 8.6
Highway 401, Dundas PH 8116 - on the south side
of the road, west of Dundas Road East, north PH 893 on the
south side of the road

(d) the scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice 0 1527 are to be considered),

the unit
align
road to
Phase I
Dund

(e) identification of all parties who will rely on the Phase I report:

Financial Institutions

(f) identification of the site contact and how the contact can be reached,

Guard G2 - email gpi2@87352461.com

(g) any special terms and conditions which must be agreed upon by the environmental professional,

N/A



(c) Any other knowledge or experience with the property that may be pertinent to the environmental professional for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental condition).

USER SIGNATURE

Name

Title

Date



Appendix C

Historical Aerial Photos and Maps



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

1962



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

1967

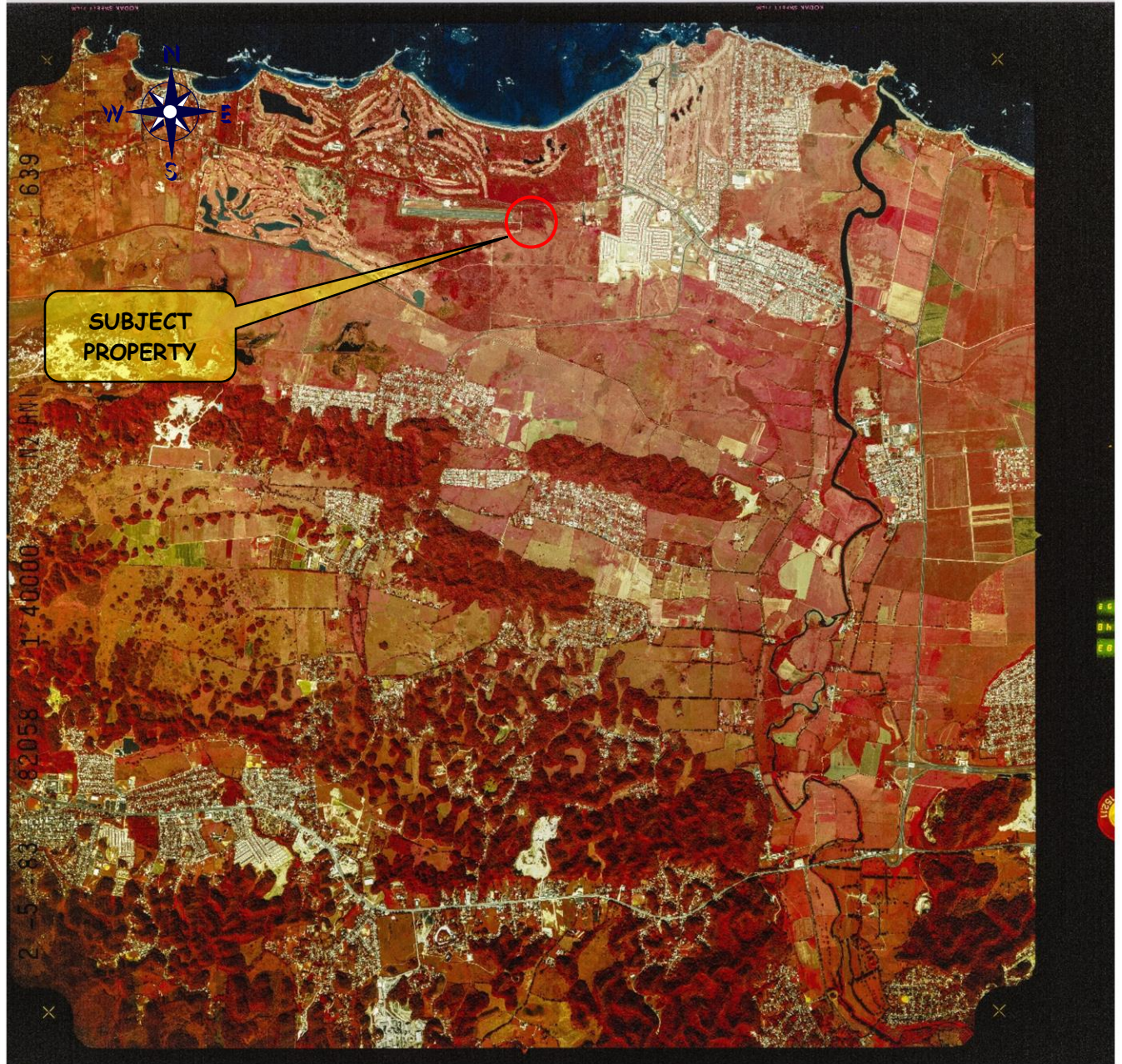


GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

1977

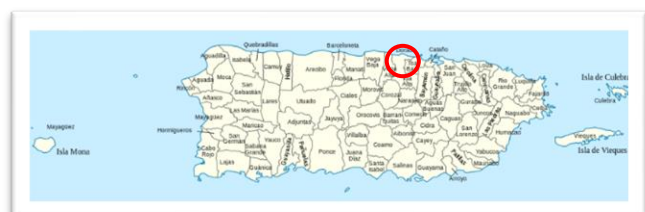
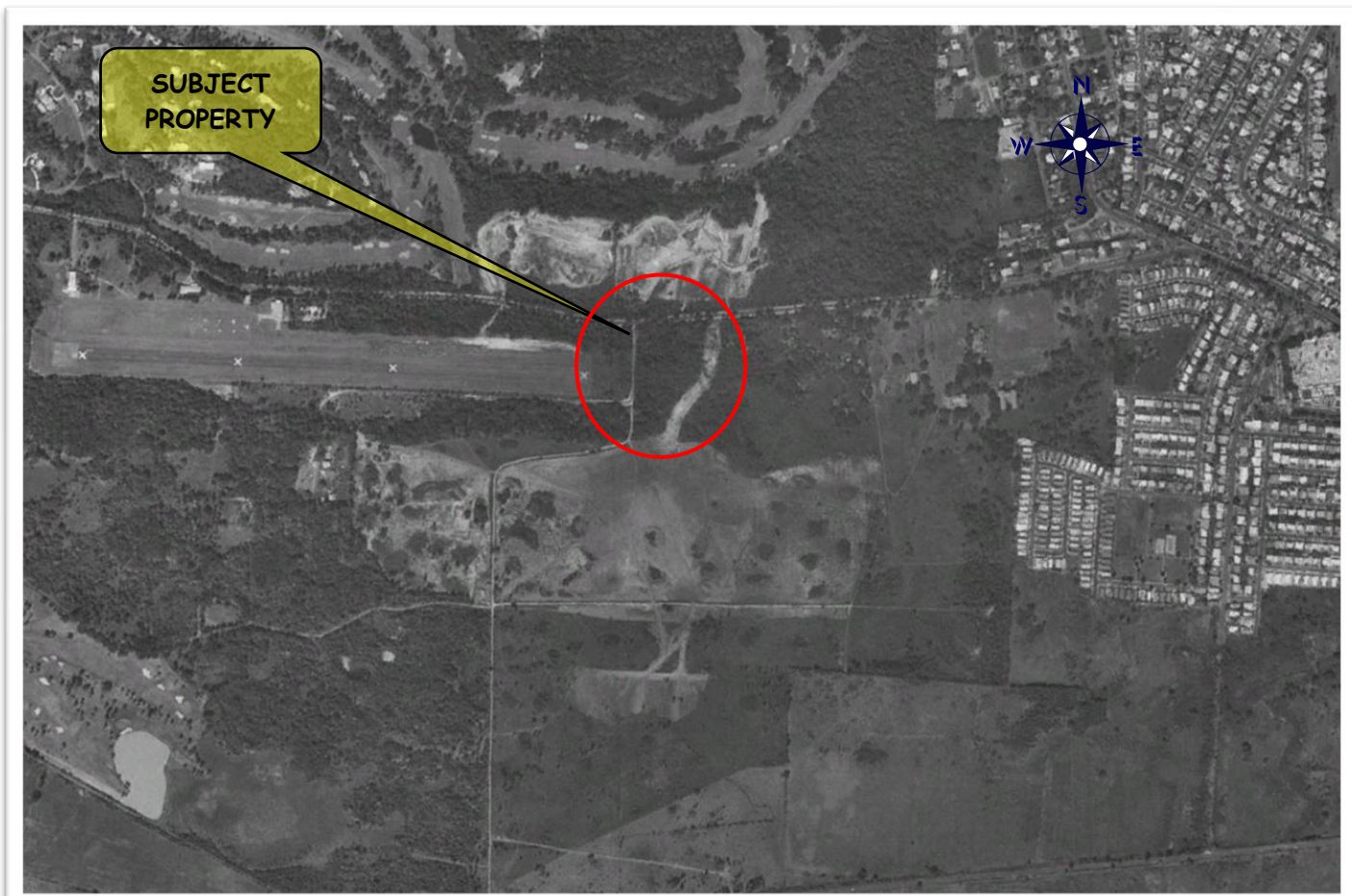


GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

1983



GEC Group
Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

1994

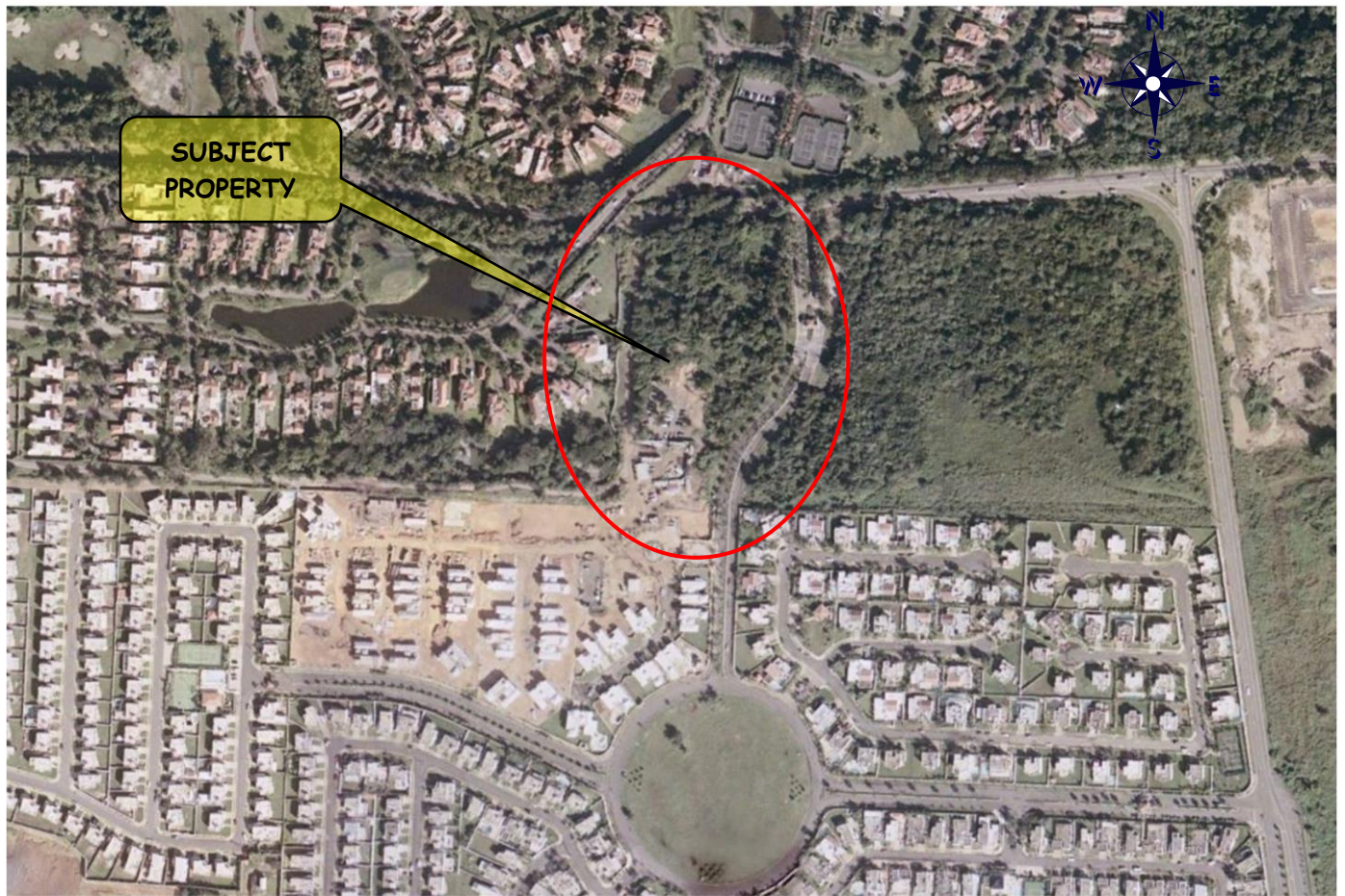


GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
 THE DAWN AT DORADO HOTEL PARCEL
 DORADO, PUERTO RICO

2003

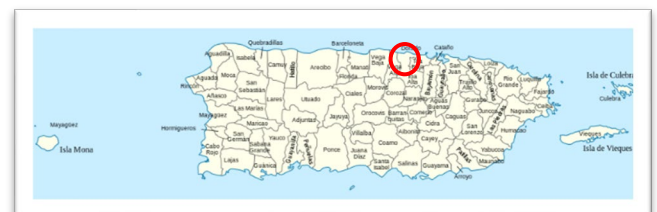


GEC Group

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Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

2004



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

2012



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Geological/Environmental Consultants and
Aerial Drone Services

HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

2021

Appendix D
Site Photo Log



PHOTO 1- AERIAL VIEW OF SUBJECT PROPERTY TOWARDS NORTH



PHOTO 2- AERIAL VIEW OF SUBJECT PROPERTY TOWARDS SOUTH



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 1 & 2



PHOTO 3- VIEW OF SUBJECT PROPERTY TOWARDS EAST



PHOTO 4- VIEW OF SUBJECT PROPERTY SOUTHEAST (SOUTHERN BOUNDARY)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 3 & 4



PHOTO 5- VIEW OF SECTOR SARDINERA ROAD (WESTERN BOUNDARY) TOWARDS NORTH



PHOTO 6- VIEW OF STATE ROAD PR-693 (SOUTHERN BOUNDARY) TOWARDS WEST



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 5 & 6



**PHOTO 7- ENTRANCE TO PASEO LAS PALMAS (AVENIDA PRINCIPAL) EASTERN BOUNDARY OF
SUBJECT PROPERTY TOWARDS SOUTH**



PHOTO 8- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE NORTH (PR-693/DORADO BEACH)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 7 & 8



PHOTO 9- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE SOUTH (PASEO LAS PALMAS)



PHOTO 10- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE EAST (AVENIDA PRINCIPAL)



GEC Group

Geological/Environmental Consultants and
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SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 9 & 10



PHOTO 11- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE WEST (DORADO BEACH EAST)



PHOTO 12- TOP VIEW AERIAL PHOTO OF SUBJECT PROPERTY (WEST IS UP)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 11 & 12

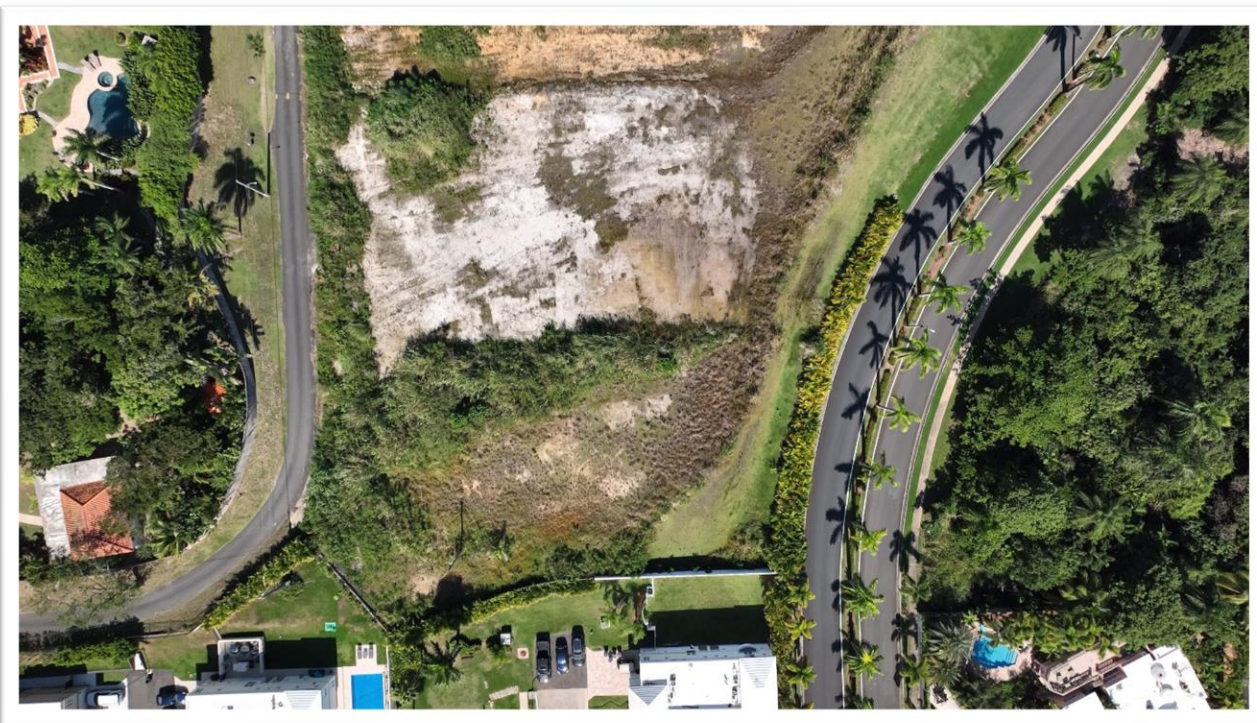


PHOTO 13- AERIAL PHOTO VIEW OF SOUTHERN BORDER WHERE VEHICLES AND EQUIPMENT WERE STORED DURING PASEO LAS PALMAS DEVELOPMENT CONSTRUCTION



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 13

Appendix E
EDR/Lightbox Report

The Dawn At Dorado Hotel

State Road PR-693, Km. 8.6- Bo. Higuillar
Dorado, PR 00646

Inquiry Number: 6770857.2s
December 01, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

STATE ROAD PR-693, KM. 8.6- BO. HIGUILLAR
DORADO, PR 00646

COORDINATES

Latitude (North):	18.4646710 - 18° 27' 52.81"
Longitude (West):	66.2866820 - 66° 17' 12.05"
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	786567.6
UTM Y (Meters):	2043623.6
Elevation:	43 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12367431 VEGA ALTA, PR
Version Date:	2018

MAPPED SITES SUMMARY

Target Property Address:
STATE ROAD PR-693, KM. 8.6- BO. HIGUILLAR
DORADO, PR 00646

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	DORADO AUX AIRDROOME		FUDS	Higher	1828, 0.346, West
2	DORADO MUNICIPAL LF	ROAD 693	SEMS	Higher	2066, 0.391, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated

EXECUTIVE SUMMARY

DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 10/20/2021 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DORADO MUNICIPAL LF Site ID: 0202643 EPA Id: PRD982276412	ROAD 693	WNW 1/4 - 1/2 (0.391 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 08/10/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DORADO AUX AIRDROOME		W 1/4 - 1/2 (0.346 mi.)	1	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

<u>Site Name</u>	<u>Database(s)</u>
LAUNDRY ESPINOSA	SEMS
METAL MACHINING CO., INC	SEMS, RCRA NonGen / NLR
HIGUILLAR DRY CLEANERS	SEMS
PRIDCO LOT NOS: L-107-2-64-16/18/1	SEMS
ADRIEL AUTO	SEMS, RCRA-VSQG
SHELL S/S #002240	LUST
PUMP STA. DORADO DEL MAR	LUST
GOLDEN HILLS	LUST
CARIBBEAN PETROLEUM CORPORATION	LUST
DORADO MUNICIPAL LANDFILL	ODI

OVERVIEW MAP - 6770857.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- 🚒 National Priority List Sites
- 🏢 Dept. Defense Sites

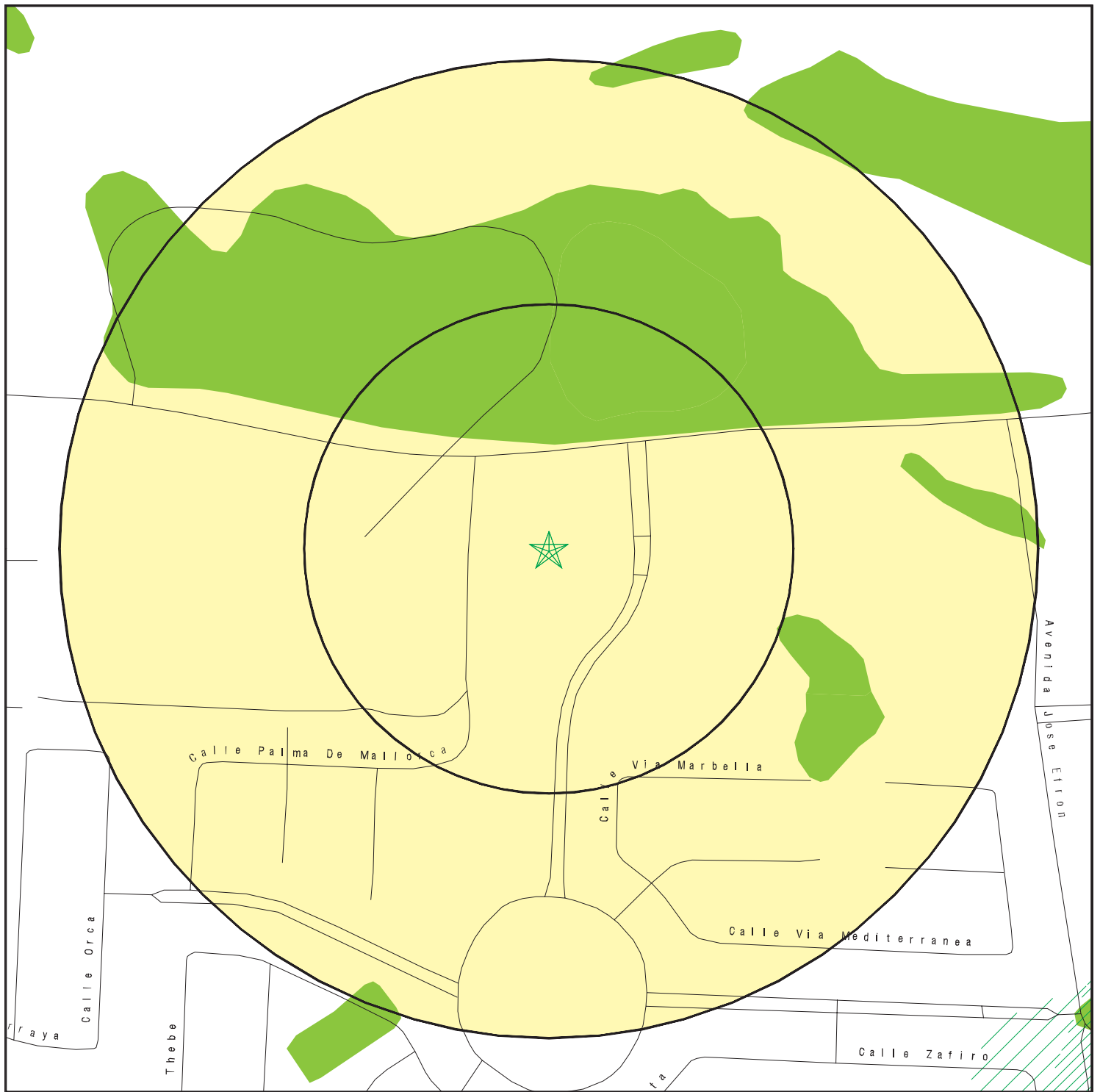
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: The Dawn At Dorado Hotel
 ADDRESS: State Road PR-693, Km. 8.6- Bo. Higuillar
 Dorado PR 00646
 LAT/LONG: 18.464671 / 66.286682

CLIENT: GEC Corporation
 CONTACT: Andrew G. Bonilla
 INQUIRY #: 6770857.2s
 DATE: December 01, 2021 9:56 am

DETAIL MAP - 6770857.2S



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

⚙ Manufactured Gas Plants

⚠ Sensitive Receptors

🏠 National Priority List Sites

🏠 Dept. Defense Sites

🏠 Indian Reservations BIA

🏠 Special Flood Hazard Area (1%)

🏠 0.2% Annual Chance Flood Hazard

🏠 National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: The Dawn At Dorado Hotel
ADDRESS: State Road PR-693, Km. 8.6- Bo. Higuillar
Dorado PR 00646
LAT/LONG: 18.464671 / 66.286682

CLIENT: GEC Corporation
CONTACT: Andrew G. Bonilla
INQUIRY #: 6770857.2s
DATE: December 01, 2021 9:57 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	1	0	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST	TP		NR	NR	NR	NR	NR	0
----------	----	--	----	----	----	----	----	---

- Totals --		0	0	0	2	0	0	2
-------------	--	---	---	---	---	---	---	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
West
1/4-1/2
0.346 mi.
1828 ft.

DORADO AUX AIRDROOME
DORADO, PR

FUDS 1022831566
N/A

Relative:
Higher

Actual:
66 ft.

FUDS:

EPA Region: 2
Installation ID: PR29799F414900
Congressional District Number: 98
Name: DORADO AUX AIRDROOME
FUDS Number: I02PR0534
City: DORADO
State: PR
County: DORADO
Object ID: 5126
USACE Division: SAD
USACE District: Jacksonville District (SAJ)
Status: Properties with all projects at site closeout
Current Owner: PRIV: PRIVATE AIRPORT
EMS Map Link: <https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=55524>
Eligibility: Eligible
Has Projects: Yes
NPL Status: Not on the NPL
Property History: In 1940, the U.S. acquired 216.64 acres for the Army Air Corps for use as an airfield. In 1946 the site was reported excess and all leases and permits were terminated and the properties were transferred to the then current owners.

Project Required: Yes
Feature Description: Not reported
Latitude: 18.465
Longitude: -66.291944000000001

FUDS Detail as of Jan 2015:

Fiscal Year: 2013
Federal Facility ID: PR9799F4149
RAB: Not reported
NPL Status: Not Listed
Description: The site consists of 216.64 acres located 2 miles west of the city of Dorodo, Puerto Rico.
History: In 1940, the U.S. acquired 216.64 acres for the Army Air Corps for use as an airfield. In 1946 the site was reported excess and all leases and permits were terminated and the properties were transferred to the then current owners.
CTC: 465
Current Program: Not reported
Future Program: Not reported
Institutional ID: 55524

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2
WNW
1/4-1/2
0.391 mi.
2066 ft.

DORADO MUNICIPAL LF
ROAD 693
DORADO, PR 00646

SEMS 1000145610
PRD982276412

Relative:
Higher

Actual:
51 ft.

SEMS:

Site ID: 0202643
EPA ID: PRD982276412
Name: DORADO MUNICIPAL LF
Address: ROAD 693
Address 2: Not reported
City,State,Zip: DORADO, PR 00646
Cong District: Not reported
FIPS Code: 72051
Latitude: Not reported
Longitude: Not reported
FF: N
NPL: Not on the NPL
Non NPL Status: ESI Start Needed

SEMS Detail:

Region: 02
Site ID: 0202643
EPA ID: PRD982276412
Site Name: DORADO MUNICIPAL LF
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: 1995-10-01 04:00:00
Finish Date: 5/7/2003 4:00:00 AM
Qual: L
Current Action Lead: St Perf

Region: 02
Site ID: 0202643
EPA ID: PRD982276412
Site Name: DORADO MUNICIPAL LF
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1987-09-18 04:00:00
Finish Date: 9/18/1987 4:00:00 AM
Qual: Not reported
Current Action Lead: St Perf

Region: 02
Site ID: 0202643
EPA ID: PRD982276412
Site Name: DORADO MUNICIPAL LF
NPL: N
FF: N
OU: 00
Action Code: PA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DORADO MUNICIPAL LF (Continued)

1000145610

Action Name:	PA
SEQ:	1
Start Date:	1988-03-01 05:00:00
Finish Date:	3/19/1988 5:00:00 AM
Qual:	L
Current Action Lead:	St Perf

Count: 10 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BO. ESPINOSA, DORADO	1014202018	LAUNDRY ESPINOSA	ROUTE 2, KM 27.4	00646	SEMS
BO. ESPINOSA, DORADO	1015731870	METAL MACHINING CO., INC	ROUTE 2, KM 24.8	00646	SEMS, RCRA NonGen / NLR
BO. HIGUILLAR, DORADO	1014202015	HIGUILLAR DRY CLEANERS	ROUTE 695, KM 1.3, BUILDING 1,	00646	SEMS
	1014202029	PRIDCO LOT NOS: L-107-2-64-16/18/1	9 ROUTE #696 BO. DORADO	00646	SEMS
DORADO	1015731872	ADRIEL AUTO	ROUTE 2 KM 23.0	00646	SEMS, RCRA-VSQG
DORADO	S101442846	SHELL S/S #002240	CALLE MARGINAL, URB. MARTORELL		LUST
DORADO	S103554116	PUMP STA. DORADO DEL MAR	CARR 693 CALLE 2, DORADO DEL M		LUST
DORADO	S104904852	GOLDEN HILLS	CARR. 2 KM. 27.7		LUST
DORADO	S103554046	CARIBBEAN PETROLEUM CORPORATION	PR-2 KM. 26.7, BO. ESPINOSA		LUST
DORADO	1007445504	DORADO MUNICIPAL LANDFILL	STATE ROAD PR-693 KM-1 HM-0 HI		ODI

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: N/A
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/10/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: N/A
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/10/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: 800-424-9346
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/24/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021	Source: EPA
Date Data Arrived at EDR: 09/15/2021	Telephone: 800-424-9346
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 07/12/2021	Source: Department of the Navy
Date Data Arrived at EDR: 08/06/2021	Telephone: 843-820-7326
Date Made Active in Reports: 10/22/2021	Last EDR Contact: 11/08/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/21/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/23/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 11/18/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/06/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/23/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 11/19/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021

Date Data Arrived at EDR: 06/17/2021

Date Made Active in Reports: 08/17/2021

Number of Days to Update: 61

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 09/21/2021

Next Scheduled EDR Contact: 01/03/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Date Data Arrived at EDR: N/A

Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: Environmental Quality Board

Telephone: 787-767-8181

Last EDR Contact: 08/22/2005

Next Scheduled EDR Contact: 11/21/2005

Data Release Frequency: N/A

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/24/2020

Date Data Arrived at EDR: 02/09/2021

Date Made Active in Reports: 05/04/2021

Number of Days to Update: 84

Source: Environmental Quality Board

Telephone: 787-767-8056

Last EDR Contact: 10/22/2021

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021

Date Data Arrived at EDR: 06/22/2021

Date Made Active in Reports: 09/20/2021

Number of Days to Update: 90

Source: EPA Region 4

Telephone: 404-562-8677

Last EDR Contact: 11/15/2021

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021

Date Data Arrived at EDR: 06/11/2021

Date Made Active in Reports: 09/07/2021

Number of Days to Update: 88

Source: EPA Region 6

Telephone: 214-665-6597

Last EDR Contact: 11/15/2021

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Underground Storage Tank Facilities
Underground storage tank site locations.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 03/26/2008
Date Made Active in Reports: 04/23/2008
Number of Days to Update: 28

Source: Environmental Quality Board
Telephone: 787-767-8056
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-7591
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/28/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/27/2021	Source: EPA Region 9
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3368
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 09/15/2021
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/12/2021
Date Data Arrived at EDR: 09/13/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 15

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/10/2021
Date Data Arrived at EDR: 08/17/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 66

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/08/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/19/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/20/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-564-8600
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 10/18/2021
Number of Days to Update: 7	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: 202-564-6023
Date Made Active in Reports: 03/05/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 50	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 10/08/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 01/17/2022
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 09/30/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/17/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/30/2021
Next Scheduled EDR Contact: 03/14/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/29/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 11/24/2021
Next Scheduled EDR Contact: 03/14/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/09/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/23/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/26/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 70

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Quarterly

PCS ENF: Enforcement data

No description is available for this data

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/23/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Environmental Quality Board in Puerto Rico.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/04/2014
Number of Days to Update: 187

Source: Environmental Quality Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/29/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

THE DAWN AT DORADO HOTEL
STATE ROAD PR-693, KM. 8.6- BO. HIGUILLAR
DORADO, PR 00646

TARGET PROPERTY COORDINATES

Latitude (North):	18.464671 - 18° 27' 52.82"
Longitude (West):	66.286682 - 66° 17' 12.06"
Universal Transverse Mercator:	Zone 19
UTM X (Meters):	786567.6
UTM Y (Meters):	2043623.6
Elevation:	43 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12367431 VEGA ALTA, PR
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

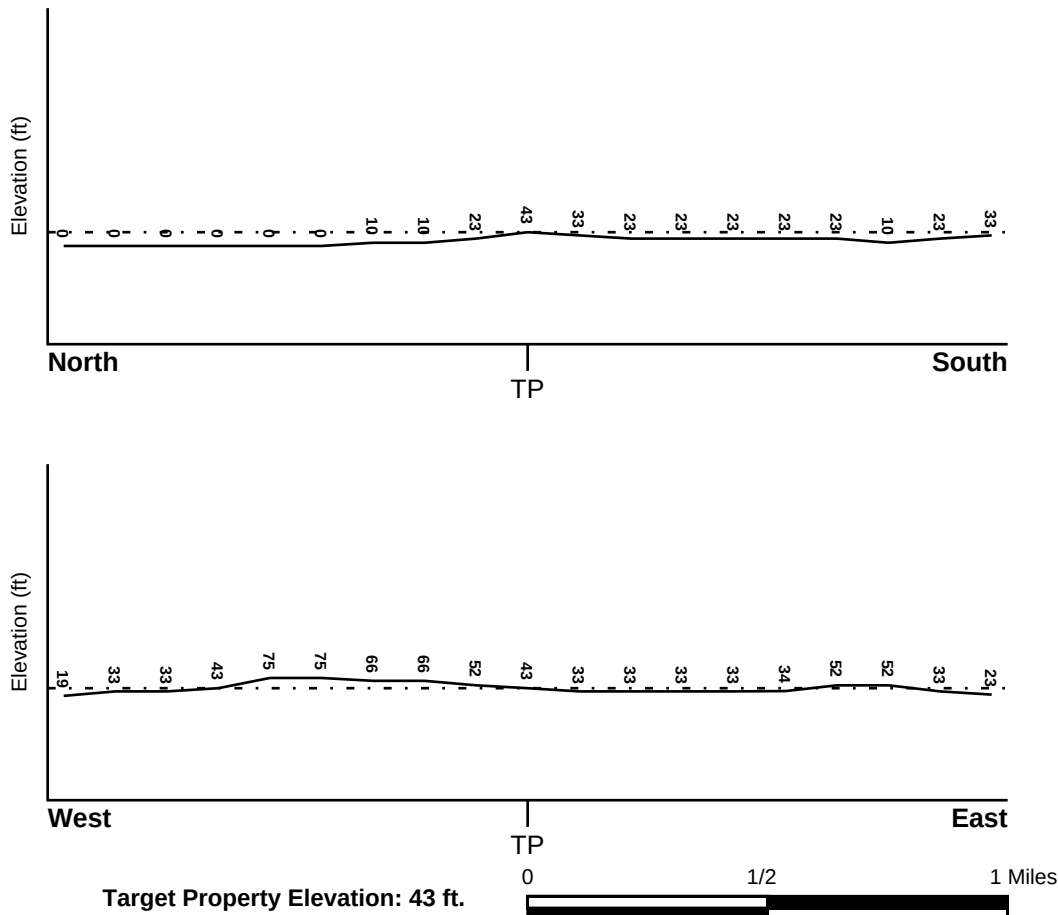
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
7200000045D	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: -
System: -
Series: -
Code: N/A (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: clay loam
loamy sand

Surficial Soil Types: clay loam
loamy sand

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: unweathered bedrock

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	USGS40001046583	1/4 - 1/2 Mile SW
2	USGS40001046577	1/4 - 1/2 Mile SSE
A3	USGS40001046578	1/4 - 1/2 Mile SW
4	USGS40001046634	1/4 - 1/2 Mile West
5	USGS40001046576	1/4 - 1/2 Mile SE
B6	USGS40001046520	1/2 - 1 Mile SSW
7	USGS40001046510	1/2 - 1 Mile SSE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
8	USGS40001046505	1/2 - 1 Mile SSW
B9	USGS40001046506	1/2 - 1 Mile SSW
10	USGS40001046475	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

PHYSICAL SETTING SOURCE MAP - 6770857.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

SITE NAME: The Dawn At Dorado Hotel
 ADDRESS: State Road PR-693, Km. 8.6- Bo. Higuillar
 Dorado PR 00646
 LAT/LONG: 18.464671 / 66.286682

CLIENT: GEC Corporation
 CONTACT: Andrew G. Bonilla
 INQUIRY #: 6770857.2s
 DATE: December 01, 2021 9:58 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001046583

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 2 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1963-02-04
Feet below surface:	35.02	Feet to sea level:	Not Reported
Note:	Not Reported		

2
SSE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001046577

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DORADO BEACH 7 WELL, DORADO, PR		
Type:	Well	Description:	NETWORK WATER LEVEL DATA
HUC:	21010002	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	80
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	55	Level reading date:	1993-04-27
Feet below surface:	20.6	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1993-04-06	Feet below surface:	20.6
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-03-19	Feet below surface:	20.5
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-02-18	Feet below surface:	20.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-01-14	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1992-12-18	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1992-11-24	Feet below surface:	19.9
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-23	Feet below surface:	20.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-08-24	Feet below surface:	20.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-07-07	Feet below surface:	20.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-05-15	Feet below surface:	20.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-02-27	Feet below surface:	20.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-01-28	Feet below surface:	20.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-12-24	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-10-28	Feet below surface:	20.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-08-28	Feet below surface:	20.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-07-02	Feet below surface:	20.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-05-29	Feet below surface:	20.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-04-29	Feet below surface:	20.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-03-26	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-02-19	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-01-31	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-12-27	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-11-13	Feet below surface:	19.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-10-09	Feet below surface:	20.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-12	Feet below surface:	20.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-07-20	Feet below surface:	20.5
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1990-06-28	Feet below surface:	20.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-05-17	Feet below surface:	20.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-04-06	Feet below surface:	20.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-27	Feet below surface:	19.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-01-29	Feet below surface:	20.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-01-02	Feet below surface:	19.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-12-15	Feet below surface:	20.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-11-21	Feet below surface:	19.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-10-06	Feet below surface:	19.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-14	Feet below surface:	19.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-08-14	Feet below surface:	20.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-07-13	Feet below surface:	20.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-06-05	Feet below surface:	19.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-05-17	Feet below surface:	19.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-07	Feet below surface:	19.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-03-10	Feet below surface:	19.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-02-08	Feet below surface:	19.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-01-03	Feet below surface:	19.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-12-12	Feet below surface:	19.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-11-07	Feet below surface:	19.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-10	Feet below surface:	19.78
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-22	Feet below surface:	19.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-28	Feet below surface:	19.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-14	Feet below surface:	19.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-02	Feet below surface:	19.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-21	Feet below surface:	19.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-10	Feet below surface:	19.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-06-24	Feet below surface:	19.12
Feet to sea level:	Not Reported	Note:	Not Reported

A3
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001046578

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 4 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

4
West
1/4 - 1/2 Mile
Higher

FED USGS USGS40001046634

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DORADO AIRPORT WELL, DORADO, PR		
Type:	Well		
Description:	ISLANDWIDE GROUND-WATER MONITORING NETWORK		
HUC:	21010002	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Units:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Unconfined single aquifer
Construction Date:	19411028	Well Depth:	98
Well Depth Units:	ft	Well Hole Depth:	108
Well Hole Depth Units:	ft		

Ground water levels, Number of Measurements:	47	Level reading date:	1999-06-15
Feet below surface:	58.75	Feet to sea level:	Not Reported
Note:	Other conditions existed that would affect the measured water level.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1999-05-14	Feet below surface:	58.63
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1999-04-06	Feet below surface:	58.58
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1999-04-01	Feet below surface:	58.56
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1999-03-16	Feet below surface:	59.13
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-11-10	Feet below surface:	57.87
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-07-31	Feet below surface:	58.72
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-05-29	Feet below surface:	58.28
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-04	Feet below surface:	58.67
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-03-30	Feet below surface:	58.48
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-02	Feet below surface:	58.29
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-01-29	Feet below surface:	58.27
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-12-30	Feet below surface:	58.50
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-11-21	Feet below surface:	58.45
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-10-28	Feet below surface:	58.44
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-09-12	Feet below surface:	58.53
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-06-24	Feet below surface:	58.67
Feet to sea level:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-05-13	Feet below surface:	58.47
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-02-27	Feet below surface:	57.79
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-01-29	Feet below surface:	57.77
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-12-16	Feet below surface:	57.90
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-11-27	Feet below surface:	57.70
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-09-30	Feet below surface:	57.49
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-08-16	Feet below surface:	58.49
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-07-22	Feet below surface:	58.69
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-06-13	Feet below surface:	58.73
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-05-23	Feet below surface:	58.56
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-04-29	Feet below surface:	58.00
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-03-14	Feet below surface:	58.20
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-02-14	Feet below surface:	57.88
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-01-16	Feet below surface:	58.14
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-11-28	Feet below surface:	57.89
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1995-10-27	Feet below surface:	58.07
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-07-27	Feet below surface:	58.52
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-06-16	Feet below surface:	58.40
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-05-31	Feet below surface:	57.84
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-01-05	Feet below surface:	58.55
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-11-30	Feet below surface:	58.17
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-09-28	Feet below surface:	58.26
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-06-23	Feet below surface:	58.63
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-04-20	Feet below surface:	58.63
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-01-28	Feet below surface:	58.07
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-10-14	Feet below surface:	57.75
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-08-10	Feet below surface:	57.89
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-06-07	Feet below surface:	58.20
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-04-30	Feet below surface:	58.03
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1941-10-28	Feet below surface:	57.0
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

5
SE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001046576

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 1 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

B6
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046520

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DEAB 3 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710728
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	111	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1971-07-28
Feet below surface:	23.5	Feet to sea level:	Not Reported
Note:	Not Reported		

7
SSE
1/2 - 1 Mile
Lower

FED USGS USGS40001046510

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 6 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	90	Well Depth Units:	ft
Well Hole Depth:	90	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1982-12-16
Feet below surface:	15.75	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

8
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046505

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 8 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

B9
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046506

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 5 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710702
Well Depth:	111	Well Depth Units:	ft
Well Hole Depth:	111	Well Hole Depth Units:	ft

10
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046475

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	SARO 1 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1932
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1982-10-28
Feet below surface:	24.67	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix F
Environmental Professional
Qualifications

Andrew Gerard Bonilla Seda, P.G., REM

Box 193851 San Juan, Puerto Rico 00919-3851

(787) 396-8689 agbonilla925@gmail.com

ENVIRONMENTAL PROJECT MANAGER

- Accomplished manager with +24 years of experience as Environmental Project Manager for local/national and international industry-leading organizations and government agencies, and Environmental Engineering/Sciences Professor. Committed on maintaining highest quality standards to avoid time and cost expenditures.
 - Geological and Environmental Specialist with the ability to analyze operations, pinpoint areas for improvement, redesign and implement plans that generate profitable results.
 - Excellent relationship builder with success in forming strong, sustainable relationships and securing consensus among cross-functional team members for key initiatives. Effective communicator and leader.
-

PROFESSIONAL EXPERIENCE AND HISTORY

-GEC/AGB Corporation & GEC Group

San Juan, Puerto Rico/Miami, Florida

July 2001- Present

Senior Project Manager/Principal

Environmental Engineering and Assessment Division, Puerto Rico

Duties include day to day operation management and supervision of personnel performing environmental projects involving planning, design, permitting, studies and investigation. Corporate Market research and development. Preparation of technical and economic proposals. Management, review and preparation of all environmental studies (EE, EIS, ASTM Phase I, II, Remediation Plans and Reports, Geomorphologic and Landslide Investigations, River Channel Dynamics, Geologic and Hydrogeological Studies, Photointerpretation Assessments, Landfill Closure Plans, Permit Requirements) and training of involved personnel regarding geological, hydrogeological, environmental permitting, Puerto Rico and United States Federal environmental regulations, NEPA documentation preparation for project planning and implementation including HUD, NASA, SBA and USDA federal loans related projects, REC (Record of Environmental Consideration) revision for NEPA compliance, industry environmental audit procedures and safety protocol issues. Also acts as Project Manager in charge of international projects (US and British Virgin Islands, Jamaica, Brazil, Barcelona, Spain, and Panama) and US Continental projects (Florida, New York, Las Vegas, NV).

-ICF Incorporated LLP, Guaynabo, Puerto Rico (GEC Group Under Contract)

Puerto Rico Disaster Recovery Team, HEARS Group

June 2018- June 2021

Environmental Regulatory Subject Matter Expert (SME)/

State Program Delivery Manager/Sector Lead for Natural and Cultural Resources (NCR) Sector

Project Formulation Team

Review projects to ensure compliance of environmental regulations. Duties and roles include review and preparation of projects from the Public Assistance (PA) Program for Puerto Rico COR3, including Damages, Dimensions and Design documents, preparation of Scope of Work (SOW), Cost Estimates (CE) and Project Worksheets (PWs) to be submitted to FEMA Disaster Public Assistance (PA) Program. Coordinate with FEMA on project related environmental concerns, collaborative meetings and agreements and advise on FEMA PWs to ensure compliance. Prepare, maintain and track cases assigned and provide input where necessary in the data management information system, preparation and modeling of Environmental and Historic Preservation (EHP) checklists and templates. Expert environmental consultation within the Project Formulation and Grant Management sections, preparation of environmental compliance requirements for Public Applicants, Grantees and Sub-Grantees.

Served as the primary point of contact for Applicants, providing customer service and programmatic guidance throughout the grant process. Facilitated and coordinate the accurate delivery of grant funding while coordinating the Applicant's recovery priorities, understanding their capabilities and capacity to develop projects and participate in site inspections. Reporting to ICF Managing Group regarding NCR Sector activities, action items and pending tasks. Assistance to Applicants regarding Damage Inventories creation, documentation and grouping, Project Formulation and FEMA National Model Process.

-URS/Dames & Moore, Environmental Engineering Office

San Juan, Puerto Rico

November 1997-July 2001

Senior Project Geologist

Duties include Coordination and Management for Environmental Projects related to Underground Storage Tanks (UST's) Closure Plans, abandonment and authorizations, Underground Injection Systems (UIS) Closure Plans and Permitting. Remediation plans for soil and groundwater media using innovative and conventional technologies. Operation and Maintenance of remediation projects

and systems. Performed the complete steps necessary to obtain environmental permits for construction activities such as Plan CES, NPDES/Stormwater Pollution Prevention Plans, Air Emissions Permits, Extraction Permits, Wetland Mitigation Permits, Jurisdictional Determination Studies, Waste Generation Permits, NEPA Project Manager for Telecommunications facilities. In addition, geological studies performed include sinkhole studies and assessments, groundwater modeling and assessment and soil contamination studies, landslides and unstable soils determination. Hazardous Surveys for Asbestos, Lead-Based Paint, Inspector/Planner/Risk Assessor. Groundwater Modeling evaluation and project determination. Acted as Project Manager for Site and Risk Assessments (Phase I and II), as well as site pre-remediation studies. Preparation of Sampling and Analysis Plans, Quality Assurance Project Plans, extensive knowledge of municipal landfill technical, administrative and operative criteria. Performed Waste Minimization/Pollution Prevention Audits for Waste Minimization Plans for federal facilities. Development and Coordination of Environmental Impact Statements (EIS) and Environmental Evaluations (EE). Prepare Hazard Mitigation Plans and Maps regarding Earthquake risks and hazard for FEMA. Preparation and revision of technical and economic proposals and Scope of Work documents for the URS/Dames & Moore Marketing Office.

-Puerto Rico Environmental Quality Board
San Juan, Puerto Rico

October 1994-November 1997

Environmental Science Specialist/Geologist (Different Divisions)

Superfund and Environmental Emergencies Area

Duties include conduction of Preliminary Assessments (PA) and Site Inspections (SI) as part of the site assessment phase using the Hazard Ranking System (HRS). Act as Site and Project Manager, responsible for management and supervision of designated project staff in performance of tasks listed in Workplans. Preparation of groundwater studies and evaluation of subsurface environmental conditions. Development of sampling plans, perform sampling oversight, data evaluation, reporting of findings and recommendation for further actions. Provide assistance on Environmental Emergency Incidents.

Quality Assurance and Corrective Action Section

Management and evaluation of Corrective Action Plans at RCRA Permitted Facilities in cooperation with EPA, Region 2 Hazardous Waste Facilities Branch. Management at remedial actions at local environmental emergencies and incidents. Evaluation of cleanup alternatives and technologies for contaminated media (soil and groundwater). Evaluation of technical, operational and administrative criteria at municipal and industrial landfills regarding RCRA Subtitle D Regulations. Member of the Environmental Emergencies assistance team for the area. Evaluation and approval of UST Closure Plans for the pharmaceutical industry.

Inspection, Surveillance and Monitoring Section

Performed Compliance Enforcement Inspections (CEI) and audits to Hazardous Waste Generators, Transporters and Treatment, Storage and Disposal Facilities, subject to the Resource Conservation and Recovery Act (RCRA). Performs RCRA Field Audits and Comprehensive Monitoring Evaluations (CME) to facilities with ground water monitoring systems. Preparation of technical evaluations about inspections, sampling events and monitoring systems at hazardous waste management facilities. Technical support in the evaluation of regulatory, geological and hydrogeological documents from other programs like Superfund, Underground Storage Area and the Permits and Engineering Section. Evaluation of technical, operational and administrative criteria at municipal and industrial landfills regarding RCRA Subtitle D Regulations

ADDITIONAL EXPERIENCE

-Puerto Rico Environmental Quality Board (PREQB)- Legal Affairs Division
San Juan, Puerto Rico

Special Consultant on Contamination Issues

May 2001- June 2003

Special consultant for analysis and evaluation of environmental and contamination cases under legal actions by the agency.

-Metropolitan University of Puerto Rico (UMET)- Environmental Management and Affairs Program
San Juan, Puerto Rico

August 2002- September 2007

Environmental Affairs Professor

Teaching of Environmental Audits Course (ENMG 617), Preparation of Environmental Documents Course (ENMG 717), Hydrology of Puerto Rico Course (ENMG 714) and Puerto Rico/U.S. Laws and Permits Course (ENMG 615). Emphasis on environmental planning, socioeconomic issues and process management.

-Polytechnic University of Puerto Rico
San Juan, Puerto Rico

August 1994-November 2013

Geology, Environmental Engineering and Groundwater Pollution Professor

Teaching of Earth Sciences Course (ENGI 1140), Groundwater Hydrology (CE 516), Environmental Audits (ENVE 5620) and Groundwater Pollution and Control (ENVE 4250). Emphasis on engineering problems, environmental geology, geomorphologic processes, groundwater topics, characterization, remediation and control techniques.

Field and Laboratory Technician; Department of Marine Sciences, UPR (March 1992-September 1992)

Duties included collection of water and soil samples from the ocean using oceanographic and common sampling methods and protocols. Preparation of samples for laboratory and Scanning Electron Microscope (SEM) analysis for a study on environmental and climatic changes.

Laboratory Instructor; Department of Geology, UPR (February 1992-April 1992)

Teaching of two-hour laboratory per week on Geology for Engineers. Topics include practical geology with special emphasis in engineering and environmental problems.

Sampling/Laboratory Technician; Toa Baja Drilling Project, Puerto Rico Electrical Power Authority/UPR (August 1989-March 1990)

Collection of well cuttings from drill site and observation of geophysical and borehole procedures and drilling operations. Preparation of samples for field and laboratory analysis.

Seismic Data Analyst; Seismic Network of Puerto Rico (August 1988-January 1990)

Reading, analysis and location of seismic events for the development of a seismic hazard map of the area.

KEY SKILLS

Application of environmental methods and techniques on data, collection, evaluation and analysis for the preparation of guiding decisions and project managing about the use of land, oceanic and water resources, planning stages of site development for engineering projects and environmental problem solving. Use of modern protocols in innovative technologies for contamination and environmental management approach and site planning, investigation, characterization, site remediation, and mitigation.

EDUCATION

- B.Sc. Environmental Engineering, Polytechnic University of Puerto Rico, 2001
 - M.Sc. Geological Oceanography, University of Puerto Rico, 1998
 - B.Sc. Geology, University of Puerto Rico, December 1993
-

PROFESSIONAL CREDENTIALS

Part 107 FAA Certified Remote UAS (Drone) Pilot

Part 107 FAA Small UAS Recurrent- Course ALC-677 (April 2021)

Asbestos Materials Inspector, Puerto Rico (Annually since 1997)

Asbestos Risk Assessor, Puerto Rico (Annually since 2001)

Lead Based Paint & Materials Inspector, Puerto Rico (Annually since 2002)

Lead Based Paint Project Planner, Puerto Rico (Annually since 2014)

Mold Inspector and Remediation Specialist, October 2018

ICF Preparing to Manage the ICF Way (Summer 2019)- July 2019

ICF Global Data Protection 2019- April 30, 2019

ICF Global Workplace Harassment- April 30, 2019

ICF Intellectual Property Course- April 29, 2019

ICF Cyber Security Course- April 29, 2019

ICF Code of Conduct Course- April 28, 2019

ICF Ethics 2019- April 24, 2019

ICF Anti-Bribery and Corruption Course-April 24, 2019

ICF ISO 14001 Environmental Awareness UK (2017)- July 20, 2018

ICF Work on the Environmental Regulation of the Power Sector- July 17, 2018

ICF Occupant Emergency Planning for Emergency Response Team Members- July 16, 2018

ICF Successfully Managing Project Scope- July 12, 2018

ICF Conflict of Interest- July 12, 2018

ICF EP Field Safety- Hazards of Common Tasks- July 11, 2018

ICF Capabilities- Corporate Overview 2018- July 11, 2018
 ICF S&H Training for Managers- July 11, 2018
 ICF 2018 Driving Safely; Fact or Fiction - July 11, 2018
 ICF Safety First: Its Everyone Responsibility- July 6, 2018
 ICF EP Field Safety- Hazards Presented by your Surroundings- July 5, 2018
 ICF EP Field Safety- Hazards in the Field- July 5, 2018
 ICF Project Management Framework Overview- July 3, 2018
 ICF EP Field Safety- Personal Protective Equipment- July 3, 2018
 ICF Excavation and Digging Safety- July 2, 2018
 ICF Field safety for the Environment & Planning Division- July 2, 2018
 ICF EP Field Safety- Job Hazard Analysis- July 2, 2018
 ICF Harassment and Discrimination- June 29, 2018
 ICF EP Field Safety- First Aid- June 29, 2018
 ICF Intellectual Property Course- June 29, 2018
 ICF Data Privacy- June 29, 2018
 ICF Timekeeping- June 28, 2018
 ICF Information Security- June 28, 2018

 FEMA IS-01024- Water and Wastewater Treatment System Considerations- July 9, 2019
 FEMA IS-00815- ABC's of Temporary Emergency Power- July 8, 2019
 FEMA IS-00235.c- Emergency Planning- July 26, 2018
 FEMA IS-00230.d- Fundamentals of Emergency Management- July 24, 2018
 FEMA IS-00201- Forms Used for the Development of the Incident Action Plan- July 20, 2018
 FEMA IS-00305- Environmental Health Training in Emergency Response (EHTER) Awareness- July 13, 2018
 FEMA IS-00035.18- Safety Orientation 2018- July 10, 2018
 FEMA IS-00037.18- Managerial Safety and Health- July 10, 2018
 FEMA IS-00700.b- An Introduction to the National Incident Management System (NIMS), - June 28, 2018
 FEMA IS-00323- Earthquake Mitigation Basics for Mitigation Staff- June 27, 2018
 FEMA IS-00100.c- Introduction to Incident Command System, ICS-100- June 27, 2018
 FEMA IS-00005.a- An Introduction to Hazardous Materials- June 27, 2018
 FEMA IS-00632.a- Introduction to Debris Operations- June 26, 2018
 FEMA IS-00393.b- Introduction to Hazard Mitigation- June 25, 2018
 FEMA IS-00322- Flood Mitigation Basics for Mitigation Staff- June 25, 2018
 FEMA IS-00321- Hurricane Mitigation Basics for Mitigation Staff- June 25, 2018
 FEMA IS-00325- Earthquake Basics for Science Risks and Mitigation- June 22, 2018
 FEMA IS-00800.c- National Response Framework, An Introduction- June 22, 2018
 FEMA IS-00253.a- Overview of FEMA Environmental and Historic Preservation Review Responsibilities- June 22, 2018
 FEMA IS-00700.a- National Incident Management System (NIMS), An Introduction- June 21, 2018
 FEMA IS-00200.b- ICS for Single Resources and Initial Action Incident, ICS- June 20, 2018
 FEMA IS-00100.b- Introduction to Incident Command System- June 20, 2018
 FEMA IS-00634- Introduction to FEMA's Public Assistance Program- June 18, 2018
 FEMA IS-00027- Orientation to FEMA Logistics- June 18, 2018
 ASTM, Environmental Site Assessment Phase I Course, November 2014
 Princeton Groundwater; The Groundwater Remediation Course; April 2008
 Colegio de Ingenieros y Agrimensores de Puerto Rico; Cumplimiento Ambiental: Nuevas tendencias en Permisos de la Junta de Calidad Ambiental; June 2007
 AIDIS; VII Congreso Puertorriqueño de Ingeniería Sanitaria y Ambiente; February 2005
 Universidad de Puerto Rico, División de Educación Continuada; Evaluaciones de Impacto Ambiental; May 2002
 Universidad de Puerto Rico, División de Educación Continuada; Reglamentos y Permisos Ambientales Parte I y II; April, June 2002
 National Registry of Environmental Professionals; Registered Environmental Manager (REM 8102)
 URS Corporation; Project Management Modules, Level I, II and III; May-June 2001
 FEMA; Disaster Housing Inspector; April, 2001
 ASTM; Environmental Site Assessments for Commercial Real Estate Transactions; April 2001
 Geological Society of Puerto Rico; Geological Hazards in Puerto Rico; October 1999

FLRA; Asbestos in Buildings Inspection and Assessment Course; July 15, 1999
American Red Cross; Standard First Aid Training; August 1998
American Red Cross; Adult CPR Course; August 1998
Management and Use of Explosives (Explosives Management License); October 1997
Geological Society of Puerto Rico; First Conference on the Karst of Puerto Rico; October 1997
USEPA; Treatment Technologies for Superfund; July 1997
USEPA; Training for Owners and Operators of Solid Non-Hazardous Municipal Landfills in Puerto Rico; September 1997
USEPA; NPDES Storm Water Permits Seminar; September 1997
USEPA; Technology Transfer / Compliance Assistance Workshop; June 1997
USEPA; Succeeding at Waste Minimization / Pollution Prevention; June 1997
USEPA; Expedited Site Assessments for Underground Storage Tanks; April 1997
USEPA; Risk Assessment Training; April 1997
USEPA; Module III ASTM RBCA Training; February 1997
USEPA; Seminar on Air Emissions Control at Waste Management Facilities; October 1996
USEPA; Introduction to Preliminary Assessment; September 1996
USEPA; Hazard Ranking System Training; September 1996
USEPA; Introduction to Site Assessment and Investigation; September 1996
USEPA; Corrective Action Training; August 1996
Department of Natural and Environmental Resources; Basic Fundamentals of Navigation; August 1996
USEPA; Risk Assessment Guidance for Superfund; July 1996
Water Quality Area of PREQB; New Regulations for Underground Storage Tanks for 1998; June 1996
Puerto Rico Solid Waste Management Authority; Adequate Disposal and Management of Used Oil in P.R.; April 1996
Veritech; Risk Based Corrective Action (RBCA) Modeling Conference; March 1996
Association for the Environmental Health of Soils (AEHS); Bioremediation of Contaminated Soils; April 1996
USEPA; Health and Safety Decisions for Managers; March 1996
Air Quality Area of PREQB; Hazardous Waste Incinerators; March 1996
Environmental Education Enterprises; Practical Karst Hydrogeology with Emphasis on Groundwater Monitoring; February 1996
Gerarthy and Miller; Ground Water Contamination and Remedial Technologies; December 1995
USEPA; Environmental Programs Administered by EPA in Puerto Rico; November 1995
Inter American University of Puerto Rico; Application of Environmental Microbiology in the Remediation of Contaminated Waters; October 1995
USEPA; Seminar on Superfund Sites on Puerto Rico; September 1995
USEPA; Topics and Techniques for Underground Storage Tanks; August 1995
USEPA; RCRA Inspector Institute; April 1995
University of Wisconsin-Madison; Environmental Chemistry for Investigating and Remediating Soil and Groundwater Contamination; April 1995
USEPA; Hazardous Materials Incident Response Operation, 40CFR 1910.20; Annual 8 Hr. Refreshers; October 1994, November 1995, May 1996, May 1997, December 1998

PROFESSIONAL AFFILIATIONS

Professional Geologist licensed in Puerto Rico; (#013-GP)
National Registry of Environmental Professionals; Registered Environmental Manager (REM 8102)
Geological Society of Puerto Rico
National Ground Water Association/ Association of Ground Water Scientists and Engineers
Association for the Environmental Health of Soils
Geological Society of America
Association of Engineering Geologists

REFERENCES

Other information, key projects and references available upon request



Capabilities and Services Profile

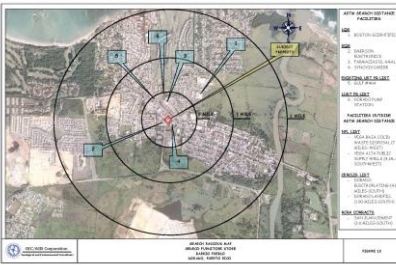
GEC Group specializes in environmental and geological investigations. From specific regulatory issues to primary level environmental and geosciences consulting, every project is managed comprehensively integrating possible regulatory, managerial and technical approaches. This Capabilities and Services Profile summary is intended to explain the different services **GEC Group** may provide to your site or project at different stages of planning, development or construction.

ENVIRONMENTAL STUDIES AND PERMITTING



GEC Group has a vast experience in preparing environmental studies and planning evaluations for all types of projects. This experience has been applied in the continental **United States of America, Puerto Rico, Brazil, Central America, Panama** and the **Caribbean Region**, including the **Dominican Republic, United States and British Virgin Islands** and **Jamaica**. Our personnel have vast experience on international environmental laws and procedures.

ENVIRONMENTAL ASSESSMENTS



At preliminary stages of your project, during real estate and commercial transactions or site compliance assessments, and Due Diligence process and in order to reduce liability issues due to past uses and operations at your site, **Phase I Environmental Site Assessments (ESA)** are prepared. This document includes a review of past uses, agency file investigation and field studies. The Phase I ESA report should be a legally defensible document prepared by a **Qualified Environmental Professional**. Our personnel have the certifications provided by the **American Standards of**

Testing and Materials (ASTM), which provides the standard protocol to perform such investigation (according to latest ASTM Standards and All Appropriate Inquiry (AAI) Federal Regulations).

AERIAL DRONE SERVICES

GEC Group recently announced our new services to provide customized solutions to your aerial imaging needs using UAS (Unmanned Aircraft Systems). We offer quick and cost-effective thermal and near-infrared imaging, 3D mapping and modeling, aerial videography and photography. Our quality services have been tried and tested in various industries, and we can offer customized solutions and services in the following industries: environmental assessments, public safety, agriculture, disaster managing, airport facilities, telecommunication industry, insurance, construction inspections and monitoring, business marketing and residential and commercial real estate.



ENVIRONMENTAL CHARACTERIZATION

Investigate the presence and/or extension of any possible contamination at your facility or project, is a delicate situation that requires experienced personnel in this type of work. These investigations such as **Environmental Site Assessments Phase II** will include the required fieldwork, analytical procedures and reporting requirements. Our experience in the pharmaceutical industry, real estate transactions and airport facilities and telecommunications, allow us to perform the best possible approach. Media and wastes included in the program are:

- Geological/Hydrogeological Characterizations
- Asbestos and Lead-Based Paint Materials
- Groundwater Sampling
- Soil and Sediment Sampling
- Potable Water
- Sediment sampling
- Surface Water Sampling
- PCBs

These investigations are performed following **ASTM, USEPA, PREQB** and other approved or required protocols. The characterization program is also in complying with the most updated **Quality Assurance and Quality Control (QA/QC)** and **Health and Safety Procedures (HASP)** required in this type of project.



GEC Group

Geological/Environmental Consultants
and Aerial Drone Services

ENVIRONMENTAL AUDITING

GEC Group is ready to assist you in complying with Federal, State and Local Environmental Regulations. We perform environmental compliance audits and prepare site-specific regulatory compliance programs following ISO 14000 Standards. Some auditing programs include:

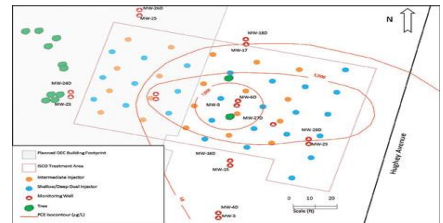
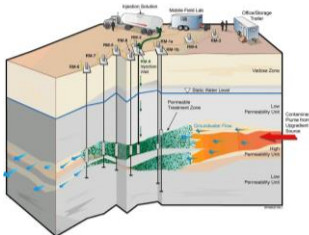


- Hazardous Waste Management Audits
- Operational Compliance Audits
- Underground and Aboveground Storage Tanks
- Pollution Prevention (P2) Plans
- Waste Generation Audits for Waste Minimization Programs
- Solid Waste Management
- Municipal Landfill Operation Audits
- Recycling Plans

REMEDIAL SERVICES

GEC Group performs feasibility studies to determine the effectiveness of a certain and appropriate remedial alternative, based on site characteristics, type of contamination and most important, cost. Also, negotiation with regulatory agencies of reasonable and protective site-specific clean-up levels is part of the remediation services.

- Phase III Characterization and Investigation
- Horizontal and Vertical Contaminant Delineation
- Remediation Feasibility Studies
- Alternative/Innovative Technologies
- Traditional Technologies
- Reporting Requirements
- Design, Operation and Maintenance
- Development of Appropriate and Realistic Clean-Up Levels



For over 20 years, GEC Group had assisted the general industry in every phase of various environmental or geological project. Also, our experience in Disaster Assessment in accordance with FEMA procedures and protocols expand our capabilities. Our commitment is to manage and comply with every requirement applicable in a technical and economically feasible way.



**"Bringing Real Solutions to
Real Environmental Problems"**

GEC Group

BOX 193851

SAN JUAN, PUERTO RICO

00919-3851

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e-mail: agbonilla@gecgrouppr.com



GEC Group

Geological/Environmental Consultants
and Aerial Drone Services

Some of our latest's projects include:



Sub-surface Studies at various sites in Puerto Rico, the Caribbean Region and other countries for government and private sector



Groundwater Studies and Remediation Activities

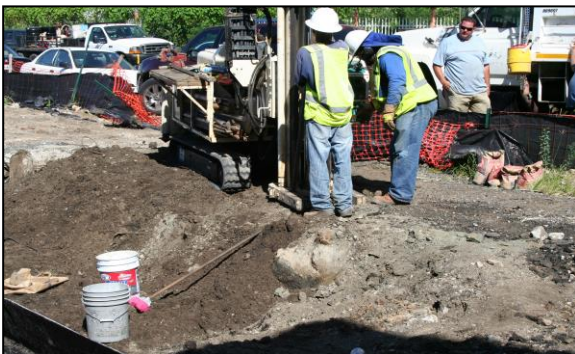




Asbestos Materials and Lead Based Paint Surveys and Mitigation



Phase I and Phase II Environmental Site Assessments

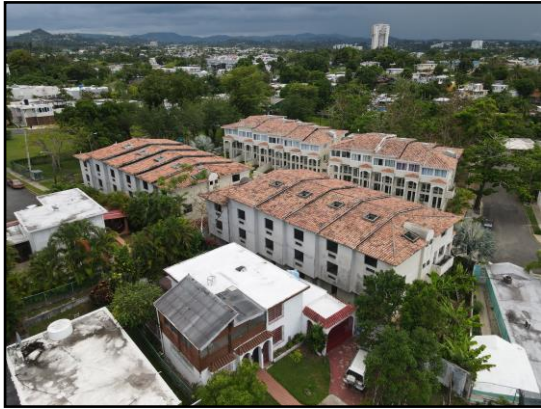




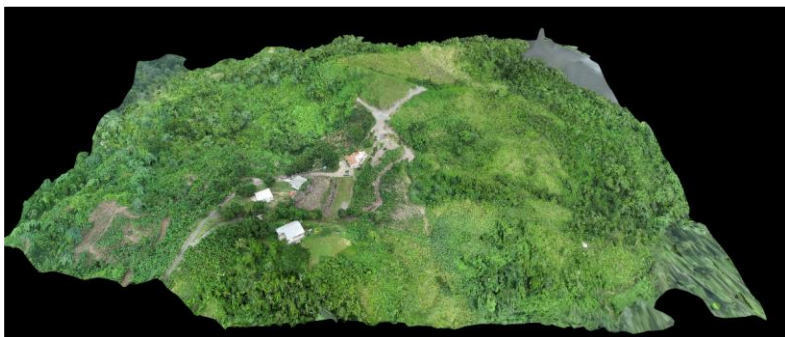
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Aerial Drone Services



**2D/3D Mapping, Ortho-imaging and Photogrammetry,
Building Inspections, Videography and Site Photography**



Appendix C
Radon Memorandum



Memorandum to the File

Date: April 20, 2024

A handwritten signature in black ink, appearing to read "AGB", positioned above the "From:" field.

From: Andrew G. Bonilla Seda, PG, REM
GEC Group Principal Consultant
CDBG-DR Program
Investment Portfolio for Growth Program (IPG-DR)
Puerto Rico Department of Housing

Application Number: PR-IPG-000353

Project: The Dawn at Dorado Hotel

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-IPG-000353 under the Investment Portfolio for Growth Program, administered by the Puerto Rico Department of Housing (**PRDOH**), for the purpose of completing the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), in this case, we have determined that testing the property's radon levels is infeasible and impracticable.

The U.S. Department of Housing and Urban Development's (**HUD**) recommended best practice for radon testing, as per HUD CPD Notice 23-103, is infeasible and impracticable due to the following reason[s]:

- there are only two licensed professionals in Puerto Rico for conducting radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.

The alternative options for radon testing, as detailed in HUD CPD Notice 23-103, are also impracticable and infeasible due to the following reason[s]:

- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results, they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.

- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and to ensure proper quality control and quality assurance practices are adhered to.
- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. Additionally, the Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, Radon Testing map does not include data for Puerto Rico.

For the above-mentioned reasons, including limited access to testing and scientific data, radon testing is infeasible and impracticable for this property, and no further consideration of radon is needed for the environmental review.

Enclosures:

- Letter from PRDOH Secretary to HUD dated 03/6/2024
- Evidence of lack of scientific data from the CDC National Environmental Health Tracking Network, <https://www.cdc.gov/nceh/tracking/topics/RadonTesting.htm>
- EPA Embarks on Innovative Research Projects to Reduce Radon Risk in Puerto Rico, EPA News Releases: Region 2 (January 14, 2021), <https://www.epa.gov/newsreleases/epa-embarks-innovative-research-projects-reduce-radon-risk-puerto-rico>

Appendix D
*Contamination and Toxic
substances - ECHO Reports and
Summary Table*

NEPAassist Facilities Table within the 3,000 ft. radius of the parcel

FACILITY NAME	HANDLER ID	ADDRESS ON FILE	DESCRIPTION OF FINDINGS	DISTANCE FROM PROJECT SITE	TYPE OF FACILITY	VIOLATIONS ON FILE YES/NO
Lot #L-107-2-64-16/18/19	PRN000206382	9 ROUTE #696 BO. DORADO DORADO, PR 00646	This site of concern is listed as NFRAP Superfund site. Superfund sites, maintained by EPA, are a compilation by EPA of the sites which EPA has investigated for a release of hazardous substances pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA), also known as the Superfund Act. According to EPA, as of February 1995, Superfund sites (formerly known as CERCLIS sites) designated as "No Further Remedial Action Planned" (NFRAP) have been removed from the list. NFRAP sites are sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. The purpose was to lift the unintended barriers to the redevelopment of these sites and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. No further information was found in the EPA Enforcement and Compliance History Online (ECHO) database. Based on the review of the EPA database and status, the Superfund site is unlikely to adversely impact the project activity. According to NEPA Assist, the site appears to be situated northwest of the subject property. However, the ECHO report for the facility indicates its location as Route 9 #696 in Bo Dorado, which is actually southeast of the project site. According to the ECHO report, the facility is also known by the alias 'Lot # L-107-2-64-16/18/19' or as Ballester Hermanos or Fortiflex. According to information from Regrid, the address at 9 #696 Bo Dorado is owned by Ballester Hermanos, and property records show it was purchased by Fortiflex. In conclusion, it is clear that the correct	Based on the NEPAassist Map- 550 ft to the northwest.	CERCLA- NON-NPR Facility (Superfund)	NO

FACILITY NAME	HANDLER ID	ADDRESS ON FILE	DESCRIPTION OF FINDINGS	DISTANCE FROM PROJECT SITE	TYPE OF FACILITY	VIOLATIONS ON FILE YES/NO
			location of this facility is approximately 0.97 miles southeast of the property, at coordinates 18.460420 latitude and - 66.272374 longitude (parcel: 037-027-216-10-000).			
Farmacia Marie-Dorado	PRR000027409	693 845 CARRETERA 693 PLAZA DORADA STE 14 DORADO, PR 00646	The site is classified by the Resource Conservation and Recovery Act (RCRA) as a Very Small Quantity Generator (VSQG) that generate less than 220 pounds of hazardous waste per month; and generate less than 2.2 pounds of <i>acutely</i> hazardous waste (<i>P listed</i> waste) per month; and generate less than 220 pounds of any residue or contaminated soil, waste, or other debris resulting from the cleanup of a discharge of any <i>acutely</i> hazardous waste (<i>P waste</i>) per month; accumulate less than 2,200 pounds of hazardous waste, 2.2 pounds of <i>acutely</i> hazardous waste (<i>P waste</i>), or 220 pounds of any residue or contaminated soil, waste, or other debris resulting from the cleanup of a discharge of any <i>acutely</i> hazardous waste (<i>P waste</i>) at any time. Based on the ECHO Report, the facility is active and no violations have been reported. This pharmacy is located at Plaza Dorada shopping center approximately 1,290 feet east of the site. The facility does not represent a risk for the proposed project.	Based on the NEPAAssist Map- 464 ft to the south.	RCRA	NO
Harvey Hubbell Caribe	PRR000007104	A ST LOT 12 HIGUILLAR IND PARK DORADO, PR 00646	The site is found as inactive in the RCRA files, based on the ECHO Report. Mislocated: This facility is shown as located within the Paseo del Mar residential complex south of the project site. Information found show that the facility at the present is located at Road 686 Km 17 HM 3 Vega Baja, PR, 00693 approximately 6.61 miles to the west of the site. The facility does not represent a risk for the proposed project.	Based on the NEPAAssist Map- 464 ft to the south.	RCRA	NO
Emerson, Puerto Rico Inc.	PRD090066234 (RCRA)	HWY 693 KM 73 DORADO INDUSTRIAL PARK	The site is shown as classified by RCRA as a Small Quantity Generator (SQG)- generate more than 100 kilograms, but less than	Based on the NEPAAssist Map-	TRI/RCRA	NO

FACILITY NAME	HANDLER ID	ADDRESS ON FILE	DESCRIPTION OF FINDINGS	DISTANCE FROM PROJECT SITE	TYPE OF FACILITY	VIOLATIONS ON FILE YES/NO
	00636MRSNPD ORAD (TRI ID)	DORADO, PR, 00646	1,000 kilograms of hazardous waste per month. No violations for RCRA have been Reported. This facility no longer exists. Regarding TRI (Toxic Release Inventory) for the site, the last Reporting Year for this facility was 2007. The earliest NAICS code data on file for this facility was reported in 1987. Mislocated: This facility is shown by NEPAssist within the Dorado Beach East Residential Complex along Road PR0693, which is not an industrial complex. Emerson Puerto Rico ceased operations in 2007 and were located at the former Dorado Industrial Park located at Road PR-696, approximately 1.0 miles to the south-east of the property. Based on the review of the EPA database and status, this site is unlikely to adversely impact the project activity.	2,043 feet to the west		
Five Star Products	PRD98737219 (RCRA) 00646FVSTRHI GHW (TRI ID)	HWY 693 KM 73, INDL PARK DORADO, PR, 00646	This site is listed in the TRI, but last records are dated back to 1991 (last reported year). Also, the site was listed as a RCRA Generator but its current status is inactive. Based on the review of the EPA database and status, this site is unlikely to adversely impact the project activity.	Based on the NEPAssist Map- 2,043 feet to the west	TRI/RCRA	NO
Dorado Beach East	PRO008005274	120 RD 693 DORADO, PR 00646	Located to the north-east of the site, this is a residential complex listed as a RCRA Facility, but not for a Specific Universe. No violations have been identified within the last 12 quarters. Based on the review of the EPA database and status, this site is unlikely to adversely impact the project activity.	Based on the NEPAssist Map- 2,220 feet to the west	RCRA	NO
Northern Telecom Cala Inc.	PRD982797631	RD 693 KM 7.4 DORADO, PR 00646	This site is classified by RCRA as inactive and not within a Universe. Based on the review of the EPA database and status, this site is unlikely to adversely impact the project activity.	Based on the NEPAssist Map- 2,220 feet to the west	RCRA	NO

FACILITY NAME	HANDLER ID	ADDRESS ON FILE	DESCRIPTION OF FINDINGS	DISTANCE FROM PROJECT SITE	TYPE OF FACILITY	VIOLATIONS ON FILE YES/NO
Fortiflex	PRR000016360	ROAD 696 #9 LOT 16 DORADO, DORADO, PR 00646	This site is classified by RCRA as a Very Small Quantity generator (VSQG). No data has been provided since 2006. No information about if is still active or its current physical location was found. Based on the review of the EPA database and status, this site is unlikely to adversely impact the project activity.	Based on the NEPAassist Map- 2,220 feet to the west	RCRA	NO

NEPAssist Report

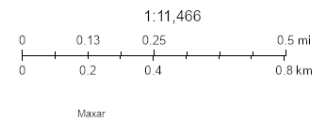
Dorado Hotel

A3 Landscape



April 25, 2024

- Superfund (NPL)
- Superfund (NPL)
- Water Dischargers (NPDES)
- Water Dischargers (NPDES)
- Toxic Releases (TRI)
- Toxic Releases (TRI)
- Air Pollution (ICIS-AIR)
- Hazardous Waste (RCRAInfo)
- Hazardous Waste (RCRAInfo)
- Project Buffer
- Dorado Hotel



Input Coordinates: 18.465341,-66.287173,18.465362,-66.286121,18.464568,-66.286100,18.464385,-66.286207,18.464161,-66.286422,18.463978,-66.286572,18.463754,-66.286701,18.463428,-66.286722,18.463448,-66.287258,18.465341,-66.287173

Project Area	0.01 sq mi
Within 500 feet of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 500 feet of a Federal Land?	no
Within 500 feet of an impaired stream?	no
Within 500 feet of an impaired waterbody?	yes
Within 500 feet of a waterbody?	no
Within 500 feet of a stream?	no
Within 500 feet of an NWI wetland?	Available Online

Within 500 feet of a Brownfields site?	no
Within 500 feet of a Superfund site?	no
Within 500 feet of a Toxic Release Inventory (TRI) site?	no
Within 500 feet of a water discharger (NPDES)?	no
Within 500 feet of a hazardous waste (RCRA) facility?	yes
Within 500 feet of an air emission facility?	no
Within 500 feet of a school?	no
Within 500 feet of an airport?	no
Within 500 feet of a hospital?	no
Within 500 feet of a designated sole source aquifer?	no
Within 500 feet of a historic property on the National Register of Historic Places?	no
Within 500 feet of a Land Cession Boundary?	no
Within 500 feet of a tribal area (lower 48 states)?	no
Within 500 feet of the service area of a mitigation or conservation bank?	no
Within 500 feet of the service area of an In-Lieu-Fee Program?	no
Within 500 feet of a Public Property Boundary of the Formerly Used Defense Sites?	yes
Within 500 feet of a Munitions Response Site?	no
Within 500 feet of an Essential Fish Habitat (EFH)?	yes
Within 500 feet of a Habitat Area of Particular Concern (HAPC)?	no
Within 500 feet of an EFH Area Protected from Fishing (EFHA)?	no
Within 500 feet of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 500 feet of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 500 feet of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

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NEPAssist Report

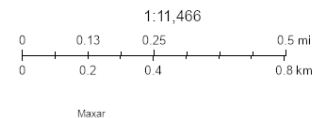
Dawn at Dorado Hotel

A3 Landscape



April 25, 2024

- Project Buffer
- Dawn at Dorado Hotel
- Water Dischargers (NPDES)
- Hazardous Waste (RCRAInfo)
- Hazardous Waste (RCRAInfo)
- Superfund (NPL)
- Superfund (NPL)
- Toxic Releases (TRI)
- Toxic Releases (TRI)



Input Coordinates: 18.465300,-66.287151,18.465321,-66.286143,18.464486,-66.286057,18.464242,-66.286293,18.464079,-66.286443,18.463754,-66.286701,18.463326,-66.286679,18.463408,-66.287280,18.465300,-66.287151

Project Area	0.01 sq mi
Within 3000 feet of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 3000 feet of a Federal Land?	no
Within 3000 feet of an impaired stream?	no
Within 3000 feet of an impaired waterbody?	yes
Within 3000 feet of a waterbody?	yes
Within 3000 feet of a stream?	yes
Within 3000 feet of an NWI wetland?	Available Online

Within 3000 feet of a Brownfields site?	no
Within 3000 feet of a Superfund site?	no
Within 3000 feet of a Toxic Release Inventory (TRI) site?	yes
Within 3000 feet of a water discharger (NPDES)?	no
Within 3000 feet of a hazardous waste (RCRA) facility?	yes
Within 3000 feet of an air emission facility?	no
Within 3000 feet of a school?	no
Within 3000 feet of an airport?	no
Within 3000 feet of a hospital?	no
Within 3000 feet of a designated sole source aquifer?	no
Within 3000 feet of a historic property on the National Register of Historic Places?	no
Within 3000 feet of a Land Cession Boundary?	no
Within 3000 feet of a tribal area (lower 48 states)?	no
Within 3000 feet of the service area of a mitigation or conservation bank?	no
Within 3000 feet of the service area of an In-Lieu-Fee Program?	no
Within 3000 feet of a Public Property Boundary of the Formerly Used Defense Sites?	yes
Within 3000 feet of a Munitions Response Site?	no
Within 3000 feet of an Essential Fish Habitat (EFH)?	yes
Within 3000 feet of a Habitat Area of Particular Concern (HAPC)?	no
Within 3000 feet of an EFH Area Protected from Fishing (EFHA)?	yes
Within 3000 feet of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 3000 feet of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 3000 feet of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Created on: 4/25/2024 9:18:29 PM

Superfund Site Information

PRIDCO LOT NOS: L-107-2-64-16/18/19 (EPA ID: PRN000206382)

Site Information

[Site Info](#) | [Aliases](#) | [Operable Units](#) | [Contaminants](#) | [Contacts](#)
[Administrative Records](#) | [Reports and Documents](#)

Site Name:	PRIDCO LOT NOS: L-107-2-64-16/18/19
Street:	9 ROUTE #696 BO. DORADO
City / State / ZIP:	DORADO, PR 00646
NPL Status:	Not on the NPL
Non-NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information
EPA ID:	PRN000206382
EPA Region:	02
County:	
Latitude:	+18.459914
Longitude:	-066.272544
Federal Facility Flag:	Not a Federal Facility
Incident Category:	N

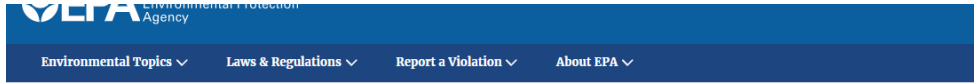
[Return to Search Results](#)

[Return to Search Superfund Sites](#)

TOXICS FACILITIES TABLE-FEEDBACK:

PRIDCO: Lot #L-107-2-64-16/18/19:

According to the ECHO report, the facility is located on Route 9 #696 BO. Dorado



You are here: [EPA Home](#) » [Envirofacts](#) » [SEMS](#)

SEMS Detail View

[Home](#) | [Multisystem Search](#) | [Topic Searches](#) | [System Data Searches](#) | [About the Data](#) | [Data Downloads](#) | [Widgets](#) | [Services](#) | [Mobile](#) | [Other Datasets](#)

Site Information

SITE NAME: PRIDCO LOT NOS: L-107-2-64-16/18/19

Site ID: 0206382

EPA ID: PRN000206382

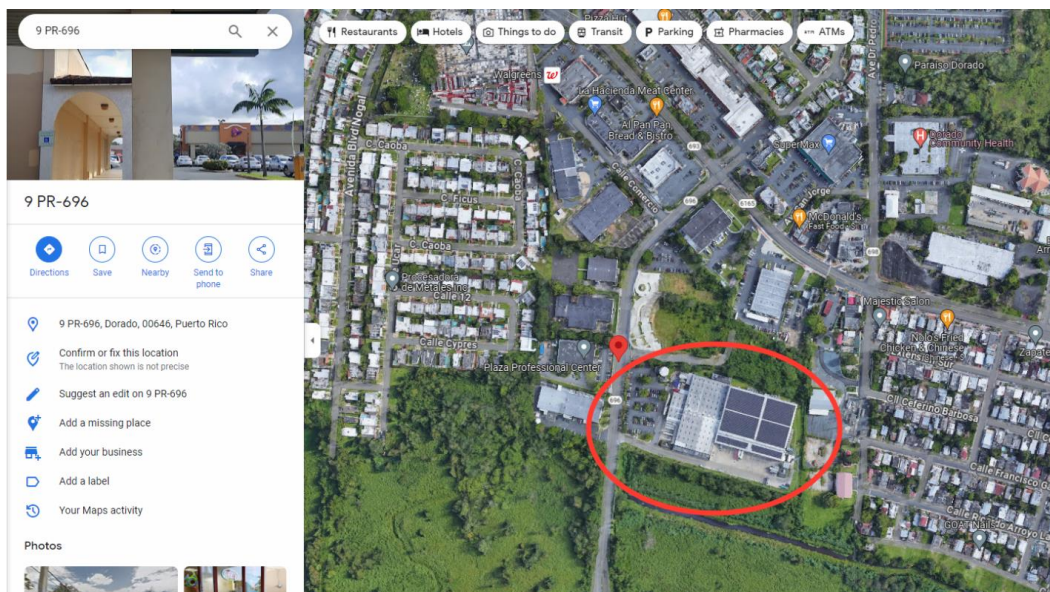
Site Address Info:

- **STREET ADDRESS:** 9 ROUTE #696 BO. DORADO
- **CITY:** DORADO
- **STATE:** PR
- **ZIP CODE:** 00646
- **DISTRICT CODE:**
- **COUNTY CODE:**
- **LATITUDE:** +18.459914
- **LONGITUDE:** -066.272544
- **FIPS CODE:**
- **REGION CODE:** 02

Additional Info:

- **FEDERAL FACILITY:** N
- **SAA AGREEMENT:** N
- **NPL**
 - **STATUS CODE:** N
 - **STATUS NAME:** Not on the NPL
- **NON-NPL**
 - **STATUS CODE:** NF
 - **STATUS NAME:** NFRAP. Site does not qualify for the NPL based on existing information
 - **DATE:** 2011-07-24 00:00:00
- **ARCHIVED:** N

When we look up 9 PR-696 it brings us to the following site



If you look at the PRIDCO “Aliases” information under the Superfund information in EPA, you can see some of the Aliases of this site are “Fortiflex” and Ballester Hermanos

<https://cumulis.epa.gov/supercpad/CurSites/csitinfo.cfm?id=0206382>

Superfund

You are here: [EPA Home](#) » [Superfund](#) » [Search Sites](#) » [Search Results](#) » Superfund Site Information

Superfund Site Information

PRIDCO LOT NOS: L-107-2-64-16/18/19 (EPA ID: PRN000206382)

Site Information

[Site Info](#) | [Aliases](#) | [Operable Units](#) | [Contaminants](#) | [Contacts](#)
[Administrative Records](#) | [Reports and Documents](#)

Site Name: PRIDCO LOT NOS: L-107-2-64-16/18/19
Street: 9 ROUTE #696 BO. DORADO
City / State / ZIP: DORADO, PR 00646
NPL Status: Not on the NPL
Non-NPL Status: NFRAP-Site does not qualify for the NPL based on existing information
EPA ID: PRN000206382
EPA Region: 02
County:
Latitude: +18.459914
Longitude: -066.272544
Federal Facility Flag: Not a Federal Facility
Incident Category: N

<https://cumulis.epa.gov/supercpad/CurSites/calinfo.cfm?id=0206382>

Superfund

You are here: [EPA Home](#) » [Superfund](#) » [Search Sites](#) » [Search Results](#) » Superfund Site Information

Superfund Site Information

PRIDCO LOT NOS: L-107-2-64-16/18/19 (EPA ID: PRN000206382)

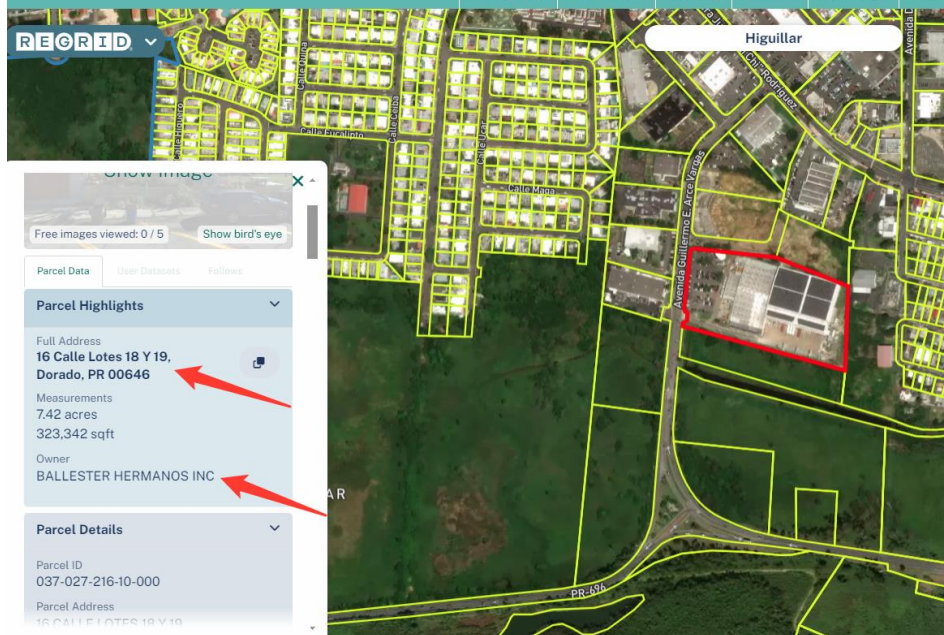
[Site Info](#) | [Aliases](#) | [Operable Units](#) | [Contaminants](#) | [Contacts](#)
[Administrative Records](#) | [Reports and Documents](#)

Alias Name / Street / City / State / ZIP
BALLESTER HERMANOS
ECOLAB MANUFACTURING, INC
FORTECH / FORTIFLEX

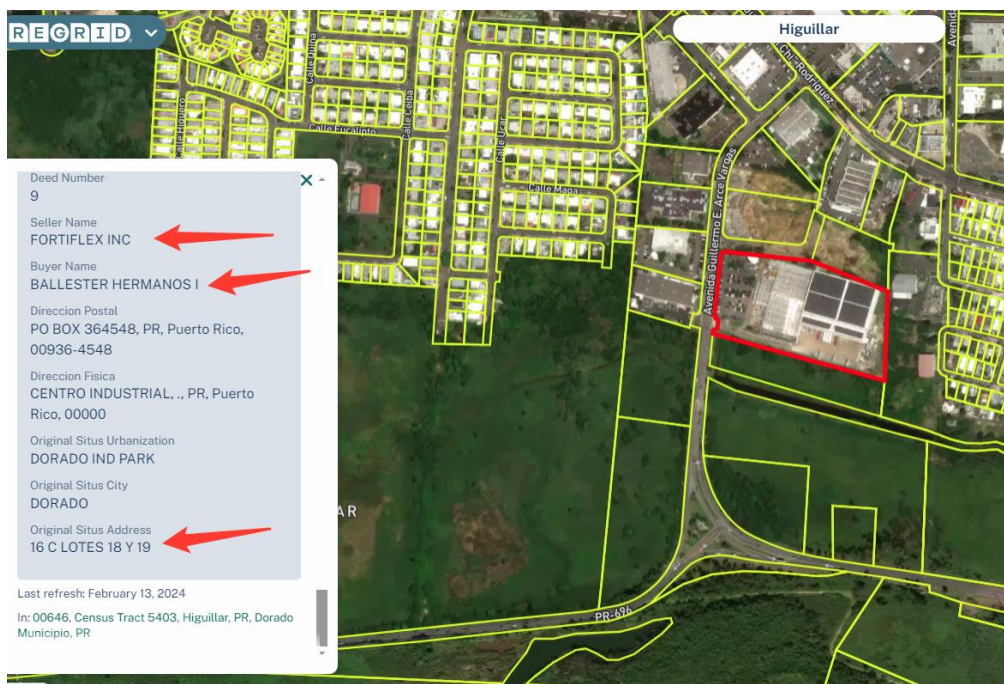
If you notice, according to Regrid (still focusing on the point where google maps dropped us), you will notice that property is known as “16 calle Lotes 18 y 19” which interestingly enough matches the facility name PRIDCO LOT NOS: L-107-2-64-**16/18/19**. We Believe this was a way of abbreviating the facility address. According to the PRIDCO website, the “L-107-2-64” are the Industrial Park numbers.

https://gis.jp.pr.gov/2013_RecibidorGeoComentarios/pridco_Respon.html

<https://app.regrid.com/us/pr/dorado/higuillar#b=none&p=us/pr/dorado/higuillar/533840&t=property>



What further demonstrates this is the correct location, is the owner name and seller name. Ballester Hermanos purchased this property from Fortiflex inc, which matches the Alieses shown earlier. Make sure to state the distance to this location on the table and describe findings.





Detailed Facility Report

Facility Summary

PRIDCO LOT NOS: L-107-2-64-16/18/19

9 ROUTE #696 BO. DORADO, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110040752156

EPA Region: 02

Latitude: 18.46697

Longitude: -66.28775

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

No data records returned

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA):
No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

**Compliance and Emissions Data Reporting
Interface (CEDRI):**
No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110040752156					N	18.46697	-66.28775
SEMS	CERCLA	PRN000206382		NOT ON THE NPL			N	18.459914	-66.272544

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110040752156	PRIDCO LOT NOS: L-107-2-64-16/18/19	9 ROUTE #696 BO. DORADO, DORADO, PR 00646	Dorado Municipio
SEMS	CERCLA	PRN000206382	PRIDCO LOT NOS: L-107-2-64-16/18/19	9 ROUTE #696 BO. DORADO, DORADO, PR 00646	

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
---------	-----------	---	---------------	--------------------------------------	---------------------

No data records returned

Three-Year Compliance History by Quarter

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	-----------	------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	----------------	----------------------	----------------	-----------

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
-----------	-----------------------------------	---	---------------------------------	---

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals

Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type

Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	0	1	4	0	0	0
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	4	8	19	20	28	64
Air Toxics Cancer Risk	36	29	52	17	0	41

Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Air Toxics Respiratory Hazard Index	23	26	33	18	20	43
Toxic Releases to Air	70	80	96	23	32	55
Traffic Proximity	62	73	88	19	26	44
Lead Paint	0	27	76	0	0	37
Risk Management Plan (RMP) Facility Proximity	29	39	62	5	8	17
Hazardous Waste Proximity	65	74	96	23	30	75
Superfund Proximity	84	91	99	35	44	79
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	83	88	98	30	35	66

Map Display Based on: ☒ US ☐ State

Display Map Layer

☐ Facility 1-mile Radius ☐ Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	6,051
Population Density	2,520/sq.mi.
Housing Units in Area	2,829

General Statistics (ACS (American Community Survey))	
Total Persons	5,555
Percent People of Color	94%
Households in Area	1,745
Households on Public Assistance	20
Persons With Low Income	1,228
Percent With Low Income	22%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.46697
Center Longitude	-66.28775
Land Area	84%
Water Area	16%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	181 (10.36%)
\$15,000 - \$25,000	79 (4.52%)
\$25,000 - \$50,000	324 (18.55%)
\$50,000 - \$75,000	458 (26.22%)
Greater than \$75,000	705 (40.35%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	435 (7%)
Minors 17 years and younger	1,619 (27%)
Adults 18 years and older	4,432 (73%)
Seniors 65 years and older	578 (10%)

Race Breakdown (U.S. Census) - Persons (%)	
White	4,988 (82%)
African-American	409 (7%)
Hispanic-Origin	5,756 (95%)
Asian/Pacific Islander	27 (0%)
American Indian	22 (0%)
Other/Multiracial	606 (10%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	117 (3.15%)
9th through 12th Grade	65 (1.75%)
High School Diploma	488 (13.12%)
Some College/2-year	677 (18.2%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,128 (57.22%)



Detailed Facility Report

Facility Summary

FARMACIA MARIE-DORADO

693 845 CARRETERA 693 PLAZA DORADA
STE14, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110071140121

EPA Region: 02

Latitude: 18.464805

Longitude: -66.282363

Locational Data Source: RCRAINFO

Industries: Health and Personal Care Stores

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071140121					N	18.464805	-66.282363
RCRAInfo	RCRA	PRR000027409	VSQG	Active (H)			N	18.464805	-66.282363

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071140121	FARMACIA MARIE-DORADO	693 845 CARRETERA 693 PLAZA DORADA STE14, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRR000027409	FARMACIA MARIE-DORADO	693 845 CARRETERA 693 PLAZA DORADA STE14, DORADO, PR 00646	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000027409	44611	Pharmacies and Drug Stores

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

⌵

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000027409	No	05/11/2024	0	05/10/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000027409)			07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	----------------	----------------------	----------------	-----------

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site ⓘ

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year ⓘ

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Located in an area having 1 or more 1-Mile Average Supplemental State or US Percentiles >= 90%

EJScreen Indexes Shown

Index Type

Supplemental (default) ⌵

Related Reports

EJScreen Community Report

 Download Data

Census Block Group ID: 720515404021	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	0	2	6	0	0	2
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	7	9	26	23	32	82
Air Toxics Cancer Risk	38	30	54	17	0	74
Air Toxics Respiratory Hazard Index	23	28	37	18	21	74
Toxic Releases to Air	73	84	 99	26	36	73

Census Block Group ID: 720515404021	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Traffic Proximity	70	79	99	24	30	92
Lead Paint	0	41	98	0	20	88
Risk Management Plan (RMP) Facility Proximity	33	43	77	7	10	27
Hazardous Waste Proximity	64	79	99	21	36	89
Superfund Proximity	87	93	99	37	47	93
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	82	91	99	28	39	91

Map Display Based on: ☒ US ☐ State

Display Map Layer

Summary - Number of Indexes

☐ Facility 1-mile Radius ☐ Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the

extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA’s spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	7,560
Population Density	2,762/sq.mi.
Housing Units in Area	3,622

General Statistics (ACS (American Community Survey))	
Total Persons	6,761
Percent People of Color	94%
Households in Area	2,111
Households on Public Assistance	43
Persons With Low Income	1,864
Percent With Low Income	28%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.464805
Center Longitude	-66.282363
Land Area	88%
Water Area	12%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	250 (11.84%)
\$15,000 - \$25,000	148 (7.01%)
\$25,000 - \$50,000	395 (18.71%)
\$50,000 - \$75,000	514 (24.35%)
Greater than \$75,000	804 (38.09%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	518 (7%)
Minors 17 years and younger	1,983 (26%)
Adults 18 years and older	5,577 (74%)
Seniors 65 years and older	784 (10%)

Race Breakdown (U.S. Census) - Persons (%)	
White	6,101 (81%)
African-American	633 (8%)
Hispanic-Origin	7,224 (96%)
Asian/Pacific Islander	30 (0%)
American Indian	34 (0%)
Other/Multiracial	764 (10%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	219 (4.78%)
9th through 12th Grade	112 (2.44%)
High School Diploma	687 (15%)
Some College/2-year	807 (17.62%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,436 (53.18%)



Detailed Facility Report

Facility Summary

HARVEY HUBBELL CARIBE INC

A ST LOT 12 HIGUILLAR IND PARK, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110007820279

EPA Region: 02

Latitude: 18.46243

Longitude: -66.28709

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	02/22/2000
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRR000007104)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007820279					N	18.46243	-66.28709
RCRAInfo	RCRA	PRR000007104	Other	Inactive ()			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007820279	HARVEY HUBBELL CARIBE INC	A ST LOT 12 HIGUILLAR IND PARK, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRR000007104	HARVEY HUBBELL CARIBE INC	A ST LOT 12 HIGUILLAR IND PARK, DORADO, PR 00646-1362	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000007104	No	05/11/2024	0	05/10/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR000007104)		07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
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No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site ⓘ

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year ⓘ

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

!

Potential Environmental Justice Concerns

- US Territory
- Located in an area having 1 or more Census Block Supplemental State or US Percentiles >= 90%
- Located in an area having 1 or more 1-Mile Average Supplemental State or US Percentiles >= 90%

EJScreen Indexes Shown

Index Type

Supplemental (default) ^v

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720515404022	US (Percentile)			State (Percentile)		
	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	4	1	6	0	0	2
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	19	9	26	64	30	82
Air Toxics Cancer Risk	52	29	54	41	0	74
Air Toxics Respiratory Hazard Index	33	27	37	43	20	74
Toxic Releases to Air	1 96	82	1 99	55	33	73
Traffic Proximity	88	74	1 99	44	26	1 92
Lead Paint	76	27	1 98	37	0	88
Risk Management Plan (RMP) Facility Proximity	62	40	76	17	9	26
Hazardous Waste Proximity	1 92	73	1 98	57	29	81
Superfund Proximity	1 99	1 92	1 99	79	45	1 93
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	1 98	88	1 99	57	35	86

Map Display Based on: ☒ US ☐ State

Display Map Layer

Summary - Number of Indexes ^v

- ☐ Facility 1-mile Radius
- ☐ Facility Census Block Group

+ -

2 km

1 mi

Earthstar Geographics | Esri, TomTom, Garmin, Foursquare, SafeGraph, ... Powered by Esri <http://www.esri.com/>

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (U.S. Census)	
Total Persons	6,718
Population Density	2,429/sq.mi.
Housing Units in Area	2,918
General Statistics (ACS (American Community Survey))	
Total Persons	5,938
Percent People of Color	95%
Households in Area	1,864
Households on Public Assistance	22
Persons With Low Income	1,426
Percent With Low Income	24%
Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.46243

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	509 (8%)
Minors 17 years and younger	1,870 (28%)
Adults 18 years and older	4,849 (72%)
Seniors 65 years and older	608 (9%)
Race Breakdown (U.S. Census) - Persons (%)	
White	5,342 (80%)
African-American	584 (9%)
Hispanic-Origin	6,424 (96%)
Asian/Pacific Islander	28 (0%)
American Indian	30 (0%)
Other/Multiracial	735 (11%)
Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	136 (3.41%)

Geography	
Center Longitude	-66.28709
Land Area	91%
Water Area	9%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	212 (11.39%)
\$15,000 - \$25,000	95 (5.1%)
\$25,000 - \$50,000	353 (18.96%)
\$50,000 - \$75,000	469 (25.19%)
Greater than \$75,000	733 (39.37%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
9th through 12th Grade	78 (1.96%)
High School Diploma	564 (14.16%)
Some College/2-year	725 (18.2%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,211 (55.51%)

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erview

Doing Business As: HUBELL CARIBE LIMITED

Company Description:

Key Principal: George Ruiz

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Contacts

Get in Touch with 1 Principals*

George Ruiz
President and Vice
President

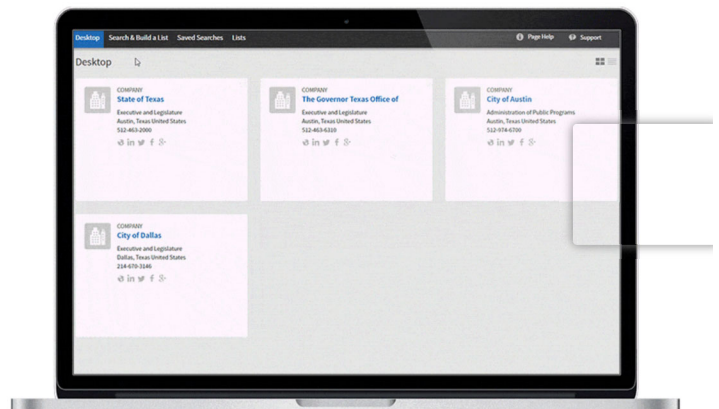
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remove it from the D&B Business Directory, please [contact us](#).





Detailed Facility Report

Facility Summary

EMERSON PUERTO RICO INC

PR-693 KM 7.3, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110007805893

EPA Region: 02

Latitude: 18.465941

Longitude: -66.292768

Locational Data Source: TRIS

Industries: Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	12/03/2014
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active SQG, (PRD090066234)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): 00636MRSNPDORAD

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007805893					N	18.465941	-66.292768
TRI	EP313	00636MRSNPDORAD	Toxics Release Inventory	Last Reported for 2007			N	18.465941	-66.292768
RCRAInfo	RCRA	PRD090066234	SQG	Active (H)			N	18.465941	-66.292768

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007805893	EMERSON PUERTO RICO INC	PR-693 KM 7.3, DORADO, PR 00646	Dorado Municipio
TRI	EP313	00636MRSNPDORAD	EMERSON PUERTO RICO INC	HWY 693 KM 73 DORADO INDUSTRIAL PARK, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRD090066234	BETTINA COSMETICS INC	PR-693 KM 7.3, DORADO, PR 00646	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00636MRSNPDORAD	334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use
TRI	00636MRSNPDORAD	335313	Switchgear and Switchboard Apparatus Manufacturing
TRI	00636MRSNPDORAD	335931	Current-Carrying Wiring Device Manufacturing
TRI	00636MRSNPDORAD	335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing
RCRAInfo	PRD090066234	32562	Toilet Preparation Manufacturing
RCRAInfo	PRD090066234	42421	Drugs and Druggists' Sundries Merchant Wholesalers

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

RCRA (Hazardous Waste (Resource Conservation and Recovery Act) Compliance Pipeline (Compliance Monitoring >> Violations >> Enforcement Actions) (10 Years)

This table shows how violations relate to compliance monitoring (CM) activities and enforcement. Currently available for RCRA only. Full CM history available below.

Source ID	Compliance Monitoring Type	Compliance Monitoring Agency	Compliance Monitoring Date	Violation Type	Violation Agency	Violation Determined Date	Return to Compliance Date	Enforcement Type	Enforcement Action Date	Penalty Assessed	Comp Action Cost
				262.D: Generators - Records/Reporting	PR	12/05/2014	02/05/2015				
PRD090066234	Compliance Evaluation Inspection	State	12/03/2014	265.C: TSD IS-Preparedness and Prevention	PR	12/05/2014	02/05/2015	Written Informal	12/03/2014	--	--

Entries in italics are not counted as compliance monitoring strategy activities. For programs without compliance monitoring strategies, entries in italics are not counted as on-site activities within EPA's Annual Results.

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD090066234	No	05/11/2024	0	05/10/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: PRD090066234)	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	--------------	-----------	----------------	----------	-------------	-----------	--------------------	----------------------	-------------------------	--------------------------	-------------------------------	--------------------------	-----------	------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

e-Manifest Hazardous Waste History (Public)

Hazardous Waste Shipped in Kilograms by Year (Through 2/10/2024)

Source ID	Waste Description	2021	2022	2023	2024
PRD090066234	Hazardous Waste	3,734	12,442	2,853	--
PRD090066234	Acute Hazardous Waste	0	0	0	--
PRD090066234	Pharmaceutical Hazardous Waste	0	0	0	--

"Pharmaceutical Hazardous Waste" refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Located in an area having 1 or more 1-Mile Average Supplemental State or US Percentiles >= 90%

EJScreen Indexes Shown

Index Type

Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

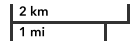
Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Supplemental Indexes						
Count of Indexes At or Above 90th Percentile	0	2	4	0	0	0
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	4	10	19	20	33	64
Air Toxics Cancer Risk	36	30	52	17	0	41
Air Toxics Respiratory Hazard Index	23	28	33	18	21	43
Toxic Releases to Air	70	84	96	23	36	55
Traffic Proximity	62	76	88	19	28	44
Lead Paint	0	31	76	0	0	37
Risk Management Plan (RMP) Facility Proximity	29	42	62	5	10	17
Hazardous Waste Proximity	65	76	92	23	32	57
Superfund Proximity	84	94	99	35	48	79
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	83	90	98	30	37	57

Map Display Based on: ☒ US ☐ State

Display Map Layer

Summary - Number of Indexes

☐ Facility 1-mile Radius☐ Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfi-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	4,396
Population Density	1,729/sq.mi.
Housing Units in Area	1,945

General Statistics (ACS (American Community Survey))	
Total Persons	4,085
Percent People of Color	95%
Households in Area	1,306
Households on Public Assistance	9
Persons With Low Income	1,105
Percent With Low Income	27%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.465941
Center Longitude	-66.292768
Land Area	84%
Water Area	16%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	228 (17.47%)
\$15,000 - \$25,000	45 (3.45%)
\$25,000 - \$50,000	269 (20.61%)
\$50,000 - \$75,000	300 (22.99%)
Greater than \$75,000	463 (35.48%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	373 (8%)
Minors 17 years and younger	1,345 (31%)
Adults 18 years and older	3,051 (69%)
Seniors 65 years and older	302 (7%)

Race Breakdown (U.S. Census) - Persons (%)	
White	3,601 (82%)
African-American	306 (7%)
Hispanic-Origin	4,156 (95%)
Asian/Pacific Islander	21 (0%)
American Indian	12 (0%)
Other/Multiracial	456 (10%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	103 (3.75%)
9th through 12th Grade	54 (1.97%)
High School Diploma	385 (14.02%)
Some College/2-year	518 (18.86%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,485 (54.06%)



Detailed Facility Report

Facility Summary

FIVE STAR PRODUCTS INC
PR-693 KM 7.3, DORADO, PR 00646
FRS (Facility Registry Service) ID: 110007810789
EPA Region: 02
Latitude: 18.465941
Longitude: -66.292768
Locational Data Source: RCRAINFO
Industries: Miscellaneous Manufacturing
Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	03/31/1999
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD987372919)
Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 00646FVSTRHIGHW
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007810789					N	18.465941	-66.292768
TRI	EP313	00646FVSTRHIGHW	Toxics Release Inventory	Last Reported for 1991			N	18.465941	-66.292768
RCRAInfo	RCRA	PRD987372919	Other	Inactive ()			N	18.465941	-66.292768

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007810789	FIVE STAR PRODUCTS INC	PR-693 KM 7.3, DORADO, PR 00646	Dorado Municipio
TRI	EP313	00646FVSTRHIGHW	FIVE STAR PRODS, MONET	HWY 693 KM 73, INDL PARK, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRD987372919	FIVE STAR PRODUCTS INC	HWY 693 KM 7.3, DORADO, PR 00646	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	00646FVSTRHIGHW	339914	Costume Jewelry and Novelty Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

Entries in *italics* are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD987372919	No	05/11/2024	0	05/10/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRD987372919)		07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Entries in *italics* are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
No data records returned															

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned						

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
No data records returned										

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
No data records returned				

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Located in an area having 1 or more 1-Mile Average Supplemental State or US Percentiles >= 90%

EJScreen Indexes Shown

Index Type

Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	0	2	4	0	0	0
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	4	10	19	20	33	64
Air Toxics Cancer Risk	36	30	52	17	0	41
Air Toxics Respiratory Hazard Index	23	28	33	18	21	43
Toxic Releases to Air	70	84	96	23	36	55
Traffic Proximity	62	76	88	19	28	44
Lead Paint	0	31	76	0	0	37
Risk Management Plan (RMP) Facility Proximity	29	42	62	5	10	17
Hazardous Waste Proximity	65	76	92	23	32	57
Superfund Proximity	84	94	99	35	48	79
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	83	90	98	30	37	57

Map Display Based on: ☒ US ☐ State

Display Map Layer

Summary - Number of Indexes

☐ Facility 1-mile Radius☐ Facility Census Block Group

2 km

1 mi

Earthstar Geographics | Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METV/... Powered by Esri <http://www.esri.com/>

Demographic Profile of Surrounding Area (1–Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (U.S. Census)	
Total Persons	4,396
Population Density	1,729/sq.mi.
Housing Units in Area	1,945

General Statistics (ACS (American Community Survey))	
Total Persons	4,085
Percent People of Color	95%
Households in Area	1,306
Households on Public Assistance	9

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	373 (8%)
Minors 17 years and younger	1,345 (31%)
Adults 18 years and older	3,051 (69%)
Seniors 65 years and older	302 (7%)

Race Breakdown (U.S. Census) - Persons (%)	
White	3,601 (82%)
African-American	306 (7%)
Hispanic-Origin	4,156 (95%)

General Statistics (ACS (American Community Survey))		
Persons With Low Income		1,105
Percent With Low Income		27%
Geography		
Radius of Selected Area		1 mi.
Center Latitude		18.465941
Center Longitude		-66.292768
Land Area		84%
Water Area		16%
Income Breakdown (ACS (American Community Survey)) - Households (%)		
Less than \$15,000		228 (17.47%)
\$15,000 - \$25,000		45 (3.45%)
\$25,000 - \$50,000		269 (20.61%)
\$50,000 - \$75,000		300 (22.99%)
Greater than \$75,000		463 (35.48%)

Race Breakdown (U.S. Census) - Persons (%)		
Asian/Pacific Islander		21 (0%)
American Indian		12 (0%)
Other/Multiracial		456 (10%)
Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)		
Less than 9th Grade		103 (3.75%)
9th through 12th Grade		54 (1.97%)
High School Diploma		385 (14.02%)
Some College/2-year		518 (18.86%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More		1,485 (54.06%)



Detailed Facility Report

Facility Summary

DORADO BEACH EAST

120 RD 693, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110006119155

EPA Region: 02

Latitude: 18.465925

Longitude: -66.292502

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	02/27/1997
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive
Other, (PRO008005274)

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Safe Drinking Water Act (SDWA): No Information

Compliance and Emissions Data Reporting Interface (CEDRI):
No Information

Go To Enforcement/Compliance Details
Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110006119155					N	18.465925	-66.292502
RCRAInfo	RCRA	PRO008005274	Other	Inactive ()			N	18.465925	-66.292502

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110006119155	DORADO BEACH EAST	120 RD 693, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRO008005274	DORADO BEACH EAST	120 RD 693, DORADO, PR 00646	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
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No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
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No data records returned

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRO008005274	No	06/08/2024	0	06/07/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRO008005274)		07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	-----------	------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released

or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

- US Territory
- Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Index Type

Supplemental (default)

Related Reports

EJScreen Community Report

Download Data

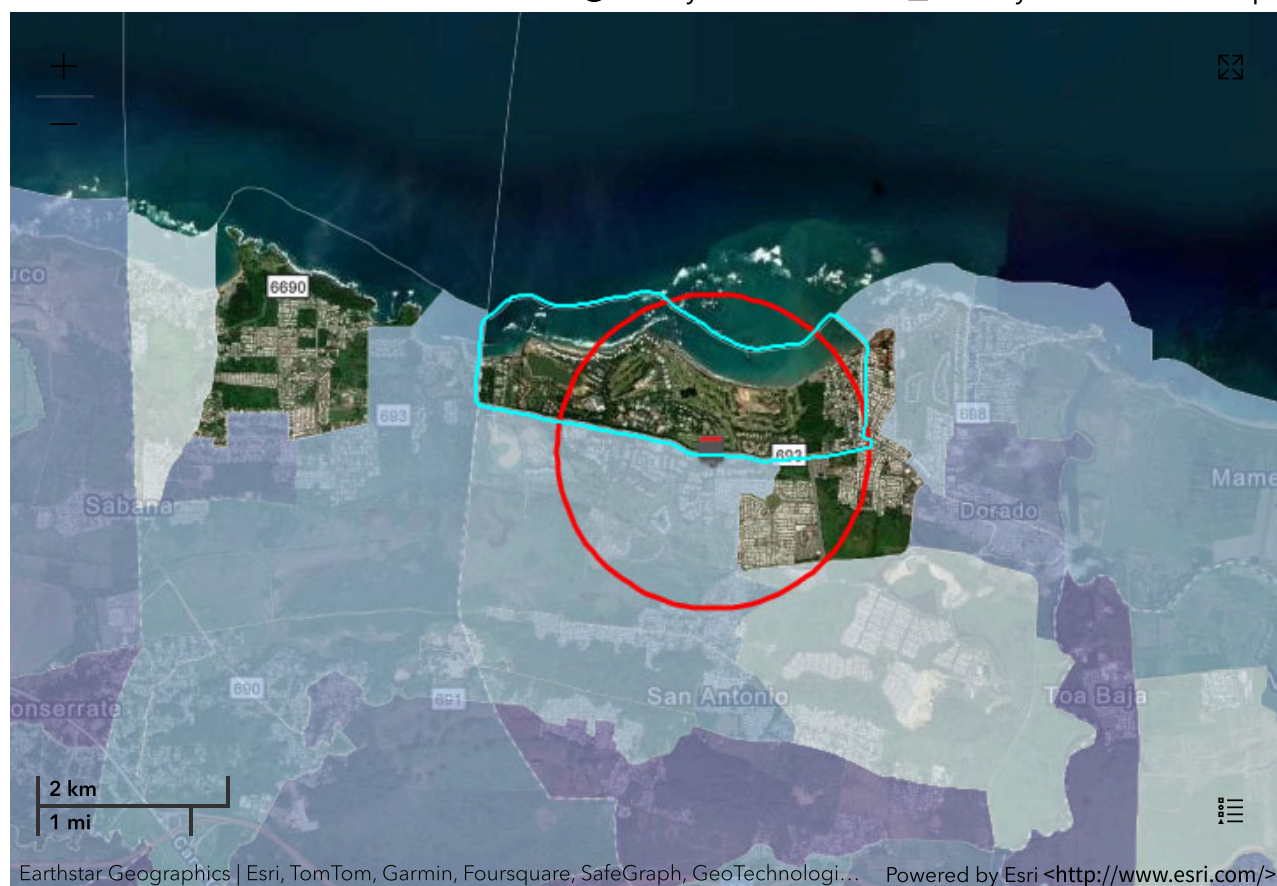
Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	0	1	4	0	0	0
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	4	10	19	20	32	64
Air Toxics Cancer Risk	36	30	52	17	0	41
Air Toxics Respiratory Hazard Index	23	28	33	18	21	43
Toxic Releases to Air	70	84	96	23	36	55
Traffic Proximity	62	76	88	19	27	44
Lead Paint	0	30	76	0	0	37
Risk Management Plan (RMP) Facility Proximity	29	42	62	5	10	17
Hazardous Waste Proximity	65	76	92	23	31	57
Superfund Proximity	84	93	99	35	48	79

Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	83	89	1 98	30	37	57

Map Display Based on: ☒ US ☐ State

Display Map Layer

☐ Facility 1-mile Radius ☐ Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	4,520
Population Density	1,768/sq.mi.
Housing Units in Area	1,999
General Statistics (ACS (American Community Survey))	
Total Persons	4,158
Percent People of Color	95%
Households in Area	1,327
Households on Public Assistance	9
Persons With Low Income	1,108
Percent With Low Income	27%
Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.465925
Center Longitude	-66.292502
Land Area	84%
Water Area	16%
Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	225 (16.97%)
\$15,000 - \$25,000	47 (3.54%)
\$25,000 - \$50,000	272 (20.51%)
\$50,000 - \$75,000	308 (23.23%)
Greater than \$75,000	474 (35.75%)
Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	380 (8%)
Minors 17 years and younger	1,372 (30%)
Adults 18 years and older	3,148 (70%)
Seniors 65 years and older	317 (7%)
Race Breakdown (U.S. Census) - Persons (%)	
White	3,695 (82%)
African-American	325 (7%)
Hispanic-Origin	4,277 (95%)
Asian/Pacific Islander	21 (0%)
American Indian	12 (0%)
Other/Multiracial	467 (10%)
Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	104 (3.72%)
9th through 12th Grade	55 (1.97%)
High School Diploma	392 (14.04%)
Some College/2-year	526 (18.83%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,516 (54.28%)



Detailed Facility Report

Facility Summary

NORTHERN TELECOM CALA INC

RD 693 KM 7.4, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110007810244

EPA Region: 02

Latitude: 18.465959

Longitude: -66.293715

Locational Data Source: RCRAINFO

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	10/27/1997
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other, (PRD982797631)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007810244					N	18.465959	-66.293715
RCRAInfo	RCRA	PRD982797631	Other	Inactive ()			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007810244	NORTHERN TELECOM CALA INC	RD 693 KM 7.4, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRD982797631	NORTHERN TELECOM CALA INC	RD 693 KM 7.4, DORADO, PR 00646	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRD982797631	No	05/11/2024	0	05/11/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: PRD982797631)	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
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No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
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No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

- US Territory
- Located in an area having 1 or more 1-Mile Average Supplemental State or US Percentiles >= 90%

EJScreen Indexes Shown

Index Type

Supplemental (default)

Related Reports

EJScreen Community Report

Download Data						
Census Block Group ID: 720515402002	US (Percentile)			State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	0	2	4	0	0	0
Particulate Matter 2.5	--	N/A	--	--	N/A	--
Ozone	--	N/A	--	--	N/A	--
Diesel Particulate Matter	4	10	19	20	33	64
Air Toxics Cancer Risk	36	30	52	17	0	41
Air Toxics Respiratory Hazard Index	23	28	33	18	21	43
Toxic Releases to Air	70	84	96	23	36	55
Traffic Proximity	62	76	88	19	28	44
Lead Paint	0	31	76	0	0	37
Risk Management Plan (RMP) Facility Proximity	29	42	62	5	10	17
Hazardous Waste Proximity	65	76	92	23	32	57
Superfund Proximity	84	94	99	35	48	79
Underground Storage Tanks (UST)	0	0	69	0	0	61
Wastewater Discharge	83	90	98	30	37	57

Map Display Based on: ☒ US ☐ State

Display Map Layer

Summary - Number of Indexes

☐ Facility 1-mile Radius ☐ Facility Census Block Group



Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (U.S. Census)	
Total Persons	4,041
Population Density	1,618/sq.mi.
Housing Units in Area	1,760
General Statistics (ACS (American Community Survey))	
Total Persons	3,873
Percent People of Color	95%
Households in Area	1,245
Households on Public Assistance	8
Persons With Low Income	1,097
Percent With Low Income	28%

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	347 (9%)
Minors 17 years and younger	1,264 (31%)
Adults 18 years and older	2,777 (69%)
Seniors 65 years and older	261 (6%)
Race Breakdown (U.S. Census) - Persons (%)	
White	3,330 (82%)
African-American	267 (7%)
Hispanic-Origin	3,819 (95%)
Asian/Pacific Islander	19 (0%)
American Indian	11 (0%)
Other/Multiracial	414 (10%)

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.465959
Center Longitude	-66.293715
Land Area	83%
Water Area	17%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	238 (19.09%)
\$15,000 - \$25,000	42 (3.37%)
\$25,000 - \$50,000	259 (20.77%)
\$50,000 - \$75,000	279 (22.37%)
Greater than \$75,000	429 (34.4%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	103 (3.95%)
9th through 12th Grade	52 (1.99%)
High School Diploma	375 (14.38%)
Some College/2-year	496 (19.03%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,383 (53.05%)



Detailed Facility Report

Facility Summary

FORTIFLEX INC
ROAD 696 #9 LOT 16 DORADO, DORADO, PR 00646

FRS (Facility Registry Service) ID: 110032991706
EPA Region: 02
Latitude: 18.455512
Longitude: -66.28361
Locational Data Source: RCRAINFO
Industries: Plastics and Rubber Products Manufacturing
Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	10/24/2006
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active VSQG, (PRR000016360)
Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details
Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110032991706					N	18.455512	-66.28361
RCRAInfo	RCRA	PRR000016360	VSQG	Active (H)			N	18.455512	-66.28361

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110032991706	FORTIFLEX INC	ROAD 696 #9 LOT 16 DORADO, DORADO, PR 00646	Dorado Municipio
RCRAInfo	RCRA	PRR000016360	FORTIFLEX INC	ROAD 696 #9 LOT 16 DORADO, DORADO, PR 00646	Dorado Municipio

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
			No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	PRR000016360	32611	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
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No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
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No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000016360	No	05/11/2024	0	05/11/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: PRR000016360)	07/01-09/30/21	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency											

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
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No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
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No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
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No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
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No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.455512
Center Longitude	-66.28361
Land Area	99%
Water Area	1%

Income Breakdown (ACS (American Community Survey)) - Households (%)

Less than \$15,000	312 (14.31%)
\$15,000 - \$25,000	218 (10%)
\$25,000 - \$50,000	410 (18.8%)
\$50,000 - \$75,000	496 (22.74%)
Greater than \$75,000	745 (34.16%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	268 (5.77%)
9th through 12th Grade	143 (3.08%)
High School Diploma	856 (18.44%)
Some College/2-year	791 (17.04%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,259 (48.66%)

Appendix E
USFWS letters

Andrea Curbelo-Marty

From: Caribbean ES, FW4 <Caribbean_ES@fws.gov>
Sent: Wednesday, January 31, 2024 1:51 PM
To: environmentcdbg; Juan C. Perez-Bofill
Cc: Cruz-Burgos, Jose
Subject: Re: [EXTERNAL] RE: USFWS Endangered Species Validation_CDBG-DR_IPG-000353
Attachments: PR-IPG-000353 USFWS Determination Letter_Revised.pdf; PR-IPG-000353 USFWS Application letter_GEC Group.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Pérez

Since the project The Dawn at Dorado Hotel has not changed as originally proposed and and evaluated by us on November 03, 2022, the Service's concurrence with the proposed determinations from 2022 are still valid. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thanks

Caribbean Ecological Services Field Office
(786) 244-0081
caribbean_es@fws.gov

For project evaluations, please visit our [Consultation Guidelines](#) website.

From: environmentcdbg <environmentcdbg@vivienda.pr.gov>
Sent: Tuesday, January 30, 2024 4:59 PM
To: Caribbean ES, FW4 <Caribbean_ES@fws.gov>; Muniz, Edwin <edwin_muniz@fws.gov>
Subject: [EXTERNAL] RE: USFWS Endangered Species Validation_CDBG-DR_IPG-000353

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

To whom it may concern:

We would like to kindly follow up on our request to validate the USFWS determinations regarding the case **PR-IPG-000353** for the CDBG-DR Economic Development Investment Portfolio for Growth Program. USFWS determinations for this case were made on November 3, 2022, yet the document was not addressed to the PRDOH.

We look forward for your response in order to move forward our environmental review process.

Sincerely,

Permits and Environmental Compliance Division

Disaster Recovery Office

environmentcdbg@vivienda.pr.gov | 787.274.2527

Visit us: recuperacion.pr.gov

Contact us: infocdbg@vivienda.pr.gov

**DEPARTAMENTO DE LA
VIVIENDA**



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From: environmentcdbg <environmentcdbg@vivienda.pr.gov>

Sent: Monday, December 18, 2023 1:56 PM

To: Caribbean_es@fws.gov; Edwin_muniz@fws.gov

Subject: USFWS Endangered Species Validation_CDBG-DR_PR-IPG-000353

To whom it may concern:

In order to complete the environmental review process regarding the case **PR-IPG-000353** for the CDBG-DR Economic Development Investment Portfolio for Growth Program, we are requesting USFWS validation on the determinations made on November 3, 2022, which are included in the attached letter.

We look forward for your response in order to move forward our environmental review process.

Sincerely,

Permits and Environmental Compliance Division

Office of Disaster Recovery

environmentcdbg@vivienda.pr.gov | 787.274.2527

Visit us: www.cdbg-dr.pr.gov

**DEPARTAMENTO DE LA
VIVIENDA**



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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Bayamón | Mayagüez | Maricao | Río Grande | St Croix
P.O. Box 491
Boquerón, Puerto Rico 00622



In Reply Refer To:
FWS/R4/CESFO/72051-031

Submitted via electronic mail: environmentcdbg@vivienda.pr.gov

Permits and Environmental Compliance Division
Office of Disaster Recovery
PR Department of Housing
San Juan, Puerto Rico

Re: Endangered Species Validation_CDBG-DR_PR-
IPG-000353, The Dawn at Dorado Hotel Bo. Higuillar,
Dorado, Puerto Rico

Dear Sirs:

Thank you for your recent email requesting that we validate our November 3, 2022, letter regarding the construction of a hotel and elderly home in Dorado for CDBG-DR Economic Development Investment Portfolio for Growth Program. Our comments are issued as technical assistance in accordance with the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Endangered Species Act (16 U.S.C. 1531 et seq. as amended).

The design of the project was changed from the previous consultation in 2022. The proposed changes are basically in layout and floor plans, there is no expansion of the proposed land lot. You have identified the following federally listed species to be within the action area:

Puerto Rican Boa
Puerto Rican Crested Toad
flowering plant

Epicrates inornatus, now known as *Chilabothrus inornatus*
Peltophryne lemur
Chamaecrista glandulosa var. *mirabilis*

There is no change in the identified species, from the previous consultation. Documentation provided and aerial images indicate that this site was previously cleared and partially filled sometime in 2010 and has continually been maintained in grass and free of woody vegetation since.

Provided that there have been no changes in footprint since the 2022 project modifications, our concurrence with the Endangered Species Act Section 7 determination is stills valid.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on his action, if you have any questions, please contact Felix Lopez of my staff at (305) 304-1128.

Sincerely,

**LOURDES
MENA**

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MENA
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Adobe Acrobat version:
2023.008.20533

Lourdes Mena
Acting Field Supervisor

fhl

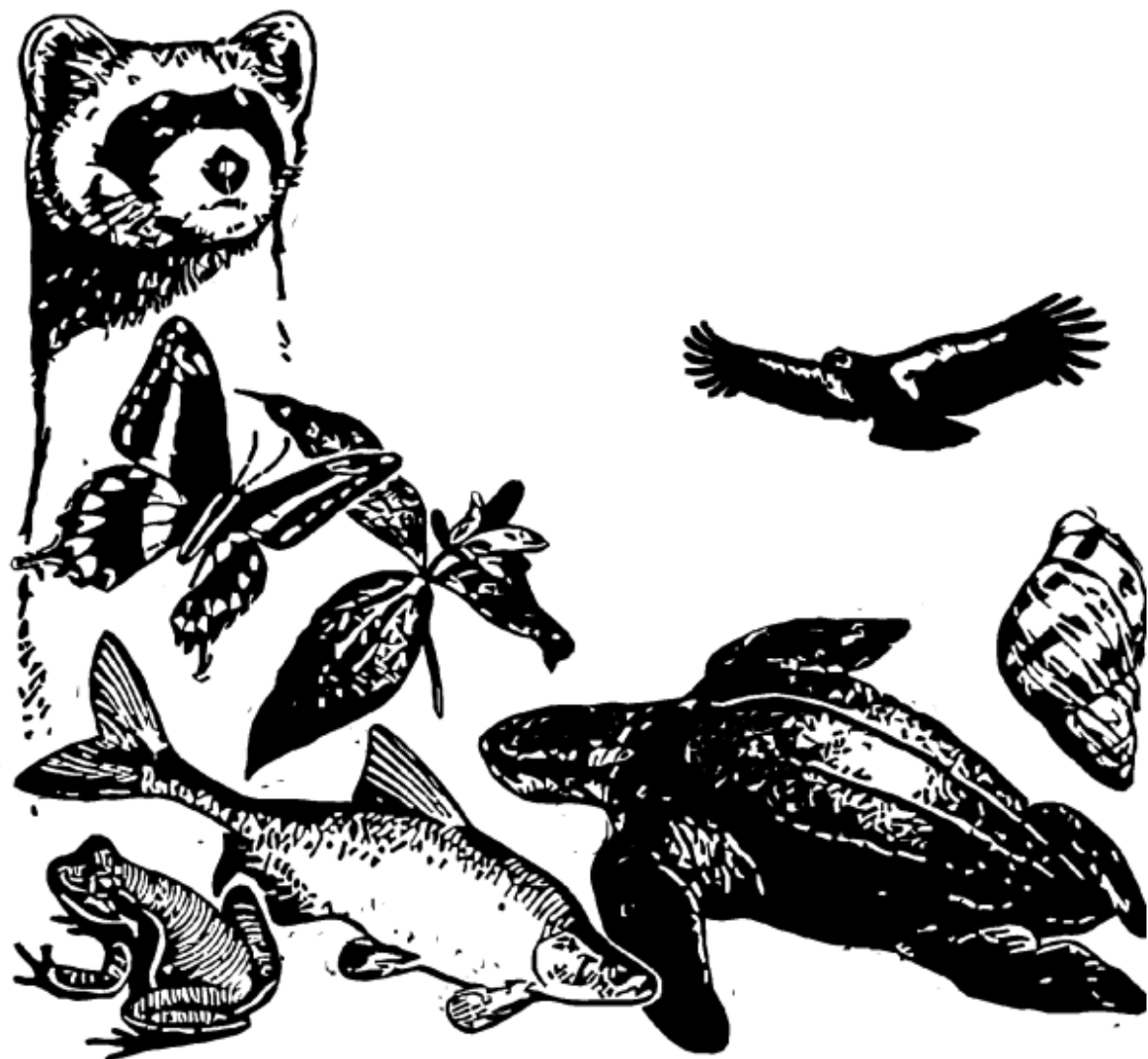
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OGPe, San Juan 2019-252023-DEA-002791

Caribbean ES Puerto Rican Boa

Puerto Rican Boa

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U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

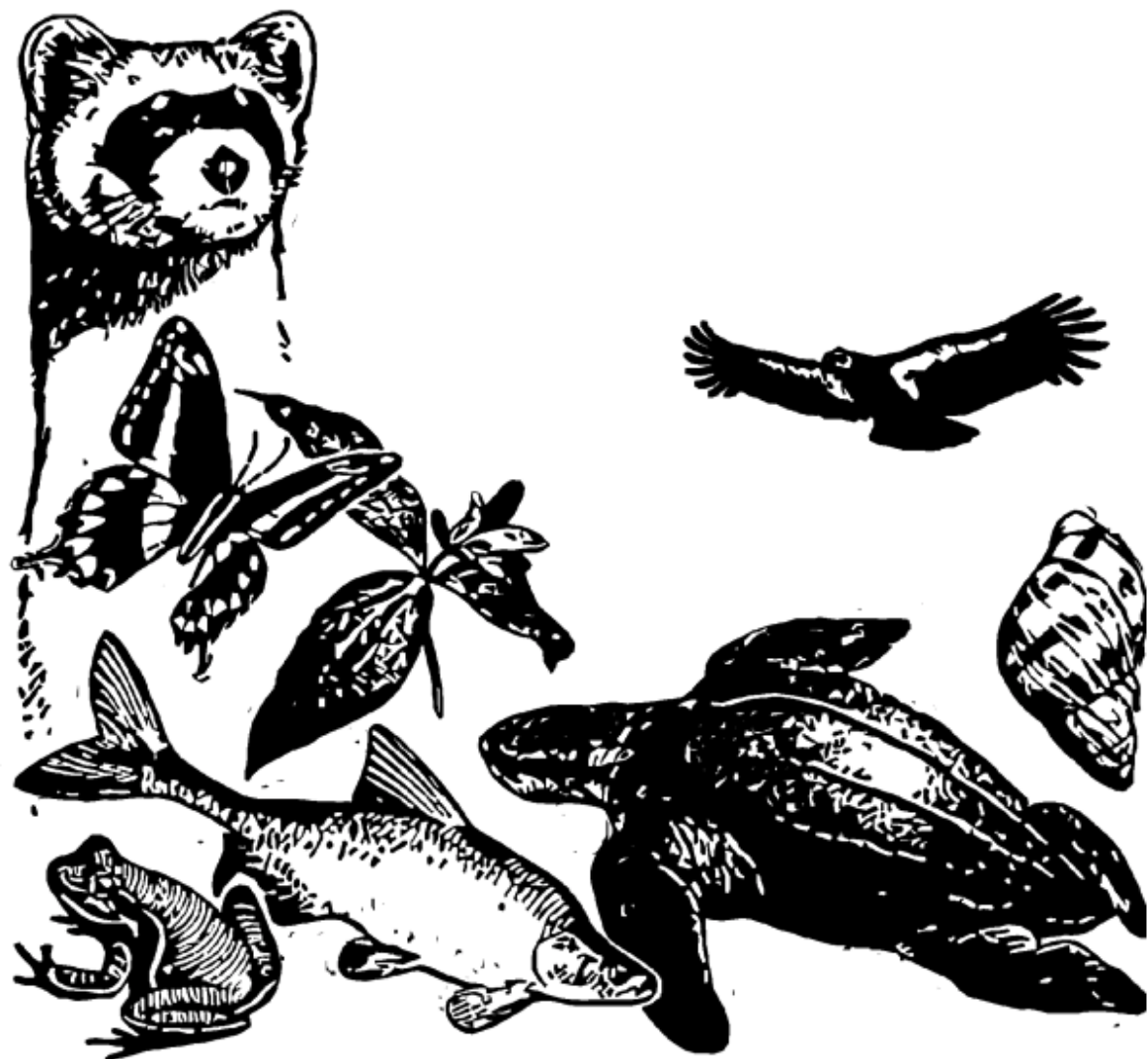
If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
 - Email: jan_zegarra@fws.gov
 - Office phone (786) 933-1451

Caribbean ES Puerto Rican Boa

Puerto Rican Boa

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U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
 - Email: jan_zegarra@fws.gov
 - Office phone (786) 933-1451



**U.S. FISH & WILDLIFE SERVICE
CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE
MARCH 2019**

Conservation Measures for the Puerto Rican crested toad

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect listed species, such as federal approval of private activities through the issuance of federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rican crested toad, or destroy its eggs or tadpoles is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species. Download the [project evaluations fact sheet](#) to learn more about the requirements or visit our [project evaluations webpage](#).

The Puerto Rican crested toad (PRCT; *Peltophryne lemur*), commonly known in Spanish as *sapo concho puertorriqueño*, is the only native bufonid of Puerto Rico and the Virgin Islands. An adult PRCT is a medium-size toad ranging from 64 to 120 millimeters (2.5 to 4.5 inches) snout-vent length, of singular aspect, owing to the extraordinary development of the bony crest of the cranium and large size of its eyes. Juvenile PRCTs (recently metamorphosed, less than 1 inch (25.4 mm snout-vent length) have a distinctive coloration and patterns, making them easily identifiable among other toad species in Puerto Rico.



The PRCT was federally listed as threatened in 1987, and has been documented historically in 14 scattered sites along the northern and southern karst regions in Puerto Rico: eight in the northern karst, and six in the southern karst. Presently, the species is only found in three natural populations in the southern karst region and six reintroduced sites (three in the southern karst, and three in the northern karst region). Outside breeding events, the species is difficult to detect. The PRCT seems to be more active at night, from 7:30 pm to 1:00 am, and have been observed using small holes and crevices to access underground chambers as daytime retreats. These animals are able to climb vertical rock faces and steep dirt banks to find holes and crevices. In forested areas and grasslands where the topography has low relief (i.e., rocks, slopes), and limited structural complexity (holes and crevices), adult toads have been found inside dead logs, and inside empty nests of tarantulas (*Cyrtopholis portoricae*).

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PRCT and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional recommendations can be made besides the ones presented in this document.

1. Inform all project personnel about the potential presence of the PRCT in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PRCTs. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Strict measures should be established to minimize toad casualties by motor vehicles or other equipment in areas where the species is known to occur. Once the routes are determined, maintain the traffic (human and vehicle) within designated access to minimize affecting toads and habitat. When routes intersecting crested toad areas are utilized, personnel should pay attention (particularly at night, before heavy rains and after breeding events) to avoid mortality of adults and juveniles using the roads when migrating to the breeding pond or returning from the breeding pond. You should ensure that “toad crossing” should not be interrupted.
4. Before activities commence each workday during the earth movement, vegetation clearing or debris removal phase, a biologist or personnel with experience identifying and searching for toads should survey the work area to ensure that no toads are present or can be affected by the work activities. If a crested toad is observed during any time within the operational area of the project, cease or delay

activities until the toads move out of the area on their own. Activities at other work sites, where no toads have been found after surveying, may continue.

5. We recommend the continued use of sound recorders and monitoring of ponds if present within or near the project area to detect toad activities and breeding events, particularly during the rainy season.
6. Avoid impacts to drainages connected to potential breeding ponds, and avoid interrupting water flow.
7. If relocation of PRCTs is anticipated, a plan and protocol should be developed and submitted to the Service for revision and concurrence. Qualified and authorized personnel should capture and handle the toads. All individuals should be relocated in appropriate habitat close to the site where they were found.

For all PRCT sightings (dead or alive), record the time and date of the sighting and the specific location and contact the Service. If you have any questions regarding the above conservation measures, please contact the Service:

- Marelisa Rivera, Deputy Field Supervisor
 - Email: maRELISA_rivera@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1814
- José Cruz-Burgos, Endangered Species Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1386



U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
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3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
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9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
 - Email: jan_zegarra@fws.gov
 - Office phone (786) 933-1451



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
PO Box 491
Boquerón, PR 00622



In Reply Refer To:
FWS/R4/CESFO/72051-031

Andrew G. Bonilla Seda
GEC Group
Box 193851
San Juan, Puerto Rico 00919-3851

Re: Revised, The Dawn at Dorado Hotel Bo.
Higuillar, Dorado, Puerto Rico

Dear Mr. Bonilla:

Thank you for your October 28, 2022, letter requesting a revised consultation regarding the construction of a hotel and elderly home in Dorado. The project has been revised and the design of the project has changed from the previous consultation in 2021. Our comments are issued as technical assistance in accordance with the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Endangered Species Act (16 U.S.C. 1531 et seq. as amended).

The proposed changes are basically in layout and floor plans, there is no expansion of the proposed land lot. There is no change in the identified species, from the previous consultation. You have identified the following species to be within the action area:

Puerto Rican Boa	<i>Epicrates inornatus</i> , now known as <i>Chilabothrus inornatus</i>
Puerto Rican Crested Toad	<i>Peltophryne lemur</i>
flowering plant	<i>Chamaecrista glandulosa</i> var. <i>mirabilis</i>

Documentation provided and aerial images indicate that this site was previously cleared and partially filled sometime in 2010 and has continually been maintained in grass and free of woody vegetation since.

Based on the fact that there will be no difference in the amount of area impacted and that the proposed changes are in design and layout within the previously proposed land area, your previous determination of may affect, but is not likely to adversely affect, for the above referenced species is still valid. Therefore there is no change in our previous concurrence.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1)

Mr. Bonilla

2

new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on his action, if you have any questions, please contact Félix López of my staff at (305) 304-1128.

Sincerely yours,

**EDWIN
MUNIZ**

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MUNIZ
Date: 2022.11.03
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Edwin E. Muñiz
Field Supervisor

fhl

cc:

DNER, San Juan O-SE-CCH01-SJ-01520-23042019
OGPe, San Juan 2019-252023-DEA-002791



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689

October 28, 2022

Edwin E. Muñiz
Field Supervisor
U.S. Fish and Wildlife Service
Caribbean Ecological Services Field Office
P.O. Box 491, Boquerón, Puerto Rico 00622

***RE: UPDATE PROJECT CONCEPT
FWS/R4/CESFO/72051-031
ENDANGERED SPECIES ACT SECTION 7 CONSULTATION
NATIONAL ENVIRONMENTAL PROTECTION ACT
PASEO SAN ANTONIO INC. (OWNER/PROPONENT)
THE DAWN AT DORADO HOTEL
CARRETERA PR-693, KM. 8.6; BO. HIGUILLAR
DORADO, PUERTO RICO***

Dear Mr. Muñiz:

We receive in February 8, 2022 your letter regarding the Section 7 Formal Consultation for the above-mentioned project. Since then, the design of the proposed project had change. A variation and a pre-design were approved by the local agencies.

The land area for the proposed project and other issues regarding ownership and future uses have not change. Only the design concept for the project has varied. On April 28, 2022, the Puerto Rico Permit Management Office ("OGPe") approved OGPE case#: 2019-252023-PCD-015627, an agency resolution was approved for a "variación No-Substantial (non-substantial variation) for the design changes (included):

Phase 1:

The hotel development, known as "The Dawn Hotel at Dorado," will feature a six- and seven- (6- and 7-tier) building that will feature 153 rooms, for a gross floor area of 100,870 square feet. The commercial building will connect to the hotel building and will have one (1) level for a total of fifteen (10) premises, and a gross floor area of 17,500 square feet for commercial accessory uses. Meanwhile, the building for the aging center will consist of four (4) levels totaling 93 rooms, and a gross floor area of 80,150 square feet. 212 parking spaces are proposed, of which 206 will be of regular size, 10 of handicapped and 1 of loading and unloading, to serve the hotel and commercial areas.

Phase 2:

Phase-2 proposes a Lodging with a construction area of 80,150 feet for a Specialized Lodging or "Nursing Home for the care of the elderly. It includes on the first level a reception area with administrative offices, dining room, laundry, chapel, warehouse, nurses' station, medical offices, medicine room, living room, interior garden and 16 rooms with facilities of two beds, bathrooms and

2 private suites of one bed. The second and third levels include therapy room, warehouse, nurses' station, medical offices, medicine room, living room and rooms with one and two bed facilities and private bathrooms and suites with facilities for one bed and bath. A total of 93 rooms are proposed. The Lodging project also has 59 parking lots of which 55 are regular size, 4 disabled, 1 loading and unloading and 2 ambulances.

Phase 3:

It proposes a remaining lot for future commercial use of 5,500 square feet, as allowed in the qualification of the property and with surface space of 2,966.6803 square meters. The total proposed construction area for all the buildings described above is 204,020 square feet. An access for development is proposed by the Main Avenue North from Highway PR-693 that locates at the east end of the property, and currently serves as one of the two accesses to the Urb. Paseos de Dorado.

With this letter, we request your update to the formal consultation per Section 7 of the Endangered Species Act from February 8, 2022. We are submitting the attached documentation in support of this request; please provide a courtesy receipt acknowledging a complete submittal package as soon as possible.

If you have further questions, please feel free to contact us at your convenience at (787) 396-8689 or at our email agbonilla@gecgrouppr.com.

Cordially,



Andrew G. Bonilla Seda, PG, REM
Principal
GEC Group
Environmental Consultants Paseo San Antonio, Inc.

Attachments:

- Description Memorial to OGPe
- OGPe Letter to Pre-Consultation
- Updated Master Plan
- DNER Habitat certification
- FWS February 8, 2022 Letter



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
PO Box 491
Boquerón, PR 00622



In Reply Refer To:
FWS/R4/CESFO/72051-031

Andrew G. Bonilla Seda
GEC Group
Box 193851
San Juan, Puerto Rico 00919-3851

Re: The Dawn at Dorado Hotel Bo. Higuillar,
Dorado, Puerto Rico

Dear Mr. Bonilla:

Thank you for your December 12, 2021, letter requesting consultation regarding the construction of a hotel and elderly home in Dorado. The project is requesting financial assistance from the Department of Agriculture Rural Development (USDA-RD). Our comments are issued as technical assistance in accordance with the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Endangered Species Act (16 U.S.C. 1531 et seq. as amended).

The project consists of the construction of “The Dawn at Dorado” Hotel a four story, 107 room structure with associated parking lot. The hotel will be built as the first phase; the elderly home will be 3 stories and 88 rooms and will be built as a second phase. The property has an approximate area of 5.98 cuerdas. The proposed project is located south of PR 693 and between two existing residential projects.

You have identified the following species to be within the action area:

Puerto Rican Boa	<i>Epicrates inornatus</i> , now known as <i>Chilabothrus inornatus</i>
Puerto Rican Crested Toad	<i>Peltophryne lemur</i>
flowering plant	<i>Chamaecrista glandulosa</i> var. <i>mirabilis</i>

Documentation provided and aerial images indicate that this site was previously cleared and partially filled sometime in 2010 and has continually been maintained in grass and free of woody vegetation since. Based on the land use history of the action area, you have concluded that the project is not likely to adversely affect the fauna/flora of the area.

We have reviewed the information provided in your letter and our files and concur with your determination that the proposed action may affect, but is not likely to adversely affect, the above referenced species. No adverse impacts to designated critical habitat are anticipated.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on his action, if you have any questions please contact Félix López of my staff at (787) 510-5208.

Sincerely yours,

Edwin E. Muñiz
Field Supervisor

fhl

cc:

DNER, San Juan O-SE-CCH01-SJ-01520-23042019
OGPe, San Juan 2019-252023-DEA-002791

PROYECTO: The Dawn at Dorado
MEMORIAL EXPLICATIVO
SOLICITUD DE VARIACIÓN NO SUSTANCIAL
2019-252023-DEA-002791
2019-252023-PCD-006222-2282756

HISTORIAL DE CUMPLIMIENTO AMBIENTAL Y PERMISOS

La Oficina de Gerencia de Permisos ("OGPe") como agencia proponente para el Proyecto conocido como *The Dawn at Dorado* aprobó una Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791 con fecha del 12 de junio de 2019. Luego se aprobó una variación no sustancial bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020.

La descripción del Proyecto aprobado en la 2019-252023-PCD-006222-2282756 es la siguiente:

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469. El Proyecto propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,512.5000	Hotel/Comercial
Fase 2	6,102.2700	Egida
Fase 3	2,926.4500	Remanente
Área Verde	837.1700	"Buffer Zone"
Calle Acceso	1,125.3400	Acceso
Total	23,503.7300	--



Plano Conceptual para el Proyecto (Aprobado)

La descripción del Proyecto aprobado es la siguiente:

La **Fase-1** propone un Hotel con un área de construcción de 191,596 pies cuadrados, los cuales incluyen 14,457 pies cuadrados para usos accesorios comerciales. El edificio principal del Hotel consiste de seis pisos y el área para usos accesorios comerciales es de una sola planta. El Hotel tendrá 120 habitaciones. El mismo ubica en un predio de terreno de 12,512.5000 metros cuadrados. El proyecto propone 203 espacios de estacionamientos, de los cuales 194 son de tamaño regular, 8 de impedidos, 1 de carga y descarga.

La **Fase-2** propone un Hospedaje con un área de construcción de 59,161 pies para un Hospedaje Especializado o "Nursing Home para el cuidado de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El área bruta de piso de este nivel es de unos 18,463 pies cuadrados y ubica en un predio de terreno de 6,102.2700 metros cuadrados.

El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 54 habitaciones con facilidades de una y dos camas y baños y 8 suites privadas con facilidades para una cama y baño. El área bruta de piso de ambos niveles es de unos 40,698 pies cuadrados para un total de área bruta de piso en los tres niveles de unos 59,161.00 pies cuadrados y un total de 70 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El proyecto del Hospedaje cuenta además con 61 estacionamientos de los cuales 54 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,926.4500 metros cuadrados.

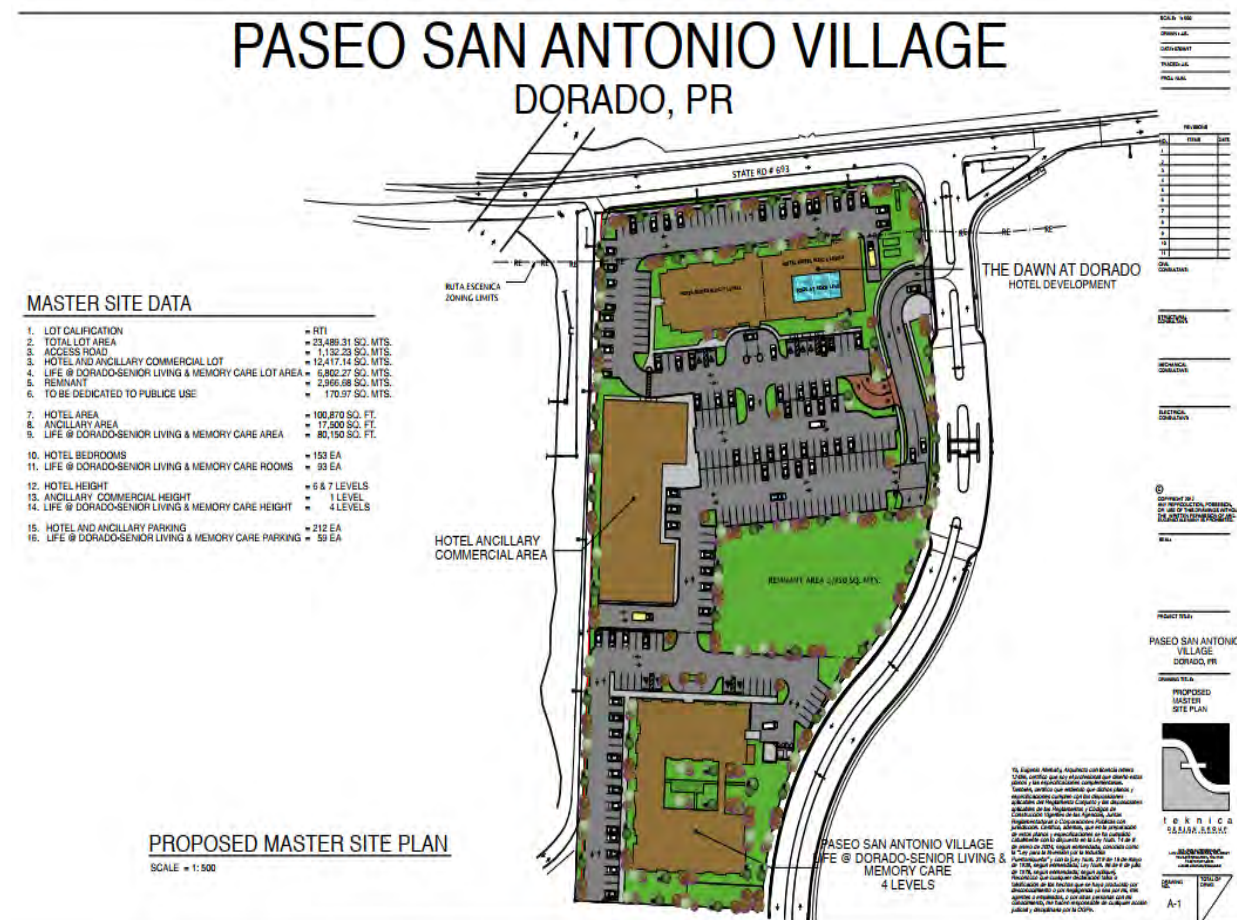
DESCRIPCIÓN DEL PROYECTO PROPUESTO (ENMIENDA)

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469.

Ahora, Paseo San Antonio, Inc. propone hacer una enmienda al Proyecto aprobado para atemperarlo a las condiciones del mercado y poder diversificar los usos propuestos para lograr el financiamiento necesario de la banca privada.

La enmienda propuesta propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,417.1470	Hotel/Comercial
Fase 2	6,802.2789	Egida
Fase 3	2,966.6803	Remanente
Uso Publico	156.5661	PR-693
Calle Acceso	1,132.2362	Acceso
Total	23,503.7320	--



Plano Conceptual Propuesto para el Proyecto (Enmienda)

La descripción del Proyecto propuesto es la siguiente:

La **Fase-1** El desarrollo del hotel, a conocerse como “The Dawn Hotel at Dorado”, contará con un edificio de seis y siete (6 y 7) niveles que contará con 153 habitaciones, para un área bruta de piso de 100,870 pies cuadrados. El edificio para el área comercial, se conectará con el edificio del hotel y contará con un (1) nivel para un total de quince (10) locales, y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. Mientras tanto, el edificio para el centro de envejecientes consistirá de cuatro (4) niveles que contarán con un total de 93 habitaciones, y con un área bruta de piso de 80,150 pies cuadrados. Se proponen 212 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales

La **Fase-2** propone un Hospedaje con un área de construcción de 80,150 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y habitaciones con facilidades de una y dos camas y baños y suites privadas con facilidades para una cama y baño. Se propone un total de 93 habitaciones. El proyecto del Hospedaje cuenta además con 59 estacionamientos de los cuales 55 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,966.6803 metros cuadrados.

El área total de construcción propuesta por todos los edificios descritos anteriormente es de 204,020 pies cuadrados. Se propone un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

NORMATIVA SOBRE DOCUMENTOS AMBIENTALES Y LA VARIACIÓN NO SUSTANCIAL

La determinación de cumplimiento ambiental, según la Regla 104 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la Junta de Calidad Ambiental (“RETDA”), Reglamento 7948 con vigencia del 30 de noviembre de 2010, es una determinación para un proceso informal no contencioso que no conlleva determinaciones adjudicativas. Por tal razón, el RETDA reconoce que la determinación de un documento ambiental es un “componente de la determinación final” de la agencia que estará tomando la determinación final sobre el permiso. Ante este escenario, queda establecido que la vigencia de los documentos ambientales, al ser un componente de la determinación final del permiso, mantienen su vigencia siempre y cuando el permiso aún permanezca vigente.

Según se ha descrito en la sección anterior sobre el Cumplimiento Ambiental y Permisos, la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791 con fecha del 12 de junio de 2019 y una variación no sustancial aprobada bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020, aún mantiene su validez y vigencia.

Dado que el dueño de la parcela, Paseo San Antonio, Inc., propone un proyecto comercial y de servicios, pero con ciertas modificaciones en el número de estructuras, lotes y sus dimensiones de lo que fue originalmente aprobado, entonces procede hacer una aclaración con relación a la DEA aún vigente.

El mecanismo establecido por el RETDA para evaluar cualquier modificación o variación al proyecto propuesto en un documento ambiental válido y vigente, es el procedimiento de una Variación No Sustancial ante la Oficina de Gerencia de Permisos (“OGPe”). Como veremos, la determinación de variación no sustancial para el caso que nos ocupa es totalmente aplicable y viable. La Regla 112 F (3) del RETDA indica lo siguiente con relación a la determinación de una variación no sustancial:

“Las variaciones o cambios sustanciales en el concepto original de una acción para el que ya se ha emitido una determinación sobre cumplimiento ambiental para una DIA, o una determinación final, requerirán un reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales. **Las variaciones que no sean sustanciales en el concepto original de un proyecto no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental.**”

Si revisamos la definición de una Variación o Cambio Sustancial en la Regla 109 (BBB), se aclara:

“**VARIACIONES O CAMBIOS SUSTANCIALES** – Aquella variación o cambio ocurrido o por ocurrir no considerado en un documento ambiental **y que puede tener un impacto adicional** que requiere una modificación a la determinación final emitida o al documento ambiental bajo evaluación. La determinación de una variación sustancial la puede hacer la agencia proponente o la OGPe.”

Por ende, para la OGPe poder concluir que una Variación No Sustancial es de aplicabilidad a una DEA, tiene entonces que poder concluir que la modificación propuesta no tendrá un impacto ambiental adicional al ya discutido en el documento.

DETERMINACIÓN

Basado en lo discutido en la sección anterior, la evaluación a realizarse por la OGPe es considerar si las modificaciones al proyecto que ahora propone Paseo San Antonio, Inc., al compararse con el previamente aprobado en la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791, constituyen un impacto ambiental adicional al ya discutido en la DEA.

De una revisión del documento ambiental aprobado, se puede concluir que el proyecto según propuesto en este escrito **NO** resulta en una modificación sustancial ya que la DEA siempre contempló la impermeabilización total del suelo de la finca principal de 5.98 cuerdas donde se propone el Proyecto, para establecer allí cuatro (4) estructuras comerciales y de servicio para un total de 204,020 pies cuadrados y sus estacionamientos. El proyecto propuesto se enfoca entonces en extender y mantener el mismo uso comercial y de servicios para todos los lotes, por lo que se propone el Proyecto en la misma área de espacio que estaba contemplada ser impactada en el proyecto original.

Por todo lo anterior, el proyecto ahora propuesto no modifica el impacto ambiental contemplado originalmente para el proyecto, ya que todos los lotes contemplaban ser impactados por la construcción. Esto permite con facilidad concluir que el proyecto propuesto constituye una variación no sustancial a la determinación de cumplimiento ambiental emitida por la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791.

CERTIFICACIÓN

Certifico que la información suministrada para la presentación de este proyecto es cierta y correcta a mi mejor entender, según la información disponible al momento de preparar este documento.

Eugenio J. Alemañy

Arq. Eugenio Alemañy, AIA

Proponente

PMB: 354 PO Box 7891

Guaynabo, PR 00970-7891

Teléfono. [787] 486-2030

Correo Electrónico: ealemany.teknica@gmail.com



CONTESTACIÓN A PRE-CONSULTA

DESCRIPCIÓN Y LOCALIZACIÓN

De conformidad con las disposiciones contenidas en las leyes y reglamentos vigentes, se otorga la presente contestación a Pre-Consulta para las obras a realizarse en:

Dirección: Lote 24 Carr 693 Bo Higuillar Dorado, Puerto Rico 00646	Solicitante: Gerard Gil Bonar
Número de Catastro: 037-000-003-29	Dueño del Solar: Gerard Gil Bonar
	Nombre del Proyecto: The Dawn at Dorado

DATOS DE PRE-CONSULTA

El Memorial Explicativo establece:
La Oficina de Gerencia de Permisos ("OGPe") como agencia proponente para el Proyecto conocido como The Dawn at Dorado aprobó una Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791 con fecha del 12 de junio de 2019.

Luego se aprobó una variación no substancial bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020. La descripción del Proyecto aprobado en la 2019-252023-PCD-006222-2282756 es la siguiente:

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469.

El Proyecto propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,512.5000	Hotel/Comercial
Fase 2	6,102.2700	Egida
Fase 3	2,926.4500	Remanente
Área Verde	837.1700	"Buffer Zone"
Calle Acceso	1,125.3400	Acceso
Total	23,503.7300	--



Plano Conceptual para el Proyecto (Aprobado)



GOBIERNO DE PUERTO RICO

Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Núm. Caso
2019-252023-PCD-015627

CONTESTACIÓN A PRE-CONSULTA

La descripción del Proyecto aprobado es la siguiente:

La **Fase-1** propone un Hotel con un área de construcción de 191,596 pies cuadrados, los cuales incluyen 14,457 pies cuadrados para usos accesorios comerciales. El edificio principal del Hotel consiste de seis pisos y el área para usos accesorios comerciales es de una sola planta. El Hotel tendrá 120 habitaciones. El mismo ubica en un predio de terreno de 12,512.5000 metros cuadrados. El proyecto propone 203 espacios de estacionamientos, de los cuales 194 son de tamaño regular, 8 de impedidos, 1 de carga y descarga.

La **Fase-2** propone un Hospedaje con un área de construcción de 59,161 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El área bruta de piso de este nivel es de unos 18,463 pies cuadrados y ubica en un predio de terreno de 6,102.2700 metros cuadrados.

El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 54 habitaciones con facilidades de una y dos camas y baños y 8 suites privadas con facilidades para una cama y baño.

El área bruta de piso de ambos niveles es de unos 40,698 pies cuadrados para un total de área bruta de piso en los tres niveles de unos 59,161.00 pies cuadrados y un total de 70 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El proyecto del Hospedaje cuenta además con 61 estacionamientos de los cuales 54 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,926.4500 metros cuadrados.

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469. Ahora, Paseo San Antonio, Inc. propone hacer una enmienda al Proyecto aprobado para atemperarlo a las condiciones del mercado y poder diversificar los usos propuestos para lograr el financiamiento necesario de la banca privada. La enmienda propuesta propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

<i>Descripción</i>	<i>Area (metros cuadrados)</i>	<i>Uso Propuesto</i>
Fase 1	12,417.1470	Hotel/Comercial
Fase 2	6,802.2789	Egida
Fase 3	2,966.6803	Remanente
Uso Publico	156.5661	PR-693
Calle Acceso	1,132.2362	Acceso
Total	23,503.7320	--



CONTESTACIÓN A PRE-CONSULTA



La descripción del Proyecto propuesto es la siguiente:

La **Fase-1** El desarrollo del hotel, a conocerse como “*The Dawn Hotel at Dorado*”, contará con un edificio de seis y siete (6 y 7) niveles que contará con 153 habitaciones, para un área bruta de piso de 100,870 pies cuadrados. El edificio para el área comercial, se conectará con el edificio del hotel y contará con un (1) nivel para un total de quince (10) locales, y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. Mientras tanto, el edificio para el centro de envejecientes consistirá de cuatro (4) niveles que contarán con un total de 93 habitaciones, y con un área bruta de piso de 80,150 pies cuadrados. Se proponen 212 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales.

La **Fase-2** propone un Hospedaje con un área de construcción de 80,150 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y habitaciones con facilidades de una y dos camas y baños y suites privadas con facilidades para una cama y baño. Se propone un total de 93 habitaciones. El proyecto del Hospedaje cuenta además con 59 estacionamientos de los cuales 55 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,966.6803 metros cuadrados.

El área total de construcción propuesta por todos los edificios descritos anteriormente es de 204,020 pies cuadrados. Se propone un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

NORMATIVA SOBRE DOCUMENTOS AMBIENTALES Y LA VARIACIÓN NO SUSTANCIAL

La determinación de cumplimiento ambiental, según la Regla 104 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la Junta de Calidad Ambiental (“RETDA”), Reglamento 7948 con vigencia del 30 de noviembre de 2010, es una determinación para un proceso informal no contencioso que no conlleva determinaciones adjudicativas. Por tal razón, el RETDA reconoce que la determinación de un documento ambiental es un “componente de la determinación final” de la agencia que estará tomando la determinación final sobre el permiso. Ante este escenario, queda establecido que la vigencia



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de los documentos ambientales, al ser un componente de la determinación final del permiso, mantienen su vigencia siempre y cuando el permiso aún permanezca vigente.

Según se ha descrito en la sección anterior sobre el Cumplimiento Ambiental y Permisos, la Determinación de Cumplimiento Ambiental bajo el caso número 2019- 252023-DEA-002791 con fecha del 12 de junio de 2019 y una variación no sustancial aprobada bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020, aún mantiene su validez y vigencia. Dado que el dueño de la parcela, Paseo San Antonio, Inc., propone un proyecto comercial y de servicios, pero con ciertas modificaciones en el número de estructuras, lotes y sus dimensiones de lo que fue originalmente aprobado, entonces procede hacer una aclaración con relación a la DEA aún vigente. El mecanismo establecido por el RETDA para evaluar cualquier modificación o variación al proyecto propuesto en un documento ambiental válido y vigente, es el procedimiento de una Variación No Sustancial ante la Oficina de Gerencia de Permisos ("OGPe"). Como veremos, la determinación de variación no sustancial para el caso que nos ocupa es totalmente aplicable y viable.

La Regla 112 F (3) del RETDA indica lo siguiente con relación a la determinación de una variación no sustancial: "Las variaciones o cambios sustanciales en el concepto original de una acción para el que ya se ha emitido una determinación sobre cumplimiento ambiental para una DIA, o una determinación final, requerirán un reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales. Las variaciones que no sean sustanciales en el concepto original de un proyecto no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental."

Si revisamos la definición de una Variación o Cambio Sustancial en la Regla 109 (BBB), se aclara: "**VARIACIONES O CAMBIOS SUSTANCIALES** – Aquella variación o cambio ocurrido o por ocurrir no considerado en un documento ambiental y que puede tener un impacto adicional que requiere una modificación a la determinación final emitida o al documento ambiental bajo evaluación. La determinación de una variación sustancial la puede hacer la agencia proponente o la OGPe." Por ende, para la OGPe poder concluir que una Variación No Sustancial es de aplicabilidad a una DEA, tiene entonces que poder concluir que la modificación propuesta no tendrá un impacto ambiental adicional al ya discutido en el documento.

DETERMINACIÓN

Basado en lo discutido en la sección anterior, la evaluación a realizarse por la OGPe es considerar si las modificaciones al proyecto que ahora propone Paseo San Antonio, Inc., al compararse con el previamente aprobado en la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791, constituyen un impacto ambiental adicional al ya discutido en la DEA.

De una revisión del documento ambiental aprobado, se puede concluir que el proyecto según propuesto en este escrito NO resulta en una modificación sustancial ya que la DEA siempre contempló la impermeabilización total del suelo de la finca principal de 5.98 cuerdas donde se propone el Proyecto, para establecer allí cuatro (4) estructuras comerciales y de servicio para un total de 204,020 pies cuadrados y sus estacionamientos. El proyecto propuesto se enfoca entonces en extender y mantener el mismo uso comercial y de servicios para todos los lotes, por lo que se propone el Proyecto en la misma área de espacio que estaba contemplada ser impactada en el proyecto original. Por todo lo anterior, el proyecto ahora propuesto no modifica el impacto ambiental contemplado originalmente para el proyecto, ya que todos los lotes contemplaban ser impactados por la construcción. Esto permite con facilidad concluir que el proyecto propuesto constituye una variación no sustancial a la determinación de cumplimiento ambiental emitida por la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791.

CERTIFICACIÓN

Certifico que la información suministrada para la presentación de este proyecto es cierta y correcta a mi mejor entender, según la información disponible al momento de preparar este documento.



CONTESTACIÓN A PRE-CONSULTA

COMENTARIOS DE LA OGPE Y DISPOSICIONES LEGALES:

Dispone el Artículo 1.5 de la Ley 161-2009, según enmendada, conocida como “Ley para la Reforma del Proceso de Permisos de Puerto Rico” que una Pre-Consulta es una “orientación que podrá ser solicitada a la Oficina de Gerencia [de Permisos, en adelante OGPe, previo a la radicación de una solicitud para un proyecto propuesto, en la cual se identificará la conformidad del mismo con las disposiciones estatutarias y reglamentarias aplicables”.

El 2 de enero de 2021, entró en vigencia el Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios¹, y en su Glosario de Términos que se encuentra en el Tomo XII del en adelante Reglamento Conjunto, en el Inciso (P) (136), define el concepto de Pre-consulta como una “[o]rientación que, de solicitarse, será dada por la Oficina de Gerencia de Permisos, una Entidad Gubernamental Concernida o Municipio Autónomo con Jerarquía I a la V previo a la radicación de una solicitud para un proyecto propuesto. En la pre-consulta se identificarán las disposiciones legales y reglamentarias aplicables a tal acción, actividad o proyecto propuesto, así como la información que conforme a ésta deberá, en su día, presentar el solicitante”.

La Sección 2.1.8.7 (a) del Reglamento Conjunto, supra, intitulada “Solicitud de Pre Consulta” establece que:

1. Cualquier persona que interese un permiso, licencia, certificaciones, autorizaciones, recomendaciones y cualquier trámite necesario o que incida de forma alguna en la operación de un negocio en Puerto Rico podrá solicitar a la OGPe o al Municipio Autónomo con Jerarquía de la I a la III, según aplique, una orientación en la cual se identificarán las disposiciones de ley y reglamentarias aplicables a tal acción, actividad o proyecto propuesto y la información que conforme a ésta deberá, en su día, presentar el solicitante.
2. El solicitante podrá requerir a la agencia, que le provea una lista de los permisos o autorizaciones que, a tenor con las disposiciones de ley y reglamentarias aplicables, deberá obtener para poder comenzar la construcción u operación del proyecto.
3. Los Gerentes de Permisos, el Director de la División de Evaluación de Cumplimiento Ambiental o sus representantes, participarán en la evaluación de la Pre-Consulta, según aplique, a discreción del Secretario Auxiliar o del Director Regional de la OGPe.
4. Como parte de la Pre-Consulta, el solicitante incluirá de manera escrita y detallada, como mínimo, la ubicación propuesta y una descripción del proyecto.
5. La respuesta de la OGPe o del Municipio Autónomo con Jerarquía de la I a la III, según corresponda a la Pre-Consulta se hará por escrito y ésta, al igual que la información presentada por el solicitante, estará disponible para examen por el público en el SUI, a menos que el solicitante reclame y justifique la confidencialidad de dichos documentos, por contener secretos de negocio que no pueden ser divulgados.
6. El proceso Pre-Consulta solo será a los fines de aclarar, previo a la radicación de cualquier solicitud, los requisitos o exenciones aplicables al proyecto, sujeto al pago de los cargos aplicables.
7. Cuando se reclame la confidencialidad de documentos se podrá requerir el pago de un cargo adicional por el manejo del proceso.
8. Aunque la Pre-Consulta pudiera incluir recomendaciones de la OGPe, este proceso no se considerará en ningún caso como una determinación final en cuanto a la aprobación o rechazo a la acción propuesta.
9. Si el peticionario ha solicitado una reunión como parte de la Pre-Consulta, en un término no mayor de cinco (5) días de la fecha de radicación, se le notificará al cliente los documentos requeridos.
10. Las solicitudes de Pre-Consultas incluidas en la Regla 3.2.4 (Obras Exentas de Permisos de Construcción) inciso (c) de este Reglamento incluirán lo siguiente:
 - a) Memorial Explicativo que incluya:
 - 1) Datos de Localización
 - 2) Número de Catastro
 - 3) Pietaje
 - 4) Descripción detallada de los trabajos a realizar
 - 5) Materiales (cuando aplique)

¹ Reglamento Núm. 9233 del 2 de enero de 2021



CONTESTACIÓN A PRE-CONSULTA

- 6) Volumen o Cantidad (cuando aplique)
- 7) Calificación
- b) Croquis o fotos del área que se va a impactar
- c) Para cambio de paredes interiores deberá incluir croquis de la distribución existente y la propuesta.
- d) La OGPe o el Municipio Autónomo con Jerarquía de la I a la III podrán solicitar cualquier documento información adicional.

Por su parte, el Reglamento para el Proceso de Evaluación Ambiental (“RPEA”), Reglamento Número 8858 del 23 de noviembre de 2016, define en su Regla 113- Pre Consulta como: “Orientación no vinculante que podrá ser solicitada a la OGPe previo a la radicación de una solicitud para un proyecto propuesto, en la cual se identificará la conformidad del mismo con las disposiciones estatutarias y reglamentarias aplicables”

Conforme a las disposiciones previamente citadas, el Secretario Auxiliar de la OGPe, cuenta con la facultad para contestar la Pre Consulta presentada por la parte.

El Proyecto según aprobado en la Determinación de Cumplimiento Ambiental para Evaluación Ambiental aprobado el 12 de junio de 2019, posteriormente, y según surge del expediente digital y la relación de hechos de la Pre -Consulta que nos ocupa, se presentó una Determinación de Variación, la cual fue resuelta mediante 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020. Para la evaluación de la variación solicitada, procede hacer el análisis de variación a la luz de la determinación original y no de cualquier enmienda posterior.

	Uso Propuesto	Determinación EA 2019	Variación 2021	Variación 2022
Fase I Hotel	Hotel/ Comercial	14,255.86 metros cuadrados	12,512.5000 metros cuadrados.	12,417.1470 metros cuadrados
Fase II	Egida	6,431.27 metros cuadrados	6,102.2700 metros cuadrados.	6,802. 2789 metros cuadrados
Calle de Acceso	-----	2,802.188 metros cuadrados	1,132.2362 metros cuadrados	1,132.2362 metros cuadrados
Uso Público	-----			156.5661 metros cuadrados
Fase III	Remanente		2,926.4500 metros cuadrados.	2,966.6803 metros cuadrados.
TOTAL		23,492 pies cuadrados	23,503.7320 pies cuadrados	23,503.7320 pies cuadrados

Procedería entonces determinar si las obras propuestas, constituyen una modificación que conforme a la Regla 138 F del RPEA, lo cual requeriría la evaluación de los impactos ambientales. Para efectos del RPEA las modificaciones están catalogadas como variaciones, y de acuerdo a la definición empleada en la Regl. 113 del RPEA, la Variación o Cambios Sustanciales se define como: “[..] aquella variación o cambio ocurrido o por ocurrir en la acción propuesta, no considerado y evaluado en un documento ambiental y que pueda tener un impacto ambiental adicional o diferente, que requiera una modificación a la determinación final emitida o a documento ambiental bajo evaluación”.

El RPEA, en su Regla 113- Definiciones, incluye los términos que a continuación transcribimos:

Documento ambiental

Documento de planificación detallado sobre cualquier acción propuesta que deberá incluir un análisis, evaluación y discusión de los posibles impactos ambientales asociados a dicha acción. Para efectos de este Reglamento, el término aplica solamente a una EA y a una DIA en cualquiera de sus modalidades o etapas.

Impacto ambiental

Los efectos directos, indirectos y/o acumulativos de una acción propuesta sobre cualquier aspecto o elemento de ambiente, incluyendo factores o condiciones tales como: usos del terreno, aire, agua, minerales, flora, fauna, ruido



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objetos o áreas de valor histórico, arqueológico, estético, lumínico, y aspectos económicos, sociales, culturales o de salud pública.

Impacto ambiental significativo

El efecto substancial de cualquier acción propuesta sobre uno o varios aspectos o elementos del ambiente, tales como, pero sin limitarse a: una población biótica, un recurso natural, el ambiente estético o cultural, la calidad de vida, la salud pública, los recursos renovables o no renovables; o que pueda sacrificar los usos beneficiosos del ambiente a largo plazo a favor de los usos a corto plazo o viceversa. Cada uno de los elementos mencionados será evaluado tanto de forma independiente como en conjunto.

Variaciones o cambios sustanciales

Para propósitos de este Reglamento, es aquella variación o cambio ocurrido o por ocurrir en la acción propuesta, no considerado y evaluado en un documento ambiental y que pueda tener un impacto ambiental adicional o diferente, que requiera una modificación a la determinación final emitida o al documento ambiental bajo evaluación.

Por su parte, la Regla 139 - Variaciones sustanciales, establece:

- A. Las variaciones o cambios sustanciales **en el concepto original de una acción** para la que ya se ha emitido una determinación de cumplimiento ambiental, requerirán el reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales.
- B. Las variaciones **que no sean sustanciales en el concepto original de un proyecto**, no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental. No obstante, dichas variaciones deberán estar documentadas en el expediente del documento ambiental que obra en la OGPe, mediante la solicitud de una pre-consulta ante dicha agencia.
- C. La agencia proponente, en coordinación con la OGPe, determinará si la variación propuesta es o no sustancial.

RESULTADOS DE LA EVALUACION:

Conforme a las disposiciones previamente citados y los hechos relatados, la acción propuesta, constituye una configuración de los usos dentro de la huella original, manteniendo el mismo uso comercial y de servicios. Por lo anterior, la variación en el impacto ambiental contemplado originalmente no constituye una variación no sustancial, por lo que no requerirá de ningún trámite adicional como parte del proceso de planificación ambiental.

A tales efectos, la Determinación de Cumplimiento Ambiental, 2019-252023-DEA-002791, con fecha del 12 de junio de 2019, emitida para el proyecto, continúa vigente incorporándose a la misma la variación propuesta.

FIRMAS Y SELLOS

FECHA DE EXPEDICION

28 de abril de 2022



PASEO SAN ANTONIO VILLAGE

DORADO, PR

SCALE: 1: 500
DRAWN : J.S.
DATE: 07/28/17
TRACED: J.S.
PROJ. NUM.

MASTER SITE DATA

1. LOT CALIFICATION

2. TOTAL LOT AREA

3. ACCESS ROAD

4. HOTEL AND ANCILLARY COMMERCIAL LOT

5. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE LOT AREA

6. REMNANT

6. TO BE DEDICATED TO PUBLIC USE
- = RTI

= 23,503.73 SQ. MTS.

= 1,132.23 SQ. MTS.

= 12,417.14 SQ. MTS.

= 6,802.27 SQ. MTS.

= 2,966.68 SQ. MTS.

= 156.56 SQ. MTS.
7. HOTEL AREA

8. ANCILLARY AREA

9. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE AREA
- = 100,870 SQ. FT.

= 17,500 SQ. FT.

= 80,150 SQ. FT.
10. HOTEL BEDROOMS

11. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE ROOMS
- = 153 EA

= 93 EA
12. HOTEL HEIGHT

13. ANCILLARY COMMERCIAL HEIGHT

14. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE HEIGHT
- = 6 & 7 LEVELS

= 1 LEVEL

= 4 LEVELS
15. HOTEL AND ANCILLARY PARKING

16. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE PARKING
- = 212 EA

= 59 EA

PROPOSED MASTER SITE PLAN (REV.2021)

SCALE = 1: 500



PASEO SAN ANTONIO VILLAGE
LIFE @ DORADO-SENIOR LIVING &
MEMORY CARE
4 LEVELS

Yo, Eugenio Alemañy, Arquitecto con licencia nmero 12456, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPp.

REVISIONS		
NO.	ITEMS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

CIVIL CONSULTANT:

STRUCTURAL CONSULTANT:

MECHANICAL CONSULTANT:

ELECTRICAL CONSULTANT:

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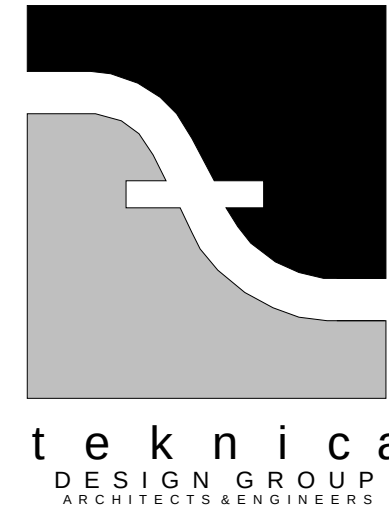
SEAL:

PROJECT TITLE:

PASEO SAN ANTONIO
VILLAGE
DORADO, PR

DRAWING TITLE:

PROPOSED
MASTER
SITE PLAN



AVE. SAN ALFONSO US-26
LAS LOMAS RD. PIEDRAS, PR. 00921
TELS (787) 792-7395, 792-1546
FAX (787) 792-0376
e-mail: ealemany@tcgpr.net

DRAWING NO.

A-1

TOTAL OF DRWG



GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

APR 29 2019

JULIA M COLÓN PADILLA
2386 BENTLEY DRIVE
PALM HARBOR FL 34684

Estimada señora Colón Padilla:

**Certificación para Categorización de
Hábitats Naturales para Vida Silvestre**
The Dawn at Dorado
Carr. PR-693, km 8.6
Bo. Higuillar, Dorado
O-SE-CCH01-SJ-01520-23042019

El Departamento de Recursos Naturales y Ambientales (DRNA) evaluó una Solicitud de Certificación para Categorización de Hábitats Naturales para la Vida Silvestre para el proyecto de epígrafe. La misma fue evaluada de acuerdo con las disposiciones relacionadas con la fauna y la flora de la Ley 416 del 2004, según enmendada (*Ley Sobre Política Pública Ambiental*), su Reglamento 7948 de 2010 (*Reglamento de evaluación y trámite de documentos ambientales de la Junta de Calidad Ambiental*), la Ley 23 del 1972, según enmendada (*Ley Orgánica del Departamento de Recursos Naturales y Ambientales de Puerto Rico*), de la Ley 241 del 1999, según enmendada (*Nueva Ley de vida silvestre de Puerto Rico*) y sus Reglamentos 6765 de 2004 (*Reglamento para regir la conservación y el manejo de la vida silvestre, las especies exóticas y la caza en el Estado Libre Asociado de Puerto Rico*) y 6766 del 2004 (*Reglamento para regir las especies vulnerables y en peligro de extinción en el Estado Libre Asociado de Puerto Rico*), así como de la Orden Administrativa del DRNA 2010-09.

El predio del proyecto ocupa unas 6 cdas. Es un predio suburbano baldío. Para el 2012 se removió la capa vegetal y se nivelaron los terrenos. Han mantenido la finca libre de vegetación desde entonces. Se propone el desarrollo de un proyecto turístico-residencial con un hotel de 106 habitaciones y una estructura residencial unifamiliar de 80 unidades. No hay reportes de especies amenazadas ni en peligro de extinción.

Como resultado de dicha evaluación, hemos categorizado el predio como **Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, de Alto Valor Ecológico o de Valor Ecológico (Categoría 6)**. El Artículo 2.03 del Reglamento 6765, *supra*, establece lo siguiente para esta Categoría:

“La meta de la mitigación es minimizar el impacto al hábitat... y que evite el impacto a otro hábitat fuera del área a impactarse”.

Este documento es una cualificación de los hábitats naturales sitios en el predio de epígrafe, requerida por los estatutos legales vigentes. **No constituye un permiso para la construcción u operación del proyecto propuesto.**



APR 29 2019

Julia M. Colón Padilla

O-SE-CCH01-SJ-01520-23042019

Página 2

Esta certificación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y la Secretaría se reserva el derecho de evaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente de surgir nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente o cuando la certificación original se emitió bajo premisas falsas o fraudulentas.

Si tiene alguna pregunta o necesita orientación sobre este asunto, puede escribirnos a la dirección indicada o comunicarse al teléfono 787-999-2200 extensiones 2834 y 2846.

Cordialmente,



Joanna C. Cepeda Díaz

Secretaría Auxiliar Interna de Permisos, Endosos y Servicios Especializados

JCCD/fgr



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
PO Box 491
Boquerón, PR 00622



In Reply Refer To:
FWS/R4/CESFO/72051-031

Andrew G. Bonilla Seda
GEC Group
Box 193851
San Juan, Puerto Rico 00919-3851

Re: The Dawn at Dorado Hotel Bo. Higuillar,
Dorado, Puerto Rico

Dear Mr. Bonilla:

Thank you for your December 12, 2021, letter requesting consultation regarding the construction of a hotel and elderly home in Dorado. The project is requesting financial assistance from the Department of Agriculture Rural Development (USDA-RD). Our comments are issued as technical assistance in accordance with the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Endangered Species Act (16 U.S.C. 1531 et seq. as amended).

The project consists of the construction of "The Dawn at Dorado" Hotel a four story, 107 room structure with associated parking lot. The hotel will be built as the first phase; the elderly home will be 3 stories and 88 rooms and will be built as a second phase. The property has an approximate area of 5.98 cuerdas. The proposed project is located south of PR 693 and between two existing residential projects.

You have identified the following species to be within the action area:

Puerto Rican Boa
Puerto Rican Crested Toad
flowering plant

Epicrates inornatus, now known as *Chilabothrus inornatus*
Peltophryne lemur
Chamaecrista glandulosa var. *mirabilis*

Documentation provided and aerial images indicate that this site was previously cleared and partially filled sometime in 2010 and has continually been maintained in grass and free of woody vegetation since. Based on the land use history of the action area, you have concluded that the project is not likely to adversely affect the fauna/flora of the area.

We have reviewed the information provided in your letter and our files and concur with your determination that the proposed action may affect, but is not likely to adversely affect, the above referenced species. No adverse impacts to designated critical habitat are anticipated.

Mr. Bonilla

2

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on his action, if you have any questions please contact Félix López of my staff at (787) 510-5208.

Sincerely yours,

EDWIN MUNIZ

Digitally signed by EDWIN
MUNIZ
Date: 2022.02.08 11:55:21
-04'00'

Edwin E. Muñiz
Field Supervisor

fhl

cc:

DNER, San Juan O-SE-CCH01-SJ-01520-23042019
OGPe, San Juan 2019-252023-DEA-002791



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689

December 12, 2021

Edwin E. Muñiz
Field Supervisor
U.S. Fish and Wildlife Service
Caribbean Ecological Services Field Office
P.O. Box 491, Boquerón, Puerto Rico 00622

*RE: ENDANGERED SPECIES ACT SECTION 7 CONSULTATION
NATIONAL ENVIRONMENTAL PROTECTION ACT
PASEO SAN ANTONIO INC. (OWNER/PROPONENT)
THE DAWN AT DORADO HOTEL
CARRETERA PR-693, KM. 8.6; BO. HIGUILLAR
DORADO, PUERTO RICO*

Dear Mr. Muñiz:

The United States Department of Agriculture Rural Development (USDA-RD) is in receipt of an application for financial assistance (via X-Caliber Rural Capital, licensed United States Department of Agriculture (USDA) lender), submitted by Paseo San Antonio, Inc in San Juan, Puerto Rico for the purpose of a proposed project consisting of a hotel and an elderly home ("Egida") in the municipality of Dorado, Puerto Rico. Proponent contact information:

Paseo San Antonio, Inc.
Mr. Gerard Gil (President)
Galeria Paseos
100 Gran Blvd. #112-227
San Juan, Puerto Rico 00926

The proposed project is to be located in the empty parcel at Carretera Estatal PR-693, Km. 8.6, Barrio Higuillar in Dorado, Puerto Rico (Figure 1). The United States Geological Service (USGS) Topographic Map for the project is presented in Figure 2. The subject property is located on the northern coast of Puerto Rico, at latitude 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The property has an approximate area of 5.98 "cuerdas" (see Figure 3). The parcel is located in a zoning district classified as RT-I (Residencial-Turístico Intermedio).

Below please find details of the proposed facilities:

The proposed project consists of the development of the empty parcel in two (2) phases:

- The first phase will be the construction of "The dawn at Dorado" Hotel, which will consist of an area of 79,315 square feet with capacity of four (4) levels, 107 guest rooms, a support area

of 23,492 square feet and 186 parking lots. The Hotel will have a capacity of 14,255.86 square meters

- The second phase will be the construction of an "Elderly Home Care Center" or "Egida" consisting of three (34) levels, 88 rooms and 58 parking lots. The "Egida" will have a capacity of 6,431.27 square meters and the access street space will have an area of 2,802,188 square meters.

The two phases will have a system of emergency electric generators and fire protection system independently for each of the phases, with a capacity of 750 kW for Phase-1 and 500 kW for Phase-2. Find Master Plan of the proposed project in Appendix A.

Phase 1- Hotel:

The hotel includes several types of rooms. Level-1 will have 27 rooms. On this level is located the lobby area, reception area with bar, administrative offices, bathrooms, shop, laundry, cleaning station, warehouse, games room, gym area, mechanical room, electrical, adult pool area and pool area for children, a bar in the pool area, hallways, stairs and elevators. It also has 186 parking lots. Level-2 will have 23 rooms. On this level is located an area of cleaning station, warehouse, mechanical room, electrical, pool area, corridors, stairs, elevators and access to the second level of the building of commercial accessory uses. Level-3 and Level-4 will have 28 guest rooms each. In these levels will be located an area of cleaning station, warehouse, mechanical room, electrical, area of swimming pool, corridors, stairs and elevators. The commercial accessory use building will provide retail services to the area public and hotel guests. In addition, on the second level it has a space of facilities for meetings and private activities, and has direct access to the hotel. The total gross area of the hotel and commercial accessory building is 102,807 square feet.

Phase 2- "Egida":

This phase proposes the construction of a specialized lodging ("Egida") for the care of the elderly. It includes on the first level a reception area with administrative offices, dining room, laundry, chapel, warehouse, nurses' station, medical offices, medicine room, living room, interior garden and 20 rooms with facilities of two beds, bathrooms and 2 private suites of one bed. The second level includes therapy room, warehouse, nurses' station, medical offices, medicine room, living room and 31 rooms with facilities of two beds and bathrooms and 3 private suites with facilities for a bed and bathroom. The total gross floor area on the two levels is 40,698.00 square feet and a total of 56 rooms with 107 beds. The project also has 45 parking lots.

The project has a habitat certification issued by the DNER on April 29, 2019, which categorized the property as a Natural Habitat with Low Potential to Become Essential Habitat, High Ecologic Value or Category 6 Ecologic Value. The project is not in an area susceptible to flooding and the topography of the property to be developed is flat.

Different Endorsements and Recommendation Letters had been obtained from Puerto Rico government agencies for the construction of the project (Appendix B), including but not limited to:

- Habitat Certification from the Puerto Rico Department of Natural and Environmental Resources

(DNER) dated April 29, 2019.

- Puerto Rico Tourism Company endorsement from October 3, 2018.
- Puerto Rico Tourism Company endorsement from August 7, 2020.
- Environmental Compliance Determination dated June 12, 2019.
- Dorado Municipality endorsement dated May 12, 2020.
- Conditional recommendation by the Puerto Rico Aqueduct and Sewer Authority (PRASA) dated June 20, 2019.
- Infrastructure Recommendation from Puerto Rico Telecommunications Bureau dated April 25, 2019.
- Letter with comments from the Puerto Rico Highway and Transportation Authority (PRHTA) dated June 30, 2020.
- Recommendations document from the Puerto Rico Permit Management Office (PR OGPe) dated April 19, 2019.
- Endorsement Letter from the Puerto Rico Housing Authority (PRHA) dated February 13, 2019.

No present activities or structures exist on the property. Only an electrical poll box exists within the west boundary of the site, which will serve as an electrical connection.

Results from NEPAAssist Report from USEPA (used only as a reference), and FWS's IPaC planning tool obtained on December 13, 2021 are included in Appendix C. Project report indicate that:

- There is a total of three (3) threatened, endangered or candidate species within the subject property: Listed species are: Puerto Rican Boa *Epicrates inornatus*, Puerto Rican Crested Toad *Peltophryne lemur* (reptiles) and *Chamaecrista glandulosa* var. *mirabilis* (flowering plant).
- There are no critical habitats for the threatened and endangered species mentioned.
- No refuge lands or fish hatcheries.
- No FWS Migratory Birds of Concern within the vicinity of the project area (based on FWS data).
- No Wetlands are present within the proposed project area (based on the FWS Wetlands Maps, included as Figure 4).

Based on the above analysis, we conclude that financial assistance for this project is not likely to adversely affect the fauna/flora of the area. The site has undergone significant residential development and disturbance since the early 1990's. At the present minimal vegetation exists within the property parcel. A separate formal consultation for compliance with Section 106 review (Historic Preservation) was prepared and submitted to the Puerto Rico Historic Preservation Office (PRSHPO).

Recent Aerial Drone Photos (from December 2, 2021) are included in Appendix D. An Environmental Site Assessment Phase I (ESA Phase I) from December 2021 that was part of the commercial transaction which includes environmental, historical and regulatory aspects, and photos is included in Appendix E. No environmental concerns for the property or surrounding parcels were identified.

With this letter, we request your participation in formal consultation per Section 7 of the Endangered Species Act. We are submitting the attached documentation in support of this request; please provide a courtesy receipt acknowledging a complete submittal package as soon as possible.

*Fish and Wildlife Service
Endangered Species Act Section 7 Consultation
National Environmental Protection Act
Paseo San Antonio Inc.
Dorado, Puerto Rico*

If you have further questions, please feel free to contact us at your convenience at (787) 396-8689 or at our email agbonilla@gecgrouppr.com.

Cordially,



Andrew G. Bonilla Seda, PG, REM
Principal
GEC Group
Environmental Consultants Paseo San Antonio, Inc.

Attachments:

- Figure 1- Location Map
- Figure 2- USGS Topographic Map
- Figure 3- Topographic Site Plan
- Figure 4- FWS Wetlands Map
- Appendix A- Master Site Plan
- Appendix B- Endorsements and Recommendation Letters
- Appendix C- IPaC Project Report from December 12, 2021 and NEPA Assist Report
- Appendix D- Recent Aerial Drone Photos from December 2, 2021
- Appendix E- Environmental Site Assessment Phase I dated December 2021

The Dawn At Dorado Hotel Parcel

Biological Assessment

Prepared using IPaC

Generated by Andrew Bonilla (agbonilla925@gmail.com)

December 13, 2021

The purpose of this Biological Assessment (BA) is to assess the effects of the proposed project and determine whether the project may affect any Federally threatened, endangered, proposed or candidate species. This BA is prepared in accordance with legal requirements set forth under [Section 7 of the Endangered Species Act \(16 U.S.C. 1536 \(c\)\)](#).

In this document, any data provided by U.S. Fish and Wildlife Service is based on data as of December 13, 2021.

Prepared using IPaC version 5.66.3

The Dawn At Dorado Hotel Parcel Biological Assessment

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1 Description Of The Action

1.1 Project Name

The Dawn at Dorado Hotel Parcel

1.2 Executive Summary

The United States Department of Agriculture Rural Development (USDA-RD) is in receipt of an application for financial assistance (via X-Caliber Rural Capital, licensed United States Department of Agriculture (USDA) lender), submitted by Paseo San Antonio, Inc in San Juan, Puerto Rico for the purpose of a proposed project consisting of a hotel and an elderly home ("Egida") in the municipality of Dorado, Puerto Rico. Proponent contact information:

Paseo San Antonio, Inc.

Mr. Gerard Gil (President)

Galeria Paseos

100 Gran Blvd. #112-227

San Juan, Puerto Rico 00926

The proposed project is to be located in the empty parcel at Carretera Estatal PR-693, Km. 8.6, Barrio Higuillar in Dorado, Puerto Rico (Figure 1). The United States Geological Service (USGS) Topographic Map for the project is presented in Figure 2. The subject property is located on the northern coast of Puerto Rico, at latitude 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The property has an approximate area of 5.98 "cuerdas" (see Figure 3). The parcel is located in a zoning district classified as RT-I (Residencial-Turistico Intermedio).

Below please find details of the proposed facilities:

The proposed project consists of the development of the empty parcel in two (2) phases:

- The first phase will be the construction of "The dawn at Dorado" Hotel, which will consists of an area of 79,315 square feet with capacity of four (4) levels, 107 guest rooms, a support area of 23,492 square feet and 186 parking lots. The Hotel will have a capacity of 14,255.86 square meters
- The second phase will be the construction of an "Elderly Home Care Center" or "Egida" consisting of three (34) levels, 88 rooms and 58 parking lots. The "Égida" will have a capacity of 6,431.27 square meters and the access street space will have an area of 2,802,188 square meters.

[Effect determination summary](#)

1.3 Project Description

1.3.1 Location



LOCATION

Dorado County, Puerto Rico

1.3.2 Description of project habitat

The proposed project is to be located in the empty parcel at Carretera Estatal PR-693, Km. 8.6, Barrio Higuillar in Dorado, Puerto Rico (Figure 1). The United States Geological Service (USGS) Topographic Map for the project is presented in Figure 2. The subject property is located on the northern coast of Puerto Rico, at latitude 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The property has an approximate area of 5.98 "cuerdas" (see Figure 3). The parcel is located in a zoning district classified as RT-I (Residencial-Turistico Intermedio).

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Phase 1- Hotel:

The hotel includes several types of rooms. Level-1 will have 27 rooms. On this level is located the lobby area, reception area with bar, administrative offices, bathrooms, shop, laundry, cleaning station, warehouse, games room, gym area, mechanical room, electrical, adult pool area and pool area for children, a bar in the pool area, hallways, stairs and elevators. It also has 186 parking lots. Level-2 will have 23 rooms. On this level is located an area of cleaning station, warehouse, mechanical room, electrical, pool area, corridors, stairs, elevators and access to the second level of the building of commercial accessory uses. Level-3 and Level-4 will have 28 guest rooms each. In these levels will be located an area of cleaning station, warehouse, mechanical room, electrical, area of swimming pool, corridors, stairs and elevators. The commercial accessory use building will provide retail services to the area public and hotel guests. In addition, on the second level it has a space of facilities for meetings and private activities, and has direct access to the hotel. The total gross area of the hotel and commercial accessory building is 102,807 square feet.

Phase 2- "Egida":

This phase proposes the construction of a specialized lodging (“Egida”) for the care of the elderly. It includes on the first level a reception area with administrative offices, dining room, laundry, chapel, warehouse, nurses' station, medical offices, medicine room, living room, interior garden and 20 rooms with facilities of two beds, bathrooms and 2 private suites of one bed. The second level includes therapy room, warehouse, nurses' station, medical offices, medicine room, living room and 31 rooms with facilities of two beds and bathrooms and 3 private suites with facilities for a bed and bathroom. The total gross floor area on the two levels is 40,698.00 square feet and a total of 56 rooms with 107 beds. The project also has 45 parking lots.

The project has a habitat certification issued by the DNER on April 29, 2019, which categorized the property as a Natural Habitat with Low Potential to Become Essential Habitat, High Ecologic Value or Category 6 Ecologic Value. The project is not in an area susceptible to flooding and the topography of the property to be developed is flat.

1.3.3 Project proponent information

Provide information regarding who is proposing to conduct the project, and their contact information. Please provide details on whether there is a Federal nexus.

Requesting Agency

GEC Group

FULL NAME

Andrew Bonilla

STREET ADDRESS

PO Box 193851

CITY

San Juan

STATE

PR

ZIP

00919

PHONE NUMBER

(787) 396-8689

E-MAIL ADDRESS

agbonilla925@gmail.com

Lead agency

Lead agency is the same as requesting agency

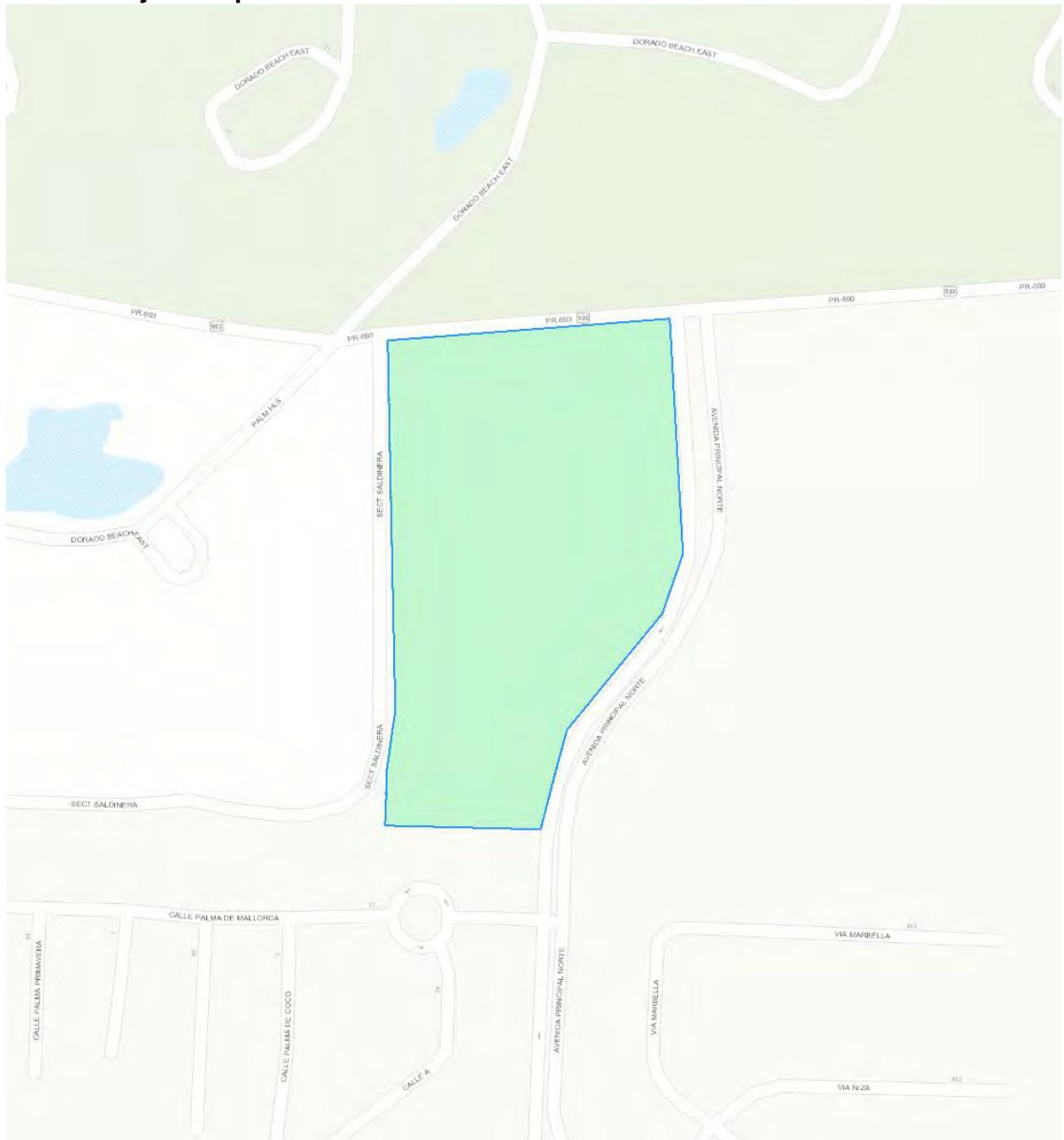
1.3.4 Project purpose

The United States Department of Agriculture Rural Development (USDA-RD) is in receipt of an application for financial assistance (via X-Caliber Rural Capital, licensed United States Department of Agriculture (USDA) lender), submitted by Paseo San Antonio, Inc in San Juan, Puerto Rico for the purpose of a proposed project consisting of a hotel and an elderly home ("Egida) in the municipality of Dorado, Puerto Rico. The proposed project is to be located in the empty parcel at Carretera Estatal PR-693, Km. 8.6, Barrio Higuillar in Dorado, Puerto Rico (Figure 1). The United States Geological Service (USGS) Topographic Map for the project is presented in Figure 2. The subject property is located on the northern coast of Puerto Rico, at latitude 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The property has an approximate area of 5.98 "cuerdas" (see Figure 3). The parcel is located in a zoning district classified as RT-I (Residencial-Turistico Intermedio).

1.3.5 Project type and deconstruction

This project is a development of hotel and elderly home project.

1.3.5.1 Project map



LEGEND



Project footprint



Construction Area: Construction of structures

1.3.5.2 construction of structures

Activity start date

January 31, 2022

Activity end date

October 30, 2022

Stressors

This activity is not expected to have any impact on the environment.

Description

The proposed project consists of the development of the empty parcel in two (2) phases:

- The first phase will be the construction of "The dawn at Dorado" Hotel, which will consists of an area of 79,315 square feet with capacity of four (4) levels, 107 guest rooms, a support area of 23,492 square feet and 186 parking lots. The Hotel will have a capacity of 14,255.86 square meters
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1.3.6 Anticipated environmental stressors

Describe the anticipated effects of your proposed project on the aspects of the land, air and water that will occur due to the activities above. These should be based on the activity deconstructions done in the previous section and will be used to inform the action area.

1.4 Action Area



1.5 Conservation Measures

Describe any proposed measures being implemented as part of the project that are designed to reduce the impacts to the environment and their resulting effects to listed species. To avoid extra verbiage, don't list measures that have no relevance to the species being analyzed.

No conservation measures have been selected for this project.

1.6 Prior Consultation History

Different Endorsements and Recommendation Letters had been obtained from Puerto Rico government agencies for the construction of the project (Appendix B), including but not limited to:

- Habitat Certification from the Puerto Rico Department of Natural and Environmental Resources (DNER) dated April 29, 2019.
- Puerto Rico Tourism Company endorsement from October 3, 2018.
- Puerto Rico Tourism Company endorsement from August 7, 2020.
- Environmental Compliance Determination dated June 12, 2019.
- Dorado Municipality endorsement dated May 12, 2020.
- Conditional recommendation by the Puerto Rico Aqueduct and Sewer Authority (PRASA) dated June 20, 2019.
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- Letter with comments from the Puerto Rico Highway and Transportation Authority (PRHTA) dated June 30, 2020.
- Recommendations document from the Puerto Rico Permit Management Office (PR OGPe) dated April 19, 2019.
- Endorsement Letter from the Puerto Rico Housing Authority (PRHA) dated February 13, 2019.

1.7 Other Agency Partners And Interested Parties

Different Endorsements and Recommendation Letters had been obtained from Puerto Rico government agencies for the construction of the project (Appendix B), including but not limited to:

- Habitat Certification from the Puerto Rico Department of Natural and Environmental Resources (DNER) dated April 29, 2019.
- Puerto Rico Tourism Company endorsement from October 3, 2018.
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- Recommendations document from the Puerto Rico Permit Management Office (PR OGPe) dated April 19, 2019.
- Endorsement Letter from the Puerto Rico Housing Authority (PRHA) dated February 13, 2019.

1.8 Other Reports And Helpful Information

Relevant documentation

- [MASTER SITE PLAN Enmienda 2020 598053](#)

2 Species Effects Analysis

This section describes, species by species, the effects of the proposed action on listed, proposed, and candidate species, and the habitat on which they depend. In this document, effects are broken down as direct interactions (something happening directly to the species) or indirect interactions (something happening to the environment on which a species depends that could then result in effects to the species).

These interactions encompass effects that occur both during project construction and those which could be ongoing after the project is finished. All effects, however, should be considered, including effects from direct and indirect interactions and cumulative effects.

2.1 Chamaecrista Glandulosa Var. Mirabilis

This species has been excluded from analysis in this environmental review document.

Relevant documentation

- [26 CERT DE HABITAT DRNA 29 ABRIL 2019 DAWN AT DORADO 629093](#)
- [25 DRNA Dawn Hotel 2019 252023 SRM 023442 1164732 629093](#)

See Habitat certification Letter

Justification for exclusion

See Habitat Certification Letter

2.2 Puerto Rican Boa

This species has been excluded from analysis in this environmental review document.

Relevant documentation

- [26 CERT DE HABITAT DRNA 29 ABRIL 2019 DAWN AT DORADO 629093](#)
- [25 DRNA Dawn Hotel 2019 252023 SRM 023442 1164732 629093](#)

See habitat certification Letter

Justification for exclusion

See habitat certification Letter

2.3 Puerto Rican Crested Toad

This species has been excluded from analysis in this environmental review document.

Relevant documentation

- [26 CERT DE HABITAT DRNA 29 ABRIL 2019 DAWN AT DORADO 629093](#)
- [25 DRNA Dawn Hotel 2019 252023 SRM 023442 1164732 629093](#)

See habitat certification Letter

Justification for exclusion

See habitat certification Letter

3 Critical Habitat Effects Analysis

No critical habitats intersect with the project action area.

4 Summary Discussion, Conclusion, And Effect Determinations

4.1 Effect Determination Summary

SPECIES (COMMON NAME)	SCIENTIFIC NAME	LISTING STATUS	PRESENT IN ACTION AREA	EFFECT DETERMINATION
Chamaecrista glandulosa var. mirabilis	Chamaecrista glandulosa var. mirabilis	Endangered	No	NE
Puerto Rican Boa	Epicrates inornatus	Endangered	No	NE
Puerto Rican Crested Toad	Peltophryne lemur	Threatened	No	NE

4.2 Summary Discussion

No impacts to habitats or critical species.

4.3 Conclusion

See habitat certification Letter. See Habitat certification Letter

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Dorado County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (787) 851-7297

📠 (787) 851-7440

MAILING ADDRESS

Post Office Box 491

Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Carr 301, Km 5.1, Bo Corozo

Boqueron, PR 00622-0510

<http://www.fws.gov/caribbean/es>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Puerto Rican Boa <i>Epicrates inornatus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6628	Endangered

Amphibians

NAME	STATUS
Puerto Rican Crested Toad <i>Peltophryne lemur</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3958	Threatened

Flowering Plants

NAME	STATUS
Chamaecrista glandulosa var. mirabilis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2864	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

THERE ARE NO MIGRATORY BIRDS OF CONSERVATION CONCERN EXPECTED TO OCCUR AT THIS LOCATION.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

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Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

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on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

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What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential

impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Post Office Box 491
Boqueron, PR 00622-0491
Phone: (787) 851-7297 Fax: (787) 851-7440
<http://www.fws.gov/caribbean/es>

In Reply Refer To:

December 13, 2021

Consultation Code: 04EC1000-2022-SLI-0186

Event Code: 04EC1000-2022-E-00223

Project Name: The Dawn at Dorado Hotel Parcel

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS

The purpose of the Endangered Species Act (Act) is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect those species and/or their designated critical habitat.

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

The enclosed species list provides information to assist with the consultation process with the U.S. Fish and Wildlife Service (Service) under section 7 of the Act. However, the enclosed species list **does not complete the required consultation process**. The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project.

A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area, and what effect the proposed action may have on those species. This process initiates informal consultation.

When a Federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete and the proposed project

moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (BA) to assist in its determination of the project's effects on species and their habitat.

However, a BA is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a BA where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a BA are described at 50 CFR 402.12.

If a Federal agency determines, based on its BA or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process.

More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in

the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

For more information:

U.S. Fish and Wildlife Service
Caribbean Ecological Services Field Office
Road 301, Km. 5.1 / Bo. Corozo
Boquerón, PR 00622
Telephone: (787) 851-7297
Fax: (787) 851-7440
Email: caribbean_es@fws.gov
<http://www.fws.gov/caribbean/es>

Send all documents to:

U.S. Fish and Wildlife Service
P.O. Box 491
Boquerón, Puerto Rico 00622

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(787) 851-7297

Project Summary

Consultation Code: 04EC1000-2022-SLI-0186

Event Code: Some(04EC1000-2022-E-00223)

Project Name: The Dawn at Dorado Hotel Parcel

Project Type: DEVELOPMENT

Project Description: The proposed project is to be located in the empty parcel at Carretera Estatal PR-693, Km. 8.6, Barrio Higuillar in Dorado, Puerto Rico (Figure 1). The United States Geological Service (USGS) Topographic Map for the project is presented in Figure 2. The subject property is located on the northern coast of Puerto Rico, at latitude 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The property has an approximate area of 5.98 "cuerdas" (see Figure 3). The parcel is located in a zoning district classified as RT-I (Residencial-Turistico Intermedio).

The proposed project consists of the development of the empty parcel in two (2) phases:

- The first phase will be the construction of "The dawn at Dorado" Hotel, which will consists of an area of 79,315 square feet with capacity of four (4) levels, 107 guest rooms, a support area of 23,492 square feet and 186 parking lots. The Hotel will have a capacity of 14,255.86 square meters
- The second phase will be the construction of an "Elderly Home Care Center" or "Egida" consisting of three (34) levels, 88 rooms and 58 parking lots. The "Égida" will have a capacity of 6,431.27 square meters and the access street space will have an area of 2,802,188 square meters.

The two phases will have a system of emergency electric generators and fire protection system independently for each of the phases, with a capacity of 750 kW for Phase-1 and 500 kW for Phase-2. Find Master Plan of the proposed project in Appendix A.

Phase 1- Hotel:

The hotel includes several types of rooms. Level-1 will have 27 rooms. On this level is located the lobby area, reception area with bar, administrative offices, bathrooms, shop, laundry, cleaning station, warehouse, games room, gym area, mechanical room, electrical, adult pool area and pool area for children, a bar in the pool area, hallways, stairs and elevators. It also has 186 parking lots. Level-2 will have 23 rooms. On this level is located an area of cleaning station, warehouse, mechanical room, electrical, pool area, corridors, stairs, elevators and access to the second level of the building of commercial accessory uses. Level-3 and Level-4 will have 28 guest rooms each. In these levels will be located an area of cleaning station, warehouse, mechanical room, electrical, area of swimming pool, corridors, stairs and elevators. The

commercial accessory use building will provide retail services to the area public and hotel guests. In addition, on the second level it has a space of facilities for meetings and private activities, and has direct access to the hotel. The total gross area of the hotel and commercial accessory building is 102,807 square feet.

Phase 2- “Egida”:

This phase proposes the construction of a specialized lodging (“Egida”) for the care of the elderly. It includes on the first level a reception area with administrative offices, dining room, laundry, chapel, warehouse, nurses' station, medical offices, medicine room, living room, interior garden and 20 rooms with facilities of two beds, bathrooms and 2 private suites of one bed. The second level includes therapy room, warehouse, nurses' station, medical offices, medicine room, living room and 31 rooms with facilities of two beds and bathrooms and 3 private suites with facilities for a bed and bathroom. The total gross floor area on the two levels is 40,698.00 square feet and a total of 56 rooms with 107 beds. The project also has 45 parking lots.

The project has a habitat certification issued by the DNER on April 29, 2019, which categorized the property as a Natural Habitat with Low Potential to Become Essential Habitat, High Ecologic Value or Category 6 Ecologic Value. The project is not in an area susceptible to flooding and the topography of the property to be developed is flat.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.464392,-66.28667061966812,14z>



Counties: Dorado County, Puerto Rico

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Reptiles

NAME	STATUS
Puerto Rican Boa <i>Epicrates inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ecos.fws.gov/ipac/project/4V5Y6JNZR5FKLMMZEIUPZLE5DI/documents/generated/6757.pdf	Endangered

Amphibians

NAME	STATUS
Puerto Rican Crested Toad <i>Peltophryne lemur</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3958 General project design guidelines: https://ecos.fws.gov/ipac/project/4V5Y6JNZR5FKLMMZEIUPZLE5DI/documents/generated/6407.pdf	Threatened

Flowering Plants

NAME	STATUS
Chamaecrista glandulosa var. mirabilis No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2864	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

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Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical](#)

[Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

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Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED.
PLEASE VISIT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html) OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.



GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

APR 29 2019

JULIA M COLÓN PADILLA
2386 BENTLEY DRIVE
PALM HARBOR FL 34684

Estimada señora Colón Padilla:

**Certificación para Categorización de
Hábitats Naturales para Vida Silvestre**
The Dawn at Dorado
Carr. PR-693, km 8.6
Bo. Higuillar, Dorado
O-SE-CCH01-SJ-01520-23042019

El Departamento de Recursos Naturales y Ambientales (DRNA) evaluó una Solicitud de Certificación para Categorización de Hábitats Naturales para la Vida Silvestre para el proyecto de epígrafe. La misma fue evaluada de acuerdo con las disposiciones relacionadas con la fauna y la flora de la Ley 416 del 2004, según enmendada (*Ley Sobre Política Pública Ambiental*), su Reglamento 7948 de 2010 (*Reglamento de evaluación y trámite de documentos ambientales de la Junta de Calidad Ambiental*), la Ley 23 del 1972, según enmendada (*Ley Orgánica del Departamento de Recursos Naturales y Ambientales de Puerto Rico*), de la Ley 241 del 1999, según enmendada (*Nueva Ley de vida silvestre de Puerto Rico*) y sus Reglamentos 6765 de 2004 (*Reglamento para regir la conservación y el manejo de la vida silvestre, las especies exóticas y la caza en el Estado Libre Asociado de Puerto Rico*) y 6766 del 2004 (*Reglamento para regir las especies vulnerables y en peligro de extinción en el Estado Libre Asociado de Puerto Rico*), así como de la Orden Administrativa del DRNA 2010-09.

El predio del proyecto ocupa unas 6 cdas. Es un predio suburbano baldío. Para el 2012 se removió la capa vegetal y se nivelaron los terrenos. Han mantenido la finca libre de vegetación desde entonces. Se propone el desarrollo de un proyecto turístico-residencial con un hotel de 106 habitaciones y una estructura residencial unifamiliar de 80 unidades. No hay reportes de especies amenazadas ni en peligro de extinción.

Como resultado de dicha evaluación, hemos categorizado el predio como **Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, de Alto Valor Ecológico o de Valor Ecológico (Categoría 6)**. El Artículo 2.03 del Reglamento 6765, *supra*, establece lo siguiente para esta Categoría:

“La meta de la mitigación es minimizar el impacto al hábitat... y que evite el impacto a otro hábitat fuera del área a impactarse”.

Este documento es una cualificación de los hábitats naturales sitios en el predio de epígrafe, requerida por los estatutos legales vigentes. **No constituye un permiso para la construcción u operación del proyecto propuesto.**



APR 29 2019

Julia M. Colón Padilla

O-SE-CCH01-SJ-01520-23042019

Página 2

Esta certificación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y la Secretaría se reserva el derecho de evaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente de surgir nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente o cuando la certificación original se emitió bajo premisas falsas o fraudulentas.

Si tiene alguna pregunta o necesita orientación sobre este asunto, puede escribirnos a la dirección indicada o comunicarse al teléfono 787-999-2200 extensiones 2834 y 2846.

Cordialmente,



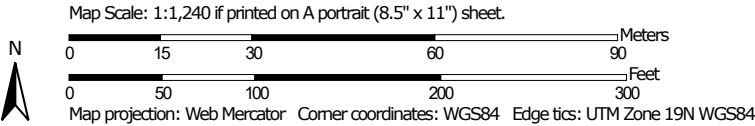
Joanna C. Cepeda Díaz

Secretaría Auxiliar Interna de Permisos, Endosos y Servicios Especializados

JCCD/fgr

Appendix F
Farmlands (NRCS)

Farmland Classification—San Juan Area, Puerto Rico
(Dawn at Dorado Hotel Farmlands Map)



Farmland Classification—San Juan Area, Puerto Rico
(Dawn at Dorado Hotel Farmlands Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

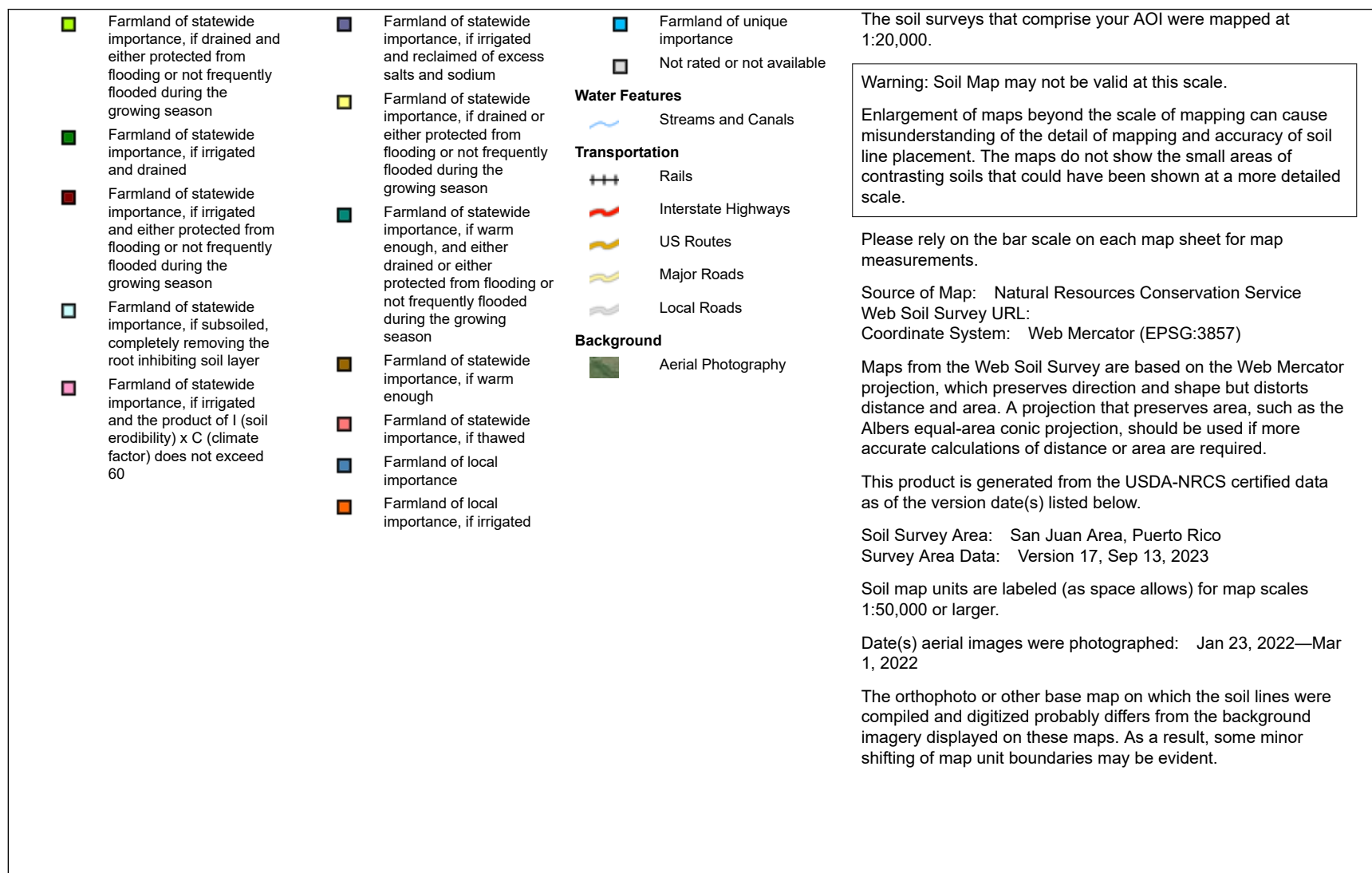
Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—San Juan Area, Puerto Rico
(Dawn at Dorado Hotel Farmlands Map)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance						All areas are prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer				Prime farmland if protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated				Farmland of statewide importance, if thawed		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
					Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—San Juan Area, Puerto Rico
(Dawn at Dorado Hotel Farmlands Map)



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ud	Urban land-Durados complex	Not prime farmland	5.5	100.0%
Totals for Area of Interest			5.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



Legend

- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland

0 0.02 0.04 0.08 mi



Source:

<https://arcgis.horne.com/portal/apps/experiencebuilder/>



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

FARMLANDS

THE DAWN AT DORADO HOTEL PARCEL-PR-IPG-000353
PR-693, KM. 8.6, BARRIO HIGUILLAR
DORADO, PUERTO RICO
18°27'52.36" N, 66°17'12.52" W

San Juan Area, Puerto Rico

Ud—Urban land-Durados complex

Map Unit Setting

National map unit symbol: byzb

Elevation: 0 to 100 feet

Mean annual precipitation: 65 to 75 inches

Mean annual air temperature: 79 to 81 degrees F

Frost-free period: 365 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 70 percent

Durados and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Durados

Setting

Landform: Terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Coarse textured materials

Typical profile

H1 - 0 to 14 inches: sandy loam

H2 - 14 to 23 inches: loamy fine sand

H3 - 23 to 60 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Hydric soil rating: No

Data Source Information

Soil Survey Area: San Juan Area, Puerto Rico

Survey Area Data: Version 15, Sep 17, 2021

Appendix G
SHPO Letters



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

March 28, 2023

Lauren Bair Poche

HORNE- Architectural Historian Manager
10000 Perkins Rowe, Suite 610 Bldg. G
Baton Rouge, LA 70810

SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
MUNICIPALITY OF DORADO, PUERTO RICO

Dear Ms. Bair,

Our Office received correspondence regarding the above referenced project. We would like to inform you that this project had been previously reviewed by SHPO personnel and our comments presented in our letter dated February 25, 2022 (copy enclosed) remain in effect.

If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC





GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

February 25, 2022

Andrew G. Bonilla, PG, REM

Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.
P.O. Box. 193851
San Juan, Puerto Rico 00919-3851

SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
MUNICIPALITY OF DORADO, PUERTO RICO

Dear Mr. Bonilla,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

Our records support your finding of no historic properties affected within the project's area of potential effects.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC



March 3, 2023

Carlos A. Rubio Cancela
Director Ejecutivo
Oficina Estatal de Conservación Histórica
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

Puerto Rico Disaster Recovery, CDBG-DR Investment Portfolio for Growth (IPG) Program

CDBG-DR Funding Notification for PR-IPG-000353, The Dawn at Dorado Hotel, Dorado, Puerto Rico (SHPO ID 12-16-21-01)

Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives for Puerto Rico Housing (PRDOH) regarding CDBG-DR.

The Investment Portfolio for Growth (IPG) Program seeks to alleviate the exacerbated economic effects of hurricanes Irma and Maria through large-scale development projects that are transformative in nature and create or retain Low-to-Moderate Income (LMI) jobs and cascading economic impacts. The IPG Program intends to award gap funding for large-scale commercial and industrial development for a broad-ranging set of economic revitalization initiatives. This may include but is not limited to the development or redevelopment of commercial, mixed-use and infrastructure projects through a significant investment to support local economy.

PRDOH was recently provided the consultation documents submitted to your office on November 28, 2022 for the proposed Dawn at Dorado Hotel and Elderly Home. In that consultation, GEC Group provided information regarding changes to the construction design made after the original December 2021 consultation. In a letter dated December 5, 2022, your office stated that the original finding of no historic properties affected, as provided in the letter dated February 25, 2022, remains in effect.

Upon PRDOH review of the above-referenced consultation documents, it was noted that the documentation submitted on November 28, 2022 by GEC Group failed to inform your office of the additional federal funding through PRDOH and the IPG Program. On behalf of PRDOH, and the subrecipient for this project, Paseo San Antonio, Inc., this letter is serving as a formal notification to your office that CDBG-DR funds from the IPG Program will be used for the Dawn Hotel at Dorado project in addition to the United States Department of Agriculture financial assistance.

On behalf of PRDOH and the subrecipient, we apologize for this oversight. We have reviewed and verified that there have been no additional changes since the most recent consultation with your office. Therefore, we believe that the finding of no historic properties affected for this undertaking still applies and respectfully ask for your concurrence.

Please contact me by email at lauren.poche@horne.com or phone at 225-405-7676 with any questions or concerns.

Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager

Enclosures



October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,


Juan C. Pérez Bofill, P.E. M.Eng
Director of Disaster Recovery
CDBG DR-MIT



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

December 5, 2022

Andrew G. Bonilla, PG, REM

Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.
P.O. Box. 193851
San Juan, Puerto Rico 00919-3851

SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
DORADO, PUERTO RICO

Dear Mr. Bonilla,

Our Office received correspondence regarding the above referenced project. We would like to inform you that this project had been previously reviewed by SHPO personnel and our comments presented in our letter dated February 25, 2022 (copy enclosed) remain in effect.

If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC





GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689

November 28, 2022

Mr. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
PO Box 9023935
San Juan, Puerto Rico 00902-3995

RE: SHPO: 12-16-21-01
THE DAWN AT DORADO HOTEL AND ELDERLY HOME
MUNICIPALITY OF DORADO, PUERTO RICO

Dear Mr. Rubio Cancela:

On January 25, 2022, the State Historic Preservation Office of Puerto Rico (SHPO) submitted the letter regarding SHPO 12-16-21-01 regarding the proposed project and that "no historic properties affected". With time, the construction design of the project has changed but not the property boundaries, horizontal construction area, ownership or other factor within the proposed concept. The new design of the project is as follows:

Phase-1 The development of the hotel, to be known as "The Dawn Hotel at Dorado", will feature a six- and seven- (6 and 7 level) building that will feature 153 rooms, for a gross floor area of 100,870 square feet. The commercial building will connect to the hotel building and will have one (1) level for a total of fifteen (10) premises, and a gross floor area of 17,500 square feet for commercial accessory uses. Meanwhile, the building for the aging center will consist of four (4) levels totaling 93 rooms, and a gross floor area of 80,150 square feet. 212 parking spaces are proposed, of which 206 will be of regular size, 10 of handicapped and 1 of loading and unloading, to serve the hotel and commercial areas.

Phase-2 proposes a Lodging with a construction area of 80,150 feet for a Specialized Lodging or "Nursing Home for the care of the elderly. It includes on the first level a reception area with administrative offices, dining room, laundry, chapel, warehouse, nurses' station, medical offices, medicine room, living room, interior garden and 16 rooms with facilities of two beds, bathrooms and 2 private suites of one bed. The second and third levels include therapy room, warehouse, nurses' station, medical offices, medicine room, living room and rooms with one and two bed facilities and private bathrooms and suites with facilities for one bed and bath. A total of 93 rooms are proposed. The Lodging project also has 59 parking lots of which 55 are regular size, 4 disabled, 1 loading and unloading and 2 ambulances.

Phase-3 proposes a remaining lot for future commercial use of 5,500 square feet, as allowed in the qualification of the property and with surface space of 2,966.6803 square meters.

The total proposed construction area for all the buildings described above is 204,020 square feet. An

access for development is proposed by the Main Avenue North from Highway PR 693 that locates at the east end of the property, and currently serves as one of the two accesses to the Urb. Paseos de Dorado.

This change is a non-substantial variation of the project as is stated in the OGP (Oficina de Gerencia de Permisos) Resolution # 2019-252023-PCD-015627. Also, the Instituto de Cultura Puertorriqueña (ICP) endorsement was updated on November 2, 2022 to reflect the variation and concluded no objection to the proposed change because there is not adverse impact to cultural resources.

The project is in need of a Updated SHPO Letter to reflect the new variation of the project design specifications.

Should you have any questions, please contact at your convenience at (787) 396-8689 or at our email agbonilla@gecgrouppr.com.

Cordially,



Andrew G. Bonilla, PG, REM
Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.

Attachments:

- SHPO February 25, 2022 letter
- ICP Letter from November 2, 2022
- Explicative Memorandum for the Non-Substantial Variation
- Master Site Plan (with variation)



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

February 25, 2022

Andrew G. Bonilla, PG, REM

Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.
P.O. Box. 193851
San Juan, Puerto Rico 00919-3851

**SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
MUNICIPALITY OF DORADO, PUERTO RICO**

Dear Mr. Bonilla,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

Our records support your finding of no historic properties affected within the project's area of potential effects.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC





GOBIERNO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA
Programa Patrimonio Histórico Edificado

2 DE NOVIEMBRE DE 2022

Arqta. María Cintrón Flores
Secretaria Interina

DEPARTAMENTO DE DESARROLLO ECONÓMICO Y COMERCIO

Oficina de Gerencia de Permisos

PO Box 41179

San Juan, Puerto Rico 00940-1179

NO OBJECCIÓN

CASO OGPE:	2019-252023-SRA-061322
DESCRIPCIÓN:	THE DAWN AT DORADO
MUNICIPIO:	DORADO
UBICACIÓN:	LOTE 24 CARRETERA 693, BARRIO HIGUILLAR
CATASTRO:	037-000-003-29
CALIFICACIÓN:	RT-1
PROPIETARIO:	GERARD GIL BONAR
PROPONENTE:	GERARD GIL BONAR

El Instituto de Cultura Puertorriqueña (ICP), por medio de su Programa de Patrimonio Histórico Edificado (ICP-PPHE), ha examinado el proyecto de referencia para determinar si afecta Propiedades de Valor Histórico y Arquitectónico que estén protegidas, o sean elegibles a serlo, bajo las leyes y reglamentos que nuestra agencia tiene responsabilidad de administrar, como agencia primaria, endosante o recomendante. Estas leyes y reglamentos incluyen, entre otros:

1. La Ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en especial el inciso 4(a)(7), “Determinar que edificios o estructuras son de valor histórico o artístico en Puerto Rico. (...)” y el inciso 4(a)(8), “Asesorar a la Junta de Planificación en la reglamentación de construcción en aquellas zonas que determine como zonas de valor histórico. (...)”.
2. La Ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en su inciso 4(b)(3) según enmendado por la ley 119 del 26 de septiembre de 2005, que permite “adoptar, enmendar o derogar, por conducto de su Junta de Directores, las reglas que gobiernen [el] funcionamiento y el descargo de los poderes” concedidos e impuestos al ICP por ley, y la imposición de multas administrativas y/u otras sanciones por su incumplimiento o violación.
 - a. Reglamento de Procedimientos Administrativos del Programa de Patrimonio Histórico Edificado del Instituto de Cultura Puertorriqueña registrado en el Departamento de Estado como Reglamento Núm. 7746 con vigencia del 3 de abril de 2009.

Calle Beneficencia, Viejo San Juan | P.O. BOX 9024184, San Juan, Puerto Rico 00902-4184



CASO OGPE: 2019-252023-SRA-061322
DESCRIPCIÓN: THE DAWN AT DORADO
MUNICIPIO: DORADO
UBICACIÓN: LOTE 24 CARRETERA 693, BARRIO HIGUILLAR
CATASTRO: 037-000-003-29
CALIFICACIÓN: RT-1
PROPIETARIO: GERARD GIL BONAR
PROPONENTE: GERARD GIL BONAR
FECHA: 2 DE NOVIEMBRE DE 2022
PAGINA: 2 DE 4

3. Ley Núm. 161 de 1 de diciembre de 2009, S.E., Ley para la Reforma del Proceso de Permisos de Puerto Rico, Artículo 1.5, inciso 31, el Instituto de Cultura Puertorriqueña es identificado como una de las agencias gubernamentales concernidas y con injerencia sobre el proceso de evaluación de solicitudes para el desarrollo y uso de terrenos, consultas, permisos, licencias, certificaciones, autorizaciones o cualquier trámite para la operación de negocios en Puerto Rico. Esta Ley establece claramente el requerimiento de autorización escrita previa del ICP para toda intervención y operación en las propiedades incluidas en el Registro de Sitios y Zonas Históricas de Puerto Rico, *plazas de recreo* y centros fundacionales (ver Reglamento Conjunto).
 - A. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021. Tomo X: Conservación de Recursos Históricos
 - B. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021. Tomos II, III, IV, VI, VII, IX (ver anejo 1 con identificación de Reglas correspondientes).
4. La Ley Núm. 183 de 21 de agosto de 2000, S.E., Ley Orgánica de la Oficina Estatal de Conservación Histórica, Artículo 7(b) y Artículo 8 (b), establece implícitamente el requerimiento de la recomendación favorable previa del ICP en permisos para proyectos que cuenten con fondos, permisos o asistencia de alguna agencia federal para realizar intervenciones que puedan impactar propiedades localizadas en el territorio de Puerto Rico que hayan sido incluidas en el Registro Nacional de Lugares Históricos en Washington o sean elegibles al mismo.¹
5. Ley Núm. 60 de 1 de julio de 2019, S.E., Código de Incentivos de Puerto Rico, Capítulo 7 Infraestructura y Energía Verde, Sección 2071.01, Inciso 1: Se provee para que un negocio establecido, o que será establecido, en Puerto Rico por una Persona, organizado o no bajo un nombre común, pueda solicitarle al Secretario del DDEC la Concesión de Incentivos cuando la Entidad se establece en Puerto Rico para dedicarse a una de las siguientes actividades elegibles: Realizar obras de mejoras, restauración o reconstrucción de edificios existentes, u obras de reestructuración o nueva construcción en solares baldíos en las **Zonas Históricas de Puerto Rico**, y los alquileres de tales edificios localizados en tales zonas una vez hayan sido mejorados, restaurados, reconstruidos, reestructurados o construidos, según sea el caso. Se requiere la Recomendación del ICP.
6. La exigencia de endoso o comentario del ICP aplicable a propiedades designadas de valor histórico y arquitectónico por otros medios, tales como:
 - a. Resolución de la Asamblea Legislativa.
 - b. Monumentos Históricos designados por la Junta de Directores del ICP.
 - c. Propiedades designadas por un plan de ordenamiento territorial de un Municipio Autónomo y que esté en vigor, o por el Plan de Uso de Terrenos de Puerto Rico.
 - d. Ser declaradas históricas en un plan especial de zonificación.
 - e. Otras propiedades referidas por cualquier componente del Sistema Unificado de Información/Single Business Portal (SUI/SBP), la Oficina de Permisos de un Municipio

¹ La OECH asiste a las agencias federales en el proceso de cumplimiento con el 54 USC 306108 (Sección 106 de la Ley de Preservación Histórica Nacional) y el 36 CFR Parte 800: Protección de Propiedades Históricas, pero esta consulta no sustituye los permisos ni las recomendaciones requeridos en Puerto Rico para intervenciones en propiedades históricas en virtud de la Ley 161-2009, según enmendada, Ley para la Reforma del Proceso de Permisos de Puerto Rico y la Ley 89-1955, según enmendada, Ley Orgánica del Instituto de Cultura Puertorriqueña.



CASO OGPE: 2019-252023-SRA-061322
DESCRIPCIÓN: THE DAWN AT DORADO
MUNICIPIO: DORADO
UBICACIÓN: LOTE 24 CARRETERA 693, BARRIO HIGUILLAR
CATASTRO: 037-000-003-29
CALIFICACIÓN: RT-1
PROPIETARIO: GERARD GIL BONAR
PROPONENTE: GERARD GIL BONAR
FECHA: 2 DE NOVIEMBRE DE 2022
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Autónomo con poder de otorgar permisos, la Junta de Planificación, el Programa de Arqueología y Etnohistoria del ICP, u otra agencia o entidad de gobierno con poder reglamentario.

7. Petición a solicitud voluntaria de un propietario o derechohabiente de una propiedad.

De acuerdo a nuestros expedientes y la información provista:

1. Esta propiedad no tiene valor histórico ni arquitectónico.
2. Se solicita la variación no sustancial para lotificar 4 lotes y tres fases: Fase 1. Desarrollo de un hotel, Fase 2. Desarrollo hospedaje especializado en envejecientes, Fase3. Remanente para uso comercial.
3. La variación propuesta no implica impacto adverso a recursos culturales pertenecientes al patrimonio histórico construido.

Por lo tanto, se emite una determinación de **NO OBJECIÓN A LA VARIACIÓN PROPUESTA**.

Esta evaluación no incluye los elementos a evaluarse conforme a la Ley 112-1988, Ley para la Protección del Patrimonio Arqueológico Terrestre, lo cual debe hacerse mediante solicitud separada al Programa de Arqueología y Etnohistoria del ICP. Las evaluaciones de ambos programas son necesarias para concluir el proceso con esta agencia.

Este documento tiene vigencia de un (1) año a partir de su emisión.

Sin otro particular, quedo.

Mildred González Valentín, BDA, MARq.
Subdirectora
Programa Patrimonio Histórico Edificado

MGV/ejc

Cc: Elliott J. Cruz, Conservacionista IV, Evaluador caso ICP-PPHE
Expediente caso ICP-PHE

ANEJO 1

1. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021.
Tomo X: Conservación de Recursos Históricos
 - a. Capítulo 10.2 Conservación de Sitios Históricos, Zonas Históricas y Centros Fundacionales,
 1. Regla 10.2.2 Requerimiento Expedición de Permisos y Recomendaciones en Sitios y Zonas Históricas, Sección 10.2.2.3, Sección 10.2.2.4, Sección 10.2.2.3 y Sección 10.2.2.4
 2. Regla 10.2.5 Normas Generales de Intervención
 3. Regla 10.2.7 Intervención en Espacios Públicos y Estacionamientos donde ubican Sitios y Zonas Históricas
 4. Regla 10.2.8 Obras en las Plazas, Plazuelas, Plazas de Recreo y en las Propiedades Circundantes a éstas, en Zonas Históricas Designadas o en Proceso de Designación
 5. Regla 10.2.9 Estacionamiento en Sitios y Zonas Históricas
 6. Regla 10.2.10 Rótulos, Cortinas y Toldos en Sitios y Zonas Históricas
 7. Regla 10.2.11 Conservación del Patrimonio Inmueble, Sección 10.2.11.5 Requerimiento de Recomendaciones o Certificaciones



CASO OGPE: 2019-252023-SRA-061322
DESCRIPCIÓN: THE DAWN AT DORADO
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2. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021. Tomos II, III, IV, VI, VII, IX
- a. Regla 2.1.8, Sección 2.1.8.7, Inciso “b”: Todo proyecto público o privado que conlleve movimiento de terreno, excavación, extracción de corteza terrestre o construcción, reconstrucciones o canalizaciones deberá solicitar a la División o Unidad de Evaluación Ambiental (DECA) la recomendación del ICP sobre Arqueología y Conservación Histórica, ya sea a través de la OGPe, los Municipios Autónomos con Jerarquía 1 a la III o el Profesional Autorizado.
 - b. Regla 2.2.8, Inciso c-10: Consultas de Ubicación a proyectos de mejoras públicas municipales en propiedades y estructuras que ubiquen en los centros fundacionales, dentro de Zonas Históricas o designadas como sitio histórico deberán contar con la recomendación del ICP, previo comienzo de la obra.
 - c. Regla 2.3.1: El PA requerirá una Recomendación del ICP en todo aquel permiso único a otorgarse en las estructuras oficialmente designadas e incluidas en el Registro de Sitios y Zonas Históricas de la JP y en los centros fundacionales de los Municipios. Los permisos y determinaciones finales a un permiso de construcción y para la demolición, reparación, restauración o remodelación de una estructura con valor histórico requerirán de la recomendación del ICP.
 - d. Regla 3.2.1 Permisos de Construcción, Sección 3.2.1.2, inciso “l”: El proyecto que se encuentre en una zona histórica, centros urbanos tradicionales y yacimientos arqueológicos, la OGPe, Los Municipios Autónomos con jerarquías de la I a la III o los PA, requerirán la recomendación escrita del ICP antes de autorizar cualquier permiso de construcción, conforme a la Regla 10.2.11 de Conservación del Patrimonio Inmueble, en el Tomo X de este Reglamento Conjunto.
 - e. Regla 3.2.2, inciso “b-6”: Si el proyecto se encuentre en una zona histórica, centros urbanos tradicionales y yacimientos arqueológicos, la OGPe, los Municipios Autónomos con Jerarquía I a la III, o los PA, requerirán la recomendación escrita del ICP antes de autorizar la actividad de demolición. En caso de ser una propiedad histórica, estará conforme a lo establecido en este Reglamento Conjunto sobre Conservación de Sitios y Zonas Históricas, entiéndase Tomo X, o cualquier documento formal emitido por las Entidades Gubernamentales Concernidas cuando existe una situación de emergencia previamente decretada por el Gobierno de Puerto Rico o el Gobierno Federal.
 - f. Regla 3.2.4 Obras Exentas de Permisos de Construcción
 - 1. Sección 3.2.4.1 Actividades que no se consideran obras de Construcción, inciso “c”: Cuando la actividad se vaya a realizar en Sitios y Zonas Históricas así declaradas por la JP, el ICP o la Asamblea Legislativa, o en otras áreas especiales donde así se establezca mediante Reglamento o resolución, deberá obtener la autorización correspondiente del ICP, mediante una solicitud de recomendación de arqueología y conservación histórica (“SRA”).
 - 2. Sección 3.2.4.2 Obras de Carácter Menor Exentas, inciso “b”: Cuando la obra exenta se vaya a realizar en Sitios y Zonas Históricas así declaradas por la JP, el ICP o la Asamblea Legislativa, o en otras áreas especiales donde así se establezca mediante Reglamento o resolución, deberá obtener la autorización correspondiente del ICP, mediante una solicitud de recomendación de arqueología y conservación histórica (“SRA”).
 - g. Regla 3.5.9 Permiso Formal para la Extracción, Excavación, Remoción y Dragado de los Componentes de la Corteza Terrestre, Sección 3.5.9.4, inciso “u”: Recomendación del ICP para el área donde se propone la extracción, cuando la misma haya sido predeterminada por ICP o la Asamblea Legislativa como zona de valor histórico o arqueológico.
 - h. Regla 3.7.1 Permiso Único, Sección 3.7.1.7, inciso “g”: Se requerirá la recomendación del ICP en Sitios y Zonas históricas antes de expedir este tipo de permiso para actividades cuya duración exceda de treinta (30) días.
 - i. Regla 4.4.1.2 Licencias Traficantes al Detalle de Bebidas Alcohólicas, Sección 4.4.1.2, inciso “c”: Recomendación del ICP en los casos en que la propiedad ubique en una zona histórica
 - j. Regla 6.1.27 Distrito S-H: Sitio Histórico, Sección 6.6.27.2 (ver Tabla 6.85 – Usos permitidos en Distrito S-H) y Sección 6.1.27.4 (ver Tabla 6.86 – Parámetros de Diseño Distrito S-H).
 - k. Regla 6.1.28 Distrito C-H: Conservación Histórica, Sección 6.1.28.2 (ver Tabla 6.87 – Usos permitidos en Distrito C-H) y Sección 6.1.28.4 (ver Tabla 6.88- Parámetros de Diseño Distrito C-H).
 - l. Regla 7.3.6 Centro Urbano (CU), Sección 7.3.6.1, Inciso “d”: Toda intervención en los centros urbanos delimitados se hará en conformidad con el Plan de Ordenación Territorial, Plan de área del Centro Urbano Tradicional o Plan de Rehabilitación del Centro Urbano, cumpliendo con las disposiciones de la Regla 10.2.11 en el Tomo X de este Reglamento Conjunto.
 - m. Capítulo 9.1 Obras Eléctricas, Sección 9.1.2.2 inciso “k”: Los permisos y autorizaciones en Sitios y Zonas Históricas, Plazas de recreo y bloques circundantes, entiéndase centros fundacionales de los pueblos requerirán de la recomendación del ICP.
 - n. Capítulo 9.6 Obras de Acueductos y Alcantarillados, Sección 9.6.2.2, Inciso “l”: Los permisos y Autorizaciones en Sitios y Zonas Históricas, plazas de recreo y bloques circundantes, entiéndase centros fundacionales de los pueblos requerirán de la recomendación del ICP.
 - o. Capítulo 9.8 Sistemas Individuales de Disposición de Desperdicios Domésticos (SIDDD), Sección 9.8.3.1, inciso “d”.
 - p. Capítulo 9.11 Proyectos de Construcción, Instalación y Ubicación de Torres e Instalaciones de Telecomunicaciones, Sección 9.11.6.3, inciso “e” Zonas Históricas y Centros Fundacionales.

21 de octubre de 2022

Arq. María R. Cintrón Flores
Secretaria Auxiliar
Oficina de Gerencia de Permisos

Atención: Instituto de Cultura Puertorriqueña

Actualización Endoso ICP
The Dawn Dorado at Dorado y Paseo San Antonio Village
PR-693 KM.9.2, Sector Sardinera,
Bo. Higuillar, Dorado, Puerto Rico

Estimada arquitecto Cintrón Flores:

Con fecha del 3 de enero de 2022 el Instituto de Cultura Puertorriqueña, en el caso número ICP#: DO-19-087; OGPE#: 2019-252023-SRA-050788 emitió su autorización parcial para el proyecto de referencia. Posteriormente, con fecha del 28 de abril de 2022 en el caso número OGPE #: 2019-252023-PCD-015627, emitió una resolución de Variación No-Sustancial en respuesta a los siguientes cambios de diseño:

Fase-1 El desarrollo del hotel, a conocerse como "*The Dawn Hotel at Dorado*", contará con un edificio de seis y siete (6 y 7) niveles que contará con 153 habitaciones, para un área bruta de piso de 100,870 pies cuadrados. El edificio para el área comercial, se conectará con el edificio del hotel y contará con un (1) nivel para un total de quince (10) locales, y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. Mientras tanto, el edificio para el centro de envejecientes consistirá de cuatro (4) niveles que contarán con un total de 93 habitaciones, y con un área bruta de piso de 80,150 pies cuadrados. Se proponen 212 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales.

Fase-2 propone un Hospedaje con un área de construcción de 80,150 pies para un Hospedaje Especializado o "Nursing Home para el cuidado de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y habitaciones con facilidades de una y dos camas y baños y suites privadas con facilidades para una cama y baño. Se propone un total de 93 habitaciones. El proyecto del Hospedaje cuenta además con 59 estacionamientos de los cuales 55 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

Fase-3 propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,966.6803 metros cuadrados.

El área total de construcción propuesta por todos los edificios descritos anteriormente es de 204,020 pies cuadrados. Se propone un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

A estos efectos, y en vista de que los terrenos a desarrollarse son exactamente los mismos para los cuales se aprobó la autorización anterior, estamos solicitando la actualización del endoso a los efectos de que en el mismo se describa el proyecto propuesto según descrito en este memorial.

Sin más sobre el particular, quedo.

Eugenio I. Alemany

Eugenio
Alemany

Arq. Eugenio Alemany, AIA

Proponente

PMB: 354 PO Box 7891

Guaynabo, PR 00970-7891

Teléfono. [787] 486-2030

Correo Electrónico: ealemany.teknica@gmail.com

PROYECTO: The Dawn at Dorado
MEMORIAL EXPLICATIVO
SOLICITUD DE VARIACIÓN NO SUSTANCIAL
2019-252023-DEA-002791
2019-252023-PCD-006222-2282756

HISTORIAL DE CUMPLIMIENTO AMBIENTAL Y PERMISOS

La Oficina de Gerencia de Permisos (“OGPe”) como agencia proponente para el Proyecto conocido como *The Dawn at Dorado* aprobó una Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791 con fecha del 12 de junio de 2019. Luego se aprobó una variación no sustancial bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020.

La descripción del Proyecto aprobado en la 2019-252023-PCD-006222-2282756 es la siguiente:

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469. El Proyecto propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,512.5000	Hotel/Comercial
Fase 2	6,102.2700	Egida
Fase 3	2,926.4500	Remanente
Área Verde	837.1700	“Buffer Zone”
Calle Acceso	1,125.3400	Acceso
Total	23,503.7300	--



Plano Conceptual para el Proyecto (Aprobado)

La descripción del Proyecto aprobado es la siguiente:

La **Fase-1** propone un Hotel con un área de construcción de 191,596 pies cuadrados, los cuales incluyen 14,457 pies cuadrados para usos accesorios comerciales. El edificio principal del Hotel consiste de seis pisos y el área para usos accesorios comerciales es de una sola planta. El Hotel tendrá 120 habitaciones. El mismo ubica en un predio de terreno de 12,512.5000 metros cuadrados. El proyecto propone 203 espacios de estacionamientos, de los cuales 194 son de tamaño regular, 8 de impedidos, 1 de carga y descarga.

La **Fase-2** propone un Hospedaje con un área de construcción de 59,161 pies para un Hospedaje Especializado o "Nursing Home para el cuidado de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El área bruta de piso de este nivel es de unos 18,463 pies cuadrados y ubica en un predio de terreno de 6,102.2700 metros cuadrados.

El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 54 habitaciones con facilidades de una y dos camas y baños y 8 suites privadas con facilidades para una cama y baño. El área bruta de piso de ambos niveles es de unos 40,698 pies cuadrados para un total de área bruta de piso en los tres niveles de unos 59,161.00 pies cuadrados y un total de 70 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El proyecto del Hospedaje cuenta además con 61 estacionamientos de los cuales 54 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,926.4500 metros cuadrados.

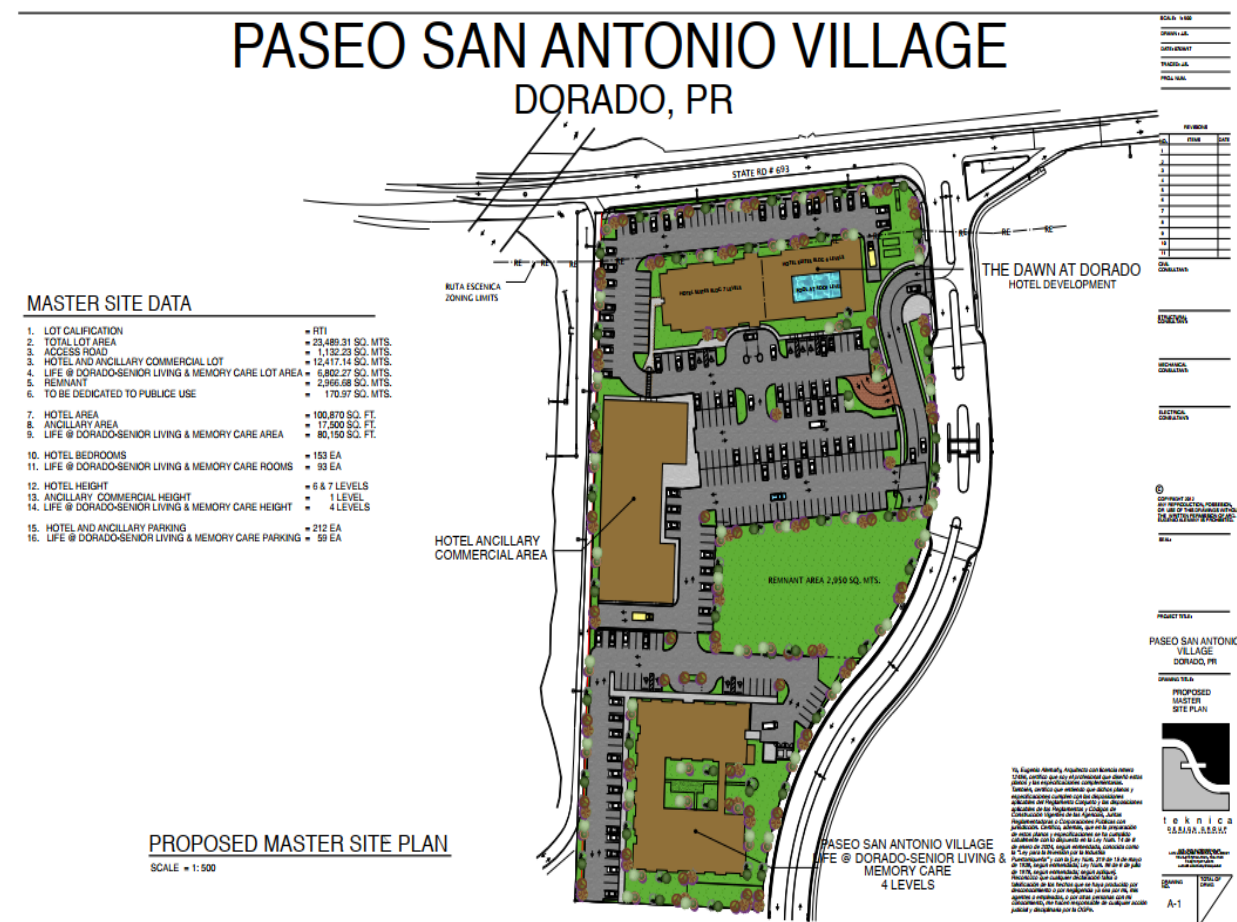
DESCRIPCIÓN DEL PROYECTO PROPUESTO (ENMIENDA)

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469.

Ahora, Paseo San Antonio, Inc. propone hacer una enmienda al Proyecto aprobado para atemperarlo a las condiciones del mercado y poder diversificar los usos propuestos para lograr el financiamiento necesario de la banca privada.

La enmienda propuesta propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,417.1470	Hotel/Comercial
Fase 2	6,802.2789	Egida
Fase 3	2,966.6803	Remanente
Uso Publico	156.5661	PR-693
Calle Acceso	1,132.2362	Acceso
Total	23,503.7320	--



Plano Conceptual Propuesto para el Proyecto (Enmienda)

La descripción del Proyecto propuesto es la siguiente:

La **Fase-1** El desarrollo del hotel, a conocerse como “The Dawn Hotel at Dorado”, contará con un edificio de seis y siete (6 y 7) niveles que contará con 153 habitaciones, para un área bruta de piso de 100,870 pies cuadrados. El edificio para el área comercial, se conectará con el edificio del hotel y contará con un (1) nivel para un total de quince (10) locales, y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. Mientras tanto, el edificio para el centro de envejecientes consistirá de cuatro (4) niveles que contarán con un total de 93 habitaciones, y con un área bruta de piso de 80,150 pies cuadrados. Se proponen 212 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales

La **Fase-2** propone un Hospedaje con un área de construcción de 80,150 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y habitaciones con facilidades de una y dos camas y baños y suites privadas con facilidades para una cama y baño. Se propone un total de 93 habitaciones. El proyecto del Hospedaje cuenta además con 59 estacionamientos de los cuales 55 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,966.6803 metros cuadrados.

El área total de construcción propuesta por todos los edificios descritos anteriormente es de 204,020 pies cuadrados. Se propone un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

NORMATIVA SOBRE DOCUMENTOS AMBIENTALES Y LA VARIACIÓN NO SUSTANCIAL

La determinación de cumplimiento ambiental, según la Regla 104 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la Junta de Calidad Ambiental (“RETDA”), Reglamento 7948 con vigencia del 30 de noviembre de 2010, es una determinación para un proceso informal no contencioso que no conlleva determinaciones adjudicativas. Por tal razón, el RETDA reconoce que la determinación de un documento ambiental es un “componente de la determinación final” de la agencia que estará tomando la determinación final sobre el permiso. Ante este escenario, queda establecido que la vigencia de los documentos ambientales, al ser un componente de la determinación final del permiso, mantienen su vigencia siempre y cuando el permiso aún permanezca vigente.

Según se ha descrito en la sección anterior sobre el Cumplimiento Ambiental y Permisos, la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791 con fecha del 12 de junio de 2019 y una variación no sustancial aprobada bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020, aún mantiene su validez y vigencia.

Dado que el dueño de la parcela, Paseo San Antonio, Inc., propone un proyecto comercial y de servicios, pero con ciertas modificaciones en el número de estructuras, lotes y sus dimensiones de lo que fue originalmente aprobado, entonces procede hacer una aclaración con relación a la DEA aún vigente.

El mecanismo establecido por el RETDA para evaluar cualquier modificación o variación al proyecto propuesto en un documento ambiental válido y vigente, es el procedimiento de una Variación No Sustancial ante la Oficina de Gerencia de Permisos (“OGPe”). Como veremos, la determinación de variación no sustancial para el caso que nos ocupa es totalmente aplicable y viable. La Regla 112 F (3) del RETDA indica lo siguiente con relación a la determinación de una variación no sustancial:

“Las variaciones o cambios sustanciales en el concepto original de una acción para el que ya se ha emitido una determinación sobre cumplimiento ambiental para una DIA, o una determinación final, requerirán un reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales. **Las variaciones que no sean sustanciales en el concepto original de un proyecto no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental.**”

Si revisamos la definición de una Variación o Cambio Sustancial en la Regla 109 (BBB), se aclara:

“**VARIACIONES O CAMBIOS SUSTANCIALES** – Aquella variación o cambio ocurrido o por ocurrir no considerado en un documento ambiental y **que puede tener un impacto adicional** que requiere una modificación a la determinación final emitida o al documento ambiental bajo evaluación. La determinación de una variación sustancial la puede hacer la agencia proponente o la OGPe.”

Por ende, para la OGPe poder concluir que una Variación No Sustancial es de aplicabilidad a una DEA, tiene entonces que poder concluir que la modificación propuesta no tendrá un impacto ambiental adicional al ya discutido en el documento.

DETERMINACIÓN

Basado en lo discutido en la sección anterior, la evaluación a realizarse por la OGPe es considerar si las modificaciones al proyecto que ahora propone Paseo San Antonio, Inc., al compararse con el previamente aprobado en la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791, constituyen un impacto ambiental adicional al ya discutido en la DEA.

De una revisión del documento ambiental aprobado, se puede concluir que el proyecto según propuesto en este escrito **NO** resulta en una modificación sustancial ya que la DEA siempre contempló la impermeabilización total del suelo de la finca principal de 5.98 cuerdas donde se propone el Proyecto, para establecer allí cuatro (4) estructuras comerciales y de servicio para un total de 204,020 pies cuadrados y sus estacionamientos. El proyecto propuesto se enfoca entonces en extender y mantener el mismo uso comercial y de servicios para todos los lotes, por lo que se propone el Proyecto en la misma área de espacio que estaba contemplada ser impactada en el proyecto original.

Por todo lo anterior, el proyecto ahora propuesto no modifica el impacto ambiental contemplado originalmente para el proyecto, ya que todos los lotes contemplaban ser impactados por la construcción. Esto permite con facilidad concluir que el proyecto propuesto constituye una variación no sustancial a la determinación de cumplimiento ambiental emitida por la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791.

CERTIFICACIÓN

Certifico que la información suministrada para la presentación de este proyecto es cierta y correcta a mi mejor entender, según la información disponible al momento de preparar este documento.

Eugenio J. Alemañy

Arq. Eugenio Alemañy, AIA

Proponente

PMB: 354 PO Box 7891

Guaynabo, PR 00970-7891

Teléfono. [787] 486-2030

Correo Electrónico: ealemany.teknica@gmail.com

PASEO SAN ANTONIO VILLAGE

DORADO, PR

SCALE: 1:500
DRAWN: J.S.
DATE: 07/28/17
TRACED: J.S.
PROJ. NUM.

MASTER SITE DATA

1. LOT CALIFICATION

2. TOTAL LOT AREA

3. ACCESS ROAD

4. HOTEL AND ANCILLARY COMMERCIAL LOT

5. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE LOT AREA

6. REMNANT

6. TO BE DEDICATED TO PUBLIC USE
- = RTI

= 23,503.73 SQ. MTS.

= 1,132.23 SQ. MTS.

= 12,417.14 SQ. MTS.

= 6,802.27 SQ. MTS.

= 2,966.68 SQ. MTS.

= 156.56 SQ. MTS.
7. HOTEL AREA

8. ANCILLARY AREA

9. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE AREA
- = 100,870 SQ. FT.

= 17,500 SQ. FT.

= 80,150 SQ. FT.
10. HOTEL BEDROOMS

11. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE ROOMS
- = 153 EA

= 93 EA
12. HOTEL HEIGHT

13. ANCILLARY COMMERCIAL HEIGHT

14. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE HEIGHT
- = 6 & 7 LEVELS

= 1 LEVEL

= 4 LEVELS
15. HOTEL AND ANCILLARY PARKING

16. LIFE @ DORADO-SENIOR LIVING & MEMORY CARE PARKING
- = 212 EA

= 59 EA

PROPOSED MASTER SITE PLAN (REV.2021)

SCALE = 1:500



THE DAWN AT DORADO
HOTEL DEVELOPMENT

PASEO SAN ANTONIO VILLAGE
LIFE @ DORADO-SENIOR LIVING &
MEMORY CARE
4 LEVELS

REVISIONS		
NO.	ITEMS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

CIVIL CONSULTANT:

STRUCTURAL CONSULTANT:

MECHANICAL CONSULTANT:

ELECTRICAL CONSULTANT:

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EUGENIO ALEMAÑY IS PROHIBITED.

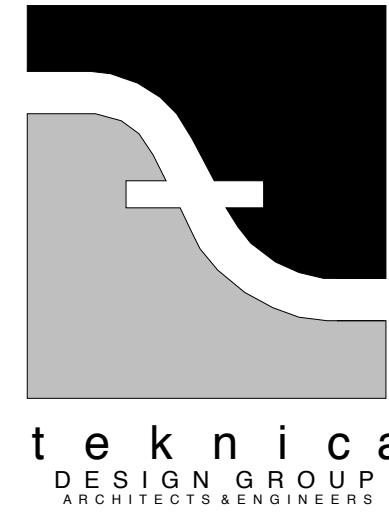
SEAL:

PROJECT TITLE:

PASEO SAN ANTONIO
VILLAGE
DORADO, PR

DRAWING TITLE:

PROPOSED
MASTER
SITE PLAN



Yo, Eugenio Alemañy, Arquitecto con licencia nmero 12456, certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de Construcción Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley Núm. 14 de 8 de enero de 2004, según enmendada, conocida como la "Ley para la Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 319 de 15 de mayo de 1938, según enmendada; Ley Núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGP.

AVE: SAN ALFONSO US-26
LAS LOMAS RD PIEDRAS, PR. 00921
TELS (787) 792-7395, 792-1546
FAX (787) 277-0376
e-mail: ealemany@psol.net

DRAWING NO.

A-1

TOTAL OF
DRWG



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

December 5, 2022

Andrew G. Bonilla, PG, REM

Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.
P.O. Box. 193851
San Juan, Puerto Rico 00919-3851

**SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
DORADO, PUERTO RICO**

Dear Mr. Bonilla,

Our Office received correspondence regarding the above referenced project. We would like to inform you that this project had been previously reviewed by SHPO personnel and our comments presented in our letter dated February 25, 2022 (copy enclosed) remain in effect.

If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC





GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

February 25, 2022

Andrew G. Bonilla, PG, REM

Principal

GEC Group

Environmental Consultants to Paseo San Antonio Inc.

P.O. Box. 193851

San Juan, Puerto Rico 00919-3851

SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
MUNICIPALITY OF DORADO, PUERTO RICO

Dear Mr. Bonilla,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

Our records support your finding of no historic properties affected within the project's area of potential effects.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela

State Historic Preservation Officer

CARC/GMO/IMC





United States Department of Agriculture

Rural Development

Rural Business &
Cooperative
Programs

State Office

654 Plaza, Suite 601
Muñoz Rivera Ave.
San Juan, PR 00918

Voice 787-766-5095
Fax 1-855-523-9680

February 1, 2022

Mr. Carlos A. Rubio-Cancel
State Historic Preservation Officer
P.O. Box 9023935
San Juan, Puerto Rico 00902-3935

Dear Mr. Rubio Cancel:

Re: **THE DAWN AT DORADO HOTEL AND ELDERLY HOME
MUNICIPALITY OF DORADO, PUERTO RICO**

Paseo San Antonio, Inc is seeking financial assistance under our guaranteed loan program for the development of a hotel and an elderly home ("Egida") in the municipality of Dorado, Puerto Rico.

The proposed project consists of the development of the empty parcel in two (2) phases:

- The first phase will be the construction of "The dawn at Dorado" Hotel, which will consist of an area of 79,315 square feet with capacity of four (4) levels, 107 guest rooms, a support area of 23,492 square feet and 186 parking lots.
- The second phase will be the construction of an "Elderly Home Care Center" or "Egida" consisting of three (34) levels, 88 rooms and 58 parking lots.

GEC Group, Environmental Consultants to Paseo San Antonio Inc. is herein authorized to pursue consultation with your office in accordance with 36 CFR Part 800 (section 106).

Should you have questions, please contact the undersigned or Teremy Henriquez, Loan Specialist, at 787-766-5355.

Cordially,

Danna Quiles

DANNA QUILES
Acting, Business & Cooperative Programs Director

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

**Formulario para el control de entrega.
Proyectos de sección 106**

(Delivery control form 106 Section)

Sección A. Información a ser llenada por el proponente* (Section A. Information to be filled by proponent)			
Nombre del Proyecto/ Project's name		Número de referencia federal/ Reference federal number	
The Dawn at Dorado Hotel (Phase I) and Elderly Home (Phase 2)			
Municipio/ Municipality	Barrio/ Ward	Nombre del Proponente/ Proponent's name	
Dorado	Bo. Higuillar	Paseo San Antonio, Inc.	
Agencia Federal/ Federal Agency		Total de fondos federales solicitados/ Total of federal funds to be requested	Total de acres/ Total amount of acres
USDA- Rural Development		No federal disbursement . It is a warranty directly to the lender under the USDA-RD program.	5.98 "cuerdas"
Nombre de la persona que entrega/ Name of person who delivers		Firma/Signature	
Andrew G. Bonilla			
Sección B. Información a ser llenada por la OECH al momento de la entrega del proyecto (Section B. Information to be filled by SHPO upon delivery)			
Fecha de entrega en la OECH/ SHPO delivery date		Nombre y firma de la persona que recibe/ Name and signature of person who received	

- * Para poder cumplir su labor ministerial la OECH requiere que la Sección A de este formulario sea completada en su totalidad. Por tal razón, no se aceptarán proyectos que incumplan este requerimiento.
(To carry out our duties, the SHPO requires that Section A of this form be totally filled-out. For this reason, we will not accept an incomplete form.)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689

December 12, 2021

Mr. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
PO Box 9023935
San Juan, Puerto Rico 00902-3995

*RE: NOTIFICATION OF INTENT TO INITIATE SECTION 106 REVIEW
NATIONAL ENVIRONMENTAL PROTECTION ACT
PASEO SAN ANTONIO INC. (OWNER/PROPONENT)
THE DAWN AT DORADO HOTEL
CARRETERA PR-693, KM. 8.6; BO. HIGUILLAR
DORADO, PUERTO RICO*

Dear Mr. Rubio Cancela:

The United States Department of Agriculture Rural Development (USDA-RD- lead federal agency) is in receipt of an application for financial assistance (via X-Caliber Rural Capital, licensed United States Department of Agriculture (USDA) lender) as a warranty to the lender under the USDA-RD program, submitted by Paseo San Antonio, Inc in San Juan, Puerto Rico for the development a proposed project consisting of a hotel and an elderly home ("Egida) in the municipality of Dorado, Puerto Rico. Proponent contact information:

Paseo San Antonio, Inc.
Mr. Gerard Gil (President)
Galeria Paseos
100 Gran Blvd. #112-227
San Juan, Puerto Rico 00926

The proposed project is to be located in the empty parcel at Carretera Estatal PR-693, Km. 8.6, Barrio Higuillar in Dorado, Puerto Rico (Figure 1). The property Tax ID Number ("Catastro") is 037-000-003-29-000. The United States Geological Service (USGS) Topographic Map for the project is presented in Figure 2. The subject property is located on the northern coast of Puerto Rico, at latitude 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The property has an approximate area of 5.98 "cuerdas" (see Figure 3). The parcel is located in a zoning district classified as RT-I (Residencial-Turistico Intermedio).

Below please find details of the proposed facilities:

The proposed project consists of the development of the empty parcel in two (2) phases:

- The first phase will be the construction of "The dawn at Dorado" Hotel, which will consist of an area of 79,315 square feet with capacity of four (4) levels, 107 guest rooms, a support area

of 23,492 square feet and 186 parking lots. The Hotel will have a capacity of 14,255.86 square meters

- The second phase will be the construction of an "Elderly Home Care Center" or "Egida" consisting of three (34) levels, 88 rooms and 58 parking lots. The "Égida" will have a capacity of 6,431.27 square meters and the access street space will have an area of 2,802,188 square meters.

The two phases will have a system of emergency electric generators and fire protection system independently for each of the phases, with a capacity of 750 kW for Phase-1 and 500 kW for Phase-2. Find Master Plan of the proposed project in Appendix A.

Phase 1- Hotel:

The hotel includes several types of rooms. Level-1 will have 27 rooms. On this level is located the lobby area, reception area with bar, administrative offices, bathrooms, shop, laundry, cleaning station, warehouse, games room, gym area, mechanical room, electrical, adult pool area and pool area for children, a bar in the pool area, hallways, stairs and elevators. It also has 186 parking lots. Level-2 will have 23 rooms. On this level is located an area of cleaning station, warehouse, mechanical room, electrical, pool area, corridors, stairs, elevators and access to the second level of the building of commercial accessory uses. Level-3 and Level-4 will have 28 guest rooms each. In these levels will be located an area of cleaning station, warehouse, mechanical room, electrical, area of swimming pool, corridors, stairs and elevators. The commercial accessory use building will provide retail services to the area public and hotel guests. In addition, on the second level it has a space of facilities for meetings and private activities, and has direct access to the hotel. The total gross area of the hotel and commercial accessory building is 102,807 square feet.

Phase 2- "Egida":

This phase proposes the construction of a specialized lodging ("Egida") for the care of the elderly. It includes on the first level a reception area with administrative offices, dining room, laundry, chapel, warehouse, nurses' station, medical offices, medicine room, living room, interior garden and 20 rooms with facilities of two beds, bathrooms and 2 private suites of one bed. The second level includes therapy room, warehouse, nurses' station, medical offices, medicine room, living room and 31 rooms with facilities of two beds and bathrooms and 3 private suites with facilities for a bed and bathroom. The total gross floor area on the two levels is 40,698.00 square feet and a total of 56 rooms with 107 beds. The project also has 45 parking lots.

The parcel where the proposed project is located is empty and its surroundings and adjacent properties has undergone significant residential and touristic development since the early 1990's. Several documents were generated during the permitting phase of the project regarding historic preservation resources. Letters from February 8, 2019, February 12, 2019 and April 8, 2019 indicate that the Instituto de Cultura Puertorriqueña (ICP) has no objection to the proposed project.

Different Endorsements and Recommendation Letters had been obtained from Puerto Rico government agencies for the construction of the project (Appendix B), including but not limited to:

- No objection letter from ICP dated February 8, 2019.
- No objection letter from ICP and the Puerto Rico Integrated Permit System dated February 12,

2019.

- Recommendations document from the Puerto Rico Permit management Office ("OGPe) dated April 8, 2019
- Habitat Certification from the Puerto Rico Department of Natural and Environmental Resources (DNER) dated April 29, 2019.
- Puerto Rico Tourism Company endorsement from October 3, 2018.
- Puerto Rico Tourism Company endorsement from August 7, 2020.
- Environmental Compliance Determination dated June 12, 2019.
- Dorado Municipality endorsement dated May 12, 2020.
- Conditional recommendation by the Puerto Rico Aqueduct and Sewer Authority (PRASA) dated June 20, 2019.
- Infrastructure Recommendation from Puerto Rico Telecommunications Bureau dated April 25, 2019.
- Letter with comments from the Puerto Rico Highway and Transportation Authority (PRHTA) dated June 30, 2020.
- Recommendations document from the Puerto Rico Permit Management Office (PR OGPe) dated April 19, 2019.
- Endorsement Letter from the Puerto Rico Housing Authority (PRHA) dated February 13, 2019.

No present activities or structures exist on the property. Only an electrical poll box exists within the west boundary of the site, which will serve as an electrical connection.

Recent Aerial Drone Photos (from December 2, 2021) are included in Appendix D. An Environmental Site Assessment Phase I (ESA Phase I) from December 2021 that was part of the commercial transaction which includes environmental, historical and regulatory aspects, and photos is included in Appendix E. No environmental concerns for the property or surrounding parcels were identified.

Based on the above analysis, we conclude that financial assistance for this project is not likely to adversely affect any archaeological resources the area. The site has undergone significant residential development and disturbance since the early 1990's. At the present minimal vegetation exists within the property parcel.

If the USDA-RD elects to warranty the proposed project, it will become subject to review under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108, and its implementing regulations, 36 CFR 800. Pursuant to 36 CFR § 800.2(c)(4), and 7 CFR § 1970.5(b)(2) of the regulations, "Environmental Policies and Procedures" (7 CFR Part 1970), USDA RD has issued a blanket delegation for its applicants to initiate and proceed through Section 106 review. In accordance with this blanket delegation, Paseo San Antonio, Inc. is initiating Section 106 review on behalf of the USDA RD. In delegating this authority, the USDA is advocating for the direct interaction between its borrowers and the State Historic Preservation Office (SHPO). A similar process has started with the Caribbean Field Office of the United States Fish and Wildlife Service (USFWS) for Section 7 compliance.

The USDA-RD believes this interaction, prior to direct agency involvement, will support and encourage the consideration of impacts to historic properties earlier in project planning. At the direction of USDA-RD, Paseo San Antonio, Inc. has notified and is seeking information about possibly affected historic properties in the property. Please review the enclosed information, that consists of maps, figures,

photos and documentation. After completing your review, please provide Paseo San Antonio Inc. with your recommendation(s) about whether or not study of the property is needed to identify affected historic properties. If you recommend study, please explain the nature and scope of the proposed investigation specifically in reference to those factors identified in 36 CFR §800.4(b)(1). Based on the above analysis, we conclude that financial assistance for this project is not likely to adversely affect any archaeological or historical preservation resources.

We encourage to submit your recommendations as soon as possible of your receipt of this request. If no timely response is received, Paseo San Antonio Inc. will notify the lender so the lead federal agency may determine how to proceed with Section 106 review in accordance with 36 CFR § 800.3(b)(4).

Should you have any questions, please contact at your convenience at (787) 396-8689 or at our email agbonilla@gecgrouppr.com.

Cordially,



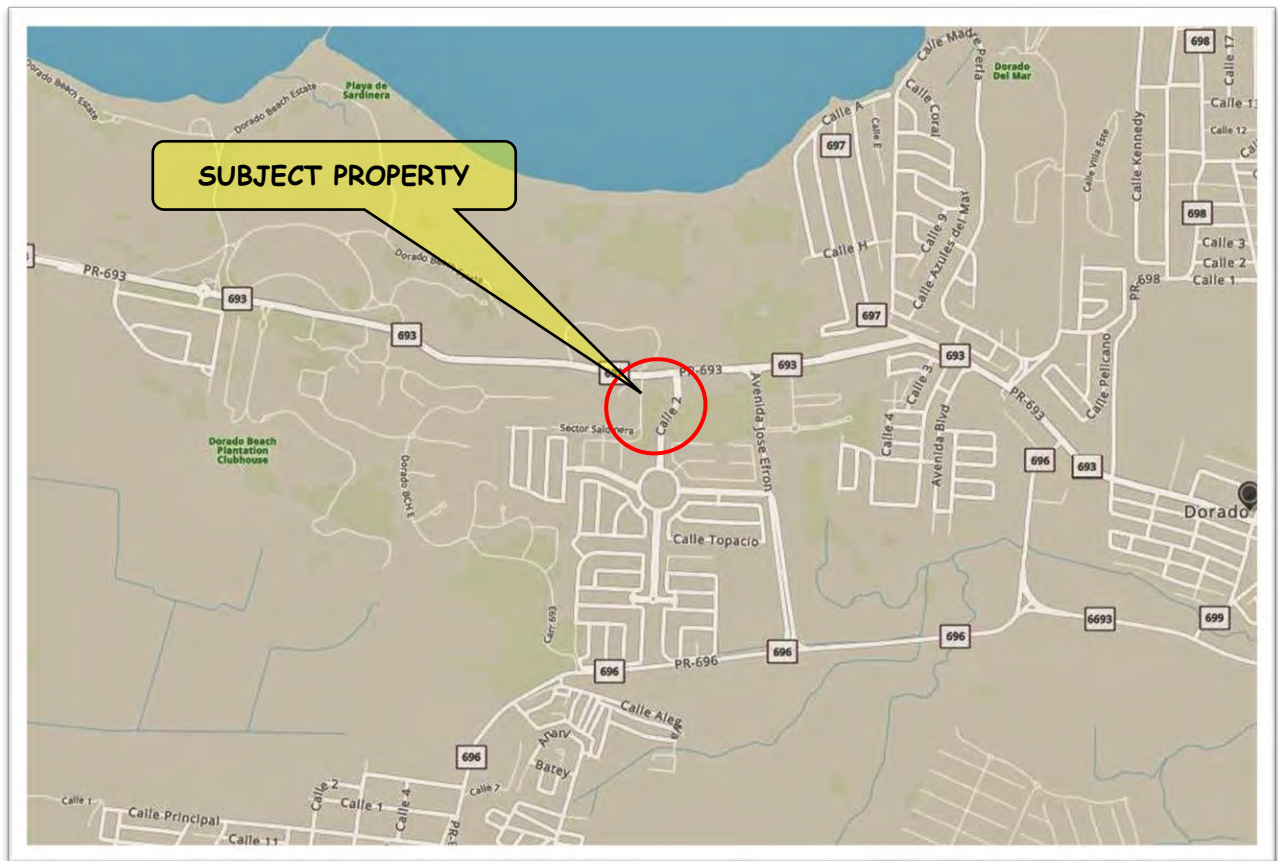
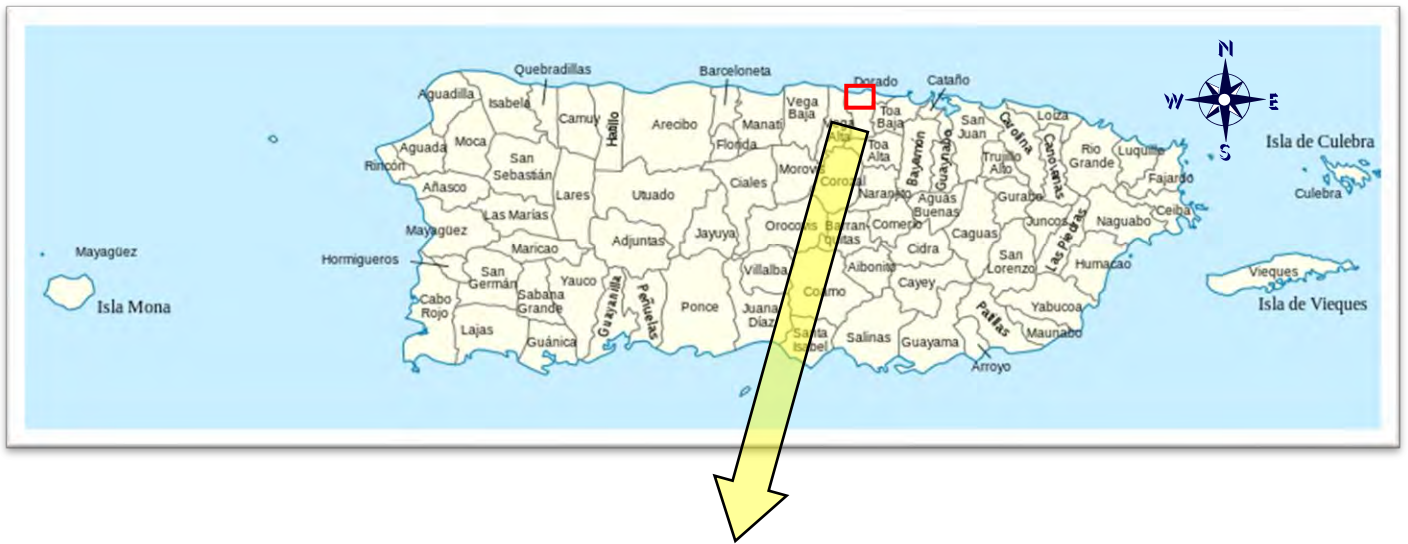
Andrew G. Bonilla, PG, REM
Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.

Attachments:

- Figure 1- Location Map
- Figure 2- USGS Topographic Map
- Figure 3- As-Built Topographic Site Plan
- Appendix A- Master Site Plan
- Appendix B- Endorsements and Recommendation Letters
- Appendix C- Recent Aerial Drone Photos from December 2, 2021
- Appendix D- Environmental Site Assessment Phase I dated December 2021



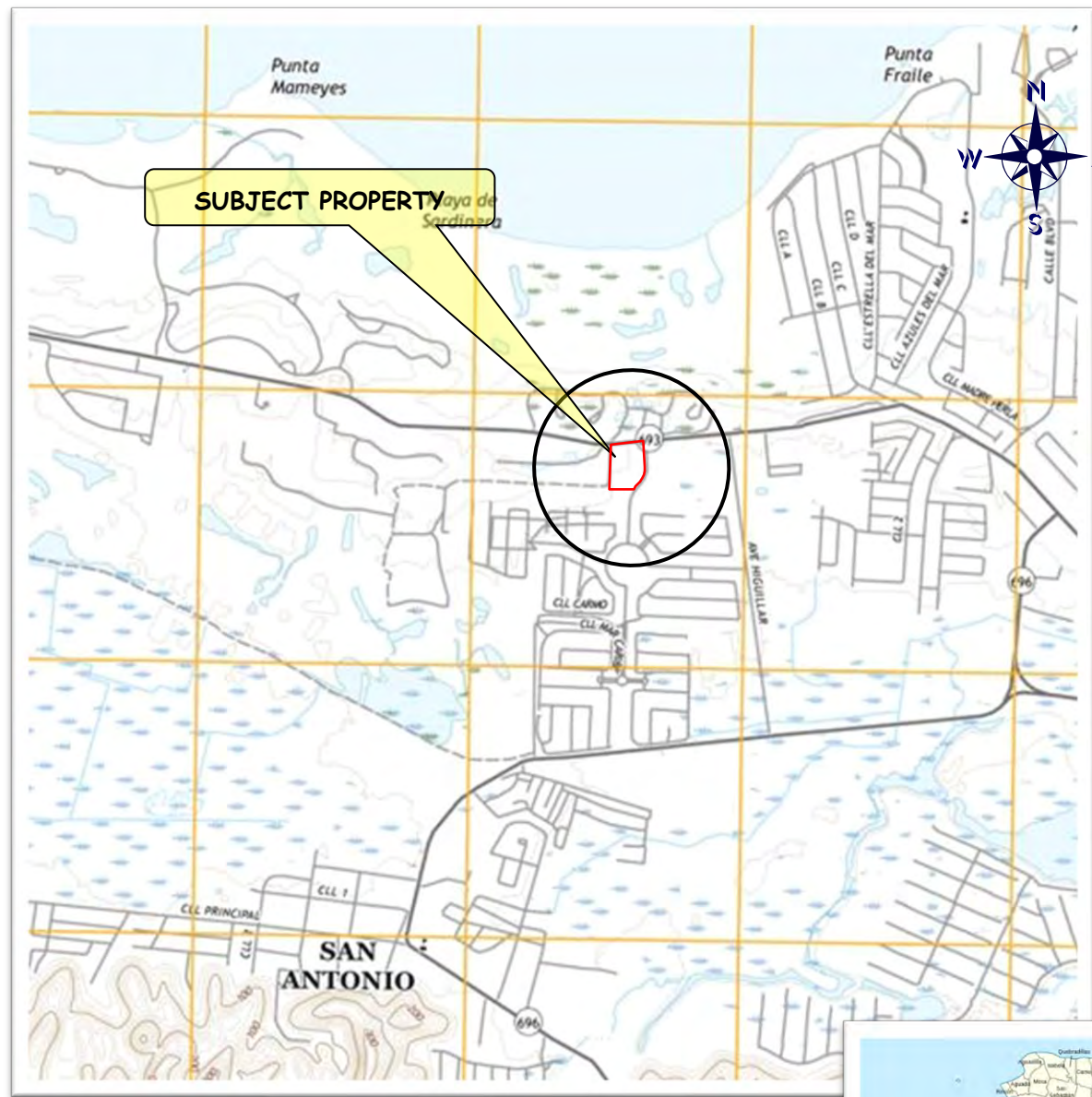
Figures



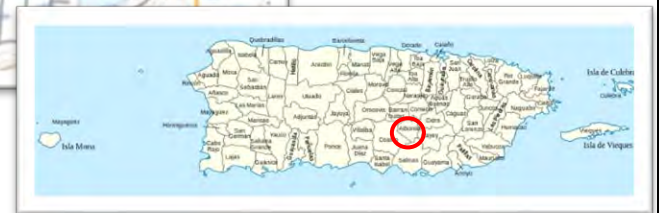
GEC Group
Geological/Environmental Consultants and
Aerial Drone Services

LOCATION MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 1



Topographic Map of the Vega Alta Quadrangle, USGS, 2018
Scale 1:20,000

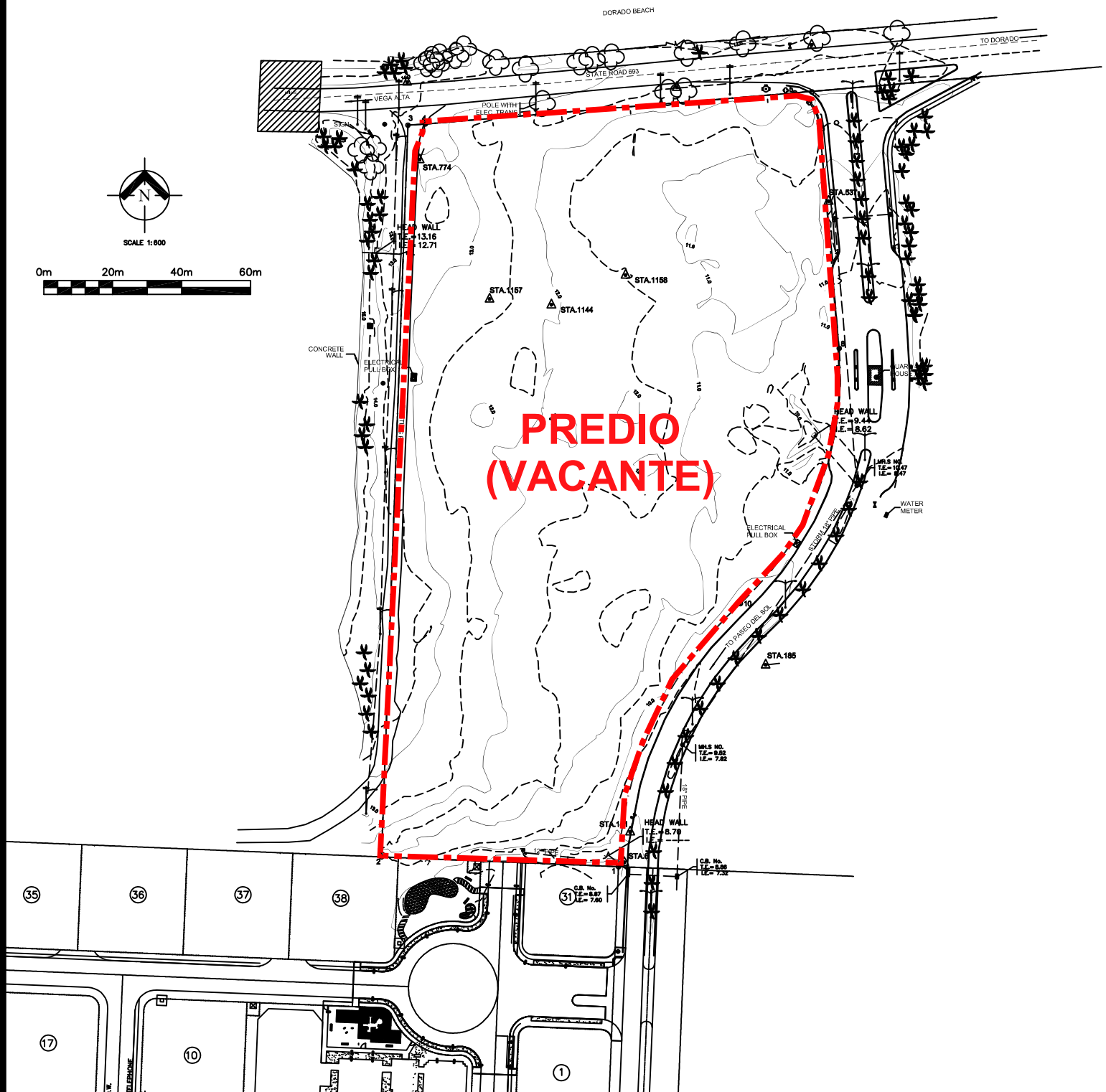


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Aerial Drone Services

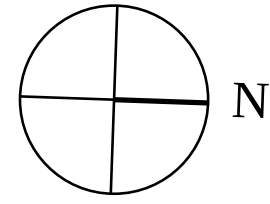
TOPOGRAPHIC MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 2

Figure 3
Plano Topografico/As-built
The Dawn at Dorado Hotel



Appendix A
Master Site Plan



PASEO SAN ANTONIO VILLAGE

DORADO, PUERTO RICO

MASTER SITE DATA

- | | |
|---------------------------------|----------------------|
| 1. LOT CALIFICATION | = RTI |
| 2. TOTAL LOT AREA | = 23,503.72 SQ. MTS. |
| 3. ACCESS ROAD | = 1,125.34 SQ. MTS. |
| 4. HOTEL AND ANCILLARY LOT AREA | = 12,521.49 SQ. MTS. |
| 4. HOME CARE LOT AREA | = 6,102.27 SQ. MTS. |
| 5. REMNANT LOT AREA | = 2,926.45 SQ. MTS. |
| 6. GREEN AREA AREA | = 837.17 SQ. MTS. |
| 7. HOTEL AREA | = 78,100 SQ. FT. |
| 8. ANCILLARY AREA | = 14,547 SQ. FT. |
| 9. HOME CARE AREA | = 59,161 SQ. FT. |
| 10. HOTEL BEDROOMS | = 120 EA |
| 11. HOME CARE ROOMS | = 80 EA |
| 12. HOTEL HEIGHT | = 5 & 6 LEVELS |
| 13. ANCILLARY HEIGHT | = 1 LEVEL |
| 14. HOME CARE HEIGHT | = 3 LEVELS |
| 15. HOTEL AND ANCILLARY PARKING | = 203 EA |
| 16. HOME CARE PARKING | = 60 EA |

PASEO SAN ANTONIO VILLAGE
HOME CARE DEVELOPMENT
70 ROOMS AND 10 ONE BEDRM SUITES
3 LEVELS

PROPOSED MASTER SITE PLAN

SCALE = 1: 500

THE DAWN AT DORADO
HOTEL DEVELOPMENT
120 BEDROOMS SUITES



SCALE: 1: 500

DRAWN: J.S.

DATE: 07/28/17

TRACED: J.S.

PROJ. NUM.

REVISIONS		
NO.	ITEMS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

CIVIL CONSULTANT:

STRUCTURAL CONSULTANT:

MECHANICAL CONSULTANT:

ELECTRICAL CONSULTANT:

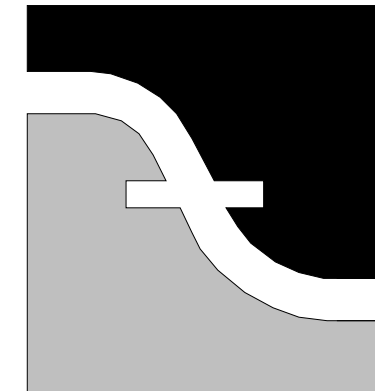
SEAL:

PROJECT TITLE:

PASEO SAN ANTONIO
VILLAGE
DORADO, PR

DRAWING TITLE:

PROPOSED
MASTER
SITE PLAN



teknica
DESIGN GROUP
ARCHITECTS & ENGINEERS

AVE. SAN ALFONSO US-26
LAS LOMAS RD. PIEDRAS, P.R. 00921
TELS (787) 792-7395, 792-1546
FAX (787) 727-0376
e-mail: edimonty@teknica.net

DRAWING NO.

A-1

TOTAL OF DRWG

Appendix B
Endorsement and
Recommendation Letters



Recomendaciones

The Dawn at Dorado

Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Privada en:

Dirección Física

LOTE 24 CARR 693 BO HIGUILLAR
Dorado Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Dueño

Gerard Gil Bonar

Cabida

Cabida según escritura: 23489.3185 metros cuadrados

Casos de Referencia

2019-252023-REA-002981-1037515

Arqueología y Conservación Histórica

COMENTARIO DACH-ICP A CASO NÚM. 2019-252023-SRA-023508: I.

BASE LEGAL Se emite el siguiente comentario en base a la Ley 374 del 14 de marzo de 1949, según enmendada, Ley de Zonas Antiguas o Históricas y Zonas de Interés Turístico, Ley 3 del 2 de marzo de 1951, Ley de Edificios y otras Estructuras Históricas y la Ley 89 del 21 de junio de 1955, según enmendada, conocida como Ley Orgánica del Instituto de Cultura Puertorriqueña y la Ley 161 del 1 de diciembre de 2009, conocida como Ley para la Reforma del Proceso de Permisos de Puerto Rico. Estas leyes le confieren jurisdicción sobre los siguientes asuntos: 1. Edificios, lugares y zonas incluidas en el Registro de Sitios y Zonas Históricas de Puerto Rico de la Junta de Planificación (REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS); 2. Edificios, lugares y zonas declaradas históricas a través de legislación (o de resolución de la JUNTA DE DIRECTORES DEL ICP; 3. Plazas de recreo y edificios circundantes (REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS); 4. Propiedades zonificadas "P" construidas previo a 1960 (RESOLUCIÓN JPE-25 Y RESOLUCIÓN JPE-047); 5. Propiedades zonificadas "CRH", "SH" o "R-ZH"- Según REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENO; 6. Propiedades elegibles a sitios históricos; propiedades de valor histórico que satisfacen los criterios de elegibilidad como sitios históricos para ser designada como tal individualmente (LEY NÚM. 89 DE 1955; REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS); II. EVALUACION: El Instituto de Cultura Puertorriqueña a través de los Programas de Patrimonio Histórico Edificado y Arqueología y Etnohistoria han evaluado los documentos relacionados al proyecto de referencia, recibidos a través de la División de Arqueología y Conservación Histórica de la Oficina de Gerencia de Permisos (OGPe). El Programa de Patrimonio Histórico Edificado, en comunicación del 4 de abril de 2019, emitió los siguientes comentarios: "Luego de la evaluación del caso propuesto se determina que el proyecto propuesto para el desarrollo mixto de un hogar especializado para envejecientes y un hotel se encuentra fuera de nuestra competencia y no afecta adversamente ninguna propiedad de valor histórico. Por lo tanto, el Programa de Patrimonio Histórico Edificado emite su No Objeción al mismo. Este documento tiene vigencia de un (1) año a partir de su emisión." Por su parte, el Programa de Arqueología y Etnohistoria comentó, en carta del 8 de febrero de 2019 bajo el caso 2019-252023-REA-002981, lo siguiente: "La evaluación realizada sugiere que, basado en los datos existentes al presente, las probabilidades de impactar un recurso arqueológico, según definido por la Ley 112 del 20 de julio de 1988, según enmendada, son mínimas. Por lo tanto, en lo concerniente a recursos culturales de naturaleza arqueológica, no tenemos objeción al proyecto según fue radicado y evaluado. Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada. Esta establece que, se deberá paralizar todo tipo de actividad de excavación, movimiento y remoción de la corteza terrestre, y notificar en un plazo de veinticuatro (24) horas al Consejo de Arqueología Terrestre, en caso de que, durante el desarrollo del proyecto, se descubra o impacte algún depósito, elemento, estructura o vestigio de naturaleza arqueológica. Se le apercibe que el incumplimiento de estos requerimientos podrá ser objeto de





Recomendaciones

The Dawn at Dorado

autorización tiene vigencia de (1) año." III. RECOMENDACIÓN: La División de Arqueología y Conservación Histórica de la OGPe recomienda Favorablemente el proyecto, según establecido por los Programas que componen el Instituto de Cultura Puertorriqueña. Se anejan documentos al expediente digital.

Condiciones Especiales

NINGUNA

Condiciones Generales

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos

Fecha de Expedición:

08/APR/2019



Arq. Maria R. Cintrón Flores
Secretaria Auxiliar
Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos

Arq. Maria R. Cintrón Flores

Secretaria Auxiliar de la OGPe, DDEC





GOBIERNO DE PUERTO RICO
Instituto de Cultura Puertorriqueña

8 de febrero de 2019

AUTORIZACIÓN

Sistema Integrado de Permisos
PO Box 41118
San Juan, Puerto Rico 00940

**THE DAWN AT DORADO (DESARROLLO MIXTO
HOTEL Y HOSPEDAJE ESPECIALIZADO)
PR 693, KM 8.6, BO. HIGUILLAR, DORADO
CASO OGPE #2019-252023-REA-002981**

Estimados señores:

El Programa de Arqueología y Etnohistoria del Instituto de Cultura Puertorriqueña ha evaluado los documentos relacionados al proyecto de referencia. Los mismos fueron recibidos a través de la División de Arqueología y Conservación Histórica de la Oficina de Gerencia de Permisos (OGPe).

La evaluación realizada sugiere que, basado en los datos existentes al presente, las probabilidades de impactar un recurso arqueológico, según definido por la Ley 112 del 20 de julio de 1988, según enmendada, son mínimas.

Por lo tanto, en lo concerniente a recursos culturales de naturaleza arqueológica, **no tenemos objeción** al proyecto según fue radicado y evaluado.

Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada. Esta establece que, **se deberá paralizar todo tipo de actividad de excavación, movimiento y remoción de la corteza terrestre, y notificar en un plazo de veinticuatro (24) horas al Consejo de Arqueología Terrestre, en caso de que, durante el desarrollo del proyecto, se descubra o impacte algún depósito, elemento, estructura o vestigio de naturaleza arqueológica.**

Se le apercibe que el incumplimiento de estos requerimientos podrá ser objeto de sanciones administrativas según lo establecido en las citadas leyes.

Esta autorización tiene **vigencia de (1) año**.

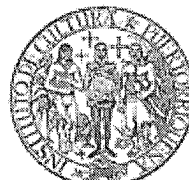
Cordialmente,

Dr. Carlos A. Pérez Merced
Director Interino
Programa de Arqueología y Etnohistoria

CAPM/GOE/mgb

PROGRAMA DE ARQUEOLOGÍA Y ETNOHISTORIA

Apartado 9024184, San Juan, Puerto Rico 00902-4184
Teléfono: (787) 723-2524 / (787) 724-0700 ext. 1362





GOBIERNO DE PUERTO RICO

Instituto de Cultura Puertorriqueña

12 DE FEBRERO DE 2019

SISTEMA INTEGRADO DE PERMISOS

Oficina de Gerencia de Permisos

PO Box 41179

San Juan, Puerto Rico 00940-1179

NO OBJECCIÓN

CASO OGPE: 2019-252023-REA-002981
THE DAWN AT DORADO
MUNICIPIO: DORADO
UBICACIÓN: PR 693 BARRIO HIGUILLAR
CATASTRO: 037-000-003-29
CALIFICACIÓN: R-T-1
PROPONENTE: GERARD GIL BONARD

Estimados señores:

El Instituto de Cultura Puertorriqueña (ICP), por medio de su Programa de Patrimonio Histórico Edificado (ICP-PHE), ha examinado el proyecto de referencia para determinar si afecta Propiedades de Valor Histórico y Arquitectónico que estén protegidas, o sean elegibles a serlo, bajo las leyes y reglamentos que nuestra agencia tiene responsabilidad de administrar, como agencia primaria, endosante o recomendante. Estas leyes y reglamentos incluyen, entre otros:

1. La ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en especial el inciso 4(a)(7), “Determinar que edificios o estructuras son de valor histórico o artístico en Puerto Rico. (...)” y el inciso 4(a)(8), “Asesorar a la Junta de Planificación en la reglamentación de construcción en aquellas zonas que determine como zonas de valor histórico. (...)”.
2. La ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en su inciso 4 (b)(3) según enmendado por la ley 119 del 26 de septiembre de 2005, que permite “adoptar, enmendar o derogar, por conducto de su Junta de Directores, las reglas que gobiernen [el] funcionamiento y el descargo de los poderes” concedidos e impuestos al ICP por ley, y la imposición de multas administrativas y/u otras sanciones por su incumplimiento o violación.
3. El Reglamento Conjunto de Permisos para Obras de Construcción y Uso de Terrenos, Reglamento 31 de la Junta de Planificación (“Reglamento Conjunto”) con vigencia del 29 de noviembre de 2010, en todos los incisos aplicables a zonas y sitios históricos, en especial los Capítulos 54 (Reglamento de Zonas y Sitios Históricos) y 60 (Designación de Zonas y Sitios Históricos) – incluyendo, en las zonas históricas, edificios elegibles, no elegibles, solares vacíos y espacios públicos.
4. Las zonificaciones SH (antes CR-H) cubiertas por el Capítulo 19, Regla 19.29 del Reglamento Conjunto.
5. La disposición del Capítulo 54, Regla 54.5, §54.5.6 del Reglamento Conjunto que establece, para las Plazas de Recreo y edificios circundantes, las reglas de protección del Patrimonio Histórico.
6. La Resolución JPE-047 de 1994, la cual requiere evaluación del ICP para consultas y usos a darse a edificios públicos construidos anteriores a 1960.
7. La exigencia de endoso o comentario del ICP aplicable a propiedades designadas de valor histórico y arquitectónico por otros medios, tales como:
 - a. Resolución de la Asamblea Legislativa
 - b. Monumentos Históricos designados por la Junta de Directores del ICP



CASO OGPE: 2019-252023-REA-002981
CATASTRO: 037-000-003-29
FECHA: 12 DE FEBRERO DE 2019
PAGINA 2 DE 2

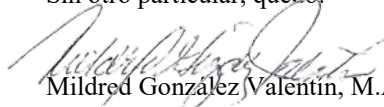
- c. Propiedades designadas por un plan de ordenamiento territorial de un Municipio Autónomo y que esté en vigor, o por el Plan de Uso de Terrenos de Puerto Rico
- d. Ser declaradas históricas en un plan especial de zonificación.
- e. Otras propiedades referidas por cualquier componente del Sistema Unificado de Información (SUI), la Oficina de Permisos de un Municipio Autónomo con poder de otorgar permisos, la Junta de Planificación, el Programa de Arqueología y Etnohistoria del ICP, u otra agencia o entidad de gobierno con poder reglamentario.

8. Petición a solicitud voluntaria de un propietario o derechohabiente de una propiedad.

Luego de la evaluación del caso propuesto se determina que el **desarrollo propuesto para construir en fases un hotel y una centro de cuido de envejecientes en el Barrio Higuillar de Dorado se encuentra fuera de nuestra competencia y no afecta adversamente ninguna propiedad de valor histórico**. Por lo tanto, el Programa de Patrimonio Histórico Edificado emite su **No Objeción** al mismo.

Este documento tiene vigencia de un (1) año a partir de su emisión.

Sin otro particular, quedo.


Mildred González Valentin, M.Arch.
Subdirectora de Conservación
Patrimonio Histórico Edificado

MGV/ejc

Cc: Expediente caso PPHE, ICP





GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

APR 29 2019

JULIA M COLÓN PADILLA
2386 BENTLEY DRIVE
PALM HARBOR FL 34684

Estimada señora Colón Padilla:

**Certificación para Categorización de
Hábitats Naturales para Vida Silvestre**
The Dawn at Dorado
Carr. PR-693, km 8.6
Bo. Higuillar, Dorado
O-SE-CCH01-SJ-01520-23042019

El Departamento de Recursos Naturales y Ambientales (DRNA) evaluó una Solicitud de Certificación para Categorización de Hábitats Naturales para la Vida Silvestre para el proyecto de epígrafe. La misma fue evaluada de acuerdo con las disposiciones relacionadas con la fauna y la flora de la Ley 416 del 2004, según enmendada (*Ley Sobre Política Pública Ambiental*), su Reglamento 7948 de 2010 (*Reglamento de evaluación y trámite de documentos ambientales de la Junta de Calidad Ambiental*), la Ley 23 del 1972, según enmendada (*Ley Orgánica del Departamento de Recursos Naturales y Ambientales de Puerto Rico*), de la Ley 241 del 1999, según enmendada (*Nueva Ley de vida silvestre de Puerto Rico*) y sus Reglamentos 6765 de 2004 (*Reglamento para regir la conservación y el manejo de la vida silvestre, las especies exóticas y la caza en el Estado Libre Asociado de Puerto Rico*) y 6766 del 2004 (*Reglamento para regir las especies vulnerables y en peligro de extinción en el Estado Libre Asociado de Puerto Rico*), así como de la Orden Administrativa del DRNA 2010-09.

El predio del proyecto ocupa unas 6 cdas. Es un predio suburbano baldío. Para el 2012 se removió la capa vegetal y se nivelaron los terrenos. Han mantenido la finca libre de vegetación desde entonces. Se propone el desarrollo de un proyecto turístico-residencial con un hotel de 106 habitaciones y una estructura residencial unifamiliar de 80 unidades. No hay reportes de especies amenazadas ni en peligro de extinción.

Como resultado de dicha evaluación, hemos categorizado el predio como **Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, de Alto Valor Ecológico o de Valor Ecológico (Categoría 6)**. El Artículo 2.03 del Reglamento 6765, *supra*, establece lo siguiente para esta Categoría:

“La meta de la mitigación es minimizar el impacto al hábitat... y que evite el impacto a otro hábitat fuera del área a impactarse”.

Este documento es una cualificación de los hábitats naturales sitios en el predio de epígrafe, requerida por los estatutos legales vigentes. **No constituye un permiso para la construcción u operación del proyecto propuesto.**



APR 29 2019

Julia M. Colón Padilla

O-SE-CCH01-SJ-01520-23042019

Página 2

Esta certificación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y la Secretaría se reserva el derecho de evaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente de surgir nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente o cuando la certificación original se emitió bajo premisas falsas o fraudulentas.

Si tiene alguna pregunta o necesita orientación sobre este asunto, puede escribirnos a la dirección indicada o comunicarse al teléfono 787-999-2200 extensiones 2834 y 2846.

Cordialmente,



Joanna C. Cepeda Díaz

Secretaría Auxiliar Interna de Permisos, Endosos y Servicios Especializados

JCCD/fgr



GOBIERNO DE PUERTO RICO

Compañía de Turismo de Puerto Rico

3 de octubre de 2018

Sr. Gerard Gil
Paseo San Antonio, Inc.
100 Grand Paseo Blvd. # 112-227
San Juan, PR 00926

PROYECTO : HOTEL "THE DAWN AT DORADO"
LOCALIZACIÓN : CARR. PR 693 KM. 8.6
BARRIO HIGUILLAR, DORADO
CALIFICACIÓN : RT-I (RESIDENCIAL TURÍSTICO INTERMEDIO)

Estimado señor Gil:

Hacemos referencia a la solicitud de endoso conceptual y de ubicación sometida a la Compañía de Turismo (la "Compañía").

De acuerdo con la documentación suministrada por el Arq. Eugenio Alemañy en su representación, el proyecto consistirá en el desarrollo y construcción de una facilidad hotelera. La misma consistirá de un hotel de 106 habitaciones distribuidas en una estructura de cuatro (4) niveles de elevación y dos (2) pisos de usos accesorios. El proyecto se desarrollará en un predio de terreno con cabida de 17,009.97 metros cuadrados, ubicado en la dirección arriba mencionada.

La inversión total del proyecto se estima en alrededor de \$ 26 millones. En la fase de construcción se crearán 50 empleos directos y la operación se crearán unos 100 empleos directos.

Contará con 186 espacios de estacionamiento de vehículos.

Luego de personal técnico de la Compañía, haber inspeccionado el predio y evaluar la propuesta, **la Compañía recomienda el proyecto en su fase conceptual y de ubicación, ya que:**

1. El mismo aumentará el número de habitaciones disponibles en el Municipio de Dorado.



2. El proyecto es cónsono con los siguientes elementos de la Política Ambiental de la Compañía adoptada el 9 de marzo de 2012.

- # 5 – Los proyectos turísticos en zonas urbanas deben de servir de facilitadores para la renovación urbana de las ciudades y pueblos y para la conservación y mejoramiento del paisaje urbano.

Recomendamos, radicar el proyecto ante la Oficina de Gerencia de Permisos (OGPe) para la autorización de los permisos necesarios para todo trámite ulterior ante la Compañía.

Esta carta no constituye un endoso a los fines de la cualificación de cualquiera de los componentes del proyecto bajo la Ley 74-2010 (Ley de Desarrollo Turístico de Puerto Rico de 2010). A esos fines, estamos refiriendo su caso al Sr. Ivan Diaz, Director Auxiliar de la División de Incentivos Financieros de la Compañía, para conocimiento y gestión correspondiente, ya que nos informan que el pasado mes de agosto de 2017 obtuvieron una reunión pre-solicitud.

Además, el proyecto deberá cumplir con lo dispuesto en el Reglamento de Requisitos Mínimos de Hospederías de Puerto Rico Reglamento Núm. 8399) y con los criterios de sostenibilidad, según dispuesto en la Ley 254-2006: Ley de Política Pública para el Desarrollo Sostenible del Turismo en Puerto Rico.

De tener cualquier duda sobre el contenido de la carta, favor comunicarse con el ingeniero Wilfredo Correa al 721-2400, Ext. 2063 o 2189

Cordialmente,



Carlos J. Romo Aledo
Director
Planificación y Desarrollo

WC/mrd

c Arq. Eugenio Alemañy (ealemany.teknica@gmail.com)
Sr. Gerard Gil (ggil01@icloud.com)



GOBIERNO DE PUERTO RICO

Compañía de Turismo de Puerto Rico

7 de agosto de 2020

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Oficina de Gerencia de Permisos
Departamento de Desarrollo Económico y Comercio
PO Box 41179
San Juan, PR 00940-1179

CATASTRO : 283-061-001-54
CASO OGPE NÚM : 2019-252023-SRU-035745
PROYECTO : THE DAWN HOTEL AT DORADO Y PASEO SAN ANTONIO VILLAGE
LOCALIZACIÓN : CARR. PR-693, KM 8.6, BO. HIGÜILLAR, DORADO
CALIFICACIÓN : RT-I (RESIDENCIAL TURÍSTICO INTERMEDIO)

Estimado ingeniero Hernández:

Reciba un saludo cordial de todos los empleados que laboramos en la Compañía de Turismo de Puerto Rico (la "Compañía").

De acuerdo con la documentación recibida, la Oficina de Gerencia de Permisos (OGPe) solicita las recomendaciones de la Compañía de el proyecto de referencia. Esta SRU fue referida mediante el Sistema Integrado de Permisos a la Oficina de Planificación y Desarrollo.

De acuerdo con la documentación suministrada, Paseo San Antonio, Inc., por medio del Arq. Eugenio Alemañy, proponen el desarrollo y construcción de un proyecto turístico, e institucional comercial residencial. El proyecto se desarrollará en dos (2) fases, en un predio de terreno con una cabida principal de 23,503.72 metros cuadrados (5.98 cuerdas), según escritura y mensura.

En la primera fase, se contempla la construcción de una facilidad hotelera de 120 habitaciones distribuidas en una estructura de cinco (5) niveles de elevación a construirse en un predio de terreno con cabida de 12,521.49 metros cuadrados de la finca principal. Además, se construirán facilidades complementarias. Contará con 216 espacios de estacionamiento

Se estima que la inversión económica de esta fase del hotel sea de \$30 millones y que se empleen alrededor de 100 personas en la fase operacional.

En la segunda fase, se contempla la construcción de una égida de 56 unidades.

Surge de nuestros expedientes que el pasado 3 de octubre de 2018, la Compañía recomendó en la fase conceptual y de ubicación la primera fase del proyecto que consistía de un hotel con 106 habitaciones.

Por tanto y luego de evaluar la documentación referida, **la Compañía reitera su apoyo al proyecto en su fase conceptual y de ubicación**, ya que aumentará el número de habitaciones para el Municipio de Dorado.

No obstante, recomendamos lo siguiente:

1. Se segregue el predio en donde se construirá el proyecto de égidás, que totaliza unos 6,102.27 metros cuadrados (fase dos) de la finca con cabida total de 23,489.3185 metros cuadrados (5.98 cuerdas);
2. Bajo ninguna circunstancia y para ningún beneficio que pueda otorgar la Compañía, se entenderá que el proyecto de la égida serán parte del proyecto turístico;
3. Se cumpla con los requisitos de las agencias gubernamentales concernidas; y
4. El Proyecto sea radicado ante la Oficina de Gerencia de Permisos (OGPe) para procesos ulteriores ante la Compañía.

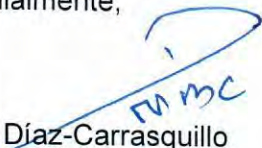
Además, el proyecto deberá cumplir con lo dispuesto en el Reglamento de Hospederías de Puerto Rico (Reglamento Núm. 8856) y con los criterios de sostenibilidad, según dispuesto en la Ley 254-2006: Ley de Política Pública para el Desarrollo Sostenible del Turismo en Puerto Rico.

Esta carta **no** constituye un endoso a los fines de la cualificación de cualquiera de los componentes del proyecto bajo la Ley 74-2010 (Ley de Desarrollo Turístico de Puerto Rico de 2010) y/o Ley 60-2019 (Nuevo Código de Incentivos).

Esta carta actualiza y deja sin efecto la emitida por la Compañía el pasado 20 de octubre de 2018.

De tener cualquier duda sobre el particular, favor comunicarse con el Ing. Wilfredo Correa al (787) 721-2400, extensión 2067 o al correo electrónico: wilfredo.correa@tourism.pr.gov.

Cordialmente,


Iván Díaz-Carrasquillo
Director Interino
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**Determinación de Cumplimiento Ambiental para Evaluación Ambiental**

The Dawn at Dorado

Fecha de Expedición:

12/JUN/2019

Datos de**Presentado por**

OGPE

Dirección FísicaLOTE 24 CARR 693 BO HIGUILLAR
Dorado Puerto Rico, 00646**Número(s) de Catastro**

037-000-003-29

Número de Caso

2019-252023-DEA-002791

Casos de Referencia

2019-252023-REA-002981-

Acción Propuesta

La Acción Propuesta consiste en un proyecto: Privada en el Distrito de Clasificación identificado a continuación. El mismo tiene los siguientes componentes:

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Cabida del proyecto

9555 metros cuadrados

Servidumbres Existentes

Acueductos (AAA), Alcantarillado (AAA), Electricidad

Desperdicios Sólidos

Volumen en construcción: 100 yardas cúbicas

Tipo: NP

Volumen en operación: 20 yardas cúbicas

Tipo: NP

Movimiento de Tierra

Volumen: 8000 metros cúbicos

Volumen de corte: 3000 metros cúbicos

Volumen de relleno: 5000 metros cúbicos

Demolición

Conlleva demolición: No

Conlleva explosivos: No

Instalación de Generadores de Electricidad

Conlleva generadores: Sí

Capacidad: 1000kw y 500kw (dos unidades)

Tanque: 500 galones

Descripción

Se propone el desarrollo de un proyecto en dos (2) fases en una finca con cabida total de 5.98 cuerdas: la primera fase será la construcción del hotel "The Dawn at Dorado", con una área de 79,315 pies cuadrados con capacidad de 107 habitaciones, 4 niveles, un área de apoyo de 23,492 pies cuadrados y 186 estacionamientos; la segunda fase será la construcción de una Égida o "Home Care" de 88 habitaciones, con 3 niveles y 58 estacionamientos.

La Fase-1 (Hotel) tendrá una cabida de 14,255.86 metros cuadrados, la Fase -2 (Égida) tendrá una cabida de 6,431.27 metros cuadrados y la cabida de la calle de acceso tendrá un área de 2,802.188 metros cuadrados. Las dos fases contarán con un sistema de generadores eléctricos de emergencia y sistema de protección contra incendio de forma independiente para cada una de las fases, con capacidad de 750 kW para la Fase-1 y 500 kW para la Fase-2.

El hotel contempla varios tipos de habitaciones. El Nivel-1 contará con 27 habitaciones. En este nivel se ubica el área de lobby, área de recepción con bar, oficinas administrativas, baños, tienda, lavandería, estación de limpieza, almacén, salón de juegos, área de gimnasio, cuarto mecánico, eléctrico, área de piscina de adultos y una para niños, una barra en el área de la piscina, áreas de pasillos, escaleras y





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elevadores. Cuenta además con 186 estacionamientos.

El Nivel-2 contará con 23 habitaciones. En este nivel se ubica un área de estación de limpieza, almacén, cuarto mecánico, eléctrico, área de piscina, pasillos, escaleras, elevadores y acceso al segundo nivel del edificio de usos accesorios comerciales. El Nivel-3 y Nivel-4 contarán con 28 habitaciones cada uno. En estos niveles se ubicarán un área de estación de limpieza, almacén, cuarto mecánico, eléctrico, área de piscina, pasillos, escaleras y elevadores.

El edificio de usos accesorios comerciales brindará servicios de venta al detal al público del área y huéspedes del hotel. Además, en el segundo nivel cuenta con un espacio de facilidades para reuniones y actividades privadas, y cuenta con acceso directo al hotel. El área bruta total del hotel y del edificio de usos accesorios comerciales es de 102,807 pies cuadrados.

La Fase-2 propone la construcción de un hospedaje especializado (égida) para el cuidado de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 20 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo nivel incluye salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 31 habitaciones con facilidades de dos camas y baños y 3 suites privadas con facilidades para una cama y baño. El total de área bruta de piso en los dos niveles es de 40,698.00 pies cuadrados y un total de 56 habitaciones con 107 camas. El proyecto cuenta además, con 45 estacionamientos.

El proyecto radica en un distrito RT-I según el mapa de calificación de suelo del municipio de Dorado. Cuenta con una certificación de hábitat emitida por el DRNA el 29 de abril de 2019, la cual categorizó el predio como Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial. El proyecto no se encuentra en área susceptible a inundación y la topografía del predio a desarrollar es llana y actualmente se encuentra vacante.

Impactos al Ambiente y Medidas de Mitigación

Se espera que el área donde se propone el proyecto, no tenga un impacto ambiental significativo como resultado de la acción propuesta, ni al terreno donde se va a desarrollar ni a las áreas adyacentes al mismo. El predio se encuentra dentro de un área urbana, la cual fue previamente impactada por obras de nivelación y de urbanización.

Las emisiones de contaminantes atmosféricos son esporádicas y no usuales. La utilización de equipo pesado y/o camiones en la etapa de construcción podría generar emisiones de polvo fugitivo, por lo que se incluirán medidas de control. El proyecto no contempla el establecer fuentes de emisión permanentes. Las únicas fuentes de emisión generadas por el proyecto durante las actividades de construcción las constituyen los camiones y vehículos de los trabajadores en el proyecto, así como la operación de un generador de electricidad.

No existen cuerpos de agua superficial dentro del proyecto que pudiesen ser afectados por las obras de movimiento de tierra. Como parte del proyecto, se generarán aguas de escorrentías durante periodos de lluvia que producirán efectos mínimos de erosión y sedimentación. Durante las operaciones dentro del área de construcción se tomarán medidas y controles para evitar cualquier impacto a rutas y áreas de escorrentías que pudiesen estar presentes en las cercanías de las actividades.

No se espera que durante la fase de construcción del proyecto sean generados niveles excesivos de ruido. El uso de la maquinaria será limitado a días y horas laborables.

El proyecto contará con un lugar habilitado para el manejo de los desperdicios sólidos y los materiales reciclables. La disposición de los desperdicios sólidos será mediante el sistema de recogido privado y autorizado para su disposición en el sistema de relleno sanitario correspondiente.



**Determinación de Cumplimiento Ambiental para Evaluación Ambiental****Determinación**

Luego de revisado y analizado el expediente administrativo y discutidos todos los méritos del documento ambiental, al amparo de los poderes y facultades que le confiere a esta Oficina de Gerencia de Permisos, (en adelante "OGPe") la Ley Núm. 161 - 2009, según enmendada y el Reglamento para el Proceso de Evaluación Ambiental de la Junta de Calidad Ambiental (en adelante "RPEA"), RESOLVEMOS:

- La Evaluación Ambiental (en adelante, "EA") sometida por la Agencia Proponente para la acción propuesta, cumple con todos los requisitos de la Ley sobre Política Pública Ambiental, Ley Número 416 - 2004, según enmendada, y con el RPEA. En dicho documento ambiental fueron adecuadamente considerados y analizados los impactos ambientales que conlleva la acción, por lo que se aprueba el mismo, dando así por terminado el proceso de evaluación ambiental.

- De conformidad con el RPEA, las medidas de mitigación contenidas en el documento ambiental serán obligatorias y constituirán las medidas mínimas a tomarse en consideración para proteger el ambiente. La Agencia Proponente requerirá a las agencias con jurisdicción que incluyan las medidas de mitigación como condición indispensable de sus permisos.

- La Agencia Proponente deberá procurar que al momento de llevarse a cabo el desarrollo del Proyecto, las recomendaciones emitidas por los Gerentes de Permisos de la OGPe sean adecuadamente observadas y consideradas. Asimismo, la Agencia Proponente será responsable de velar que la acción, de llevarse a cabo, se desarrolle acorde con la información suministrada en el documento ambiental presentado apercibiéndosele que, los permisos que administran las entidades gubernamentales en relación al cumplimiento de las mismas están supeditados a la información y datos contenidos en documento ambiental.

- Si luego de haberse dado cumplimiento con el Artículo 4 de la Ley Núm. 416, supra, surgieran variaciones sustanciales en la acción propuesta, según definida en el RPEA, la Agencia Proponente será responsable de evaluar dichos impactos mediante el documento ambiental que entienda correspondiente.

- Se le apercibe que esta determinación de cumplimiento ambiental no será revisable hasta tanto se emita una determinación final, cuyo componente sea la presente determinación.

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

Para una mejor realización del proyecto esta Oficina emite las siguientes recomendaciones:

1. Previo a dar comienzo a la construcción del proyecto o efectuar algún movimiento de tierra (estimado en 3,000 metros cúbicos en corte y 5,000 metros cúbicos en relleno), deberán solicitar y obtener a través de la OGPe, el Permiso General Consolidado que establece el Reglamento Núm. 7308 del 1 de marzo de 2007, conocido como el "Reglamento para el Trámite de los Permisos Generales".

2. Deberán tomar las medidas necesarias para evitar que residuos de sustancias orgánicas e inorgánicas como aceites, combustibles u otras sustancias químicas generadas durante la construcción del proyecto, puedan ser arrastradas por la escorrentía y ganen acceso a algún cuerpo de agua o al sistema pluvial del área.

3. Previo instalar y operar generadores de electricidad con capacidad mayor de diez (10) caballos de fuerza y una operación no mayor de quinientas (500) horas al año durante la construcción y la operación del proyecto, deberán obtener a través de la OGPe, el Permiso General que establece el mencionado Reglamento para el Trámite de los Permisos Generales, que incluye el Permiso de Fuente de Emisión.

4. Para utilizar tanques de almacenamiento de combustible para abastecer generadores o para cualquier otro equipo, deberán presentar un Plan de Emergencia ante el Área de Calidad de Agua del Departamento de Recursos Naturales y Ambientales (DRNA), a tenor con la Sección 1306.5 del Reglamento Núm. 8732 del 27 de abril de 2016, conocido como el "Reglamento de Estándares de Calidad de Agua", informando la acción a tomar para evitar, controlar y remediar derrames.

5. Para operar facilidades de lavandería en los proyectos propuestos, deberán solicitar y obtener los permisos correspondientes en el Área de Calidad de Aire del DRNA, en cumplimiento con las Reglas 108





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(Instalación de Equipos de Control) y 404 (Emisiones Fugitivas) del Reglamento Núm. 5300 del 28 de agosto de 1995, conocido como el "Reglamento para el Control de la Contaminación Atmosférica".

6. Respecto a la disposición de las aguas de las piscinas durante su limpieza y mantenimiento, éstas no deberán ser descargadas a ningún cuerpo de agua, por lo que deberán cumplir con las disposiciones de la Autoridad de Acueductos y Alcantarillados, y según lo requiera el reglamento Núm. 7655 del 29 de diciembre de 2008, conocido como "Reglamento General de Salud Ambiental", según enmendado.

7. Debido a que se ofrecerán servicios de salud durante la operación de la égida, se van a generar desperdicios biomédicos regulados. Estos desperdicios deberán manejarse según lo dispuesto en el Reglamento Núm. 8772 del 15 de julio de 2016, conocido como "Reglamento para el Manejo y Disposición de los Desperdicios Biomédicos Regulados". Deberán solicitar un Número de Identificación de Generador de Desperdicios Biomédicos Regulados en el Área de Control Contaminación de Terrenos del DRNA. Deberán utilizar los servicios de empresas e instalaciones autorizadas mediante el Permiso DS-1 otorgado por el DRNA para la recolección y transportación de desperdicios biomédicos regulados hasta las instalaciones de procesamiento o disposición final de dichos desperdicios.

8. El almacenamiento, manejo, transportación y disposición de los desperdicios a generarse durante la construcción del proyecto, debe realizarse en conformidad con el Reglamento Núm. 5717 del 14 de noviembre de 1997, conocido como el "Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos".

9. Los camiones de acarreo de desperdicios deberán contar con el Permiso para Operar Servicios de Recolección o Transportación de Desperdicios Sólidos No Peligrosos (Permiso DS-1) emitido por el DRNA, para transportarlos hasta una instalación de disposición final o de reciclaje.

10. Deberán tomar las medidas necesarias para controlar el área durante las actividades de construcción del proyecto, para evitar exponer a los vehículos a recoger lodo, polvo, sustancias pegajosas o material viscoso en las ruedas u otras partes del vehículo, los cuales a su vez puedan ser depositados en las calles u otro sitio público. Deberán mantener las vías públicas y alrededores del proyecto libres de acumulación de escombros y desechos de construcción.

11. Deberán mantener los camiones de carga que se utilicen para transportar materiales para la construcción y desperdicios de construcción cubiertos con toldos mientras estén en movimiento, para evitar la generación de polvo fugitivo.

12. En el caso de que se utilice una trampa de grasa para manejar las aguas de escurrimiento de los estacionamientos propuestos (si fuera necesaria) durante su operación, ésta deberá cumplir con las normas de diseño estandarizadas para las trampas de grasa, según la reglamentación vigente que le aplique.

13. Deberán cumplir con el Reglamento Núm. 8493 del 27 de junio de 2014, conocido como el "Reglamento para el Control y la Prevención de la Contaminación Lumínica", en cuanto a la instalación de fuentes emisoras de iluminación exterior y demás requisitos aplicables al proyecto que disponga dicho reglamento.

14. Durante la construcción y operación del proyecto deberán cumplir con el Reglamento Núm. 8019 del 9 de mayo de 2011, conocido como "Reglamento para el Control de la Contaminación por Ruido", en cuanto al nivel de sonido máximo permitido.

15. Previo al inicio de la construcción, deberán realizar la coordinación correspondiente con la Autoridad de Acueductos y Alcantarillados para la conexión del proyecto propuesto, de manera que la planta de tratamiento de aguas usadas a la cual planifican conectarse, las líneas y troncal estén en condiciones de aceptar la descarga de las aguas usadas a ser generadas durante la fase operacional del proyecto. Esto





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incluye obtener todos los permisos necesarios de dicha agencia, previos a su conexión.

16. Deberán coordinar con la Autoridad de Acueductos y Alcantarillados con relación a las mejoras necesarias para suplir la demanda de agua potable para el proyecto y cumplir con las recomendaciones emitidas por dicha agencia en la Solicitud de Recomendación de Infraestructura (SRI).

17. Para el diseño del sistema de recolección de las aguas pluviales, deberán cumplir con las disposiciones de la Sección 5.1.9.3 (Manejo de Aguas Pluviales) de la Regla 5.1.9 del Capítulo 5.1 del Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 7 de junio de 2019.

18. Deberán coordinar con la Autoridad de Energía Eléctrica con relación a las mejoras necesarias para suplir la demanda de energía al proyecto, y cumplir con las recomendaciones de la evaluación eléctrica emitidas por dicha agencia en la Solicitud de Recomendación de Infraestructura (SRI).

19. Deberán consultar a la Autoridad de Carreteras y Transportación respecto al manejo del tránsito y las vías de acceso al proyecto durante la construcción y operación del mismo, y cumplir con los requisitos y recomendaciones emitidas por dicha agencia en la Solicitud de Recomendación de Infraestructura (SRI).

20. Previo a cualquier movimiento de tierra también deberán cumplir con las disposiciones del Capítulo 3.5 de "Extracción, Excavación, Remoción y Dragado de los Componentes de la Corteza Terrestre" del Reglamento Conjunto de Permisos para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 7 de junio de 2019.

21. Si durante el movimiento de tierra se detecta algún vestigio de naturaleza histórica, arquitectónica y/o arqueológica en el predio, deberán paralizar todo tipo de actividad de excavación, movimiento o remoción de corteza terrestre y notificar al Instituto de Cultura Puertorriqueña y al Consejo de Arqueología Terrestre en un plazo de 24 horas.

22. Deberán cumplir con las recomendaciones y requisitos emitidos por las demás agencias consultadas, incluidas en la Recomendación Ambiental 2019-252023-REA-002981 emitida por esta Oficina el 22 de febrero de 2019.

23. Las recomendaciones y requisitos presentados en esta determinación, no eximen de cumplir con cualquier otro requerimiento o permiso de esta Oficina y otras agencias concernientes, que sean aplicables a la acción propuesta.

Firma / Sellos

CERTIFICO: Que he notificado copia fiel y exacta de la presente determinación con sus anejos, bajo mi firma, a la Agencia Proponente.

Fecha de Expedición:

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Arq. María R. Cintrón Flores

Secretaria Auxiliar de la OGPe, DDEC



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El proyecto contará con un lugar habilitado para el manejo de los desperdicios sólidos y los materiales reciclables. La disposición de los desperdicios sólidos será mediante el sistema de recogido privado y autorizado para su disposición en el sistema de relleno sanitario correspondiente.



**Determinación de Cumplimiento Ambiental para Evaluación Ambiental****Determinación**

Luego de revisado y analizado el expediente administrativo y discutidos todos los méritos del documento ambiental, al amparo de los poderes y facultades que le confiere a esta Oficina de Gerencia de Permisos, (en adelante "OGPe") la Ley Núm. 161 - 2009, según enmendada y el Reglamento para el Proceso de Evaluación Ambiental de la Junta de Calidad Ambiental (en adelante "RPEA"), RESOLVEMOS:

- La Evaluación Ambiental (en adelante, "EA") sometida por la Agencia Proponente para la acción propuesta, cumple con todos los requisitos de la Ley sobre Política Pública Ambiental, Ley Número 416 - 2004, según enmendada, y con el RPEA. En dicho documento ambiental fueron adecuadamente considerados y analizados los impactos ambientales que conlleva la acción, por lo que se aprueba el mismo, dando así por terminado el proceso de evaluación ambiental.

- De conformidad con el RPEA, las medidas de mitigación contenidas en el documento ambiental serán obligatorias y constituirán las medidas mínimas a tomarse en consideración para proteger el ambiente. La Agencia Proponente requerirá a las agencias con jurisdicción que incluyan las medidas de mitigación como condición indispensable de sus permisos.

- La Agencia Proponente deberá procurar que al momento de llevarse a cabo el desarrollo del Proyecto, las recomendaciones emitidas por los Gerentes de Permisos de la OGPe sean adecuadamente observadas y consideradas. Asimismo, la Agencia Proponente será responsable de velar que la acción, de llevarse a cabo, se desarrolle acorde con la información suministrada en el documento ambiental presentado apercibiéndosele que, los permisos que administran las entidades gubernamentales en relación al cumplimiento de las mismas están supeditados a la información y datos contenidos en documento ambiental.

- Si luego de haberse dado cumplimiento con el Artículo 4 de la Ley Núm. 416, supra, surgieran variaciones sustanciales en la acción propuesta, según definida en el RPEA, la Agencia Proponente será responsable de evaluar dichos impactos mediante el documento ambiental que entienda correspondiente.

- Se le apercibe que esta determinación de cumplimiento ambiental no será revisable hasta tanto se emita una determinación final, cuyo componente sea la presente determinación.

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

Para una mejor realización del proyecto esta Oficina emite las siguientes recomendaciones:

1. Previo a dar comienzo a la construcción del proyecto o efectuar algún movimiento de tierra (estimado en 3,000 metros cúbicos en corte y 5,000 metros cúbicos en relleno), deberán solicitar y obtener a través de la OGPe, el Permiso General Consolidado que establece el Reglamento Núm. 7308 del 1 de marzo de 2007, conocido como el "Reglamento para el Trámite de los Permisos Generales".

2. Deberán tomar las medidas necesarias para evitar que residuos de sustancias orgánicas e inorgánicas como aceites, combustibles u otras sustancias químicas generadas durante la construcción del proyecto, puedan ser arrastradas por la escorrentía y ganen acceso a algún cuerpo de agua o al sistema pluvial del área.

3. Previo instalar y operar generadores de electricidad con capacidad mayor de diez (10) caballos de fuerza y una operación no mayor de quinientas (500) horas al año durante la construcción y la operación del proyecto, deberán obtener a través de la OGPe, el Permiso General que establece el mencionado Reglamento para el Trámite de los Permisos Generales, que incluye el Permiso de Fuente de Emisión.

4. Para utilizar tanques de almacenamiento de combustible para abastecer generadores o para cualquier otro equipo, deberán presentar un Plan de Emergencia ante el Área de Calidad de Agua del Departamento de Recursos Naturales y Ambientales (DRNA), a tenor con la Sección 1306.5 del Reglamento Núm. 8732 del 27 de abril de 2016, conocido como el "Reglamento de Estándares de Calidad de Agua", informando la acción a tomar para evitar, controlar y remediar derrames.

5. Para operar facilidades de lavandería en los proyectos propuestos, deberán solicitar y obtener los permisos correspondientes en el Área de Calidad de Aire del DRNA, en cumplimiento con las Reglas 108





Determinación de Cumplimiento Ambiental para Evaluación Ambiental

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

(Instalación de Equipos de Control) y 404 (Emisiones Fugitivas) del Reglamento Núm. 5300 del 28 de agosto de 1995, conocido como el "Reglamento para el Control de la Contaminación Atmosférica".

6. Respecto a la disposición de las aguas de las piscinas durante su limpieza y mantenimiento, éstas no deberán ser descargadas a ningún cuerpo de agua, por lo que deberán cumplir con las disposiciones de la Autoridad de Acueductos y Alcantarillados, y según lo requiera el reglamento Núm. 7655 del 29 de diciembre de 2008, conocido como "Reglamento General de Salud Ambiental", según enmendado.

7. Debido a que se ofrecerán servicios de salud durante la operación de la égida, se van a generar desperdicios biomédicos regulados. Estos desperdicios deberán manejarse según lo dispuesto en el Reglamento Núm. 8772 del 15 de julio de 2016, conocido como "Reglamento para el Manejo y Disposición de los Desperdicios Biomédicos Regulados". Deberán solicitar un Número de Identificación de Generador de Desperdicios Biomédicos Regulados en el Área de Control Contaminación de Terrenos del DRNA. Deberán utilizar los servicios de empresas e instalaciones autorizadas mediante el Permiso DS-1 otorgado por el DRNA para la recolección y transportación de desperdicios biomédicos regulados hasta las instalaciones de procesamiento o disposición final de dichos desperdicios.

8. El almacenamiento, manejo, transportación y disposición de los desperdicios a generarse durante la construcción del proyecto, debe realizarse en conformidad con el Reglamento Núm. 5717 del 14 de noviembre de 1997, conocido como el "Reglamento para el Manejo de los Desperdicios Sólidos No Peligrosos".

9. Los camiones de acarreo de desperdicios deberán contar con el Permiso para Operar Servicios de Recolección o Transportación de Desperdicios Sólidos No Peligrosos (Permiso DS-1) emitido por el DRNA, para transportarlos hasta una instalación de disposición final o de reciclaje.

10. Deberán tomar las medidas necesarias para controlar el área durante las actividades de construcción del proyecto, para evitar exponer a los vehículos a recoger lodo, polvo, sustancias pegajosas o material viscoso en las ruedas u otras partes del vehículo, los cuales a su vez puedan ser depositados en las calles u otro sitio público. Deberán mantener las vías públicas y alrededores del proyecto libres de acumulación de escombros y desechos de construcción.

11. Deberán mantener los camiones de carga que se utilicen para transportar materiales para la construcción y desperdicios de construcción cubiertos con toldos mientras estén en movimiento, para evitar la generación de polvo fugitivo.

12. En el caso de que se utilice una trampa de grasa para manejar las aguas de escorrentía de los estacionamientos propuestos (si fuera necesaria) durante su operación, ésta deberá cumplir con las normas de diseño estandarizadas para las trampas de grasa, según la reglamentación vigente que le aplique.

13. Deberán cumplir con el Reglamento Núm. 8493 del 27 de junio de 2014, conocido como el "Reglamento para el Control y la Prevención de la Contaminación Lumínica", en cuanto a la instalación de fuentes emisoras de iluminación exterior y demás requisitos aplicables al proyecto que disponga dicho reglamento.

14. Durante la construcción y operación del proyecto deberán cumplir con el Reglamento Núm. 8019 del 9 de mayo de 2011, conocido como "Reglamento para el Control de la Contaminación por Ruido", en cuanto al nivel de sonido máximo permitido.

15. Previo al inicio de la construcción, deberán realizar la coordinación correspondiente con la Autoridad de Acueductos y Alcantarillados para la conexión del proyecto propuesto, de manera que la planta de tratamiento de aguas usadas a la cual planifican conectarse, las líneas y troncal estén en condiciones de aceptar la descarga de las aguas usadas a ser generadas durante la fase operacional del proyecto. Esto





Determinación de Cumplimiento Ambiental para Evaluación Ambiental

Recomendación y/o Comentarios del Director de la División de Cumplimiento Ambiental

incluye obtener todos los permisos necesarios de dicha agencia, previos a su conexión.

16. Deberán coordinar con la Autoridad de Acueductos y Alcantarillados con relación a las mejoras necesarias para suplir la demanda de agua potable para el proyecto y cumplir con las recomendaciones emitidas por dicha agencia en la Solicitud de Recomendación de Infraestructura (SRI).

17. Para el diseño del sistema de recolección de las aguas pluviales, deberán cumplir con las disposiciones de la Sección 5.1.9.3 (Manejo de Aguas Pluviales) de la Regla 5.1.9 del Capítulo 5.1 del Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 7 de junio de 2019.

18. Deberán coordinar con la Autoridad de Energía Eléctrica con relación a las mejoras necesarias para suplir la demanda de energía al proyecto, y cumplir con las recomendaciones de la evaluación eléctrica emitidas por dicha agencia en la Solicitud de Recomendación de Infraestructura (SRI).

19. Deberán consultar a la Autoridad de Carreteras y Transportación respecto al manejo del tránsito y las vías de acceso al proyecto durante la construcción y operación del mismo, y cumplir con los requisitos y recomendaciones emitidas por dicha agencia en la Solicitud de Recomendación de Infraestructura (SRI).

20. Previo a cualquier movimiento de tierra también deberán cumplir con las disposiciones del Capítulo 3.5 de "Extracción, Excavación, Remoción y Dragado de los Componentes de la Corteza Terrestre" del Reglamento Conjunto de Permisos para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 7 de junio de 2019.

21. Si durante el movimiento de tierra se detecta algún vestigio de naturaleza histórica, arquitectónica y/o arqueológica en el predio, deberán paralizar todo tipo de actividad de excavación, movimiento o remoción de corteza terrestre y notificar al Instituto de Cultura Puertorriqueña y al Consejo de Arqueología Terrestre en un plazo de 24 horas.

22. Deberán cumplir con las recomendaciones y requisitos emitidos por las demás agencias consultadas, incluidas en la Recomendación Ambiental 2019-252023-REA-002981 emitida por esta Oficina el 22 de febrero de 2019.

23. Las recomendaciones y requisitos presentados en esta determinación, no eximen de cumplir con cualquier otro requerimiento o permiso de esta Oficina y otras agencias concernientes, que sean aplicables a la acción propuesta.

Firma / Sellos

CERTIFICO: Que he notificado copia fiel y exacta de la presente determinación con sus anejos, bajo mi firma, a la Agencia Proponente.

Fecha de Expedición:

12/JUN/2019





Determinación de Cumplimiento Ambiental para Evaluación Ambiental

Firma / Sellos

CERTIFICO: Que he notificado copia fiel y exacta de la presente determinación con sus anejos, bajo mi firma, a la Agencia Proponente.

Fecha de Expedición:

12/JUN/2019



Arq. María R. Cintrón Flores

Secretaria Auxiliar de la OGPe, DDEC





12 de mayo de 2020

Arq. Eugenio Alemañy
Teknica Design Group, PSC
PMB 354
PO Box 7891
Guaynabo, PR 00970-7891

RE: Endoso
The Dawn Hotel at Dorado y Paseo San Antonio Village
PR-693 km. 8.6
Bo. Higuillar, Dorado

Estimado arquitecto Alemañy:

El 8 de mayo de 2020, usted radicó una solicitud de endoso para el proyecto The Dawn Hotel at Dorado y Paseo San Antonio Village en un terreno propiedad de Paseo San Antonio, Inc., con cabida total de 23,441.24 metros cuadrados, y con acceso por la PR-693 km. 8.6, en el Bo. Higuillar de Dorado. The Dawn Hotel at Dorado contará con 120 habitaciones y un área bruta de piso de 78,100 pies cuadrados, además de 14,547 pies cuadrados para usos accesorios comerciales. El edificio principal del hotel consistirá de seis pisos, mientras que el área para usos accesorios comerciales consistirá de una sola planta. Este componente contará con 203 espacios de estacionamiento, de los cuales 194 serán de tamaño regular, 8 de impedidos y 1 de carga y descarga. El componente Paseo San Antonio Village será un hospedaje especializado de tres pisos para el cuidado de envejecientes, con un área bruta de piso de 59,161.00 pies cuadrados. El mismo contará con área de recepción con oficinas administrativas, salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior, 80 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El hospedaje especializado contará con 60 espacios de estacionamiento, de los cuales 53 serán de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias. Por último, se dejará un remanente de 2,926.45 metros cuadrados para usos comerciales futuros.

Según la Hoja # 16 de los Mapas de Calificación de Suelo del Municipio de Dorado, con vigencia del 8 de junio de 2011, el predio donde se propone el proyecto ubica dentro de una calificación R-T (antes RT-I), Residencial Turístico, dentro de una clasificación de Suelo Urbano. Según la Tabla 6.43, Usos permitidos en Distrito R-T, del Reglamento Conjunto, en dicha calificación se permite ministerialmente el uso para hospedajes especializados, mas no para hoteles. Sin embargo, es necesario enfatizar que, previo a la aprobación de la versión del 2019 del Reglamento Conjunto, los hoteles eran permitidos ministerialmente en el distrito RT-I. Este proyecto se comenzó a trabajar estando vigente la versión del 2010 del Reglamento

Oficina del Alcalde

Conjunto, y la eliminación de los hoteles de los usos permitidos en R-T afectó injustamente la continuación de este proyecto como uno de carácter ministerial.

Luego de evaluar la petición de endoso, el Municipio Autónomo de Dorado no tiene objeción a que la OGPe apruebe el desarrollo del proyecto The Dawn Hotel at Dorado y Paseo San Antonio Village, siempre y cuando se cumpla con todos los requisitos reglamentarios aplicables.

Este endoso no exime a la parte proponente del total cumplimiento de las normas establecidas, leyes estatales y/u ordenanzas y reglamentos municipales, que apliquen a proyectos de similar naturaleza. De igual forma, debe velar por que las actividades que se produzcan como parte de la realización de dichas mejoras u operación no vayan en detrimento del ambiente, salud, tranquilidad, bienestar y seguridad de los residentes del sector. ***Es importante señalar que cualquier incumplimiento a los estatutos antes mencionados deja sin efecto de forma inmediata este endoso.***

Será responsabilidad de la parte proponente pasar por la Oficina de Recaudaciones del Municipio Autónomo de Dorado, para el pago de los arbitrios municipales aplicables, por concepto de arbitrios de construcción y patentes municipales.

Cordialmente,



Alexis A. Ramos Echeandía, PPL

Director

Oficina de Ordenación Territorial y Planificación



Oficina del Alcalde



Recomendaciones

The Dawn at Dorado

Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Privada en:

Dirección Física

LOTE 24 CARR 693 BO HIGUILLAR
Dorado Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Dueño

Gerard Gil Bonar

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Cabida

Cabida según escritura: 23489.3185 metros cuadrados

Casos de Referencia

2019-252023-REA-002981-1037515

Infraestructura

RECOMENDACIÓN INFRAESTRUCTURA:

EL NEGOCIADO DE TELECOMUNICACIONES (ANTES JUNTA REGLAMENTADORA DE TELECOMUNICACIONES DE PR):
NETPR 2019-RI-0104 (OGPE 2019-252023-SRI-023441)_Carta con Punto de Conexión en Rojo_NETPR_EL NEGOCIADO DE TELECOMUNICACIONES de PR (ANTES JUNTA REGLAMENTADORA DE TELECOMUNICACIONES DE PR) adjuntó Carta con Punto de Conexión en Rojo al expediente digital con fecha de 24 de abril de 2019. Este documento no constituye una aprobación de los planos, por parte del NETPR. Previo a la solicitud del permiso de construcción deberá solicitar a la OGPE la aprobación de los planos de la infraestructura de telecomunicaciones y televisión por cable. Asimismo, antes de la otorgación del permiso de uso, se requiere la inspección de obras mediante la Certificación de Obras Construidas, la cual debe tramitar ante la Junta, pero a través de OGPE. El proponente gestionará la Escritura para la Constitución de Servidumbre, que se debe otorgar previo a la aprobación del plano de inscripción del proyecto, por OGPE. El NETPR tiene la facultad de auditar el cumplimiento de la otorgación de permisos e imponer multas y penalidades.

Condiciones Especiales

NINGUNA

Condiciones Generales

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos





Recomendaciones

The Dawn at Dorado

Fecha de Expedición:

25/APR/2019



Arq. María R. Cintrón Flores
Secretaria Auxiliar de la OGPe, DDEC





GOBIERNO DE PUERTO RICO
Autoridad de Carreteras y Transportación

Ref. C#5005-19-107

RECOMENDACIONES

30 de junio de 2020

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Departamento de Desarrollo Económico
y Comercio de Puerto Rico
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

CASO NÚM.: 2019-252023-SRI-032232
PASEO SAN ANTONIO VILLAGE
Y “THE DAWN AT DORADO”
(120 HABITACIONES DE HOTEL,
51,161 PIES CUADRADOS DE CLÍNICA DE CUIDO ESPECIALIZADO,
14,400 PIES CUADRADOS DE ÁREA COMERCIAL DE HOTEL
Y UN REMANENTE DE 4,000 PIES CUADRADOS DE ÁREA COMERCIAL)
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO
CASO NÚM.: 2019-252023-SRI-023440

Estimado ingeniero Hernández Rodríguez:

Hacemos referencia a los documentos recibidos digitalmente el 11 de marzo de 2020, en la Oficina de Control de Accesos de esta Autoridad, relacionados con este asunto.

Las Oficinas de Programación del Área de Programación y Estudios Especiales y de Planificación Estratégica de esta Autoridad evaluaron el plano de localización de la propiedad en donde se propone el proyecto mencionado en el asunto e informaron que, según la ubicación indicada en dicho plano, el



proyecto de referencia no se afecta por vías propuestas incluidas en el Programa de Construcción de Mejoras Permanentes de Cinco Años, vigente, de esta Autoridad y en el Plan de Transportación, vigente, respectivamente. Sin embargo, dicha Oficina de Planificación Estratégica recomendó lo siguiente:

1. Se deberán cumplir con los criterios establecidos por el “American with Disabilities Act (ADA)” para la provisión de estacionamientos para personas con diversidad funcional, así como el diseño de aceras y accesos peatonales, los cuales deberán facilitar el acceso y la movilidad de todas las personas, independientemente de su edad, capacidad o habilidad.
2. El diseño de los espacios públicos comunes deberá facilitar el acceso y la movilidad de todas las personas que lo visiten, independientemente de sus capacidades o habilidades, conforme a los requisitos de la Ley ADA y los principios del “Diseño Universal” y “Calles Completas”. Todos los espacios y accesos, incluyendo utilidades y baños, deberán cumplir con los requerimientos establecidos por Ley ADA (Sec. 204-210 ADA Standards for Accessible Design).
3. Se deberá destinar un área para la colocación de estantes para estacionar bicicletas (“bike racks”). Estos estantes deberán permitir fijar la bicicleta en dos puntos del mismo.

La División de Estudios de Tránsito del Área de Ingeniería de Tránsito y Operaciones de esta Autoridad evaluó el estudio de acceso sometido del proyecto mencionado en el asunto e informó no tener objeción a dicho estudio de acceso, basado en los datos de tránsito y en los resultados de los análisis de capacidad de las intersecciones evaluadas dentro del área de influencia del proyecto a desarrollarse. El acceso a dicho proyecto tendrá una calzada de entrada y una de salida a través de la Avenida Principal Norte, existente al este de la propiedad.

No obstante, esta Autoridad, luego de revisar los documentos radicados en el SBP del caso mencionado en el asunto e informó que se deberán cumplir con los siguientes requisitos, recomendaciones y comentarios:

1. La media sección futura de la Carretera PR-693 será de 10.30 metros, medidos desde el eje central de dicha vía estatal, la cual consiste de 7.30 metros de pavimento de rodaje, franja de siembra de 1.50 metros y acera de 1.50 metros. Se deberá ilustrar en el plano dicha media sección futura, más los taludes que sean necesarios para completar la misma. Se deberá incluir en el plano una sección transversal en donde se ilustre dicha media sección futura y los taludes necesarios para completar la misma, si alguno.
2. Se construirán las obras de ensanche de la carretera de acuerdo a la media sección futura de 10.30 metros de la Carretera PR-693. Se deberán producir las correspondientes transiciones desde el rodaje existente hasta el propuesto y proveer como parte de este proyecto la iluminación, señales de tránsito, marcado de pavimento y ornamentación correspondiente en todo el frente del mismo.
3. Se deberá dedicar a uso público, a favor del Departamento de Transportación y Obras Públicas, la franja de terreno adicional que sea necesaria para completar dicha media sección futura de 10.30 metros de la Carretera PR-693, más los taludes que sean necesarios, mediante la escritura correspondiente. Se deberá ilustrar e identificar en el plano dicha franja de terreno como “Franja De Terreno A Ser Dedicada A Uso Público A Favor Del Departamento De Transportación Y Obras Públicas” e incluir una tabla de estado de área para dicha franja. En donde la servidumbre de paso existente de la carretera sea mayor o igual que la requerida la misma permanecerá inalterada.

4. No se tiene objeción con el radio de curvatura propuesto de 10.98 metros en el enlace de la Avenida Principal Norte con la Carretera PR-693, hacia el lado del proyecto propuesto.
5. El acceso a dicho proyecto será por la Avenida Principal Norte, existente al este de la propiedad, ya que no se permitirá acceso directo desde dicho proyecto hacia la Carretera PR-693, según establecido en el Artículo 5, Sección III-B del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, el cual establece que siempre que sea posible desarrollar accesos a través de calles locales o de servicio, no se permitirán accesos directos a las vías principales.
6. Dicho acceso, a través de la Avenida Principal Norte, deberá estar retirado a una distancia mínima de 12.20 metros, medidos desde el límite de la media sección futura de 10.30 metros de la Carretera PR-693, excluyendo los radios de curvatura. Se deberá ilustrar en el plano dicho acceso y distancia.
7. Se deberá obtener el endoso del Municipio de Dorado con relación al acceso y a las mejoras que sean necesarias en la vía municipal.
8. Se deberán proveer suficientes espacios de estacionamiento dentro del predio de terreno del proyecto de forma tal que éstos no ocurran en los márgenes de la vía estatal.
9. Se deberá localizar el área de depósito de basura dentro del predio del proyecto, de forma tal que la operación de recogido no afecte el flujo de tránsito en la vía pública ni en el acceso. Se deberá ilustrar en el plano dicha área.
10. Se deberá proveer un área de carga y descarga para el proyecto propuesto y el espacio suficiente para que el camión pueda maniobrar internamente en el estacionamiento y no tenga que entrar en retroceso desde ni hacia la vía municipal.
11. Se deberá instalar una verja sobre un muro de hormigón de ocho pulgadas de alto o lo que determine el estudio de sonido ambiental en el límite de colindancia del proyecto con la media sección futura de 10.30 metros de la Carretera PR-693. Se deberá ilustrar e identificar en el plano dicho muro o el dispositivo de mitigación de sonido y además incluir un detalle transversal del mismo.
12. De requerirse la instalación de infraestructura nueva (tales como: tubería de agua potable, sanitaria, Cable TV, etc.) dentro de la servidumbre de paso existente de la Carretera PR-693, éstas deberán cumplir con la “Política de Acomodo de Utilidades dentro del ROW de Carreteras”, de esta Autoridad y las normas de seguridad de la “American Association Of State Highway and Transportation Officials” (AASHTO). Se deberán someter los planos con dicha infraestructura nueva para la evaluación correspondiente, si aplica.
13. Se deberá incluir en los planos una Tabla de Usos de Áreas, en donde se indiquen los pies cuadrados de las estructuras propuestas, el tipo de uso y su respectiva área de construcción por piso y por edificio. **Se deberá indicar en el memorial explicativo los usos propuestos en la estructura comercial accesoria ilustrada en el plano, para determinar si dichos usos son complementarios del hotel.** De no ser consideradas parte accesoria del hotel, se deberá enmendar el estudio de acceso sometido para incluir dicha área en la evaluación del proyecto.

14. El cargo de exacción por impacto revisado correspondiente a este proyecto será de \$250,542.00, para las mejoras necesarias a la infraestructura vial en el área de influencia del mismo, según establecido en el Reglamento Núm. 11-001, conocido como Normas para la Imposición de la Aportación por Concepto de Exacción por Impacto, el cual faculta a la Autoridad de Carreteras y Transportación a establecer un programa de exacción por impacto. El endoso de esta Autoridad, para obtener el permiso reglamentario, estará condicionado al pago de dicho cargo, mediante cheque certificado a nombre de la Autoridad de Carreteras y Transportación o a la formalización de un acuerdo de pago con el Área de Finanzas de esta Autoridad. Puede comunicarse con dicha Área de Finanzas al 787-721-8787, extensión 2715.
15. Se deberá incluir en los planos del proyecto el marcado de pavimento, la señalización final y un plan para el control del tránsito (MOT, por sus siglas en inglés) para cuando se construyan las obras en la carretera (ensanches, aceras y otros). Este plan incluirá todas las señales de tránsito, marcado de pavimento, drones, barreras y otros dispositivos para el control del tránsito que se instalarán temporalmente para lograr un movimiento del tránsito seguro y eficiente. Éstos deberán cumplir con el “Manual on Uniform Traffic Control Devices for Streets and Highways” (MUTCD), Edición 2009 y con el Manual de Señales de Tránsito para las Vías Públicas de Puerto Rico.
16. El Artículo 31 del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, establece que el concesionario vendrá obligado a relocalizar cualquier poste del tendido eléctrico, de teléfono, de alumbrado o de otro tipo o tuberías utilizadas para servicios públicos y cualquier obstáculo que pudiera interferir con las obras o facilidades propuestas para lo cual deberá obtener el permiso de la agencia o compañía correspondiente. Los gastos en que se incurran serán sufragados por dicho concesionario. A su vez, se deberá cumplir con el “Roadside Design Guide”, vigente.
17. No se permitirá la construcción de verja ni de estructura alguna dentro de la media sección futura de la Carretera PR-693.
18. Todas las dimensiones y detalles geométricos del diseño del acceso deberán ser ilustrados en los planos en escala métrica y se deberá incluir una escala gráfica.

La Oficina de Estudios Ambientales del Área de Programación y Estudios Especiales de esta Autoridad se encuentra evaluando el estudio de sonido ambiental sometido para el proyecto mencionado en el asunto, por lo que posteriormente se le estarán informando los comentarios de dicha Oficina.

El proponente deberá solicitar una nueva recomendación a la Oficina de Gerencia de Permisos, en donde se deberán someter los planos corregidos en formato digital protegido (PDF) y en formato DXF georeferenciado con las coordenadas NAD83, de acuerdo con nuestros comentarios y requisitos, y ésta deberá consultar a la Oficina de Control de Accesos de esta Autoridad para la evaluación correspondiente. Los documentos y planos requeridos deberán estar firmados y sellados por un profesional colegiado autorizado y deberán cumplir con los requisitos de presentación de esta Autoridad. Se deberá hacer referencia al número de esta recomendación en la nueva solicitud.

Ing. Gabriel Hernández Rodríguez
Caso Núm.: 2019-252023-SRI-032232
30 de junio de 2020
Página 5/5

Esta comunicación tiene un año de vigencia, **no constituye un endoso** ni una autorización para comenzar obra de construcción alguna, por lo que se deberán cumplir con los requisitos indicados en la misma y aplica al proyecto “Paseo San Antonio Village y The Dawn at Dorado”, de 120 habitaciones de hotel, 51,161 pies cuadrados de clínica de cuidado especializado, 14,400 pies cuadrados de área comercial y un remanente de 4,000 pies cuadrados de uso comercial futuro, propuesto en el predio de terreno de referencia. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen.

Debido a la emergencia por la que estamos atravesando del COVID-19, para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse mediante correo electrónico a “RHernandez@dtop.pr.gov” y se canalizará su información al técnico correspondiente. Una vez se restablezcan las labores en las oficinas de esta Agencia, deberá comunicarse con la División de Asesoramiento al Proponente de la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 2805, haciendo referencia al número de control de esta carta. Las llamadas y visitas serán atendidas los días laborables de 8:30 a 11:00 de la mañana y de 1:00 a 2:30 de la tarde.

Cordialmente,



Moisés A. Sánchez Loperena
Ayudante Especial
Oficina de la Directora Ejecutiva

Ref. C#5005-19-107



Recomendaciones

The Dawn at Dorado

Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Privada en:

Dirección Física

LOTE 24 CARR 693 BO HIGUILLAR
Dorado Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Dueño

Gerard Gil Bonar

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Cabida

Cabida según escritura: 23489.3185 metros cuadrados

Casos de Referencia

2019-252023-REA-002981-1037515

Medioambiente

Se presenta ante la Oficina de Gerencia de Permisos (OGPe) la Solicitud de Recomendación Medioambiente (SRM) 2019-252023-SRM-023442 para un desarrollo mixto el cual incluye un hotel y un edificio de hospedaje especializado para el cuidado de envejecientes en una finca ubicada en el Bo. Higuillar, con acceso a través de la Carr. PR-693, Lote 24 del municipio de Dorado.

Primeramente, informamos que el Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos del 29 de noviembre de 2010 define Solicitud de Recomendación como sigue:

"Petición que será solicitada a la OGPe previo a la radicación de un permiso de construcción certificado cuando éste sea uno de carácter ministerial, de una consulta de ubicación o una consulta de construcción, con el propósito de verificar u obtener información sobre la disponibilidad de infraestructura o cualquier otra información especializada."

A esos efectos, informamos lo siguiente:

La División de Permisos de Medioambiente realizó una búsqueda en el Sistema de Información Geográfica (GIS) de la Junta de Planificación y no encontró en el área de la actividad propuesta hábitat crítico, elementos críticos ni área de Prioridad de Conservación. La División de Medioambiente no tiene objeción al proyecto propuesto. No obstante, deberá cumplir con los siguientes requerimientos:

- 1) Previo a cualquier extracción de la corteza terrestre deberá cumplir con el Capítulo 46 de Extracción, Excavación, Remoción y Dragado de los Componentes de la Corteza Terrestre del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010. Se le apercibe que la Ley Núm. 132 de 25 de junio de 1968, según enmendada, prohíben la extracción, excavación, remoción y dragado de material de la corteza terrestre sin el permiso correspondiente.
- 2) De ser necesario el corte de árboles, deberá cumplir con el Capítulo 47 de Corte, Poda y Forestación del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010. Se le apercibe que la Ley Núm. 133 de 1 de julio de 1975, según enmendada prohíbe el corte y poda de árboles sin el permiso correspondiente.
- 3) Deberá establecer un programa de reforestación utilizando especies nativas, que además de ayudar a minimizar la erosión benefician la vida silvestre. Esta medida es cónsona con la Ley para Fomentar la Siembra de Árboles Cuyas Frutas y/o Semillas





Recomendaciones

The Dawn at Dorado

Provean Alimento a Especies de Aves Silvestres de Puerto Rico (Ley Núm. 97 de 24 de junio de 1998), la cual establece lo siguiente: "En todo proyecto de reforestación en que se utilicen fondos públicos o privados, o en una combinación de estos, un 15% en las áreas rurales y un 10% en las áreas urbanas del total de árboles a ser sembrados, serán de especies cuyas frutas y/o semillas sirvan de alimento a las aves silvestres que residan temporal o permanentemente en ésta".

4) De descubrirse en el predio objeto de desarrollo algún cuerpo de agua superficial o subterráneo, sea perenne o intermitente, deberá informarlo inmediatamente al DRNA y demás agencias concernidas. No informar hallazgos de este tipo así como las medidas de mitigación que se implantarán para proteger estos recursos naturales conllevará una revocación automática de la presente comunicación de no objeción y podrá ser base para acciones legales por parte de la Junta de Planificación (JP) e en los foros correspondientes.

5) Deberá cumplir con la Certificación de Habitat, según Capítulo 48 del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010. Dicha Certificación deberá ser tramitada en el DRNA, en conformidad con la Ley Núm. 241 de 15 de agosto de 1999, La Nueva Ley de Vida Silvestre de Puerto Rico, el Reglamento 6765 Reglamento para Regir La Conservación y el Manejo de La Vida Silvestre, Las Especies Exóticas y la Caza en el Estado Libre Asociado de Puerto Rico y la Orden Administrativa Núm. 2010-09, Para Establecer los Procedimientos y Requisitos Para La Evaluación, Categorización y Mitigación de Hábitats.

6) Para la fase de Permiso de Construcción deberá cumplir con las disposiciones del Reglamento Conjunto para Permisos (Reglamento de Obras de construcción y Usos de Terrenos). Sección 17.2.2 Análisis de Riesgos a Deslizamientos y Hundimientos, que indica (para todo proyecto de urbanización, incluyendo urbanizaciones vía excepción, se tomará en consideración el riesgo a deslizamientos y hundimientos el cual se determinará tomando en consideración los aspectos que rigen la tabla de dicha Sección).

7) Deberá cumplir con las disposiciones de la Sección 17.9.3 (Manejo de Aguas Pluviales) del Capítulo 17 (Usos, Edificabilidad y Construcción) del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010.

8) Para la fase de Permiso de Permiso de Urbanización o de Construcción y de tener alguna descarga de escorrentía a cualquier cuerpo de agua durante la operación, deberá consultar a la Agencia Federal de Protección Ambiental para determinar si dichas descargas requieren un permiso "NPDES" de acuerdo al Código Federal de Reglamentación Número 40, Sección 122.26 (b) (14) (x).

9) Para la fase de Permiso de Permiso de Urbanización o de Construcción será responsabilidad del Concesionario previo las labores de remoción de extracción de los materiales de la corteza terrestre el obtener y mantener en vigor el Permiso General Consolidado por la Oficina de Gerencias de Permisos (OGPe) para el área propuesta.

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y el Director Ejecutivo se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando el endoso original se emitió bajo premisas falsas o fraudulentas.

ADS:

3 de abril de 2019 Caso 2019-252023-SRM-023442 The Dawn at Dorado Municipio de Dorado La División de Medioambiente de la Oficina de Gerencia de Permisos (OGPe, DDEC) recibió la solicitud de recomendación para el proyecto en referencia. Se propone el desarrollo turístico The Dawn at Dorado el cual consiste de un hotel y hospedaje especializado para cuidado de envejecientes. Este ubica en la Carretera PR-693, Km 8.6, Barrio Higuillar en el Municipio de Dorado. A continuación, la Autoridad de Desperdicios Sólidos (ADS) consolidada con el Departamento de Recursos Naturales (DRNA) emite sus comentarios al proyecto propuesto. El proponente cumplirá con las regulaciones relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables y deberá incorporar en el proyecto propuesto las recomendaciones que se especifican adelante: A. Regulaciones: 1. Ley Núm. 70 - 1992, Ley para la Reducción y Reciclaje de los Desperdicios Sólidos, según enmendada, establece el desarrollo e implantación de estrategias





Recomendaciones

The Dawn at Dorado

económicamente viables y ambientalmente seguras que resulten en la disminución del volumen de desperdicios sólidos que requerirá disposición final. Como parte de estas estrategias, se considera necesario modificar las prácticas de manejo y disposición existentes para reducir la intensidad de uso de los Sistemas de Relleno Sanitario (SRS) del país. 2. Reglamento para la Reducción, Reutilización y Reciclaje de Desperdicios Sólidos (Reglamento Núm. 6825 del 2004), según enmendado. Establecido a tenor con la Ley Número 70 – 1992. a. Desarrollar e implantar reglas y requisitos para establecer estrategias que disminuyan el volumen, cantidad y peligrosidad de los residuos sólidos que requerirán disposición final y propiciar su viabilidad económica y ambiental. b. Todas las industrias, fábricas, tiendas, comercios y cualquier otro tipo de institución que emplee más de 10 personas, ya sea a tiempo completo o parcial, tendrán que implantar un Plan de Reciclaje. El mismo dispondrá el procedimiento para reducir y separar los materiales reciclables de los residuos sólidos generados por la institución. Para obtener una copia del Formulario del Plan de Reciclaje, puede acceder la página cibernética www.ads.pr.gov Este se completará y entregará a la ADS. 3. Reglamento para la Prevención y Contaminación (Reglamento Núm. 7290), según enmendado. Este Reglamento aplica a los dueños y operadores de instalaciones públicas o privadas, nuevas o existentes, que generen contaminantes. 4. Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos (Reglamento Conjunto de 2010). (Capítulo 9, Procedimientos Adjudicativos: de los Permisos, Capítulo 47: Corte, Poda y Forestación y Capítulo 49, Desperdicios Sólidos) B. Recomendaciones: I. El desarrollador será responsable de notificar al contratista del proyecto que debe cumplimentar las Leyes y Reglamentos antes mencionadas. Este radicará en la ADS el Plan de Reciclaje y el Informe Trimestral de Reciclaje de los materiales generados durante la etapa de construcción y operación. Para obtener los formularios puede acceder nuestra página electrónica: <http://www.ads.pr.gov/recursos/entidadesprivadas> II. Para la fase de construcción, el proponente/desarrollador deberá cumplir con lo siguiente (según aplique): A. Para construcciones en las cuales no se emplee más de 10 personas (tiempo completo, parcial o combinación de ambos), el desarrollador, proponente o contratista estará exento de presentar o radicar el Formulario de Plan de Reciclaje. En su lugar cumplirá con lo siguiente: Solicitar una exención para la radicación del Plan B. Para los proyectos que empleen más de 10 personas deberá radicar el Formulario del Plan de Reciclaje para la fase de Construcción, junto a un Memorial Explicativo. En caso de demoliciones, independientemente, de la cantidad de empleados deberá radicar el Plan de reciclaje y presentar alternativas para el manejo de los materiales (Ejemplo: zinc, tuberías, escombros de hormigón, ventanas, entre otros). Carta donde se comprometen a recuperar todo material reciclable que se genere y lugar de disposición final. Tanto la carta como el Memorial deberán ser firmados. En caso de ingeniero u otro profesional licenciado, deberá incluir sello profesional y número de licencia. C. El Plan de Reciclaje o la información indicada anteriormente, puede radicarlo electrónicamente a la siguiente dirección: construccion@ads.pr.gov o personalmente a las oficinas de la ADS ubicadas en la carretera PR-8838, Km 6.3, Sector El Cinco, Río Piedras. En caso de cumplir con los requisitos establecidos (Formulario Plan de Reciclaje), la ADS emitirá una Certificación de Radicación (para que pueda continuar el proceso) hasta tanto se emita la Aprobación final del Plan. III. Todo desarrollo propuesto deberá designar un área para la recuperación de materiales reciclables entre otros requerimientos, según dispuesto en la Sección 49.1.3 del Reglamento Conjunto. IV. Entidad responsable (municipio o compañía privada) del recogido y disposición de los desperdicios sólidos y los materiales reciclables. En el caso de que el servicio fuera ofrecido por el municipio, se deberá presentar evidencia del compromiso. V. Considerar técnicas de prevención de contaminación: a. Utilizar productos sin materiales tóxicos. b. Emplear materiales reusables o reciclables. c. Mantener los contaminantes segregados. d. Conservar el agua y los recursos energéticos. e. Rotular recipientes y contenedores, apropiadamente, para lo que estén designados. VI. Cumplirá con los permisos requeridos bajo las leyes y reglamentos vigentes. Además, de la documentación requerida por las agencias concernidas. Las recomendaciones emitidas aplican a los hechos presentados y evaluados al momento. La ADS consolidada con el DRNA se reserva el derecho de reevaluar y modificar los mismos en el caso de surgir información oficial que identifique que las condiciones han cambiado, o cuando los comentarios hayan sido emitidos bajo premisas falsas. Además, la ADS consolidada con el DRNA tiene la facultad de solicitar cualquier información adicional que entienda pertinente y que, de conformidad con las leyes y reglamentaciones vigentes, garantice el interés público y la protección del ambiente.

Condiciones Especiales

NINGUNA

Condiciones Generales





Recomendaciones

The Dawn at Dorado

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos

Fecha de Expedición:

03/APR/2019



Arq. María R. Cintrón Flores
Secretaria Auxiliar de la OGPe, DDEC





GOBIERNO DE PUERTO RICO
Departamento de la Vivienda

13 de febrero de 2019

Arq. María R. Cintrón Flores

Directora Ejecutiva
Oficina de Gerencia de Permisos
P.O. Box 41179
San Juan, Puerto Rico 00940-1179

Consulta: 2019-252023-REA-002981

Propuesta: The Dawn at Dorado

Localización: PR-693, km. 8.6
Bo. Higuillar
Municipio de Dorado

Clasificación: RT-I

Descripción: Se propone el desarrollo de un hospedaje especializado o "nursing home" de 56 habitaciones con 107 camas disponibles y un desarrollo turístico "The Dawn at Dorado" con 106 habitaciones.

Determinación: Luego de revisado los documentos con relación al caso de referencia se informa que el Departamento de la Vivienda **no tiene objeción** a la propuesta presentada, pero está condicionado a que la calificación o zonificación no impacten negativamente a los proyectos mencionados. No obstante, el Departamento de la Vivienda se reserva el derecho de revocar esta decisión si encontrara que lo propuesto en este asunto afecta los intereses Gobierno de Puerto Rico, del mismo Departamento y/o el bienestar de los ciudadanos de Puerto Rico.

De tener cualquier duda sobre el particular o necesitar información adicional, favor llamar al Área de Planificación a través del (787) 274-2527 ext. 6502.

Cordialmente,

Michelle Díaz Navedo
Secretaria Auxiliar Interina
Secretaría de Planificación Estratégica

MDN/OAS/lca

*Appendix **C***
Recent Aerial Drone Photos dated
December 2, 2021



PHOTO 1- AERIAL VIEW OF SUBJECT PROPERTY TOWARDS NORTH



PHOTO 2- AERIAL VIEW OF SUBJECT PROPERTY TOWARDS SOUTH



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 1 & 2



PHOTO 3- VIEW OF SUBJECT PROPERTY TOWARDS EAST



PHOTO 4- VIEW OF SUBJECT PROPERTY SOUTHEAST (SOUTHERN BOUNDARY)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 3 & 4



PHOTO 5- VIEW OF SECTOR SARDINERA ROAD (WESTERN BOUNDARY) TOWARDS NORTH



PHOTO 6- VIEW OF STATE ROAD PR-693 (SOUTHERN BOUNDARY) TOWARDS WEST



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 5 & 6



PHOTO 7- ENTRANCE TO PASEO LAS PALMAS (AVENIDA PRINCIPAL) EASTERN BOUNDARY OF SUBJECT PROPERTY TOWARDS SOUTH



PHOTO 8- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE NORTH (PR-693/DORADO BEACH)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 7 & 8



PHOTO 9- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE SOUTH (PASEO LAS PALMAS)



PHOTO 10- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE EAST (AVENIDA PRINCIPAL)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 9 & 10



PHOTO 11- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE WEST (DORADO BEACH EAST)



PHOTO 12- TOP VIEW AERIAL PHOTO OF SUBJECT PROPERTY (WEST IS UP)



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 11 & 12

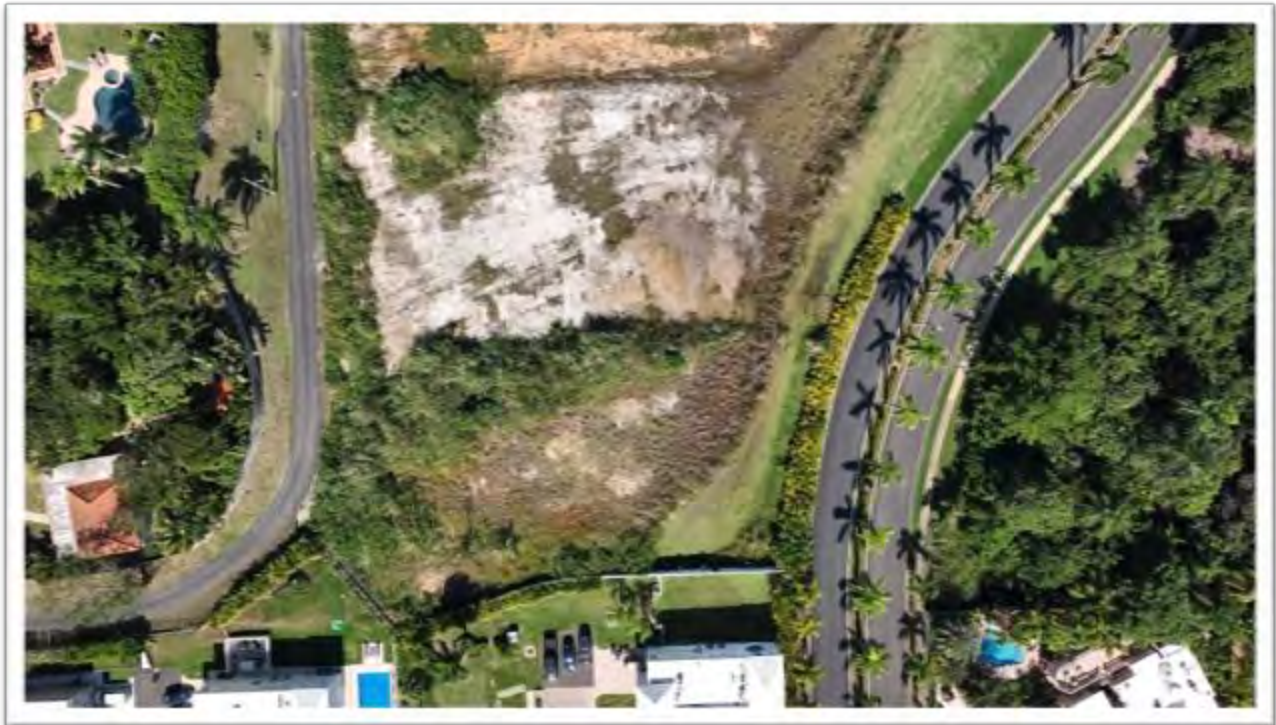


PHOTO 13- AERIAL PHOTO TOP VIEW OF SOUTHERN BORDER



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

**SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

PHOTO 13

*Appendix **D***
Environmental Site Assessment
Phase I



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689
www.gecgrouppr.com

ENVIRONMENTAL SITE ASSESSMENT PHASE I ASTM E-1527-21



The Dawn at Dorado Hotel Parcel

Carretera PR-693, Km. 8.6
Bo. Higuillar
Dorado, Puerto Rico

Prepared for

Paseo San Antonio, Inc.
Guaynabo, Puerto Rico

December 2021

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EXECUTIVE SUMMARY

This report presents the results of GEC Group's Phase I Environmental Site Assessment (Phase I ESA) performed at the site located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico (Subject Property). The subject property consists of an empty parcel with an approximate area of 23,489.3185 square meters (m²) or 5.98 "cuerdas". At the present the site is inactive and no activities or structures exist. The owners look forward to develop the property into a hotel complex known as The Dawn at Dorado Hotel. This ESA Phase I was completed in accordance with GEC Group Proposal 2021-053.

The purpose of this ESA Phase I is to identify and assess the presence or absence of contamination and/or hazardous substances on the subject property and on adjoining properties that may result in adverse environmental impacts in order to evaluate a possible commercial transaction/construction in relation of the subject site.

This Phase I ESA was performed in accordance with the Scope of Work specified in the above referenced contract agreement (GEC Proposal) and the ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E-1527-21)* with the exception of any activities that were impossible to complete due to the unavailability of appropriate documents or information, or restricted access.

Document and records review were performed from November 10 thru December 2nd, 2021. Interviews were performed during e week of November 22nd, 2021. No environmental concerns were identified during the site visit or interviews and no environmental risks exist for the subject property regarding the ASTM search distance.

After evaluation, reviewing and interpretation of data collected during this Phase I Environmental Site Assessment, no Recognized Environmental Condition (REC) for the subject site were found.

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF WORK

The purpose of this Phase I ESA section was to review the assessment for presence or absence of contamination and/or hazardous substances on the subject property and on adjoining properties that may result in adverse environmental impacts on the empty parcel located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico. This ESA Phase I was completed in accordance with GEC Group Proposal 2021-053.

This Phase I ESA was completed in accordance with GEC Group Proposal 2021-053, the ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21)* complying with good commercial and customary practices in the United States for a parcel of commercial real estate, with respect to the range of contaminants within the scope of *the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. §9601)* and *petroleum products*. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections, or LLPs*"): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the subject property consistent with good commercial and customary practice standards and practices as defined at 42 U.S.C. §9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability U.S.C. §§9601(35)(A) & (B), §9607(b)(3), §9607(q), and §9607(r), assuming compliance with other elements of the defense.

The activities performed to complete this Phase I ESA section included the following elements: Records Review under User's Responsibilities, Site Reconnaissance and Physical Setting, Government and Historical Records, Interviews with present and past owners, operators and occupants of the subject property, neighbors, and local government officials, and the Report preparation which included a review of available documents, reports, maps, site photographs, and other sources of historic information to ascertain current and past uses of the subject property; and contact with regulatory agencies with jurisdiction over the subject property, or review of agency databases to identify *de Minimis Conditions*, *Recognized Environmental Conditions* (RECs), *Controlled Recognized Environmental Conditions* (CRECs) and/or *Historical Recognized Environmental Conditions* (HRECs) associated with the subject property and field investigations.

Under ASTM E1527-21, a *de minimis condition* is defined as:

"A condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition to be determined to be *de minimis condition* is not a *Recognized Environmental Condition* nor a *Controlled Recognized Environmental Condition*."

A *Recognized Environmental Condition (REC)* is defined as:

"(1) the presence of any *hazardous substances or petroleum products* in, on or at the Subject Property due to release to the environment; (2) the likely presence of *hazardous substances or petroleum products* in, on or at the Subject Property due to a release or likely release; or (3) the presence of *hazardous substances or petroleum products* in, on or at the Subject Property under conditions that pose a material threat of a future release to the environment. A *de minimis condition* is not a *Recognized Environmental Condition*"

A *Controlled Recognized Environmental Condition (CREC)* is defined as:

"a recognized environmental condition affecting a Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with *hazardous substances or petroleum products* allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property limitations)."

A *Historical Recognized Environmental Condition (HERC)* is defined as:

"a previous release of any *hazardous substances or petroleum products* affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations). A *Historical Recognized Environmental Condition*, is not a *Recognized Environmental Condition*."

The potential adverse impacts from surrounding areas were assessed by conducting visual (ground and aerial) review and available data investigation of adjacent properties. A site reconnaissance was also performed to assess the subject property for evidence of current, past and/or potential environmental concerns. To summarize the findings of the Phase I ESA, this report has been prepared.

On November 1, 2021, under the development of Subcommittee E50.02 on Real Estate Assessment and Management, this ASTM Standard was approved and revised from the previous version *E1527-13* and from its predecessors *E1527-05*, *E1527-00* and *E1527-97*.

Controlled substances are not included within the scope of this practice. Persons conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of *business environmental risk (BER)* associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

1.2 SIGNIFICANT ASSUMPTIONS

The following information and assumptions are based upon ASTM Standard E 1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. As indicated in the ASTM Standard E 1527-21, no Environmental Site Assessment (ESA) can wholly eliminate uncertainty regarding the potential for recognized environmental condition in connection with a property. The ASTM practice is intended to reduce, but not eliminate, uncertainty regarding the potential for *Recognized Environmental Conditions (RECs)* in connection with a property and the ASTM practice recognizes reasonable limits of time and cost.

All appropriate inquiries do not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of the practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

1.3 LIMITATIONS AND EXCEPTIONS

GEC Group has performed the scope of work set forth in the GEC Group Proposal 2021-054 (the "Proposal"), in specific reliance on the understandings and agreement. The report and any other information which GEC Group prepared and submitted to Paseo San Antonio, Inc. (from now on "The Owner") in connection with this project (the "Report") are for the sole use and benefit of The Owner, and may not be used or relied upon by any other person or entity without the prior written consent of The Owner and/or GEC Group, except as provided for specifically in the agreement. Any such consent given by GEC Group shall be deemed to be and shall be subject to the terms and conditions of the Proposal and such other terms and conditions as GEC Group may reasonably require, including without limitation a monetary limit to GEC Group's liability to any person granted such consent (the "Grantee"), and any such Grantee shall be deemed to have agreed to such terms and conditions by its use and reliance on the Report. Such Grantee must also agree not to reveal the contents of the Report to any other person or entity without the prior written consent of The Owner and GEC Group.

The Owner and any Grantee also recognize and agree that (1) the information in the report relates only to the subject property specifically described in the Proposal and Report and was presented in accordance with and subject to the Scope of Work described in the proposal specifically agreed to by the Owner.; (2) the information and conclusions provided in the Report applies only to the subject property as it existed at the time of GEC Group's site examination. Should site use or conditions change or should there be changes in applicable laws, standards or technology, the information and conclusions the Report may no longer apply. Also, information used provided by the Client that should later identified as inaccurate, is not GEC Group responsibility; (3) GEC Group makes no representations regarding the value or marketability of this subject property or its suitability for any particular use, and none should be inferred based on the Report; (4) the Report is intended to be used in its entirety and no excerpts may be taken to be representative of the findings of this investigation; and (5) environmental land-use issues and constraints of possible relevance (e.g. wetlands, radon-gas, flood plains, etc.) were included in the scope of work as

additional services but are not studied, evaluated or investigated with all required details which would require a more specialized survey.

Take note that this report is intended to expeditiously assess any environmental concern and identify such with the purpose of evaluate economical, legally and environmental risks in relation to a commercial transaction related to the subject site. This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of the standard to establish appropriate safety, health, and environmental practices and determine the applicability of regulatory limitations prior to use.

1.4 CONSIDERATIONS BEYOND SCOPE (NON-SCOPE SERVICES)

Certain environmental conditions may exist at a subject property that are beyond the scope of this report, and may warrant consideration by parties to a commercial real estate transaction. The need to include an investigation of any such conditions in the environmental professional's scope of services should be evaluated based upon, among other factors, the nature of the subject property and the reasons for performing the assessment (for example, a more comprehensive evaluation of *Business Environmental Risk- BER*) and should be agreed upon between the user and the Environmental Professional as additional services beyond this report prior to before initiation of the environmental site assessment process. Example of additional issues (not an all-inclusive list) include: Asbestos and Lead-Based Paint Surveys, Biological Agents, Cultural and Historical resources, Ecological resources, Endangered Species, Health and Safety issues, Indoor Quality Studies, Industrial Hygiene, Drinking Water, Mold Surveys, PCB issues, Naturally-occurring Radon studies, Regulatory Compliance, Wetland Delineation, other hazardous substances not classified as CERCLA Hazardous Substance, etc.

1.5 SPECIAL TERMS AND CONDITIONS

Reasonably ascertainable and practically reviewable information was not available which depicts the subject property prior to its development. Governmental agencies in Puerto Rico (state and/or municipal) not always either have or give access to complete historical or compliance information and data available and reviewed depended on such conditions. Other information such as Sanborn and Fire maps are not available for the Puerto Rico area. Historical sources were reviewed from as early as 1937 from aerial photos and maps, local and federal files and personal interviews.

1.6 VIABILITY OF ENVIRONMENTAL SITE ASSESSMENT

This Environmental Site Assessment is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). All of the following components must be conducted or updated within these 180 days prior to the date of acquisition or prior to the date of the transaction: (i) interviews with owners, operators, and occupants; (ii) searches for recorded environmental cleanup liens (user responsibility); (iii) reviews of federal, tribal, state, and local government records; (iv) visual inspections of the subject property and of adjoining properties; and (v) the declaration by the environmental professional responsible for the assessment or update.

If 360 days (one year) has passed since the date of preparation, a new Phase I Environmental Assessment should be performed. If within this period the assessment will be used by a different

user different than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User's Responsibilities of the ASTM Standard.

The date of the report generally does not represent the date the individual components of all appropriate inquiries were completed and should not be used when evaluating compliance with the 180-day or 1-year all appropriate inquiries requirements.

1.7 USER RELIANCE AND ENVIRONMENTAL PROFESSIONAL CERTIFICATION

This Report is designed to assist the user (the Owner) in developing information about the environmental condition of a property for the purpose of a variety of possible commercial transactions and for decision-making. Also, it will help identify the possibility of recognized environmental conditions in connection with the subject property, but it will not release the site from a future adverse impact to the environment as a result of future operational practices or neighbor properties.

The Environmental Professional is not required to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional.

The Environmental Professional hereby certifies that this Phase I ESA has been conducted in accordance with and conforms with ASTM Standard E1527-21, the United States Environmental Protection Agency (USEPA) and local government rules. This Phase I ESA has been prepared for the sole use of Paseo San Antonio, Inc. This Phase I ESA should not be relied upon by other parties without the express written consent of GEC Group and Paseo San Antonio, Inc.

2.0 PROJECT LOCATION & PHYSICAL SETTING

2.1 SITE LOCATION AND DESCRIPTION

The subject property is located in the northern area of Puerto Rico in the municipality of Dorado which lies approximately 15 miles west of San Juan, at an approximate latitude of 18°27'52.36" North and an approximate longitude of 66°17'12.52" West. The subject property under assessment consists of a parcel located at State Road-693, Km. 8.6, Barrio Higuillar in Dorado (Figure 1). The site consists of an empty parcel, with some vegetation, surrounded by residential complexes with an approximate area of 23,489.3185 square meters (m²) or 5.98 "cuerdas". At the present the site is inactive and no structures or activities exist. The only structure is an electrical pull box to be used for electrical connection.

2.1.2 USER PROVIDED INFORMATION

Several documents were acquired and/or provided regarding the legal description for the subject and were reviewed. The Tax ID Number (Catastro) for the property is 037-000-003-29-000. Based on documents reviewed, the legal description for the property is as follows (in Spanish):

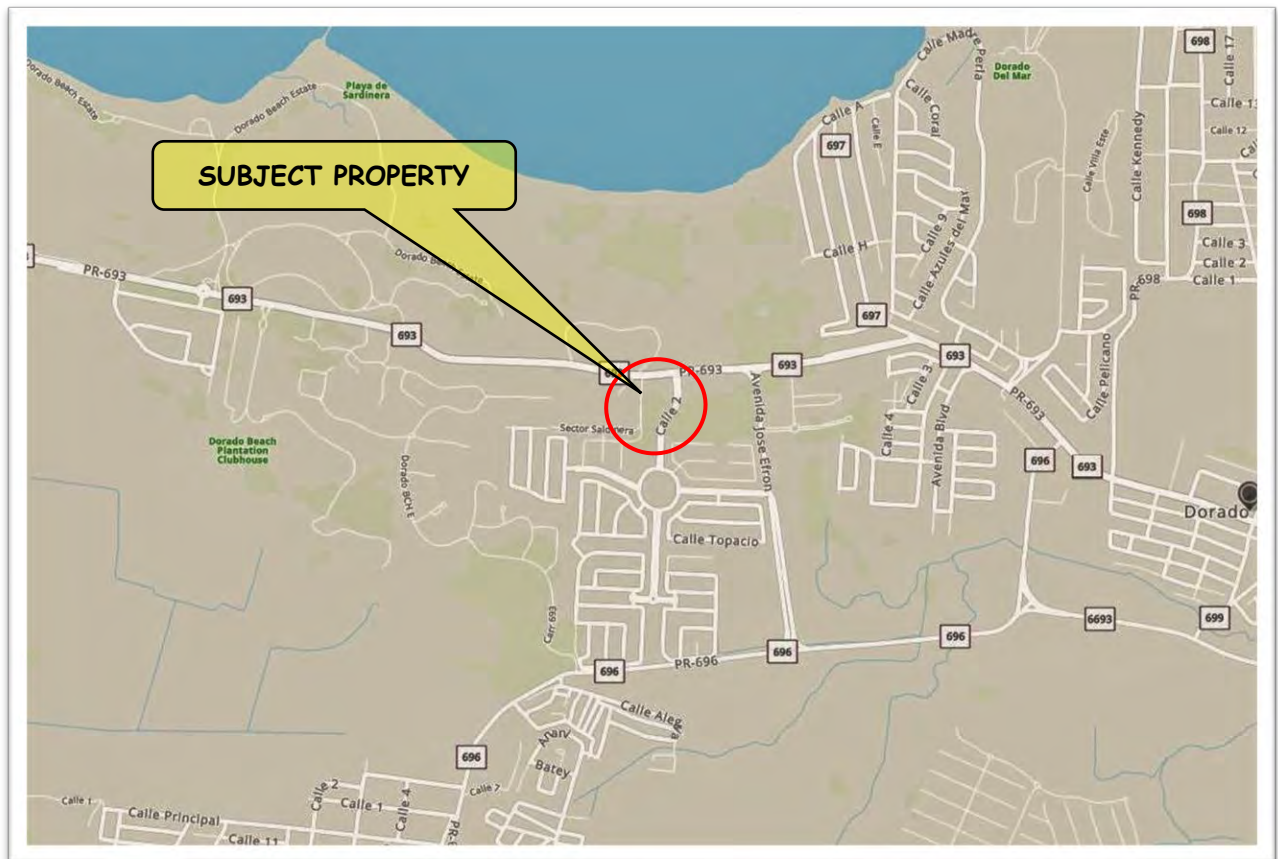
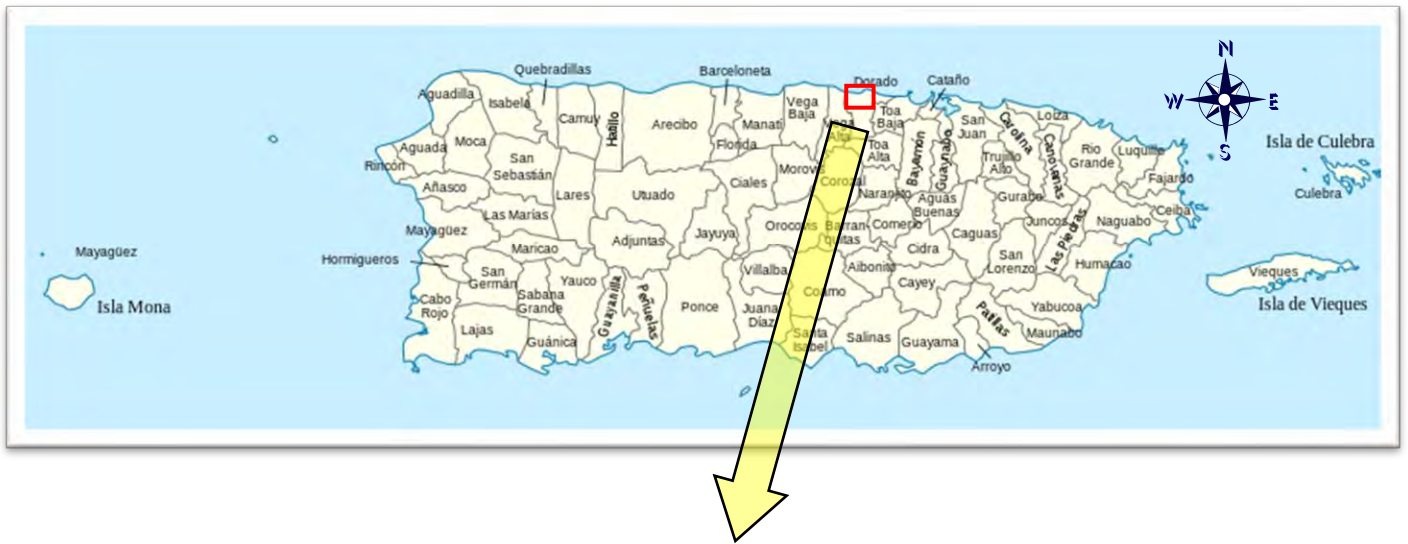
"RUSTICA. Parcela de terreno identificada como parcela número veinticuatro radicada en los barrios Barrio Pueblo e Higuillar de Dorado, Puerto Rico, compuesto de veintitrés mil cuatrocientos ochenta y nueve punto tres uno ocho cinco metros cuadrados equivalentes a cinco punto nueve ocho cero cero cuerdas. En lindes por el NORTE, con la carretera estatal número seiscientos noventa y tres en una distancia de ciento doce punto seis siete siete tres metros; por el SUR, con la Urbanización Paseo Las Palmas en una distancia de sesenta y ocho punto ocho dos cuatro seis metros; por el ESTE, con la parcela número diez-Avenida Principal de la Urbanización Paseos de Dorado en una distancia de doscientos cuarenta y seis punto cuatro cinco ocho nueve metros; y por el OESTE, con Dorado Beach Development en una distancia doscientos doce punto seis cuatro cero dos metros."

Additional documents provided included legal documents, letter to agencies, permits and plans for the future development of the hotel. Some of the relevant documents are included in Appendix A.

No environmental constrains or liens, or *Activity and Use Limitations (AUL)* are described or identified in any of the documents reviewed.

2.1.3 SITE UTILITIES

The subject site is located within the suburban area of Barrio Higuillar within the Dorado municipality. At the present the subject site is vacant parcel. Connections for utilities exists near the site. Electricity is served to the subject site via a connection to the Puerto Rico Electrical Power Authority (PREPA) and the Puerto Rico Aqueduct and Sewer Authority (PRASA) for potable water service. Potential connections for the infrastructure are located adjacent to the site (a pull electrical connection box exists to the west of the parcel). The site is adjacent to the local storm system water located at nearby streets. Other utilities like telephone, cable and internet are available through the area.



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LOCATION MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 1

2.1.4 CURRENT USES OF PROPERTIES IN SURROUNDING AREAS

The subject property is located within the suburban zone of the Dorado municipality, one (1) mile east of the urban center. The property is surrounded mostly by residential complexes and some commercial areas. The subject property physical boundaries are:

North- State Road #693

South- Paseo Las Palmas

East- Avenida Principal Paseo las Palmas (Parcel #10)

West- Sector Sardinera Road/Dorado Beach Development

2.1.5 ADJOINING PROPERTIES

Properties adjoining the subject property were identified in an attempt to evaluate the reasonable likelihood of their activities to adversely affect, or to have affected, environmental conditions at the subject property due to the presence and/or release of hazardous materials into the environment. Most of the adjacent properties are dedicated for residential uses. No adjacent properties or areas pose an environmental risk to the subject property.

2.2 ENVIRONMENTAL SETTING

2.2.1 TOPOGRAPHY

The subject property is located in the northern area of the Island of Puerto Rico in the Dorado municipality, at approximate latitude of 18°27'52.36" North and an approximate longitude of 66°17'12.52" West and lies at an approximate elevation of 20 feet above mean sea level (MSL), as shown on the Vega Alta Topographic Quadrangle, United States Geological Survey 7.5 Minute Series, dated 2018 (Figure 2). The area is characterized by low-lying coastal flats surrounded mainly by marsh areas with most of the area developed by urbanization activities.

2.2.2 GEOLOGY AND SOILS

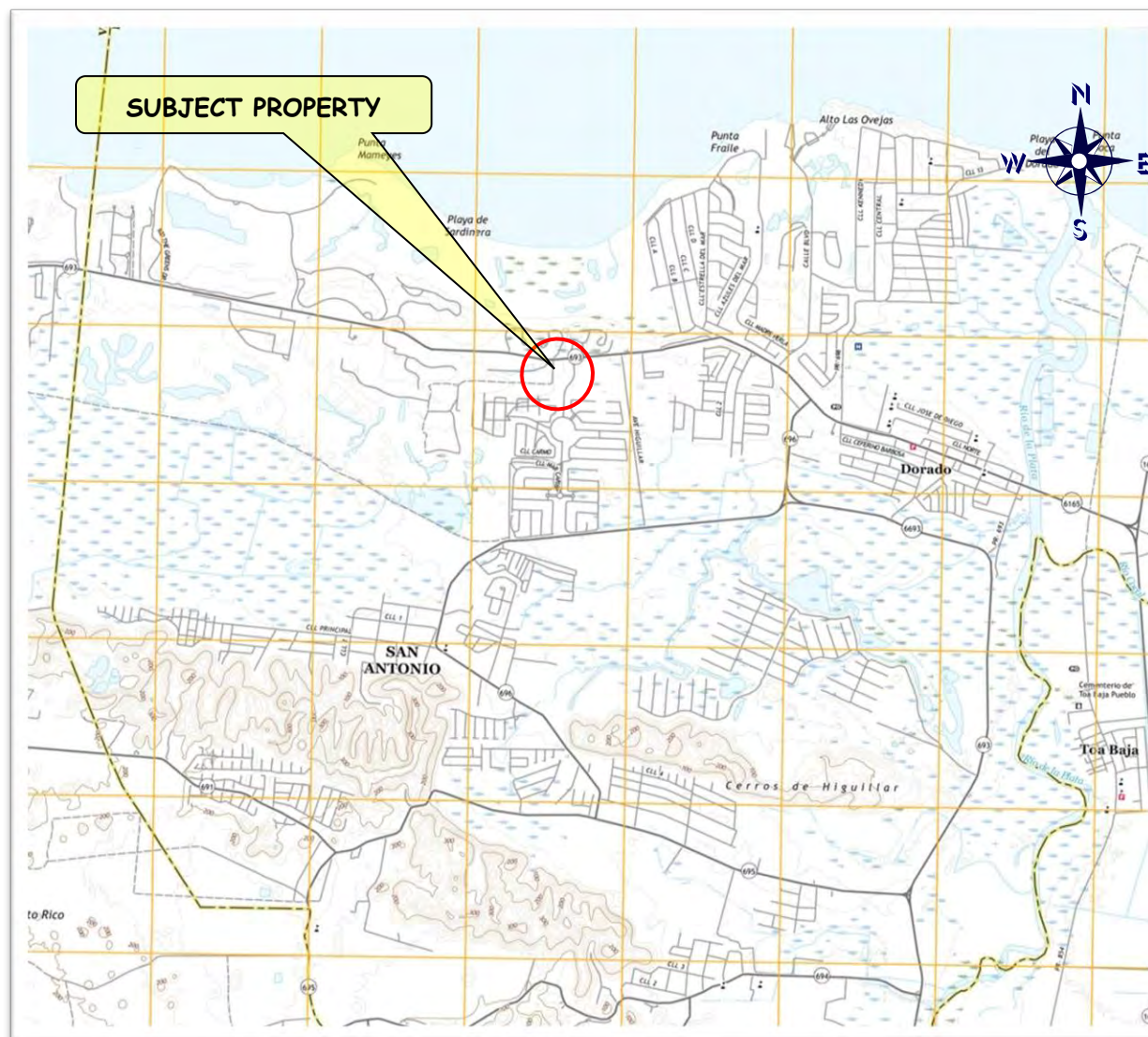
The subject site is located in the northern part of Puerto Rico. The Geologic Map of the Vega Alta Quadrangle, Southeastern Puerto Rico, prepared by the United States Geological Service (USGS) Map GQ-191 from 1963 presents the geology of the site. The area is mostly composed of sedimentary deposits– (Figure 3). These formations are described below:

Silica Sand (Qss)– white, nearly pure, fine to very fine-grained quartz sand. Some areas are loosely cemented by yellow clay

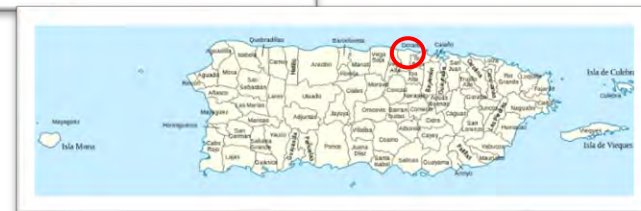
Ancient deltaic and mud flat deposits (Qd)- Extensive deposits of carbonaceous sandy clay deposited by the Rio La Plata at the time the river flowed through the Higuillar area.

Based on the Soil Survey of the San Juan, Puerto Rico Area, prepared by the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) the terrain at the subject property is classified as Urban Land (Ud) (Figure 4). This soil type is described below:

Urban land- Durados complex (Ud)- Flat soils located in terraces and footslopes, composed mostly of sand and sandy loams. Not classified as prime farmland.



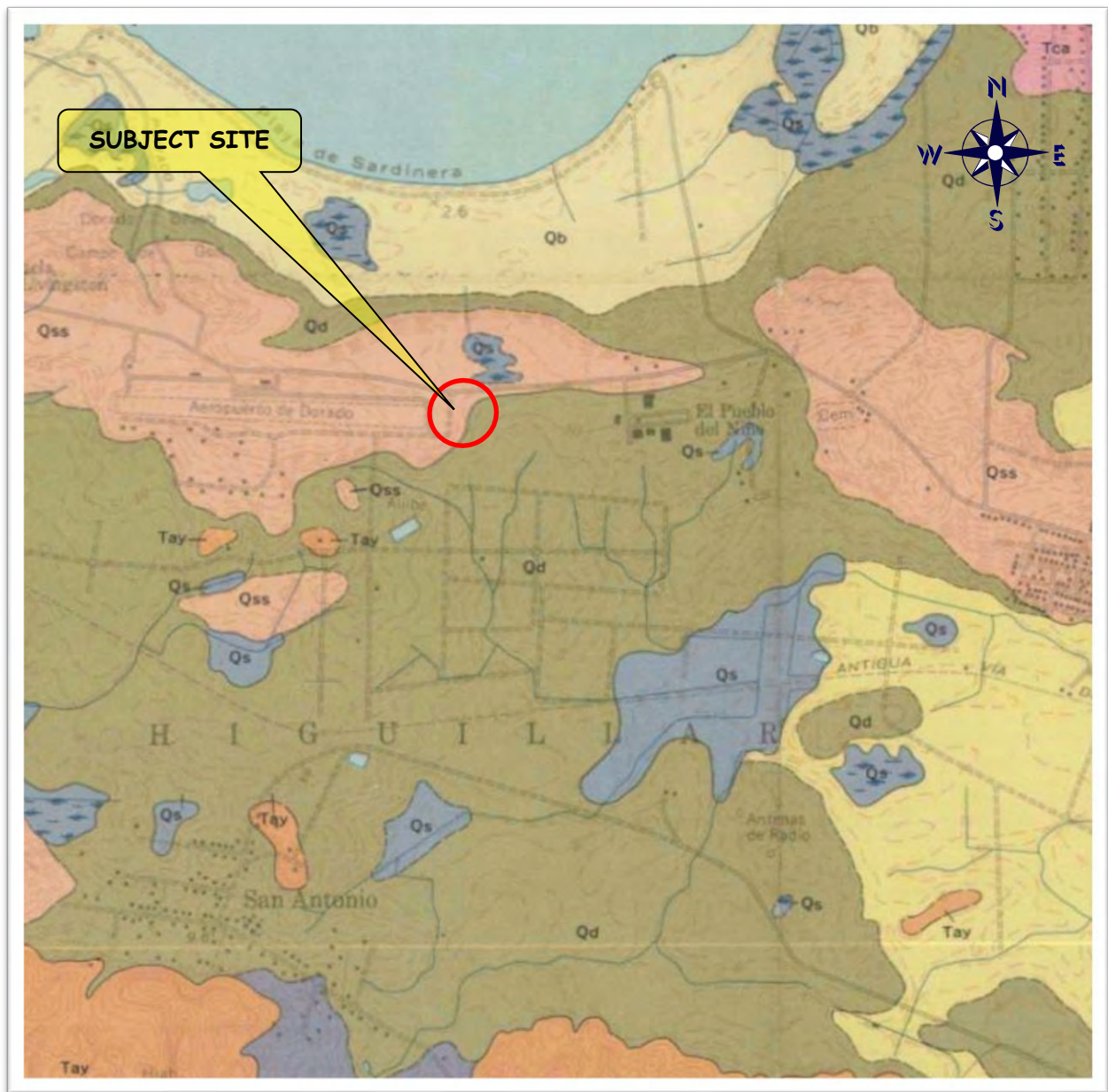
Topographic Map of the Vega Alta Quadrangle, USGS, 2018
Scale 1:20,000



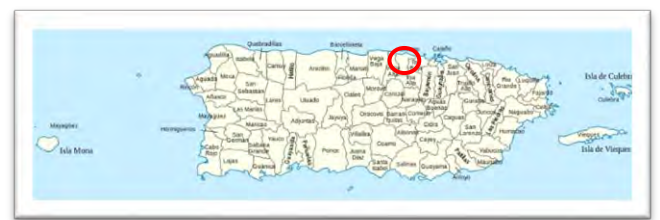
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TOPOGRAPHIC MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 2



Geological Map of the Vega Alta Quadrangle, USGS, 1963, USGS



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**GEOLOGIC MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

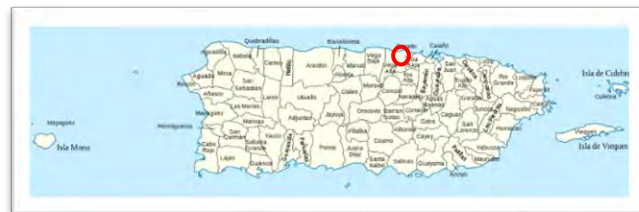
FIGURE 3



Soil Survey of the San Juan Puerto Rico Area, USNRCS, 2018

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ud	Urban land-Durados complex	4.7	100.0%
Totals for Area of Interest		4.7	100.0%



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SOILS MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 4

2.2.3 SURFACE HYDROLOGY

The site is located within the Río La Plata Basin area. Río La Plata ("La Plata River") is the nearest surface water body located 0.85 miles to the east (Figure 5). Río La Plata is the longest river in Puerto Rico and it born in the municipality of Cayey (approximately 26 miles to the southeast) at an elevation of 2,625 feet MSL. It has an approximate length of 45.4 miles until it discharges in the Atlantic Ocean to the north. It has a catch drainage area of 239 square miles. The area of the subject property is characterized by limited surface water bodies. Some artificial ponds exist outside the property (to the north and south) used golf course irrigation.

All site run-off is directed towards the north following the topography and discharge into the existent municipal stormwater system.

2.2.4 GROUNDWATER HYDROLOGY

The subject site lies within the north coastal plains. These terrains are characterized by low-lying lands interrupted flood plains, rivers and some hills. Specifically, the area is located in the Vega Baja-Toa Baja hydrogeological basin (USGS, 1996) which extends across a 9-miles wide segment. It is bounded in the north by the Atlantic Ocean, to the west by the Río Cibuco, to the east by the Río La Plata and to the south by the karstic terrains.

The unconsolidated deposits where the site is located have an irregular thickness typically not greater than 100 feet. Along stream valleys, alluvial deposits are known to be as much as 100 feet thick near Río La Plata, which are interfingered with swamp and marsh deposits of the coastal plain. Fresh water occurs to the south on the carbonate (karst) deposits. To the north groundwater occurs mainly as lens of freshwater above saltwater.

Most of the groundwater flow for areas near the subject site is directed towards the north, occasionally discharging into nearby wetlands during rainy periods. Transmissivity values for the area range between 400 and 6,000 ft²/day.

No potable water wells exist on the area, mainly due to the area's proximity to the coast, which may yield high salinity groundwater. Only wells from the United States Geological Survey (USGS) monitoring network exists near the subject site, more than 0.25 miles to the south.

2.2.5 WETLANDS

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.

For regulatory purposes under the Clean Water Act, the term wetlands mean *"those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas"*.

Generally, in Puerto Rico existent wetland systems are classified as: Palustrine, Lacustrine, Riverine, Estuarine and Marine. Based on the Wetland Inventory Maps for the Dorado, Puerto Rico Area published by the United States Fish and Wildlife Service (FWA), there are no terrains classified as wetlands within the subject property. Areas to the north, across State Road PR-693, contain wetlands classified as Freshwater Wetlands (Figure 5).

2.2.6 FLOOD PLAINS

A flood plain is a flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood, but which do not experience a strong current. The site is located near the mountainous area of the region.

Based on the Topographic Map of Dorado Area, historical aerial photos and the FEMA Federal Insurance Risk Maps (FIRM) (Panel 72000C0310J from November 18, 2009), the area is located outside any flood hazard area- Figure 6.

2.2.7 POTENTIAL FOR RADON GAS

Radon is a radioactive gas that is produced from the natural decay of uranium, radium, and thorium in soil, rock, and groundwater beneath homes and buildings. As uranium naturally breaks down, it releases radon gas which is a colorless, odorless, radioactive gas. Radon gas enters homes through dirt floors, cracks in concrete walls and floors, floor drains, and sumps. When radon becomes trapped in buildings and concentrations accumulate and increase indoors, exposure to radon can become a concern. Sometimes radon enters the home through well water.

The United States Surgeon General has warned that radon is the second leading cause of lung cancer. Radon is measured in picocuries per liter (pCi/L) of air. The United States Environmental Protection Agency (USEPA) recommends that action be taken to reduce radon levels if the annual average is 4 pCi/L or higher. For most soils, only 10 to 50 percent of the radon produced actually escapes from the mineral grains and enter pore spaces which give access to the surface. Radon levels in outdoor air, indoor air, soil air and groundwater can be very different. In the continental United States outdoor air ranges average 0.2 pCi/L. For indoor air radon averages between 1 to 2 pCi/L. Radon in soil air ranges from 20 to 30 pCi/L and the amount of radon dissolved in groundwater ranges from 100 to nearly 3 million pCi/L.

Puerto Rico was not included in the National Uranium Resources Evaluation (NURE) and the existence and distribution of Uranium is unknown. Nevertheless, the USEPA and the United States Geological Survey (USGS) in 1993 prepared reports assessing radon potential estimates for the United States. The purpose and intended use of the report is to help identify areas where states can target their radon program resources, to provide guidance in selecting the most appropriate building code options for areas, and to provide general information on radon and geology for each state for federal, state, and municipal officials dealing with radon issues. The Preliminary Geologic Radon Potential Assessment of Puerto Rico was prepared using available data. The Puerto Rico Health Department and its Environmental Health Division performed a study using all existent data to assess radon risks on Puerto Rico. Also, air and soil sampling were performed in accordance to USEPA guidance and protocols. The study established a relation between radon concentration and geological areas. Results are presented in various forms:



U.S. Fish and Wildlife Service
National Wetlands Inventory

The Dawn at Dorado Hotel parcel



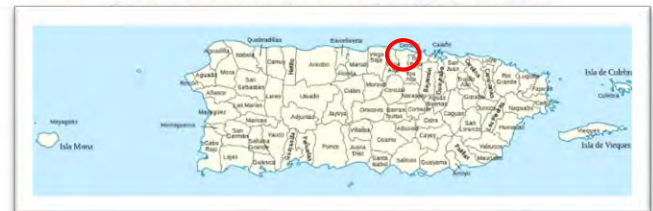
December 7, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

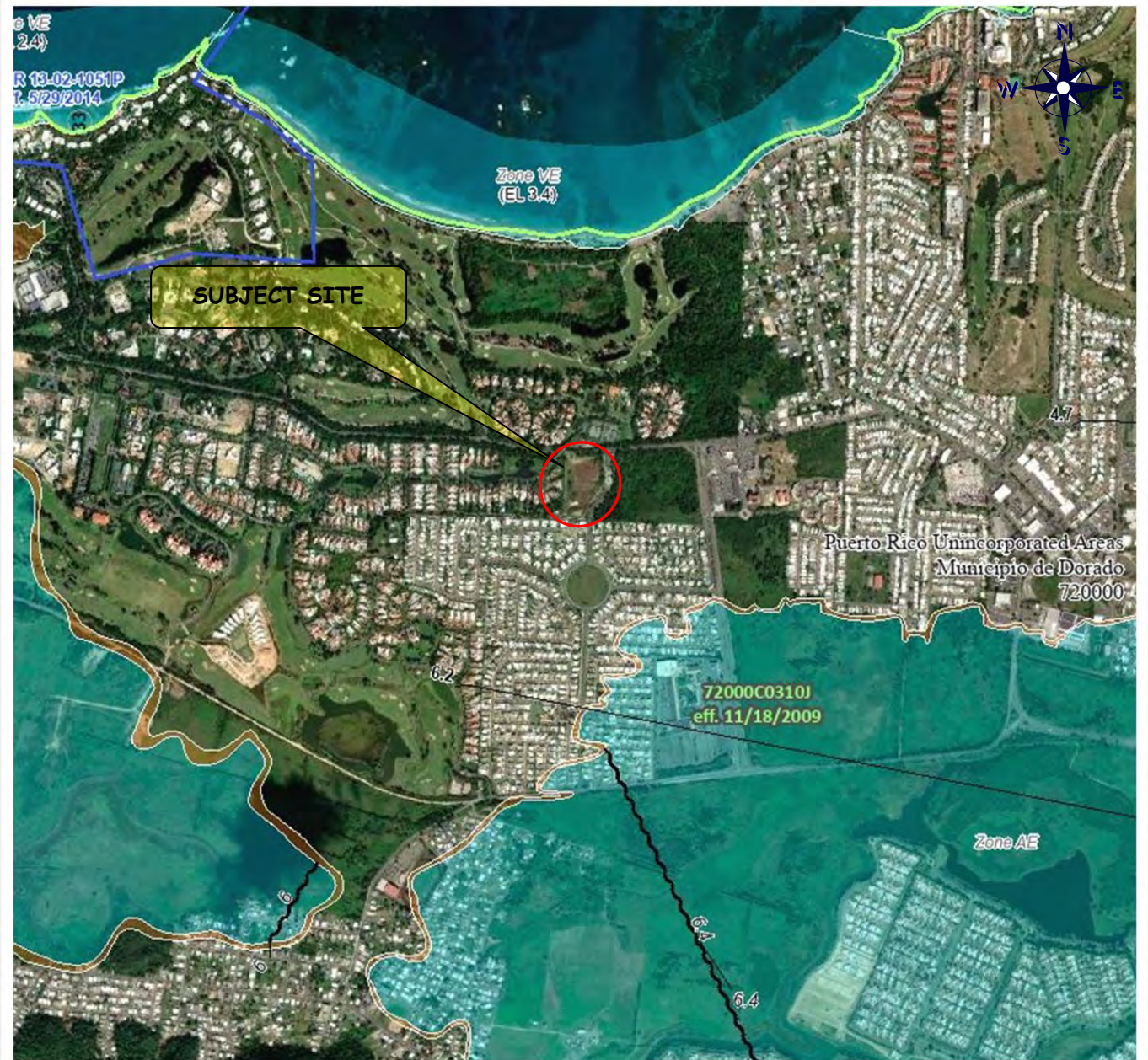


GEC Group

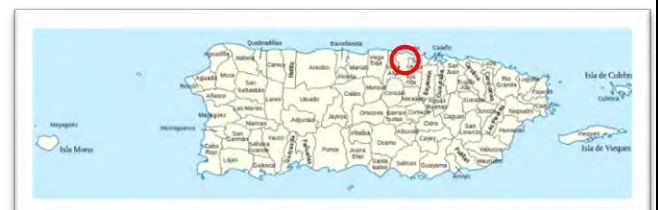
Geological/Environmental Consultants and
Aerial Drone Services

WETLANDS MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 5



FEMA PANEL- 72000C0310J from November 18, 2009



GEC Group
Geological/Environmental Consultants and
Aerial Drone Services

FLOOD MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 6

Average radon concentrations result by geological material are:

Limestone rock	0.771 pCi/L
Igneous rocks	0.156 pCi/L
Volcanic rocks	0.792 pCi/L
Utuaado Batholith (granite)	0.35 pCi/L.

Average radon concentration results by geographic region

San Juan region	0.34 pCi/L
Bayamón region	0.241 pCi/L
San German region	1.23 pCi/L
Aguadilla region	0.723 pCi/L
Mayagüez region	0.164 pCi/L
Ponce region	0.188 pCi/L
Caguas region	0.16 pCi/L

Based on this analysis, it was determined that limestone and volcanic rocks have a higher tendency for radon flow and content because the fracture systems associated to each geologic formation. The analysis concluded that 97.7% of the samples are below the 4pCi/L concentration and only a 2.1% is over this value, so most of the areas in Puerto Rico are characterized as having "low to moderate" potential of radon concentrations. The site is located on the northern part of Puerto Rico, where potential radon concentrations (limestone/sedimentary deposits) are average, so no risk related to radon-potential is present.

2.3 NON-SCOPE SERVICES

No non-scope services were warranted or agreed between the user and the environmental professional in relation to this subject property and the Phase I Environmental Site Assessment Investigation (see Section 1.4).

3.0 HISTORICAL/RECORDS REVIEW

3.1 PRIOR USAGE ASSESSMENT

Inquires of historic records and files and investigations on different local government agencies were performed to assess the past usage of the subject property to evaluate the likelihood of environmental impairment or hazardous materials on site. This included interviews to adjoining properties tenants and occupants.

The subject property area was undeveloped until the late 1990's. Prior uses include some limited agricultural uses due to the former wetland terrains. The former Dorado Airport, also known as Dorado Beach Airport, was located adjacent to the west of the subject property (approximately 275 feet to the west). Allegedly the airport was developed during the early 1940's as a private facility and then during World War II, the United States military acquired the terrains and paved the runway for its use. In 1946 the site was reported excess and all leases and permits were terminated and the property was transferred to its original owners. During the 1960's several local airlines used the airport until the early 1990's when the airport was closed. On 1996 the parcel was rezoned and construction of a residential project started (Dorado Beach East) where the former runway was located.

Based on reviewed documentation, the property has been owned by Mr. Gerardo Gil since 2006, when the property was bought from Paseos de Dorado, Inc. On 2007, the property was acquired by Paseo San Antonio, Inc. Several projects were attempted at the subject property, but none of the residential projects was started. No structures were ever constructed at the subject property.

From 2004 to 2006, when the south-adjacent residential project Paseo Las Palmas was in construction, the southern area of the subject property was used as parking space for the construction employees and construction equipment storage. At that time, Paseos de Dorado, Inc. was the properties' owner. Approximately on 2011, part of the site was covered with fill materials.

A User Questionnaire was filled about site regulatory history by Mr. Gerardo Gil, President of Paseo San Antonio, Inc. (see Appendix B).

3.2 CHAIN OF TITLE

Based on acquired and provided legal documents, the subject property was owned by Paseos de Dorado Inc. until 2006, when it was bought by Mr. Gerardo Gil and consequentially by Paseo San Antonio Inc. in 2007. No additional previous ownership was identified.

3.3 PAST USES OF ADJACENT/SURROUNDING PROPERTIES

3.4 PRIOR USE INTERVIEWS

Interviews were performed on November 23 until the week of December 2, 2021. Based on a review of the historical data and interviews with the owner, and neighbors, the property has always been empty and no structures has been constructed. No Environmental Concerns were identified.

3.4.1 INTERVIEW WITH OWNER

Mr. Gerardo Gil, President of Paseo San Antonio, Inc. was interviewed regarding site history and past uses. The property has been under Paseo San Antonio ownership since 2006/2007 and has never been developed. Although several residential projects started government consultation and permitting, no development project has been performed. No Environmental Concerns were identified during the interview.

3.4.2 INTERVIEW WITH SITE MANAGER

The subject property is vacant, but the President of Paseo San Antonio Inc. was interviewed. No Environmental Concerns were identified.

3.4.3 INTERVIEWS WITH OCCUPANTS

The subject property consists of an empty parcel. No occupants exist at the property. No Environmental Concerns were identified.

3.4.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

The San Juan Central Office of the Puerto Rico Department of Natural and Environmental Resources (DNER), formerly Puerto Rico Environmental Quality Board (PREQB), was interviewed via telephone but it was a limited conversation due to the present coronavirus situation. Several phone calls were tried to inquiry about the subject site or the surrounding properties at other agency divisions. Other data was gathered either from files provided at the agencies or web-acquired information. Several endorsements were produced by state agencies regarding the development of the hotel. Also, phone calls were performed to the Dorado municipal office in charge of permits and/or enforcement. An endorsement for the future development of The Dawn at Dorado Hotel was provided by the Dorado municipality as part of the state permit documentation development for the project. No environmental concerns for the subject property were identified.

3.4.5 INTERVIEWS WITH OTHERS

Residents at neighbor properties were interviewed during site visits for inquiry about site historical and present uses. The subject property has never been used or developed and no environmental concerns about the subject property or adjacent areas were raised by the people interviewed.

3.5 HISTORICAL CITY DIRECTORIES

No historical directories exist for the town of Dorado, Puerto Rico. City directories and Puerto Rico Industrial Development Corporation (PRIDCO) Industrial Facilities List 1990-1996 was reviewed. The subject property was not listed as an industrial site and no Environmental Concerns were identified during the research.

3.6 HISTORICAL AERIAL PHOTOGRAPHY AND MAPS

Historical aerial photographic images with coverage of the subject property were obtained from the Puerto Rico Highway and Transportation Authority (PRHTA), United States Geological Survey (USGS) Earth Explorer, Digital Globe® Images and Goggle® Earth website. Aerial photographic images from 1967 to 2021 were reviewed. Also, available historical topographic maps were reviewed from USGS TopoView®.

These images were subject to evaluation and interpretation based on the information gathered. Images were evaluated using 3D Image Viewer and Stereoscopic Aid. This permits the tridimensional evaluation of images with a greater quality of resolution. Below there is the description of the evaluation of historical photos. Photos are included in Appendix C:

1962:

Subject property parcel is undeveloped and covered with vegetation, unlike adjacent properties that are mostly used for agricultural purposes and the developing of the Dorado town to the northeast. Notice Dorado local airport to the west of the property and terrains to the north used as golf course.

1967:

The subject property is still undeveloped, but vegetation has been maintained probably by the Dorado airport management as part of the security measures near the end of the runway to the east. No development at areas adjacent to the property.

1977:

The subject property is still undeveloped and conditions of surrounding properties are still the same. Notice some development to the west of the Dorado airport.

1983:

In this infrared (IR) aerial photo from 1983, areas to the west of the Dorado airport are been developed for golf. More development is identified to the east and north of the area. No activity is observed at the subject property.

1994:

Operations at the Dorado airport are observed to be declining or disappearing. The subject property is still undeveloped with no activity going, but a dirt road is identified to the east boundary of the parcel, probably as access to the southern terrains for future development.

2003:

The Dorado airport is no longer existent and the Dorado Beach East residential complex was developed in those terrains. The area south of the subject property is also in development with Paseo Las Palmas residential complex. Some impacts to the subject property at the southern border from construction activities at the southern complex are identified. The vast area of subject property is still covered in heavy vegetation.

2004:

This 2004 aerial photo is mostly identical to the 2003 photo, but impacts to the southern boundary of the subject site from construction activities at the southern development project are obvious. Most of the southern project is already constructed. No additional impacts can be identified at the subject property.

2012:

In these 2012 aerial photo, the subject property is identified. Vegetation clearance and maintenance was performed some years ago. Most of the area is developed with residential projects and some commercial areas to the east.

2021:

The subject property can be identified and no change is identified. Residential areas surrounding the property are completely developed.

Historical Topographic maps show no geographical concerns or structures. No past or present critical or concerned environmental conditions were identified from historical aerial photo and map analysis. Areas near the southern boundary of the subject property were inspected and no impacts from past storage operations during the southern complex construction were identified.

3.7 PREVIOUS INVESTIGATIONS/ASSESSMENTS

No previous environmental investigations or assessments were provided for the subject property.

Several documents were identified as part of a planned residential development from 2005, where the subject property was included as part of a bigger parcel. No useful information regarding environmental issues was identified from such documentation. Most of the information consisted of engineering plans and designs.

4.0 SITE RECONNAISSANCE

GEC Group conducted several site inspections and the surrounding areas of the subject property on December 2, 2021 to observe and document the present conditions. In addition, to the extent that it was accessible, GEC Group conducted a “drive-by” survey of the vicinity to observe and document the nature and environmental conditions of neighborhood areas and properties.

A “walk-through” field reconnaissance was performed inside and outside the subject property. Notes and photographs were taken from different points along the margins of the site. In addition, driving along roads surrounding the site area was done to observe and record facilities that may be a concern to the subject property. Aerial drone photographs and video from the subject property and adjacent areas were acquired with an aerial drone mission authorized by the United States Federal Aviation Administration (FAA). The following subsections present a summary of the conditions observed and the information obtained. Appendix D presents a photographic log of the subject property, including aerial drone photos.

4.1 CURRENT USE AND ACTIVITIES

Based on the site visit, the subject property consists of an empty parcel with an area of 5.98 “cuerdas”. The property is surrounded by residential projects and some state and local streets. No activities or structures were identified during the site visit. The surface of the site is covered in soils and vegetation.

4.2 HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDING

During the site inspection, GEC Group personnel observed did not observed any hazardous material and/or petroleum products handling or storage. Special attention was performed at the southern portion of the property where construction equipment was stored during construction of the adjacent residential complex. No soil stains or stressed vegetation was identified within the subject property.

4.3 WASTE GENERATION, TREATMENT, STORAGE AND DISPOSAL

No waste generation, treatment, storage or disposal is taking place at the subject property. The property consists of an empty parcel. No debris or other wastes were identified within the property.

Universal wastes are hazardous wastes that are widely produced by households and any different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury containing equipment, among others. None of these wastes were identified during the site visit.

4.4 POLYCHLORINATED BIPHENYLS (PCBs)

No electrical transformers that can potentially contain PCBs were observed to be adjacent or within the subject property.

4.5 ASBESTOS-CONTAINING MATERIALS

The subject property consists of an empty parcel with no activities or structures.

4.6 LEAD BASED PAINT

The subject property consists of an empty parcel with no activities or structures.

4.7 MERCURY VAPOR

Mercury is of particular concern due to its toxicity and associated health risks, environmental impacts, and high cost of cleanup from spills. Precautions should be taken when using, maintaining, and removing this equipment to prevent accidental releases into the environment, especially in close proximity to drinking water supplies.

Mercury is a unique metal with many industrial applications. Mercury conducts electricity, has a high surface tension, and is very dense. As a liquid, mercury has a high surface tension that causes it to form its trademark small spherical beads. These properties make it a useful metal in industrial equipment such as electrical switches and seals. As a vapor, mercury is used in lighting such as fluorescent lamps, ultraviolet lights, and street signs. However, mercury can also pose a threat to public health and the environment if not managed properly. Mercury is a potential toxin when released into the environment. Health effects depend on the intensity, duration, and route of exposure as well as the form of mercury.

Equipment that can potentially contain mercury includes: Mercury seals in pumps, flow meters, pressure gauges, electrical switches and relays, thermometers, thermostats, ultraviolet and fluorescent light bulbs and some chlorine products. During the site visit, none of these wastes and/or products were identified at the subject property.

4.8 STORAGE TANKS (ABOVE OR BELOW GROUND) AND PIPING

No above or underground storage tanks (AST/UST) or associated piping/accessories are present at the subject property.

4.9 SURFACE CONDITIONS

Surface conditions are normal for the subject property. The surface of the site is covered with soil and vegetation. Surroundings are very well maintained and free of wastes. No soil or surface stains or stressed vegetation were identified at the subject properties' southern boundary impacted with vehicles and storage of equipment during Paseo Las Palmas construction activities on 2004. No obvious adverse environmental conditions exist at the site.

4.10 OTHER CONDITIONS OF CONCERN

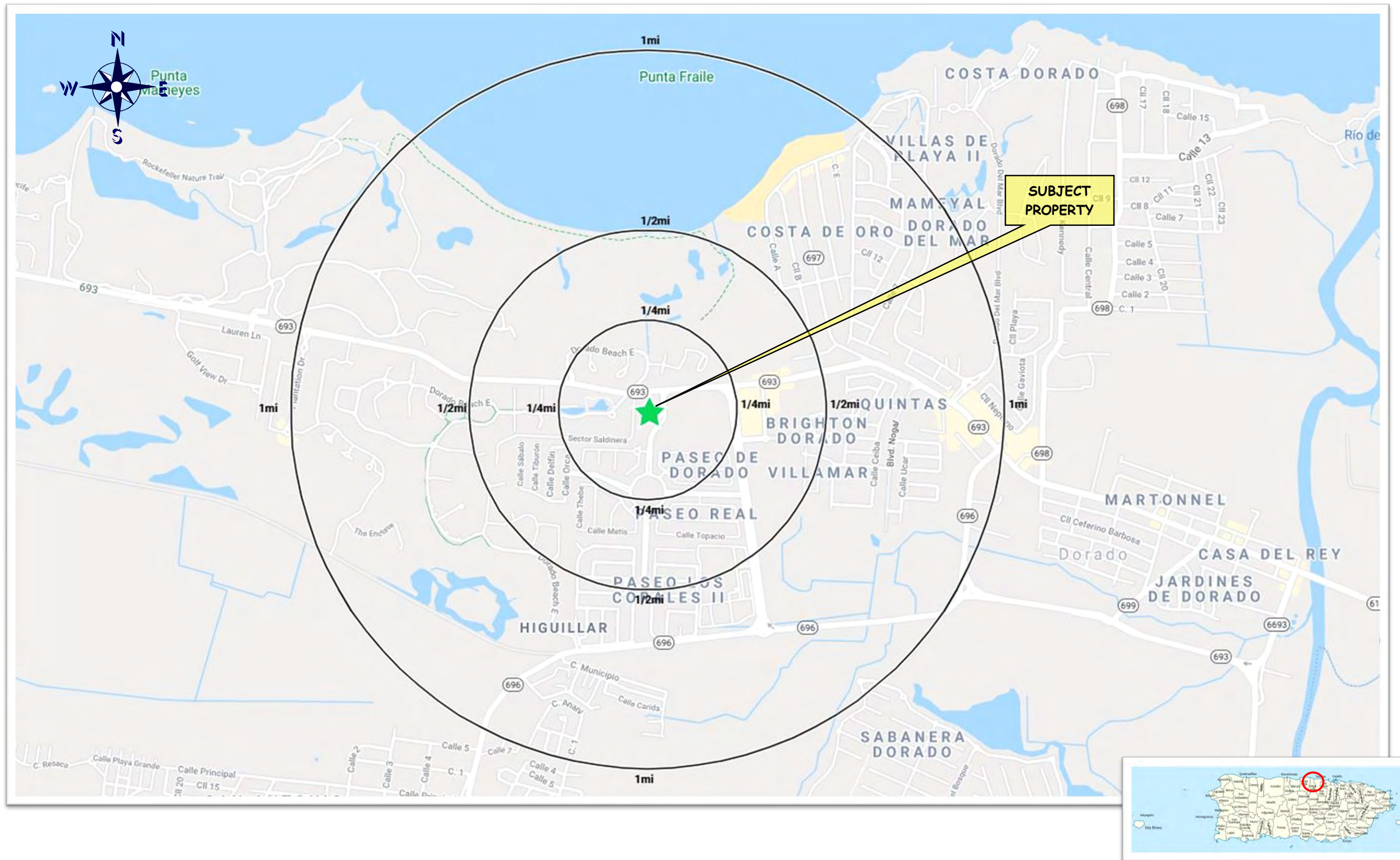
No other conditions of environmental concern exist for the subject property.

5.0 RECORDS REVIEW

To identify environmental concerns such as environmental permits, incidents, complaints, violations, response actions and remedial activities relating to owners and operators on the subject property, and on abutting and adjacent properties, GEC Group reviewed several sources of information, including federal (United States Environmental Protection Agency- USEPA), state (Puerto Rico Department of Natural and Environmental Resources- PRDNER) and municipal (Dorado Municipality) available records and databases. Facilities and pertinent information were checked and incorporated into the report for the ASTM approximate minimum search distances, defined as the area for which records must be obtained and reviewed subject to the limitations provided. This may include areas outside the subject property and shall be measured from the nearest subject property boundary. This term is used in lieu of radius to include irregularly shaped properties. The ASTM approximate minimum search distance was increased to identify potential concerned sites for this investigation. Records review was performed from November 22nd thru December 2, 2021. ASTM International minimum search distances for each regulated facility/record system are as follows:

REGULATORY FACILITY RECORD SYSTEM	APPROXIMATE MINIMUM SEARCH DISTANCE MILES (KILOMETERS)
<u>Federal Regulatory Programs Lists</u>	
Federal NPL (Superfund) sites	1.0 (1.6)
Federal Delisted NPL sites	0.5 (0.8)
Federal CERCLA Removals and Orders	0.5 (0.8)
Federal CERCLA NFRAP sites	0.5 (0.8)
Federal RCRA facilities undergoing Corrective Action	1.0 (1.6)
Federal RCRA TSD facilities	0.5 (0.8)
Federal RCRA generators	subject property and adjoining properties
Federal institutional control/engineering control registries	subject property only
Federal ERNS list	subject property only
<u>State and tribal Regulatory Lists</u>	
Puerto Rico "Superfund" equivalent designated sites	1.0 (1.6) (not available in Puerto Rico)
Puerto Rico hazardous waste disposal facilities	0.5 (0.8) (not available in Puerto Rico)
Puerto Rico landfills and solid waste disposal facilities	0.5 (0.8)
Puerto Rico leaking storage tanks	0.5 (0.8)
Puerto Rico registered storage tanks	subject property and adjoining properties
Puerto Rico institutional control/engineering control registries	subject property only
Puerto Rico voluntary cleanup sites	0.5 (0.8) (not available in Puerto Rico)
Puerto Rico Brownfield sites	0.5 (0.8)

In addition, an ASTM search for the subject site area by Environmental Data Resources (EDR)/Lightbox is included. The report contains regulated facilities and other ASTM Search facilities records (Appendix E). See facilities identified within the search distances on Figure 7. Listed in the following subsections are the summaries of these reviews.



GEC Group
Geological/Environmental Consultants and
Aerial Drone Services

EDR/LIGHTBOX SEARCH RADIUS MAP
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

FIGURE 7

5.1 FEDERAL NPL (SUPERFUND) SITES

The EPA's National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites, compiled by EPA pursuant to CERCLA 42 U.S.C. of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System (see 40 C.F.R. Part 300), was reviewed for sites within one mile of the subject property. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost-effective than removal action. The database search identified no NPL sites within one mile of the subject property.

5.2 FEDERAL DELISTED NPL SITES

Deletion of sites from the NPL may occur once all response actions are complete and all cleanup goals have been achieved. EPA is responsible for processing deletions with concurrence from the State. Delisted or deleted sites may still require five-year reviews to assess protectiveness. No delisted NPL sites were identified within the 0.5-mile search distance.

5.3 FEDERAL CERCLA REMOVALS AND ORDERS

The EPA's Comprehensive Environmental Response, Compensation, and Liability Act from 1980 listings were reviewed to determine if site(s) within ½ mile of the subject property are listed for investigation. The CERCLA site database identifies hazardous waste sites that require investigation and/or possible remedial action/removal to mitigate potential negative impacts on human health or the environment. The database search identified that there is no CERCLA site within ½ mile of the subject property.

5.4 FEDERAL CERCLA NFRAP LIST

This CERCLA list was reviewed to determine if any facility or site included and determined after assessments and investigations that the site requires No Further Remedial Action Planned (NFRAP) site under this law exists within the site or adjacent properties. The database search identified that there is no CERCLA NFRAP site within ½ mile of the subject property.

5.5 FEDERAL RCRA FACILITIES UNDERGOING CORRECTIVE ACTION

The RCRA Corrective Action Sites List is maintained for sites that are under "corrective action" or cleanup within one (1) mile of the subject property. A "corrective action order" is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search identified no RCRA CORRACTS sites within one (1) mile of the subject property.

5.6 FEDERAL RCRA TSD FACILITIES

The current RCRA TSD List was reviewed to determine if RCRA treatment, storage, or disposal facilities are located within ½ mile of the subject property. The database search did not identify RCRA TSD facilities within ½ mile of the subject property.

5.7 Federal RCRA Generators

The Resource Conservation and Recovery Act (RCRA) law kept a list for facilities that generate hazardous wastes as defined and regulated by the law. The RCRA-regulated hazardous waste

generator list was reviewed to determine if RCRA generator facilities are located on or adjoining the subject property.

No Active RCRA Large Quantity Generators (LQG- facilities that generate more than 1,000 kg. of hazardous waste per month or more than 1 kg. of acutely hazardous waste per month) were listed to be located within or adjoining the site. Also, no Small Quantity Generators (SQG- facilities that generate between 100 kg and 1,000 kg of hazardous waste per month) sites. No Very Small Quantity Generators (VSQG- generate no more than 100 kg (220 lbs.) of hazardous waste and no more than 1 kg (2.2 lbs.) of acute hazardous waste per month were found to be located within or adjacent to the subject property

5.8 FEDERAL ERNS LIST

A database search of EPA's Emergency Response Notification System (ERNS) list, which contains reported spill records of oil and hazardous substances, identified no ERNS sites within the property for years 2000 to 2020 was performed. Also, the National Response Center (NRC) was contacted about the subject property and no incidents have been reported within the subject property or adjacent sites.

5.9 FEDERAL INSTITUTIONAL CONTROLS

Institutional /Engineering Controls are defined as legal, administrative or land use restrictions (for example, "deed restrictions," restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of *Activity and Use Limitation (AUL)*. Based on the limited information obtained, no Institutional and/or Engineering Controls are notified or identified in relation to past or present operations for the subject property.

5.10 ADDITIONAL STATE/TRIBAL ENVIRONMENTAL RECORDS

State governmental agencies frequently maintain information on sites of environmental concern where the local agency has been consulted, or informed of particular activities. The available information in the agency consists of solid waste facilities (active and inactive municipal landfills), Registered Underground Storage Tanks (UST) and Leaking Underground Storage Tanks (LUST). Records reviewed are maintained by the Puerto Rico DNER.

5.10.1 PUERTO RICO "SUPERFUND" DESIGNATED EQUIVALENT SITES

Puerto Rico does not have an equivalent "superfund" designation for sites. The Island rely in the CERCLA Federal law.

5.10.2 PUERTO RICO HAZARDOUS WASTE DISPOSAL FACILITIES

No hazardous waste disposal sites exist or are permitted in Puerto Rico.

5.10.3 PUERTO RICO LANDFILLS AND SOLID WASTE DISPOSAL FACILITIES

No open or inactive landfills or solid waste disposal facilities and/or transfer stations were found within ½ mile of the subject property.

5.10.4 PUERTO RICO LEAKING STORAGE TANK FACILITIES

The PRDNER maintains a list of reported leaking underground storage tanks (LUSTs) in the Island. Based on the research, no facilities were identified as LUST site within the 0.5-mile radius from the subject property ASTM minimum search distance.

5.10.5 PUERTO RICO REGISTERED STORAGE TANK FACILITIES

The Water Quality Area of PRDNER maintains a list of registered underground storage tanks (UST) facilities in the Island. Upon review of the UST List, has revealed that no registered UST facilities exist adjacent or less than ¼ mile to the subject site:

5.10.6 PUERTO RICO VOLUNTARY CLEANUP SITES

The Puerto Rico DNER does not poses a formal voluntary cleanup site registry or program, but any voluntary cleanup notification is noted on agency records. After consulting the agency, no cleanup actions were identified at the 0.5-mile search distance.

5.10.7 PUERTO RICO BROWNFIELD SITES

Since its inception in 1995, EPA's Brownfields Program has grown into a proven, results-oriented program that has changed the way contaminated property is perceived, addressed, and managed. The Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment. Initially, EPA provided small amounts of seed money to local governments that launched hundreds of two-year brownfield "pilot" projects.

Amendments to CERCLA pursuant to the Small Business Liability Relief and Brownfields Revitalization Act, Pub. L. No. 107-118 (2002), 42 U.S.C. §§9601 U.S.C. § 9601 et seq. provided new tools for the public and private sectors to promote sustainable brownfields cleanup and reuse. No Brownfield Site Projects exists within 0.5-mile radius from the subject property or within the municipality of Dorado.

6.0 SIGNIFICANT DATA GAPS

A Data Gap is only significant if other information and/or professional experience raises reasonable concerns involving the effects of that data gap on the ability of the environmental professional to render an opinion regarding whether conditions exist that are indicative of recognized environmental conditions or controlled recognized environmental conditions. For the purpose of this report, significant data gaps represent a lack of or inability to obtain information required by the ASTM practice despite good faith efforts by the environmental professional to gather such information.

The report shall identify and comment on significant data gaps that affect the ability of the Environmental Professional to identify recognized environmental conditions and identify the sources of information that were consulted to address the data gaps.

No Significant Data Gaps were found regarding the subject property.

7.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

7.1 SUMMARY AND CONCLUSIONS

GEC Group conducted a review of the Phase I Environmental Site Assessment prepared in conformance with the scope and limitations of the GEC Group Proposal 2021-054, ASTM International Practice E 1527-21, and the Final Rule *"Standards and Practices for All Appropriate Inquiries"* and 40 CFR Part 312 from November 1, 2006 of the subject property located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico (Subject Property). The subject property consists of an empty parcel with an approximate area of 23,489.3185 square meters (m²) or 5.98 "cuerdas". At the present the site is inactive and no activities or structures exist. The owners look forward to develop the property into a hotel complex known as The Dawn at Dorado Hotel.

The purpose of the Phase I ESA was to assess the presence or absence of contamination and/or hazardous substances on the subject property and on adjoining properties that may result in adverse environmental impacts. The Phase I ESA was performed in accordance with the Scope of Work specified in the above referenced contract agreement, and the ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05)* and *"Standards and Practices for All Appropriate Inquiries"*, 40 CFR Part 312, with the exception of any activities that were impossible to complete due to the unavailability of appropriate documents or information, or restricted access.

Based on the regulatory information acquired, site inspections, interviews and evaluation of data the following were found:

The subject property under assessment consists of an empty parcel owned by Paseo San Antonio Inc. It is located within the suburban area of the municipality of Dorado.

During the site inspection, GEC Group personnel did not observe any hazardous substance use and/or storage. No chemical containers or hazardous wastes were identified or observed on the subject property. No debris or disorganized/sparce waste conditions were observed. Conditions at the empty parcel and its surroundings reflect no environmental concerns. No soil or surface stains or stressed vegetation was identified.

Based on historical aerial photos, during construction between 2003 and 2005 of Paseo Las Palmas, residential complex to the south, vehicles and equipment were parked and stored at the southern area of the subject property. During the site visit, no indication or identification of any impacts were found. At the time, the property was not owned by its present owners, Paseo San Antonio Inc.

During the ASTM minimum search distance regulatory review, the following findings were identified:

REGULATORY FACILITY RECORD SYSTEM	FINDINGS
Federal NPL (Superfund) sites	N/A
Federal Delisted NPL sites	N/A
Federal CERCLA Removals and Orders	N/A

REGULATORY FACILITY RECORD SYSTEM	FINDINGS
Federal CERCLA NFRAP sites	N/A
Federal RCRA facilities undergoing Corrective Action	N/A
Federal RCRA TSD facilities	N/A
Federal RCRA generators	N/A
Federal institutional control/engineering control registries	N/A
Federal ERNS list	N/A
Puerto Rico "Superfund" equivalent designated sites	N/A
Puerto Rico hazardous waste disposal facilities	N/A
Puerto Rico landfills and solid waste disposal facilities	N/A
Puerto Rico leaking storage tanks	N/A
Puerto Rico registered storage tanks	N/A
Puerto Rico institutional control/engineering control registries	N/A
Puerto Rico voluntary cleanup sites	N/A
Puerto Rico Brownfield sites	N/A

N/A- Not Applicable (No findings)

Document and records review were performed from November 10 thru December 2nd, 2021. Interviews were performed during the week of November 22nd, 2021. No environmental concerns were identified during the site visit or interviews and no environmental risks exist for the subject property regarding the ASTM search distance.

After evaluation, reviewing and interpretation of data collected during this Phase I Environmental Site Assessment, no Recognized Environmental Condition (REC) for the subject site were found.

7.2 ADDITIONAL SERVICES AND RECOMMENDATIONS

No additional actions or services are warranted for the subject property.

8.0 OPINION

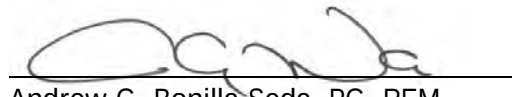
Based on the site features, activities, uses and conditions identified, it is our professional opinion and judgment that the subject property is not of critical environmental concern site and will not likely have detrimental environmental impacts. The subject property reflects environmentally-safe conditions site-wide at the present.

9.0 DECLARATION

"I Andrew G. Bonilla Seda, representing GEC Group, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 40 CFR §312.10(b) and ASTM Standard 1527-21 Section 3.2.30. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property (Appendix F contains Professional Qualifications). We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the empty site located at State Road- 693, Km. 8.6, Barrio Higuillar in the municipality of Dorado, Puerto Rico, the subject property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), *de minimis* conditions or significant data gaps in connection with the subject property. Also, I personally have performed the site reconnaissance, file inspection, data acquisition and analysis, and report preparation."

This Environmental Site Assessment Phase I, performed for reflect the conditions at the time when the investigation and data obtained and reflects the information collected from the various federal, state and local government agencies. That information was corroborated to the most possible extent and checked through available sources according to the appropriate inquiry definition of the ASTM standard. GEC Group should not be held responsible for mistakes or misinformation generated by the information provided by second or third parties pertaining to facilities and/or sources investigated.

Should you have any questions, please feel free to contact us.



Andrew G. Bonilla Seda, PG, REM
Registered Environmental Manager 8102
Professional Geologist GP-013
GEC Group

Date: December 4, 2021



10.0 REFERENCES

- ASTM E1527-21, "Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process", 2021
- Conservation Biology Institute, The Wilburforce Foundation; Data Basin; 2020
- Departamento de Salud de Puerto Rico- División de Salud Radiológica; Estudio de Radón en Puerto Rico; Abril 1996
- United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey of the San Juan Area, Puerto Rico, 2019
- United States Geological Survey, 2018, 7.5-minute Topographic Vega Alta Area Quadrangle; U.S. Dept. of Interior, Geological Survey, scale 1:20,000
- United States Geological Survey, 1963, Geologic Map of the Vega Alta Area Quadrangle; U.S. Dept. of Interior, Geological Survey, scale 1:20,000

Appendix A
Property Development Documents

ma fecha y lugar
otorgamiento expedí
copia certificada a
Paseo San Antonio



-----**ESCRITURA NUMERO SESENTA Y CUATRO**-----

-----**COMPRAVENTA RECONOCIENDO**-----

-----**Y ASUMIENDO HIPOTECA**-----

---En la Ciudad de Guaynabo, Puerto Rico, a los diecisiete días del mes de octubre de dos mil siete.-----

-----**ANTE MI**-----

---**IGNACIO M. ARBONA ARBONA**, Abogado y Notario Público de Puerto Rico, con estudio abierto en Guaynabo, Puerto Rico y residencia en San Juan, Puerto Rico.-----

-----**COMPARECEN**-----

---**DE LA PRIMERA PARTE: GERARD GIL BONAR**, mayor de edad, soltero, abogado y vecino de San Juan, Puerto Rico, en adelante denominado como el "VENDEDOR".-----

---**DE LA SEGUNDA PARTE: PASEO SAN ANTONIO, INC.**, una corporación organizada y existente bajo las Leyes del Estado Libre Asociado de Puerto Rico, con Oficina Principal en San Juan, Puerto Rico, representada en este acto por su Representante Autorizada, Yvonne Gil Bonar, mayor de edad, soltera, corredora de bienes raíces y vecina de Dorado, Puerto Rico, cuya facultad para, a nombre y en representación de la corporación, ejecutar este documento, ha sido acreditada mediante Certificación de Resolución Corporativa firmada por Gwendolyne Marcano Rivera, en su capacidad de Secretaria Auxiliar de la Corporación, con fecha de diecisiete de octubre de dos mil siete, affidavit número quinientos veinticuatro, en adelante denominada como la "COMPRADORA".-----

---**DOY FE** de conocer personalmente al VENDEDOR y al representante autorizado de la COMPRADORA, y por sus dichos y creencias me constan sus circunstancias personales; me aseguran tener y a mi juicio tienen, la capacidad legal necesaria para este otorgamiento, y en tal virtud, libremente:-----

-----**EXPONEN**-----

---**PRIMERO:** Que el VENDEDOR es dueño en pleno dominio de la propiedad inmueble que se describe a continuación:-----



---RUSTICA. Parcela de terreno identificada como parcela número veinticuatro radicada en los barrios Barrios Pueblo e Higuillar de Dorado, Puerto Rico, compuesto de veintitrés mil cuatrocientos ochenta y nueve punto tres uno ocho cinco metros cuadrados equivalentes a cinco punto nueve ocho cero cero cuerdas. En lindes por el NORTE, con la carretera estatal número seiscientos noventa y tres en una distancia de ciento doce punto seis siete siete tres metros; por el SUR, con la Urbanización Paseo Las Palmas en una distancia de sesenta y ocho punto ocho dos cuatro seis metros; por el ESTE, con la parcela número diez-Avenida Principal de la Urbanización Paseos de Dorado en una distancia de doscientos cuarenta y seis punto cuatro cinco ocho nueve metros; y por el OESTE, con Dorado Beach Development en una distancia doscientos doce punto seis cuatro cero dos metros.-----

---Se segrega de la Finca 1,532, inscrita al Folio 210 del Tomo 245 de Dorado.-----

-----TITULO-----

---La finca consta inscrita a favor del VENDEDOR, quien adquirió mediante compraventa a Paseos de Dorado, Inc. Esto según consta de la escritura número diez, de compraventa otorgada el día trece de julio de dos mil seis ante el Notario Alberto J. Pérez Hernández, encontrándose pendiente de Inscripción al Asiento 1,224 del Diario 250 del Registro de la Propiedad, Sección Cuarta de Bayamón.-----

-----CARGAS Y GRAVAMENES-----

---La propiedad inmueble antes descrita en el párrafo PRIMERO de la parte Expositiva de esta escritura, se encuentra sujeta, por su procedencia, a las siguientes cargas y gravámenes:-----

-----Afecta a servidumbres de paso a favor de Estados Unidos de América y finca de Sardinera. Afecta a servidumbre de pozos, tuberías, edificios y equipo auxiliar sobre esta finca y otras más, inscrita al Folio 171 vuelto del Tomo 40 de Dorado, inscripción tercera; servidumbre de paso sobre la finca 11,610 inscrita al Folio 134 del Tomo 244 de Dorado; condiciones restrictivas inscritas al Folio 210 del Tomo 245 de Dorado, inscripción novena; y servidumbre a favor de Autoridad de Acueductos y Alcantarillados de Puerto Rico, inscrita al Folio 210 del Tomo 245 de Dorado, inscripción undécima.-----

---Por sí, la misma se encuentra afecta en garantía de pagaré a favor del Firstbank Puerto Rico por la suma de TRES MILLONES DE DÓLARES (\$3,000,000.00) con intereses al doce por ciento (12%) anual y vencimiento a la demanda. Constituida por la Escritura número cincuenta

y uno (51) otorgada el trece (13) de julio de dos mil seis ante el notario Michel Rachid Pifheiro y presentada el dos (2) de agosto de dos mil seis (2006) y pendiente de inscripción al Asiento 1225 del Diario 250, Registro de la Propiedad, Sección Cuarta de Bayamón.-----

-----Asegura el VENDEDOR que la propiedad inmueble antes descrita en el párrafo Expositivo PRIMERO de esta escritura, no está sujeta a ninguna otra carga o gravamen.-----

-----Habiendo convenido las partes comparecientes la compraventa de la propiedad inmueble antes descrita en el párrafo PRIMERO de la parte Expositiva de esta escritura, la llevan a efecto por virtud de este otorgamiento, con sujeción a las siguientes:-----

-----CLAUSULAS Y CONDICIONES-----

-----PRIMERA: Que por virtud de la presente, el VENDEDOR, vende, cede, y traspa la propiedad inmueble antes descrita en el párrafo PRIMERO de la parte Expositiva de esta escritura, con todos sus usos, anexos, cargas y servidumbres a favor de la COMPRADORA, para que ésta la use, goce y disfrute como su único y legítimo dueño, subrogándose éstos en el lugar y derechos del VENDEDOR.-----

-----SEGUNDA: Se efectúa esta compraventa por el precio convenido y ajustado de CINCO MILLONES SEISCIENTOS MIL DOLARES (\$5,600,000.00), cuya suma recibe el VENDEDOR de mano de la COMPRADORA en la siguiente forma:-----

-----A. La suma de TRES MILLONES DÓLARES (\$3,000,000.00) es retenida por la COMPRADORA para satisfacer en su día la hipoteca antes mencionada que grava la propiedad objeto de esta Compraventa, todos cuyos términos, cláusulas y condiciones asume la COMPRADORA y se compromete expresamente a cumplir relevando al VENDEDOR de dicha obligación.-----

-----B. El balance de DOS MILLONES SEISCIENTOS MIL DOLARES (\$2,600,000.00) queda garantizado a el VENDEDOR por la COMPRADORA mediante pagaré comercial a favor del Vendedor pagadero a la presentación otorgado en esta misma fecha ante el Notario Público autorizante de esta escritura, con interés al seis por ciento (6%)

anual a ser pagadero junto al principal, a la presentación, el cual se transcribe textualmente a continuación:-----

-----"PAGARE"-----

-----VALOR: \$2,600,000.00-----

-----VENCIMIENTO: A LA PRESENTACION-----

-----POR VALOR RECIBIDO, nos obligamos a pagar a GERARD GIL BONAR, o a su orden, a vencer a la presentación, en moneda legal y corriente de los Estados Unidos de América, la suma principal de DOS MILLONES SEISCIENTOS MIL DOLARES (\$2,600,000.00), más intereses al seis por ciento (6%) anual, cuyos intereses serán devengados desde la fecha de su emisión hasta su saldo total y aún en caso de mora.-----

-----Renunciamos a todo derecho de aviso, presentación, requerimiento de pago y protesto y para el caso de reclamación judicial o de ejecución del pago de esta obligación, nos obligamos al pago de las costas, gastos y honorarios de abogado del tenedor en la cantidad líquida y exigible del DIEZ PORCIENTO (10%) del balance del principal, más otro crédito de DIEZ PORCIENTO (10%) para intereses en caso de mora.-----

-----El uso plural de esta obligación se entenderá singular cuando haya sido firmada por una persona y cuando haya sido firmada por más de una persona la obligación será solidaria de todos los firmantes.-----

-----En Guaynabo, Puerto Rico, hoy 17 de octubre de 2007.-----

-----Paseo San Antonio, Inc.-----

-----Por: Yvonne Gil Bonar-----

-----Título: Representante Autorizado"-----

-----En virtud de lo cual, el VENDEDOR entrega a la COMPRADORA la más formal y eficaz carta de pago, y le entrega en pleno dominio a la COMPRADORA la propiedad inmueble antes descrita en el párrafo PRIMERO de la Expositiva de esta escritura, de la cual entra la COMPRADORA en posesión sin más formalidad que el otorgamiento de la presente escritura.-----

-----TERCERA: La COMPRADORA manifiesta conocer todos los términos y estipulaciones contenidos en el Pagaré y en la Escritura de Hipoteca que grava la propiedad aquí vendida y se compromete a cumplir con todos los pactos y estipulaciones comprendidos en dichas obligaciones, asumiendo la responsabilidad representada por el pagaré y el gravamen hipotecario constituido.-----

-----CUARTA: Las contribuciones sobre la propiedad objeto de esta escritura de compraventa, serán por cuenta y cargo del VENDEDOR hasta la fecha de este otorgamiento, y en adelante serán por cuenta y cargo de la COMPRADORA.-----



—QUINTA: Se acuerda entre las partes comparecientes, que el VENDEDOR pagará los honorarios de abogado relacionados con el otorgamiento de esta escritura, así como los Sellos de Rentas Internas y de Impuesto Notarial correspondientes al original de la escritura; mientras que la COMPRADORA pagará los Sellos de Rentas Internas y de Impuesto Notarial correspondientes a la Primera Copia Certificada a expedirse de la misma, así como los aranceles y demás costos relacionados con su inscripción en el Registro de la Propiedad que le es correspondiente.-----

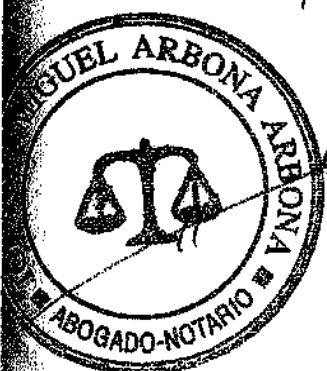
—SEXTA: YO, el Notario, advierto a las partes comparecientes de la conveniencia de acreditar el estado de cargas y gravámenes de la propiedad inmueble objeto de compraventa, mediante la correspondiente certificación del Registro de la Propiedad, o la comprobación directa examinando los libros del Registro; aunque, la certificación registral o examen no excluye la posibilidad de cargas inscritas con posterioridad a dicha certificación o examen. Sobre el particular, el Estudio de Título utilizado como base para la preparación y otorgamiento de la presente escritura fue preparado por la firma Hato Rey Title Insurance Agency, Inc., con fecha de veinticuatro de septiembre de dos mil siete, el cual es aceptado de conformidad por las partes comparecientes.-----

—SEPTIMO: A tales efectos, el Notario autorizante advierte a las partes comparecientes de la conveniencia de obtener una certificación de deuda y valores sobre la propiedad objeto de esta compraventa expedida por el Centro de Recaudación de Ingresos Municipales (CRIM) previo a la adquisición de cualquier propiedad inmueble, como es este el caso.-----

—OCTAVO: La COMPRADORA reconoce que en esta misma fecha ha recibido copia del estudio de título que se practicara sobre la propiedad el cual fue realizado por la firma Hato Rey Title Insurance Agency, Inc.-----

-----ACEPTACION-----

—Las partes comparecientes, por sí y/o a través de su representante autorizado, según aplicable, conformes con todos los particulares de esta escritura la aceptan en todas sus partes por estar redactada de acuerdo con su voluntad.-----



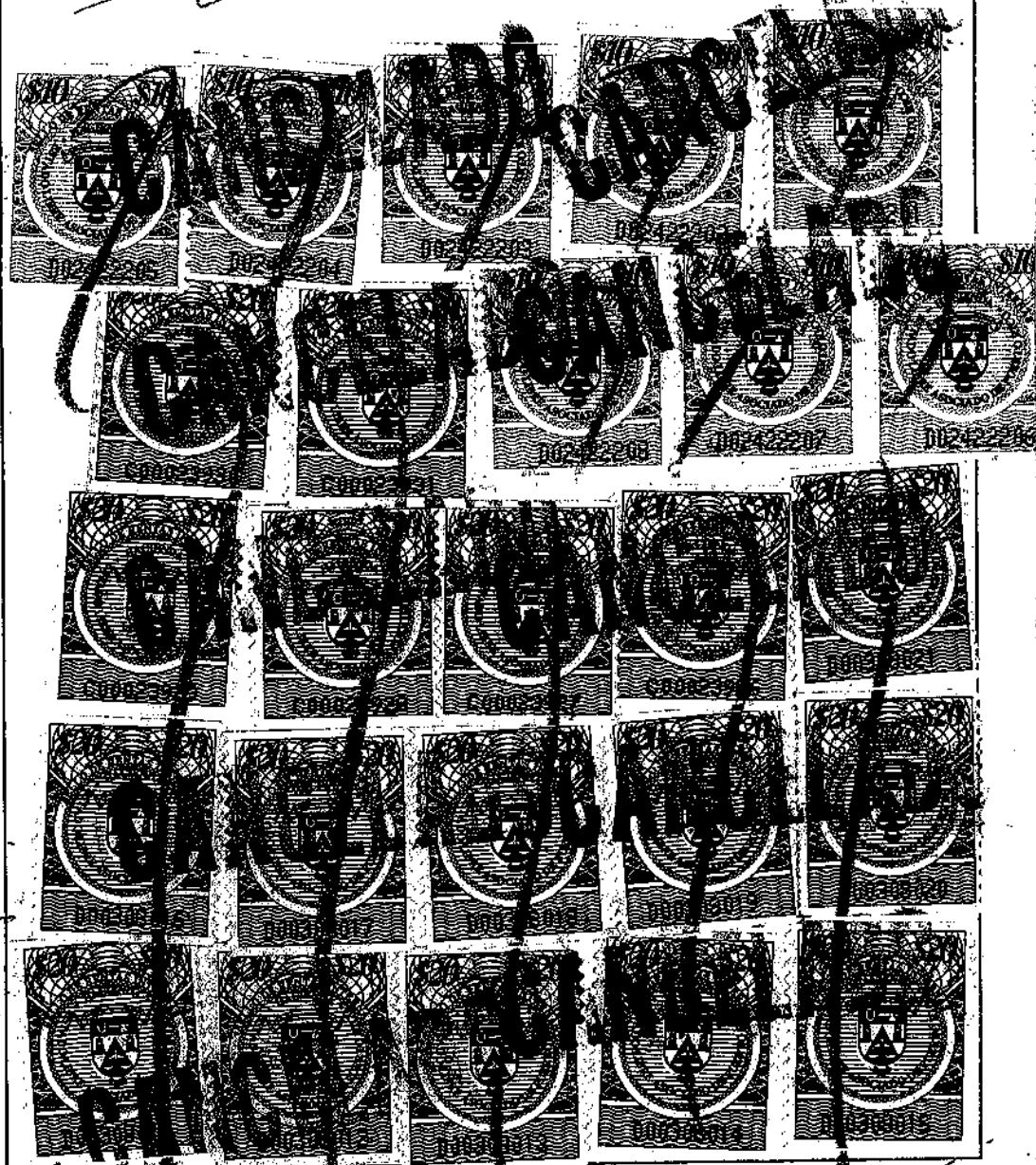
-----YO, el Notario, DOY FE de haberles hecho a los comparecientes y/o a través de su representante autorizado, las reservas y advertencias legales pertinentes.-----

-----Así lo dicen y otorgan los comparecientes ante mí, y/o a través de su representante autorizado, quienes han leído la misma y prestan su consentimiento a todo lo expresado en ésta, escriben sus iniciales en todos y cada uno de los folios, y firman todos ante mí, sin la intervención de testigos instrumentales por no requerirlos la ley ni haberlos solicitado las partes o el Notario autorizante, de cuyo derecho les advertí.-----

-----YO, el Notario, DOY FE, de cuanto más afirmo, refiero y relato en este instrumento público.-----

Manuel G. Bonar

Manuel G. Bonar





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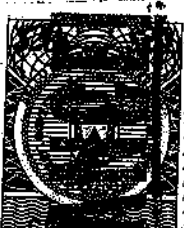
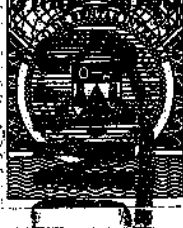
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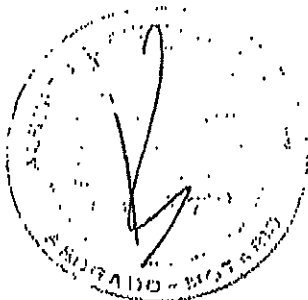


En el mismo sitio y -
fecha de su otorga-
miento expedí primera
copia certificada a -
favor de don Gerard -
Gil Bonar. DOY FE. -

Notario Público

MHS





----- NUMERO DIEZ -----

----- COMPRAVENTA -----

----- En la Ciudad de San Juan, Puerto Rico, a los trece (13) días del mes de julio del año dos mil seis (2006). -----

----- ANTE MI -----

----- ALBERTO J. PEREZ HERNANDEZ, Abogado y Notario Público de esta isla, con residencia y estudio abierto en la ciudad de San Juan, Puerto Rico. -----

----- COMPARECEN -----

----- DE LA PRIMERA PARTE: PASEOS DE DORADO, INC. una corporación organizada bajo las leyes del Estado Libre Asociado de Puerto Rico, Seguro Social Patronal 66-0541278, representada en este acto por su Presidente, DON MARK HOWARD GREENE, Seguro Social Número 220-46-5861, quien es mayor de edad, casado, ejecutivo y vecino de San Juan, Puerto Rico, cuya autoridad para comparecer a este acto se acredita mediante resolución corporativa de dicha corporación de fecha veintinueve (29) de junio del dos mil seis (2006), una certificación de la cual se adjunta y forma parte de la primera copia certificada de esta escritura. A esta parte se le denomina en adelante como "PASEOS". -----

----- DE LA SEGUNDA PARTE: DON GERARD GIL BONAR, Seguro Social Número 583-66-9117, mayor de edad, soltero, abogado y vecino de Guaynabo, Puerto Rico. A esta parte se le denomina en adelante como la "PARTE COMPRADORA". -----

----- DOY FE de conocer personalmente a los comparecientes y por sus dichos la doy de sus circunstancias personales y vecindad. Me aseguran tener y a mi juicio tienen la capacidad legal necesaria para este otorgamiento, y en tal virtud libremente -----

----- EXPONEN -----

----- PRIMERO: PASEOS es dueña en pleno dominio de la propiedad

inmueble cuya descripción se indica a continuación: -----

-----"RUSTICA: Parcela de terreno identificada como Parcela Número Veinticuatro (24) radicada en los Barrios Pueblo e Higuillar de Dorado, Puerto Rico, compuesta de Veintitres Mil Cuatrocientos Ochenta y Nueve punto Tres Mil Ciento Ochenta y Cinco (23,489.3185) Metros Cuadrados, equivalentes a Cinco punto Nueve Mil Ochocientos (5.9800) Cuerdas. En linderos: por el Norte, con la Carretera Estatal Número Seiscientos Noventa y Tres (693) en una distancia de Ciento Doce punto Seis Mil Setecientos Setenta y Tres (112.6773) Metros; por el Sur, con la Urbanización Paseo Las Palmas en una distancia de Sesenta y Ocho punto Ocho Mil Doscientos Cuarenta y Seis (68.8246) Metros; por el Este, con la Parcela Número Diez (10) - Avenida Principal de la Urbanización Paseos de Dorado en una distancia de Doscientos Cuarenta y Seis punto Cuatro Mil Quinientos Ochenta y Nueve (246.4589) Metros; y por el Oeste, con Dorado Beach Development, Inc., en una distancia de Doscientos Doce punto Seis Mil Cuatrocientos Dos (212.6402) Metros." -----

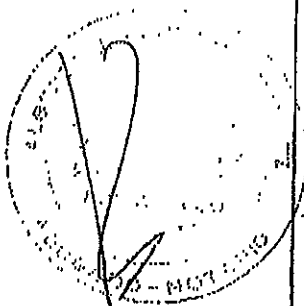
----- La descripción legal antes indicada surge de la Escritura Número Dieciséis (16), otorgada el día diez (10) de junio del dos mil cinco (2005), ante el Notario suscribiente, la cual se encuentra pendiente de inscripción, habiendo sido presentada en el Registro de la Propiedad de Puerto Rico, Sección Cuarta de Bayamón, al Asiento Mil Doscientos Ochenta (1,280) del Diario Doscientos Cuarenta y Tres (243). -----

----- Esta propiedad en adelante se identificará como la "Parcela Número Veinticuatro (24)". -----

----- SEGUNDO: La propiedad inmueble descrita en el párrafo Primero anterior fue segregada de una finca con cabida original de Doscientos Diecinueve punto Siete Mil Ochocientos Sesenta (219.7880) cuerdas, la cual consta inscrita al Folio Ciento Sesenta y Nueve (169) del Tomo Cuarenta (40) de Dorado, Finca número Mil Quinientos Treinta y Dos (1,532), Registro de la Propiedad de Bayamón, Sección Segunda, y la misma se encuentra afecta a las siguientes cargas y gravámenes:

----- Por su procedencia está afecta a servidumbre de paso de camino a favor de Estados Unidos de América; de paso de vía a favor de finca nombrada La Sardinera; de postes y alambre para luz eléctrica a favor de finca nombrada la Sardinera de un camino de "Blitumul" a favor de la finca propiedad de los esposos Miguel Martorell y Blanca Galán;

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servidumbre a favor de la finca propiedad de Joaquín Cardona; condiciones restrictivas de edificación y uso según surgen de la escritura número ocho (8), otorgada el día nueve (9) de noviembre de mil novecientos ochenta y nueve (1989), ante el Notario Público Harry O. Cook y de la escritura número doce (12), otorgada el día veintiocho (28) de diciembre de mil novecientos noventa y cinco (1995), ante el Notario Público Alberto J. Pérez Hernández; servidumbres de paso; y servidumbre a favor de Estados Unidos de América. -----

----- Por sí está libre de cargas. -----

----- TERCERO: PASEOS y la PARTE COMPRADORA tienen convenida la compraventa de las Parcela Número Veinticuatro (24) descrita en el párrafo Primero anterior y deseando formalizar la compraventa de acuerdo a lo pactado en dicho contrato, la llevan a cabo sujeto a las siguientes -----

----- CLAUSULAS Y CONDICIONES -----

----- Primera: PASEOS por medio de la presente, vende, cede y traspasa a favor de la PARTE COMPRADORA la Parcela Número Veinticuatro (24) descrita en el párrafo Primero de esta escritura con todos sus usos, anexos y servidumbres para que la posea, goce y disfrute como su única y legítima dueña. -----

----- Segunda: Realízase esta compraventa por el convenido y ajustado precio de DOS MILLONES SETECIENTOS MIL DOLARES (\$2,700,000.00), cuya suma manifiesta PASEOS haber recibido de manos de la PARTE COMPRADORA en o antes de este acto, a su entera satisfacción y contento y por cuya suma otorga a favor de la PARTE COMPRADORA la más formal y eficaz carta de pago conforme a derecho. -----

----- Tercera: Las contribuciones sobre la propiedad impuestas o que se impongan en el futuro a la parcela objeto de esta compraventa, serán responsabilidad de PASEOS hasta esta fecha y de aquí en

adelante lo serán de la PARTE COMPRADORA, prorrateándose entre las partes como corresponda el presente período contributivo. A los efectos de la distribución de la responsabilidad contributiva entre las partes, los periodos contributivos serán determinados a base de los años fiscales del gobierno. -----

----- Cuarta: La compraventa se lleva a cabo libre de cargas y gravámenes y PASEOS se obliga con la PARTE COMPRADORA al saneamiento por razón de evicción. -----

----- Quinta: La PARTE COMPRADORA manifiesta haber inspeccionado la propiedad objeto de esta compraventa, entrando en posesión de la misma sin más formalidad que el presente otorgamiento. -----

----- Sexta: PASEOS representa y garantiza a la PARTE COMPRADORA lo siguiente: -----

----- (a) Que traspasa título limpio, inscribible, válido y mercadeable sobre la propiedad objeto de esta compraventa, sin limitación o condición restrictiva alguna excepto las que se mencionan en la presente escritura y que incluyen condiciones restrictivas de edificación y uso establecidos por virtud de la escritura número ocho (8), otorgada el día nueve (9) de noviembre de mil novecientos ochenta y nueve (1989), ante el Notario Público Harry O. Cook y por la escritura número doce (12), otorgada el día veintiocho (28) de diciembre de mil novecientos noventa y cinco (1995), ante el Notario Público Alberto J. Pérez Hernández, según enmendada por la escritura número siete (7), otorgada el día once (11) de abril de mil novecientos noventa y siete (1997), ante el mismo Notario. -----

----- (b) Que ha satisfecho y cancelado cualesquiera gravámenes, económicos o no, que se reflejen del Registro de la Propiedad de Puerto Rico y no se mencionan en esta escritura. -----

----- (c) Que cancelará oportunamente cualesquiera contratos o

acuerdos vigentes, si alguno, con cualesquiera personas o entidades que en alguna forma impliquen posesión o derechos de uso o acceso sobre la propiedad objeto de esta compraventa y que entregue dicha propiedad a la PARTE COMPRADORA libre de ocupación por agregados, autorizados o no a ocupar la misma. -----

----- (d) Que habrá de solventar y resolver cualesquiera gravámenes, condiciones limitativas, exclusiones o excepciones que señale la compañía de seguro de título que para fines de adquirir la propiedad contrate la PARTE COMPRADORA. -----

----- (e) Que no existen ni se han incurrido a esta fecha en violaciones a cualquier norma ambiental conforme a las leyes y reglamentos federales y locales aplicables. De determinarse que dichas violaciones han existido o han acontecido, PASEOS será responsable por cumplimentar o resolver cualquier condición, querrela o alegación al respecto e indemnizará a la PARTE COMPRADORA por todo gasto, desembolso u honorarios que dicho evento cause. -----

----- CUARTO: Omisión: La omisión por parte de PASEOS de ejercitar cualesquiera de los derechos que por esta escritura se le confieren, no se considerará una renuncia, expresa o implícita de ejercitar dichos derechos. -----

----- QUINTO: Inclusión Acuerdo: Este instrumento contiene todos los pactos entre las partes relativos a los actos objeto del mismo y las partes se obligan, en caso de ser necesario, como es el de una notificación de algún defecto o de algún requerimiento del Registrador de la Propiedad para la inscripción de esta escritura, o de la compañía de seguro de título que habrá de emitir una póliza de título a favor de la PARTE COMPRADORA, o de cualquier otra parte que ostente derechos reales descritos en esta escritura sobre el inmueble objeto de compraventa y la cual requiera, en el ordenamiento jurídico apropiado, a comparecer de inmediato al otorgamiento del documento

adicional aclaratorio y/o correctivo a requerimiento de cualesquiera de las partes o de un subsiguiente adquirente de algún derecho para cuya inscripción la de este instrumento sea necesaria, o a requerimiento en cualquier caso, de aquella compañía de seguro de título que haya emitido o se proponga emitir una póliza sobre cualquier porción de las fincas objeto de este instrumento. -----

----- SEXTO: Sucesores: Lo aquí pactado obliga a las partes, sus causahabientes y sucesores en derecho. -----

----- SEPTIMO: Enmiendas: Los términos y condiciones de este acuerdo no podrán ser enmendados excepto por otro documento suscrito por la partes concernidas. -----

----- OCTAVO: (a) Los honorarios notariales y los gastos del original de esta escritura serán sufragados por PASEOS; los gastos, sellos, comprobantes y demás gastos relacionados con la primera copia certificada de esta escritura serán sufragados por la PARTE COMPRADORA. -----

----- (b) Los comparecientes manifiestan que en esta transacción no existe comisión u otra consideración económica a pagarse a corredor, persona o entidad alguna y se otorgan relevos recíprocos de surgir algún reclamo por este concepto. -----

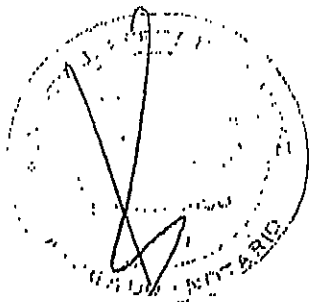
----- (c) Las representaciones, condiciones y obligaciones aquí estipuladas y que no queden culminadas o consumadas a la fecha de la firma de esta escritura, continuarán vigentes. -----

----- ACEPTACION, OTORGAMIENTO Y LECTURA -----

----- Los comparecientes aceptan la presente escritura en todas sus partes por ser fiel exponente de sus instrucciones y deseos, habiéndoles hecho yo, el Notario, las advertencias legales pertinentes. -----

----- Así lo dicen y otorgan ante mí los comparecientes, luego de haber renunciado al derecho que les hice saber tenían para requerir la presencia de testigos instrumentales. -----

MKS



m KB

Chas. L. Hall
R. H. Hall



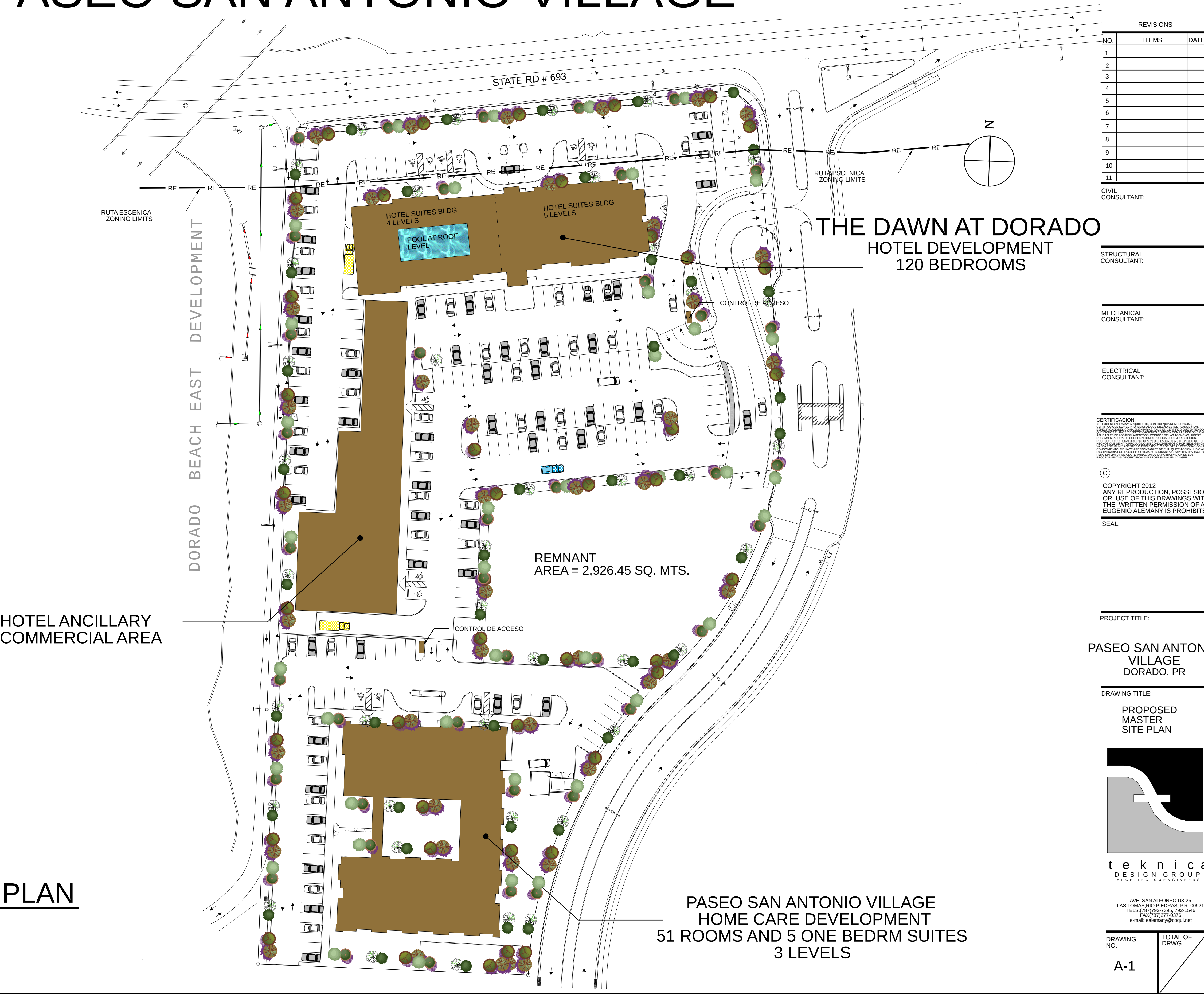
THE DAWN HOTEL AT DORADO

@ PASEO SAN ANTONIO VILLAGE

SCALE: 1: 500
DRAWN : J.S.
DATE: 07/28/17
TRACED: J.S.
PROJ. NUM.

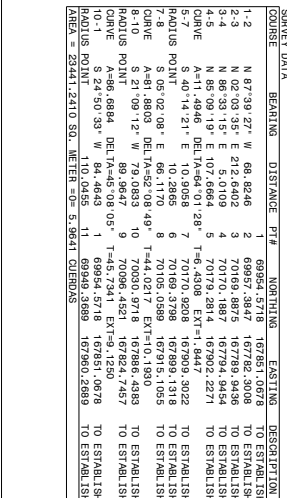
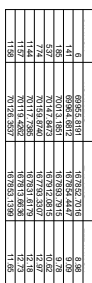
MASTER SITE DATA

- | | |
|-----------------------------------|----------------------|
| 1. LOT CALIFICATION | = RTI |
| 2. TOTAL LOT AREA | = 23,503.72 SQ. MTS. |
| 3. ACCESS ROAD | = 1,125.34 SQ. MTS. |
| 3. HOTEL AND ANCILLARY COMMERCIAL | = 12,521.49 SQ. MTS. |
| 4. HOME CARE LOT AREA | = 6,102.27 SQ. MTS. |
| 5. REMNANT LOT AREA | = 2,926.45 SQ. MTS. |
| 6. GREEN AREA AREA | = 837.17 SQ. MTS. |
| 7. HOTEL AREA | = 79,315 SQ. FT. |
| 8. ANCILLARY AREA | = 23,492 SQ. FT. |
| 9. HOME CARE AREA | = 40,698 SQ. FT. |
| 10. HOTEL BEDROOMS | = 120 EA |
| 11. HOME CARE ROOMS | = 56 EA |
| 12. HOTEL HEIGHT | = 4 & 5 LEVELS |
| 13. ANCILLARY COMMERCIAL HEIGHT | = 2 LEVEL |
| 14. HOME CARE HEIGHT | = 3 LEVELS |
| 15. HOTEL AND ANCILLARY PARKING | = 216 EA |
| 16. HOME CARE PARKING | = 59 EA |

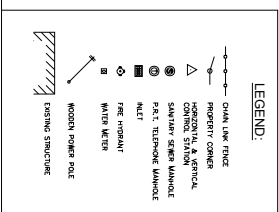
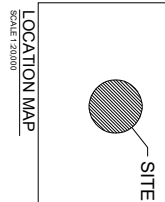


PROPOSED MASTER SITE PLAN

SCALE = 1: 500



A map of Puerto Rico with various locations marked. The project location is indicated by a bracket on the eastern coast, near the Atlantic Ocean. Other labeled locations include San Juan, Ponce, Caguas, and several smaller towns. The map also shows the surrounding waters: Atlantic Ocean to the east and Caribbean Sea to the south.



PROJECT:		GRUPO GIL BONAR SURVEY AND TOPOGRAPHIC PLAN - PASEO LAS PALMAS DORADO, PUERTO RICO	
REVISIONS:			
DATE	DESCRIPTION	DATE	DESCRIPTION
1	1	1	1
DATE, DESCRIPTION			

CERTIFY CORRECT

FERNANDO SANTIAGO, P.L.S.
LIC. NO. 17316

FS SURVEYING
LAND SURVEYORS CONSULTANTS
URB. BONNEVILLE HEIGHTS, CALLE PUERTO RICO #7, CAGUAS, P.R. 00725
TEL. 787-747-0340 / FAX (787) 746-5039

Appendix B
ASTM E1527-21 User
Questionnaire



**Environmental Site Assessment (ESA) Phase I
USER QUESTIONNAIRE**

To be completed by site representative (user)

Project/Property: Peace St. Anthony Village
Location/Address: Clark Road, Rte 1, Box 7, 1
Hopkinton, Mass., Dorset, Rte 1, Box 111

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Reauthorization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional (EP/Consultant). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, state, state or local law?

None to our knowledge

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULA (Activity and Use Limitations), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, state, state or local law?

None to our knowledge

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used in that type of business?



(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes it has.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,

(a.) Do you know the past uses of the property?

No, vacant land

(b.) Do you know of specific chemicals that are present or once were present at the property?

No

(c.) Do you know of spills or other chemical releases that have taken place at the property?

No

(d.) Do you know of any environmental cleanups that have taken place at the property?

No

(4.) The degree of obviousness of the presence of likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ECA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No



In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase 1. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes:

(a) the reason why the Phase 1 is required;

Report by planning institution for
planning purposes of a new development

(b) the type of property and type of property transaction, for example, sale, purchase, exchange,

vacant land to be subject of a sale-purchase

(c) the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful);

State Road PH 893 km 8.6
Republic of South Africa PH 8116 - on the junction
between Dorens, West Dorens Road East, north PH 893 on Jan

(d) the scope of services desired for the Phase 1 (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice 1 (2017) are to be considered);

the 1st
align
land for
Purchaser
Dorens

(e) identification of all parties who will rely on the Phase 1 report;

Financial Institutions

(f) identification of the site contact and how the contact can be reached;

Guard GS - email gpi2487322@gs.co

(g) other special terms and conditions which must be agreed upon by the environmental professional;

N/A



(b) Any other knowledge or experience with the property that may be pertinent to the environmental professional for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental condition).

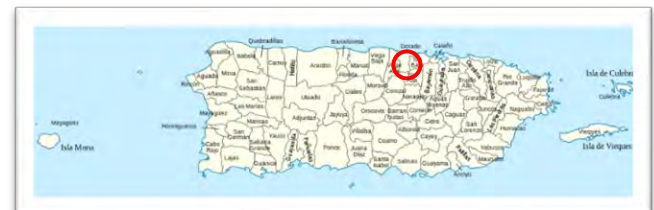
USER SIGNATURE

Name

Title

Date

Appendix C
Historical Aerial Photos and Maps

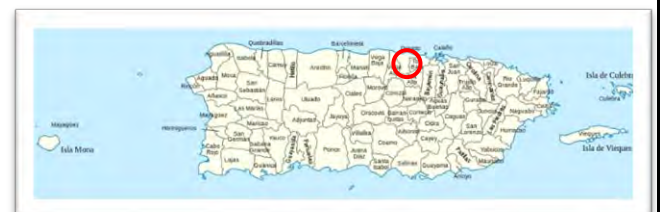


GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

**HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

1962

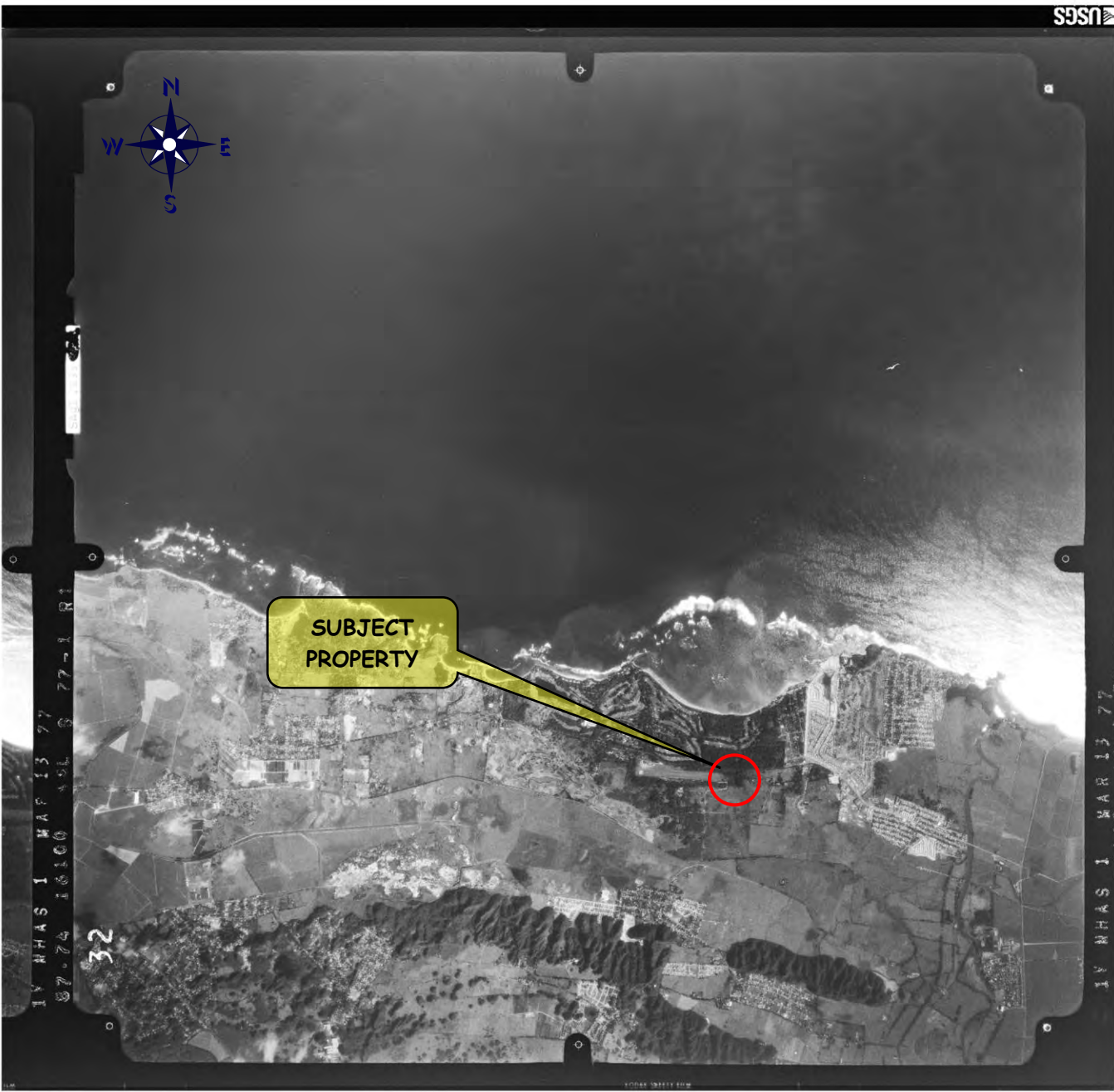


GEC Group

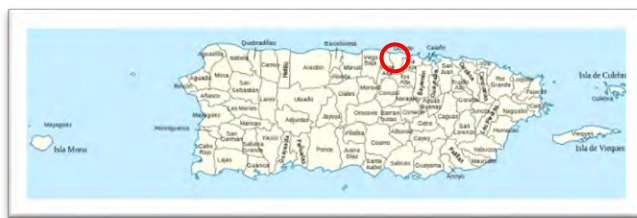
Geological/Environmental Consultants and
Aerial Drone Services

**HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

1967



SUBJECT
PROPERTY

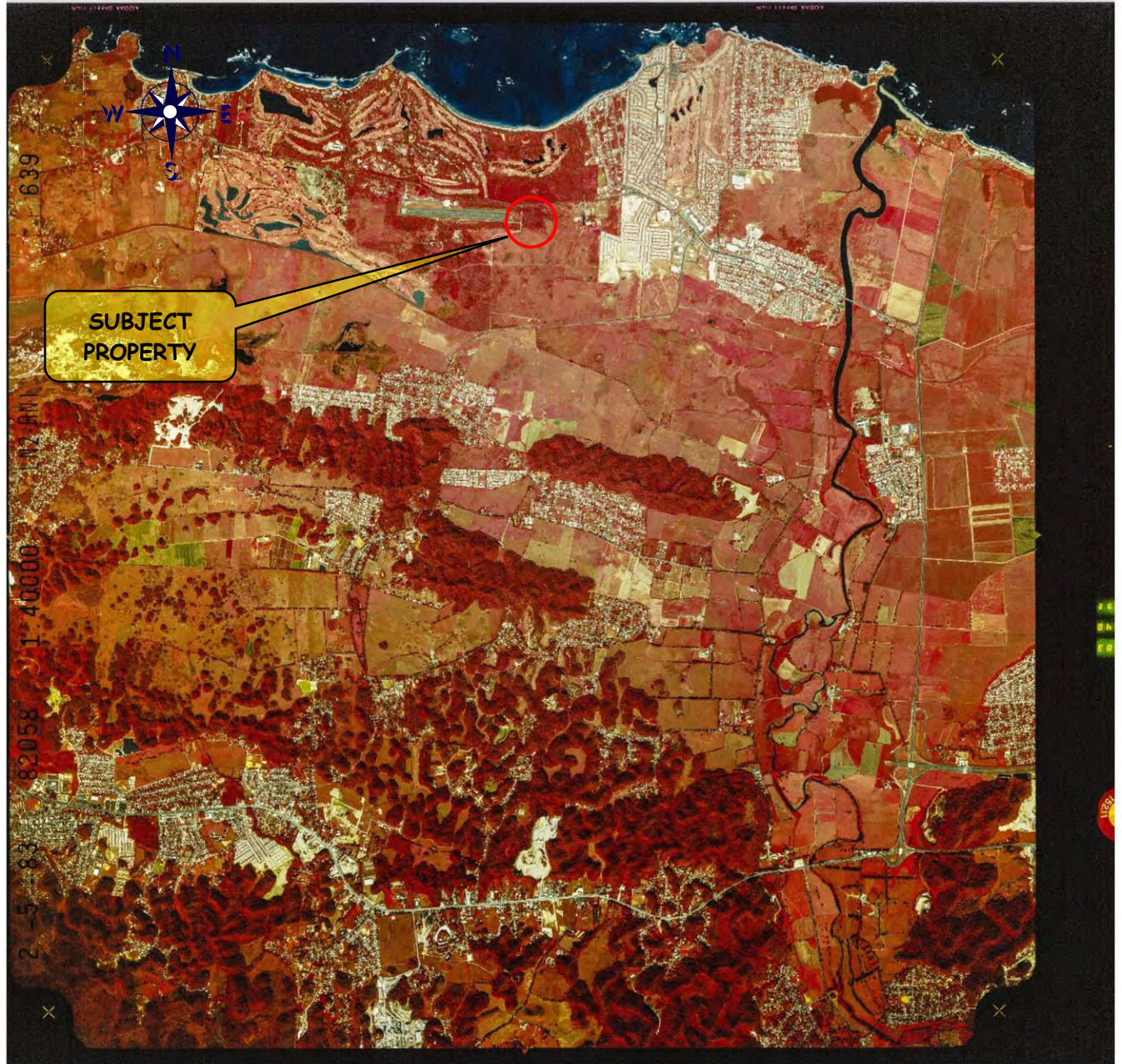


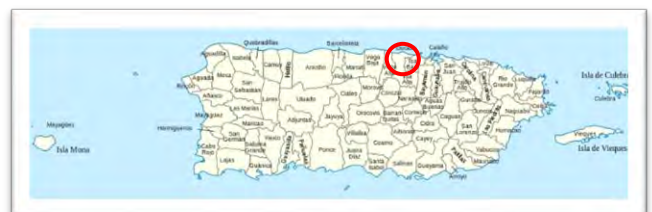
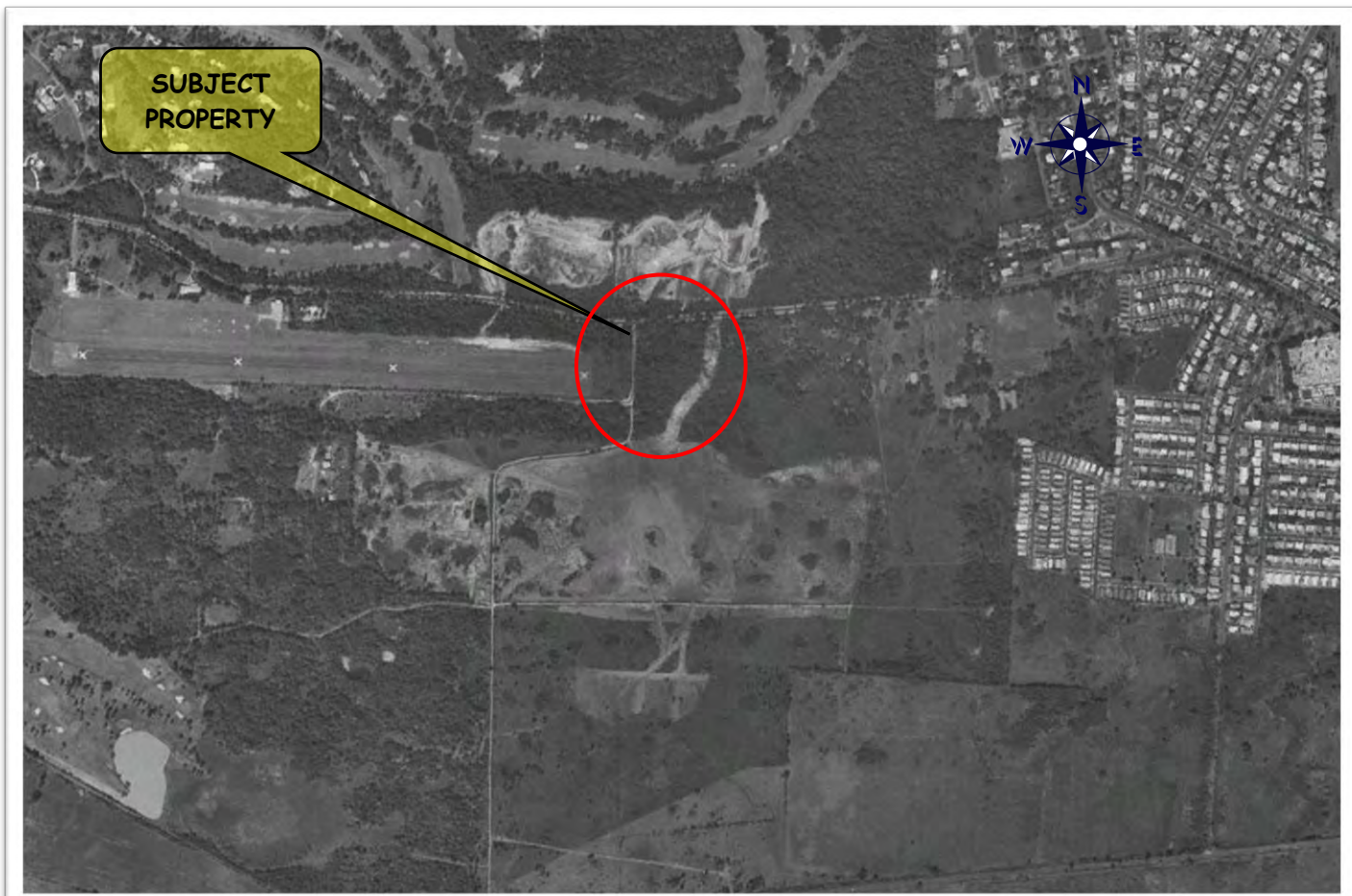
GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

**HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

1977





GEC Group
Geological/Environmental Consultants and
Aerial Drone Services

**HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

1994

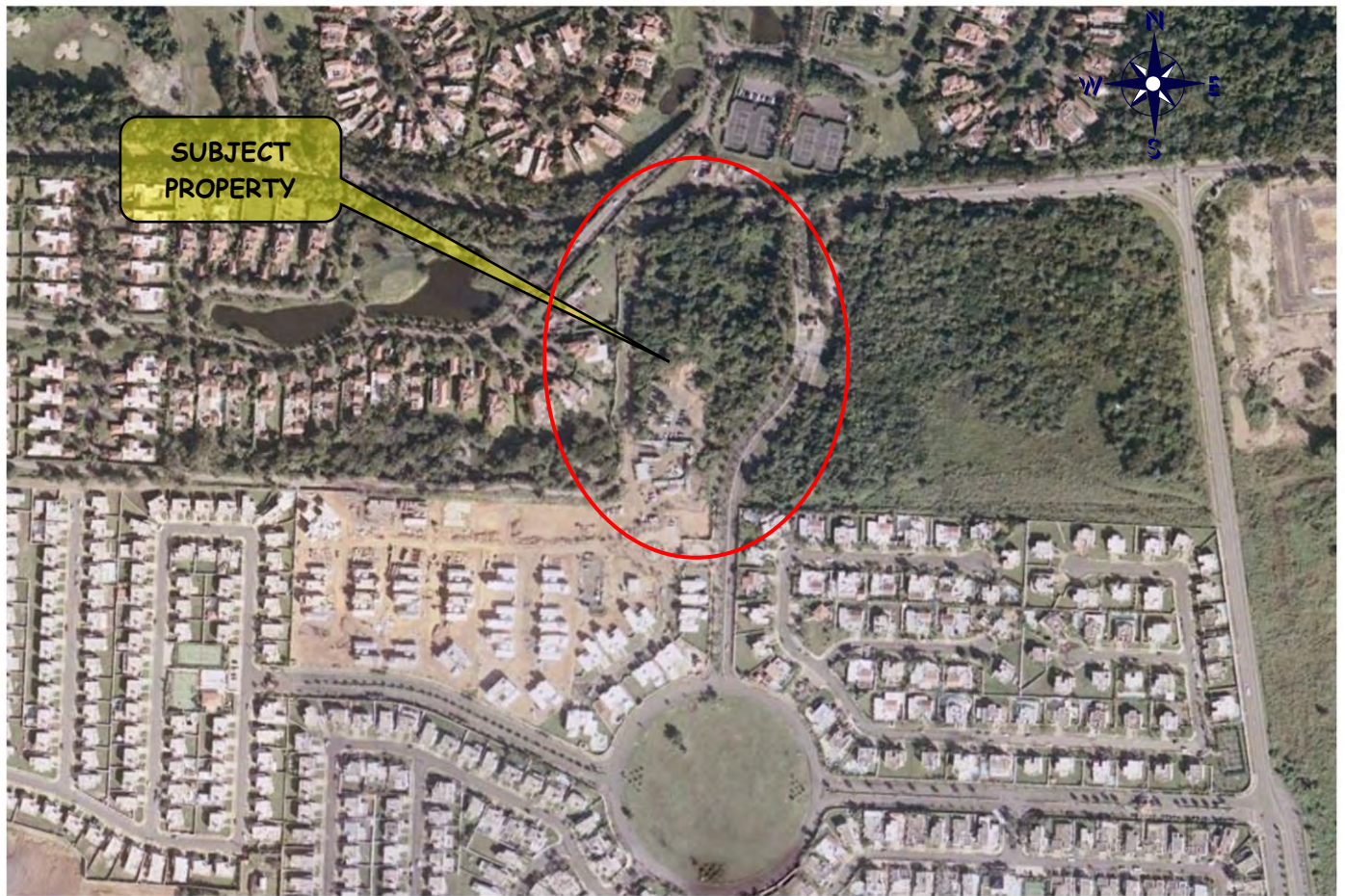


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HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

2003

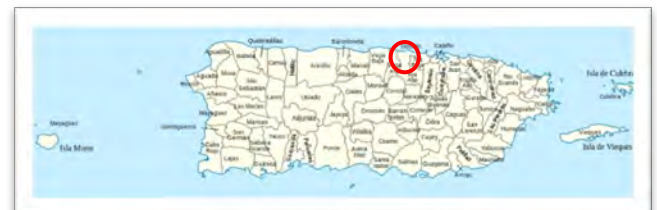


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**HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

2004

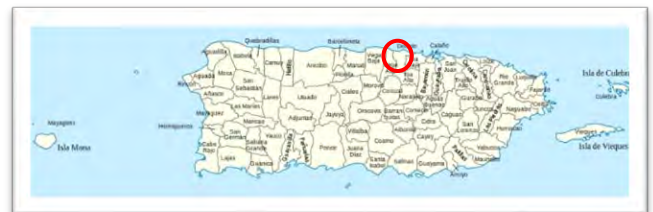


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Aerial Drone Services

HISTORICAL AERIAL PHOTO THE DAWN AT DORADO HOTEL PARCEL DORADO, PUERTO RICO

2012



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

**HISTORICAL AERIAL PHOTO
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

2021

Appendix D
Site Photo Log



PHOTO 1- AERIAL VIEW OF SUBJECT PROPERTY TOWARDS NORTH



PHOTO 2- AERIAL VIEW OF SUBJECT PROPERTY TOWARDS SOUTH



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 1 & 2



PHOTO 3- VIEW OF SUBJECT PROPERTY TOWARDS EAST



PHOTO 4- VIEW OF SUBJECT PROPERTY SOUTHEAST (SOUTHERN BOUNDARY)



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 3 & 4



PHOTO 5- VIEW OF SECTOR SARDINERA ROAD (WESTERN BOUNDARY) TOWARDS NORTH



PHOTO 6- VIEW OF STATE ROAD PR-693 (SOUTHERN BOUNDARY) TOWARDS WEST



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 5 & 6



PHOTO 7- ENTRANCE TO PASEO LAS PALMAS (AVENIDA PRINCIPAL) EASTERN BOUNDARY OF SUBJECT PROPERTY TOWARDS SOUTH



PHOTO 8- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE NORTH (PR-693/DORADO BEACH)



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 7 & 8



PHOTO 9- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE SOUTH (PASEO LAS PALMAS)



PHOTO 10- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE EAST (AVENIDA PRINCIPAL)



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 9 & 10



PHOTO 11- AERIAL PHOTO OF PROPERTIES ADJACENT TO THE WEST (DORADO BEACH EAST)



PHOTO 12- TOP VIEW AERIAL PHOTO OF SUBJECT PROPERTY (WEST IS UP)



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Geological/Environmental Consultants and
Aerial Drone Services

SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO

PHOTO 11 & 12

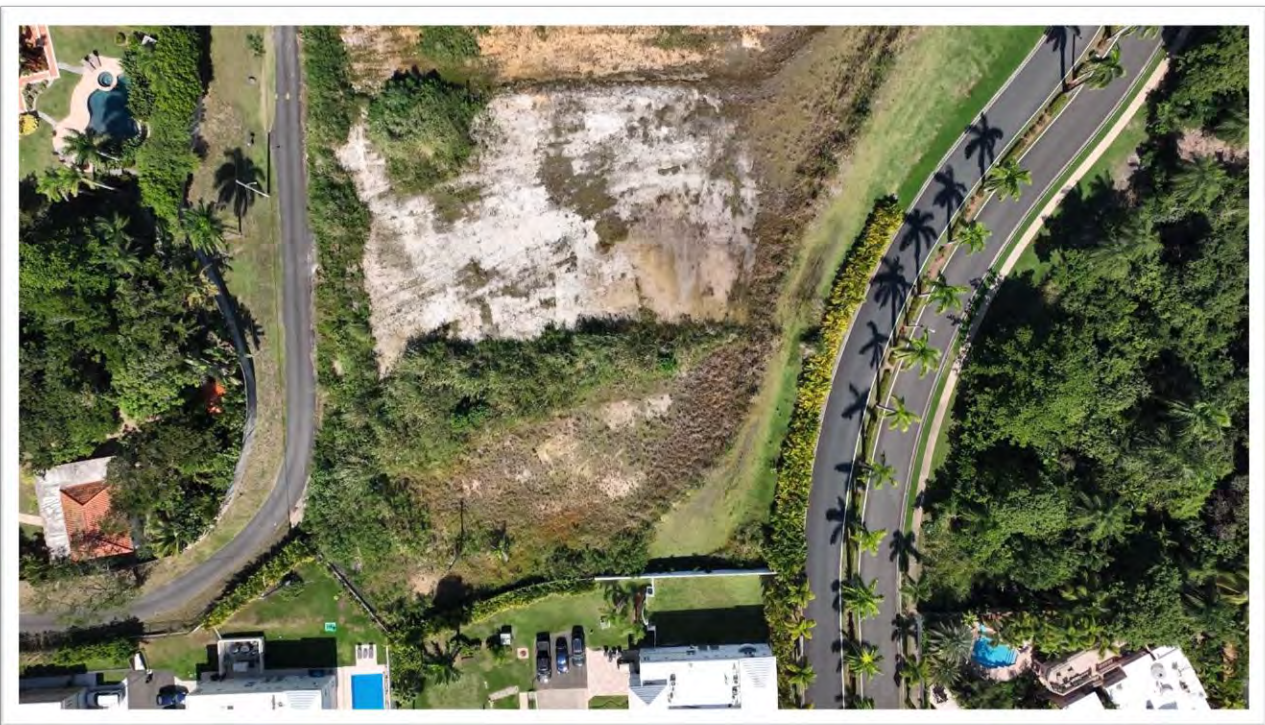


PHOTO 13- AERIAL PHOTO VIEW OF SOUTHERN BORDER WHERE VEHICLES AND EQUIPMENT WERE STORED DURING PASEO LAS PALMAS DEVELOPMENT CONSTRUCTION



GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

**SITE PHOTO LOG
THE DAWN AT DORADO HOTEL PARCEL
DORADO, PUERTO RICO**

PHOTO 13

Appendix E
EDR/Lightbox Report

The Dawn At Dorado Hotel

State Road PR-693, Km. 8.6- Bo. Higuillar
Dorado, PR 00646

Inquiry Number: 6770857.2s
December 01, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting Source Map	A-7
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

STATE ROAD PR-693, KM. 8.6- BO. HIGUILLAR
DORADO, PR 00646

COORDINATES

Latitude (North):	18.4646710 - 18° 27' 52.81"
Longitude (West):	66.2866820 - 66° 17' 12.05"
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	786567.6
UTM Y (Meters):	2043623.6
Elevation:	43 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12367431 VEGA ALTA, PR
Version Date:	2018

MAPPED SITES SUMMARY

Target Property Address:
STATE ROAD PR-693, KM. 8.6- BO. HIGUILLAR
DORADO, PR 00646

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	DORADO AUX AIRDROOME		FUDS	Higher	1828, 0.346, West
2	DORADO MUNICIPAL LF	ROAD 693	SEMS	Higher	2066, 0.391, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing

UST..... Underground Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated

EXECUTIVE SUMMARY

DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 10/20/2021 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DORADO MUNICIPAL LF Site ID: 0202643 EPA Id: PRD982276412	ROAD 693	WNW 1/4 - 1/2 (0.391 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 08/10/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DORADO AUX AIRDROOME		W 1/4 - 1/2 (0.346 mi.)	1	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

<u>Site Name</u>	<u>Database(s)</u>
LAUNDRY ESPINOSA	SEMS
METAL MACHINING CO., INC	SEMS, RCRA NonGen / NLR
HIGUILLAR DRY CLEANERS	SEMS
PRIDCO LOT NOS: L-107-2-64-16/18/1	SEMS
ADRIEL AUTO	SEMS, RCRA-VSQG
SHELL S/S #002240	LUST
PUMP STA. DORADO DEL MAR	LUST
GOLDEN HILLS	LUST
CARIBBEAN PETROLEUM CORPORATION	LUST
DORADO MUNICIPAL LANDFILL	ODI

OVERVIEW MAP - 6770857.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- 🚒 National Priority List Sites
- 🏢 Dept. Defense Sites

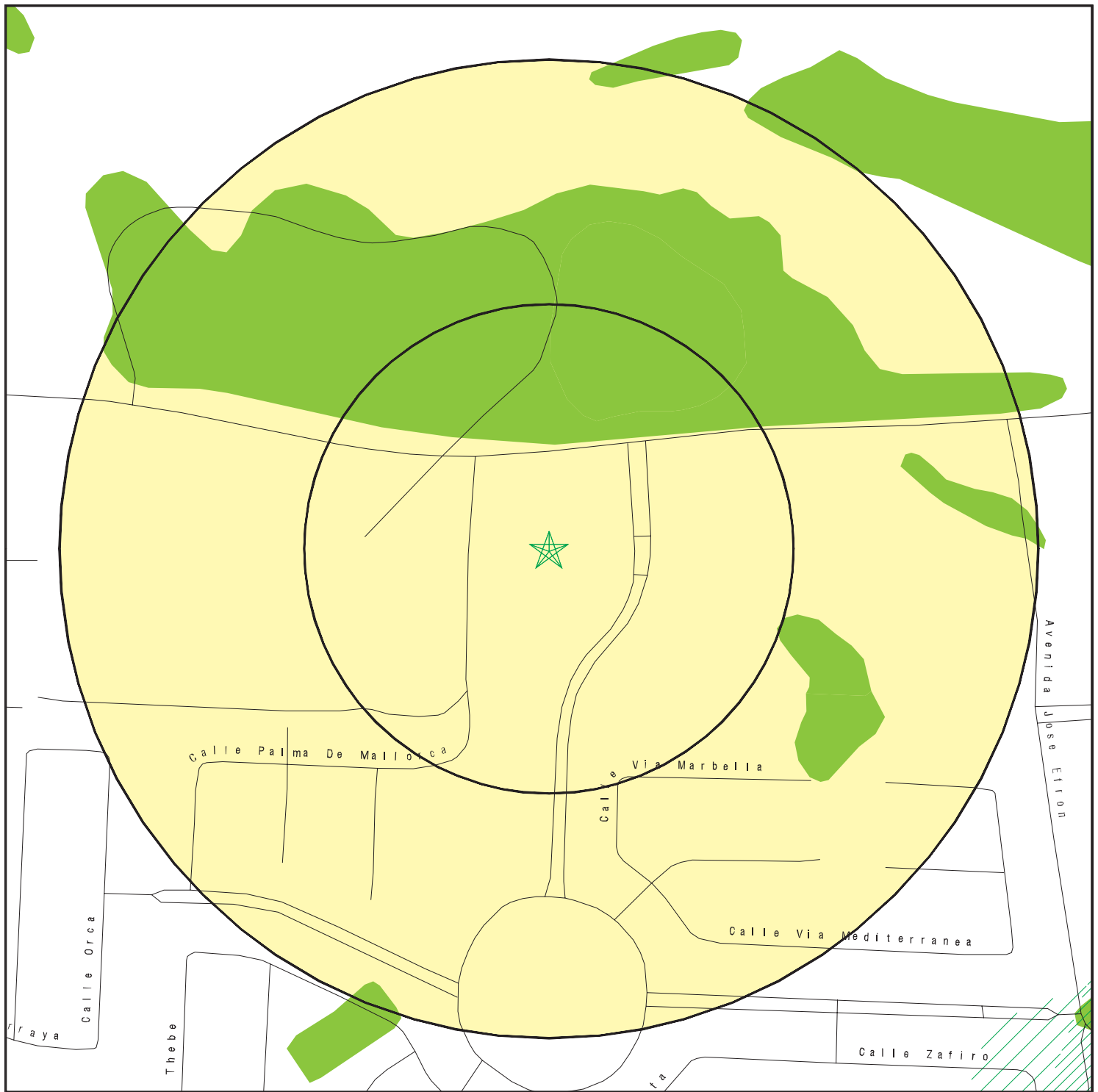
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: The Dawn At Dorado Hotel
 ADDRESS: State Road PR-693, Km. 8.6- Bo. Higuillar
 Dorado PR 00646
 LAT/LONG: 18.464671 / 66.286682

CLIENT: GEC Corporation
 CONTACT: Andrew G. Bonilla
 INQUIRY #: 6770857.2s
 DATE: December 01, 2021 9:56 am

DETAIL MAP - 6770857.2S



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

⚙ Manufactured Gas Plants

⚠ Sensitive Receptors

🏠 National Priority List Sites

🏠 Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

0 1/16 1/8 1/4 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: The Dawn At Dorado Hotel
ADDRESS: State Road PR-693, Km. 8.6- Bo. Higuillar
Dorado PR 00646
LAT/LONG: 18.464671 / 66.286682

CLIENT: GEC Corporation
CONTACT: Andrew G. Bonilla
INQUIRY #: 6770857.2s
DATE: December 01, 2021 9:57 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	1	0	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST	TP		NR	NR	NR	NR	NR	0
----------	----	--	----	----	----	----	----	---

- Totals --		0	0	0	2	0	0	2
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1 **DORADO AUX AIRDROOME**

FUDS **1022831566**

West

N/A

1/4-1/2

DORADO, PR

0.346 mi.

1828 ft.

**Relative:
Higher**

FUDS:

**Actual:
66 ft.**

EPA Region: 2
Installation ID: PR29799F414900
Congressional District Number: 98
Name: DORADO AUX AIRDROOME
FUDS Number: I02PR0534
City: DORADO
State: PR
County: DORADO
Object ID: 5126
USACE Division: SAD
USACE District: Jacksonville District (SAJ)
Status: Properties with all projects at site closeout
Current Owner: PRIV: PRIVATE AIRPORT
EMS Map Link: <https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=55524>
Eligibility: Eligible
Has Projects: Yes
NPL Status: Not on the NPL
Property History: In 1940, the U.S. acquired 216.64 acres for the Army Air Corps for use as an airfield. In 1946 the site was reported excess and all leases and permits were terminated and the properties were transferred to the then current owners.

Project Required: Yes
Feature Description: Not reported
Latitude: 18.465
Longitude: -66.291944000000001

FUDS Detail as of Jan 2015:

Fiscal Year: 2013
Federal Facility ID: PR9799F4149
RAB: Not reported
NPL Status: Not Listed
Description: The site consists of 216.64 acres located 2 miles west of the city of Dorado, Puerto Rico.
History: In 1940, the U.S. acquired 216.64 acres for the Army Air Corps for use as an airfield. In 1946 the site was reported excess and all leases and permits were terminated and the properties were transferred to the then current owners.
CTC: 465
Current Program: Not reported
Future Program: Not reported
Institutional ID: 55524

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2
WNW
1/4-1/2
0.391 mi.
2066 ft.

DORADO MUNICIPAL LF
ROAD 693
DORADO, PR 00646

SEMS 1000145610
PRD982276412

Relative:
Higher

Actual:
51 ft.

SEMS:

Site ID: 0202643
EPA ID: PRD982276412
Name: DORADO MUNICIPAL LF
Address: ROAD 693
Address 2: Not reported
City,State,Zip: DORADO, PR 00646
Cong District: Not reported
FIPS Code: 72051
Latitude: Not reported
Longitude: Not reported
FF: N
NPL: Not on the NPL
Non NPL Status: ESI Start Needed

SEMS Detail:

Region: 02
Site ID: 0202643
EPA ID: PRD982276412
Site Name: DORADO MUNICIPAL LF
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: 1995-10-01 04:00:00
Finish Date: 5/7/2003 4:00:00 AM
Qual: L
Current Action Lead: St Perf

Region: 02
Site ID: 0202643
EPA ID: PRD982276412
Site Name: DORADO MUNICIPAL LF
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1987-09-18 04:00:00
Finish Date: 9/18/1987 4:00:00 AM
Qual: Not reported
Current Action Lead: St Perf

Region: 02
Site ID: 0202643
EPA ID: PRD982276412
Site Name: DORADO MUNICIPAL LF
NPL: N
FF: N
OU: 00
Action Code: PA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DORADO MUNICIPAL LF (Continued)

1000145610

Action Name:	PA
SEQ:	1
Start Date:	1988-03-01 05:00:00
Finish Date:	3/19/1988 5:00:00 AM
Qual:	L
Current Action Lead:	St Perf

Count: 10 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BO. ESPINOSA, DORADO	1014202018	LAUNDRY ESPINOSA	ROUTE 2, KM 27.4	00646	SEMS
BO. ESPINOSA, DORADO	1015731870	METAL MACHINING CO., INC	ROUTE 2, KM 24.8	00646	SEMS, RCRA NonGen / NLR
BO. HIGUILLAR, DORADO	1014202015	HIGUILLAR DRY CLEANERS	ROUTE 695, KM 1.3, BUILDING 1,	00646	SEMS
DORADO	1014202029	PRIDCO LOT NOS: L-107-2-64-16/18/1	9 ROUTE #696 BO. DORADO	00646	SEMS
DORADO	1015731872	ADRIEL AUTO	ROUTE 2 KM 23.0	00646	SEMS, RCRA-VSQG
DORADO	S101442846	SHELL S/S #002240	CALLE MARGINAL, URB. MARTORELL		LUST
DORADO	S103554116	PUMP STA. DORADO DEL MAR	CARR 693 CALLE 2, DORADO DEL M		LUST
DORADO	S104904852	GOLDEN HILLS	CARR. 2 KM. 27.7		LUST
DORADO	S103554046	CARIBBEAN PETROLEUM CORPORATION	PR-2 KM. 26.7, BO. ESPINOSA		LUST
DORADO	1007445504	DORADO MUNICIPAL LANDFILL	STATE ROAD PR-693 KM-1 HM-0 HI		ODI

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: N/A
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/10/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: N/A
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/10/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/20/2021	Source: EPA
Date Data Arrived at EDR: 11/05/2021	Telephone: 800-424-9346
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/24/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021	Source: EPA
Date Data Arrived at EDR: 09/15/2021	Telephone: 800-424-9346
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2021	Telephone: (212) 637-3660
Date Made Active in Reports: 10/12/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 07/12/2021	Source: Department of the Navy
Date Data Arrived at EDR: 08/06/2021	Telephone: 843-820-7326
Date Made Active in Reports: 10/22/2021	Last EDR Contact: 11/08/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/21/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/23/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 11/18/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/06/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/23/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 11/19/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 03/07/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 06/17/2021

Telephone: 202-267-2180

Date Made Active in Reports: 08/17/2021

Last EDR Contact: 09/21/2021

Number of Days to Update: 61

Next Scheduled EDR Contact: 01/03/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Source: Environmental Quality Board

Date Data Arrived at EDR: N/A

Telephone: 787-767-8181

Date Made Active in Reports: N/A

Last EDR Contact: 08/22/2005

Number of Days to Update: N/A

Next Scheduled EDR Contact: 11/21/2005

Data Release Frequency: N/A

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/24/2020

Source: Environmental Quality Board

Date Data Arrived at EDR: 02/09/2021

Telephone: 787-767-8056

Date Made Active in Reports: 05/04/2021

Last EDR Contact: 10/22/2021

Number of Days to Update: 84

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021

Source: EPA Region 4

Date Data Arrived at EDR: 06/22/2021

Telephone: 404-562-8677

Date Made Active in Reports: 09/20/2021

Last EDR Contact: 11/15/2021

Number of Days to Update: 90

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021

Source: EPA Region 6

Date Data Arrived at EDR: 06/11/2021

Telephone: 214-665-6597

Date Made Active in Reports: 09/07/2021

Last EDR Contact: 11/15/2021

Number of Days to Update: 88

Next Scheduled EDR Contact: 01/31/2022

Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Underground Storage Tank Facilities
Underground storage tank site locations.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 03/26/2008
Date Made Active in Reports: 04/23/2008
Number of Days to Update: 28

Source: Environmental Quality Board
Telephone: 787-767-8056
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-7591
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/28/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/27/2021	Source: EPA Region 9
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3368
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 11/15/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 09/15/2021
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/12/2021
Date Data Arrived at EDR: 09/13/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 15

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/10/2021
Date Data Arrived at EDR: 08/17/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 66

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/08/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/16/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/19/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/29/2021
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/20/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-564-8600
Date Made Active in Reports: 11/12/2021	Last EDR Contact: 10/18/2021
Number of Days to Update: 7	Next Scheduled EDR Contact: 01/31/2022
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: 202-564-6023
Date Made Active in Reports: 03/05/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 50	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 10/08/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 01/17/2022
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 09/30/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/17/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/30/2021
Next Scheduled EDR Contact: 03/14/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 10/05/2021
Number of Days to Update: 546	Next Scheduled EDR Contact: 01/17/2022
	Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021	Source: Department of Energy
Date Data Arrived at EDR: 07/27/2021	Telephone: 202-586-3559
Date Made Active in Reports: 10/22/2021	Last EDR Contact: 11/01/2021
Number of Days to Update: 87	Next Scheduled EDR Contact: 02/14/2022
	Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 11/29/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 02/28/2022
	Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/20/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2021	Telephone: 703-603-8787
Date Made Active in Reports: 11/29/2021	Last EDR Contact: 11/05/2021
Number of Days to Update: 24	Next Scheduled EDR Contact: 01/10/2022
	Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 11/24/2021
Next Scheduled EDR Contact: 03/14/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/09/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 11/22/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/23/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/26/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 70

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/15/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Quarterly

PCS ENF: Enforcement data

No description is available for this data

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/23/2021
Next Scheduled EDR Contact: 03/07/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Environmental Quality Board in Puerto Rico.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/04/2014
Number of Days to Update: 187

Source: Environmental Quality Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/29/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

THE DAWN AT DORADO HOTEL
STATE ROAD PR-693, KM. 8.6- BO. HIGUILLAR
DORADO, PR 00646

TARGET PROPERTY COORDINATES

Latitude (North):	18.464671 - 18° 27' 52.82"
Longitude (West):	66.286682 - 66° 17' 12.06"
Universal Transverse Mercator:	Zone 19
UTM X (Meters):	786567.6
UTM Y (Meters):	2043623.6
Elevation:	43 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12367431 VEGA ALTA, PR
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

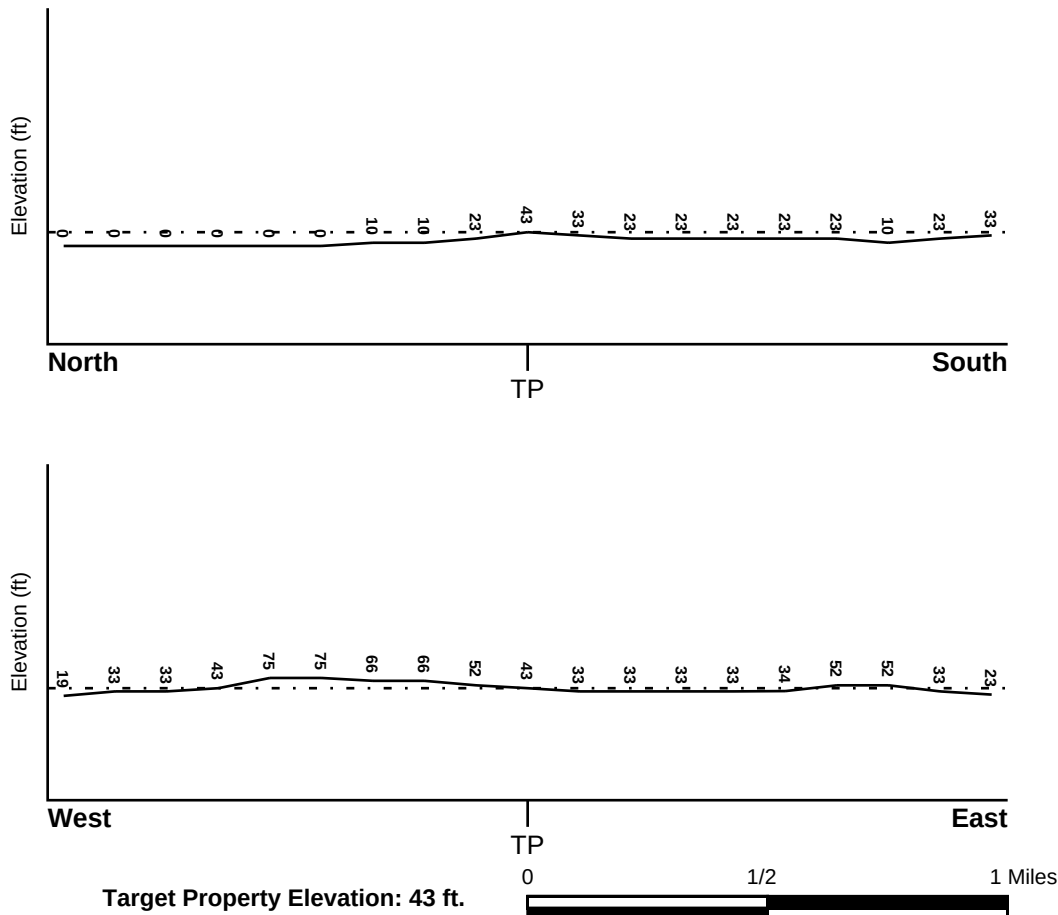
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
7200000045D	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: -
System: -
Series: -
Code: N/A (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: clay loam
loamy sand

Surficial Soil Types: clay loam
loamy sand

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: unweathered bedrock

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	USGS40001046583	1/4 - 1/2 Mile SW
2	USGS40001046577	1/4 - 1/2 Mile SSE
A3	USGS40001046578	1/4 - 1/2 Mile SW
4	USGS40001046634	1/4 - 1/2 Mile West
5	USGS40001046576	1/4 - 1/2 Mile SE
B6	USGS40001046520	1/2 - 1 Mile SSW
7	USGS40001046510	1/2 - 1 Mile SSE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
8	USGS40001046505	1/2 - 1 Mile SSW
B9	USGS40001046506	1/2 - 1 Mile SSW
10	USGS40001046475	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

PHYSICAL SETTING SOURCE MAP - 6770857.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

0 1/4 1/2 1 Miles



SITE NAME: The Dawn At Dorado Hotel
 ADDRESS: State Road PR-693, Km. 8.6- Bo. Higuillar
 Dorado PR 00646
 LAT/LONG: 18.464671 / 66.286682

CLIENT: GEC Corporation
 CONTACT: Andrew G. Bonilla
 INQUIRY #: 6770857.2s
 DATE: December 01, 2021 9:58 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001046583

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 2 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1963-02-04
Feet below surface:	35.02	Feet to sea level:	Not Reported
Note:	Not Reported		

2
SSE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001046577

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DORADO BEACH 7 WELL, DORADO, PR		
Type:	Well	Description:	NETWORK WATER LEVEL DATA
HUC:	21010002	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	80
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	55	Level reading date:	1993-04-27
Feet below surface:	20.6	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1993-04-06	Feet below surface:	20.6
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-03-19	Feet below surface:	20.5
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-02-18	Feet below surface:	20.2
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-01-14	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1992-12-18	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1992-11-24	Feet below surface:	19.9
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-23	Feet below surface:	20.5
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-08-24	Feet below surface:	20.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-07-07	Feet below surface:	20.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-05-15	Feet below surface:	20.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-02-27	Feet below surface:	20.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-01-28	Feet below surface:	20.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-12-24	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-10-28	Feet below surface:	20.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-08-28	Feet below surface:	20.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-07-02	Feet below surface:	20.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-05-29	Feet below surface:	20.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-04-29	Feet below surface:	20.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-03-26	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-02-19	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-01-31	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-12-27	Feet below surface:	19.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-11-13	Feet below surface:	19.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-10-09	Feet below surface:	20.0
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-12	Feet below surface:	20.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-07-20	Feet below surface:	20.5
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1990-06-28	Feet below surface:	20.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-05-17	Feet below surface:	20.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-04-06	Feet below surface:	20.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-27	Feet below surface:	19.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-01-29	Feet below surface:	20.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-01-02	Feet below surface:	19.95
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-12-15	Feet below surface:	20.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-11-21	Feet below surface:	19.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-10-06	Feet below surface:	19.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-14	Feet below surface:	19.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-08-14	Feet below surface:	20.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-07-13	Feet below surface:	20.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-06-05	Feet below surface:	19.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-05-17	Feet below surface:	19.98
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-07	Feet below surface:	19.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-03-10	Feet below surface:	19.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-02-08	Feet below surface:	19.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-01-03	Feet below surface:	19.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-12-12	Feet below surface:	19.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-11-07	Feet below surface:	19.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-05-10	Feet below surface:	19.78
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1988-03-22	Feet below surface:	19.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-01-28	Feet below surface:	19.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-14	Feet below surface:	19.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-11-02	Feet below surface:	19.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-09-21	Feet below surface:	19.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-08-10	Feet below surface:	19.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-06-24	Feet below surface:	19.12
Feet to sea level:	Not Reported	Note:	Not Reported

A3
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS40001046578

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 4 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

4
West
1/4 - 1/2 Mile
Higher

FED USGS USGS40001046634

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DORADO AIRPORT WELL, DORADO, PR		
Type:	Well		
Description:	ISLANDWIDE GROUND-WATER MONITORING NETWORK		
HUC:	21010002	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Units:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Unconfined single aquifer
Construction Date:	19411028	Well Depth:	98
Well Depth Units:	ft	Well Hole Depth:	108
Well Hole Depth Units:	ft		

Ground water levels, Number of Measurements:	47	Level reading date:	1999-06-15
Feet below surface:	58.75	Feet to sea level:	Not Reported
Note:	Other conditions existed that would affect the measured water level.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1999-05-14	Feet below surface:	58.63
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1999-04-06	Feet below surface:	58.58
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1999-04-01	Feet below surface:	58.56
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1999-03-16	Feet below surface:	59.13
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-11-10	Feet below surface:	57.87
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-07-31	Feet below surface:	58.72
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-05-29	Feet below surface:	58.28
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-04	Feet below surface:	58.67
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-03-30	Feet below surface:	58.48
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-02	Feet below surface:	58.29
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1998-01-29	Feet below surface:	58.27
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-12-30	Feet below surface:	58.50
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-11-21	Feet below surface:	58.45
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-10-28	Feet below surface:	58.44
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-09-12	Feet below surface:	58.53
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-06-24	Feet below surface:	58.67
Feet to sea level:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-05-13	Feet below surface:	58.47
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-02-27	Feet below surface:	57.79
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1997-01-29	Feet below surface:	57.77
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-12-16	Feet below surface:	57.90
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-11-27	Feet below surface:	57.70
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-09-30	Feet below surface:	57.49
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-08-16	Feet below surface:	58.49
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-07-22	Feet below surface:	58.69
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-06-13	Feet below surface:	58.73
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-05-23	Feet below surface:	58.56
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-04-29	Feet below surface:	58.00
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-03-14	Feet below surface:	58.20
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-02-14	Feet below surface:	57.88
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1996-01-16	Feet below surface:	58.14
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-11-28	Feet below surface:	57.89
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1995-10-27	Feet below surface:	58.07
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-07-27	Feet below surface:	58.52
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-06-16	Feet below surface:	58.40
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-05-31	Feet below surface:	57.84
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1995-01-05	Feet below surface:	58.55
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-11-30	Feet below surface:	58.17
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-09-28	Feet below surface:	58.26
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-06-23	Feet below surface:	58.63
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-04-20	Feet below surface:	58.63
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1994-01-28	Feet below surface:	58.07
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-10-14	Feet below surface:	57.75
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-08-10	Feet below surface:	57.89
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-06-07	Feet below surface:	58.20
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1993-04-30	Feet below surface:	58.03
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1941-10-28	Feet below surface:	57.0
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

5
SE
1/4 - 1/2 Mile
Lower

FED USGS USGS40001046576

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 1 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

B6
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046520

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DEAB 3 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710728
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	111	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1971-07-28
Feet below surface:	23.5	Feet to sea level:	Not Reported
Note:	Not Reported		

7
SSE
1/2 - 1 Mile
Lower

FED USGS USGS40001046510

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 6 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	90	Well Depth Units:	ft
Well Hole Depth:	90	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1982-12-16
Feet below surface:	15.75	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

8
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046505

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 8 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

B9
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046506

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	DBEA 5 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710702
Well Depth:	111	Well Depth Units:	ft
Well Hole Depth:	111	Well Hole Depth Units:	ft

10
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40001046475

Organization ID:	USGS-PR		
Organization Name:	USGS Puerto Rico Water Science Center		
Monitor Location:	SARO 1 WELL, DORADO, PR	Type:	Well
Description:	Not Reported	HUC:	21010002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1932
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1982-10-28
Feet below surface:	24.67	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix F
Environmental Professional
Qualifications

Andrew Gerard Bonilla Seda, P.G., REM

Box 193851 San Juan, Puerto Rico 00919-3851

(787) 396-8689 agbonilla925@gmail.com

ENVIRONMENTAL PROJECT MANAGER

- Accomplished manager with +24 years of experience as Environmental Project Manager for local/national and international industry-leading organizations and government agencies, and Environmental Engineering/Sciences Professor. Committed on maintaining highest quality standards to avoid time and cost expenditures.
 - Geological and Environmental Specialist with the ability to analyze operations, pinpoint areas for improvement, redesign and implement plans that generate profitable results.
 - Excellent relationship builder with success in forming strong, sustainable relationships and securing consensus among cross-functional team members for key initiatives. Effective communicator and leader.
-

PROFESSIONAL EXPERIENCE AND HISTORY

-GEC/AGB Corporation & GEC Group

San Juan, Puerto Rico/Miami, Florida

Senior Project Manager/Principal

Environmental Engineering and Assessment Division, Puerto Rico

Duties include day to day operation management and supervision of personnel performing environmental projects involving planning, design, permitting, studies and investigation. Corporate Market research and development. Preparation of technical and economic proposals. Management, review and preparation of all environmental studies (EE, EIS, ASTM Phase I, II, Remediation Plans and Reports, Geomorphologic and Landslide Investigations, River Channel Dynamics, Geologic and Hydrogeological Studies, Photointerpretation Assessments, Landfill Closure Plans, Permit Requirements) and training of involved personnel regarding geological, hydrogeological, environmental permitting, Puerto Rico and United States Federal environmental regulations, NEPA documentation preparation for project planning and implementation including HUD, NASA, SBA and USDA federal loans related projects, REC (Record of Environmental Consideration) revision for NEPA compliance, industry environmental audit procedures and safety protocol issues. Also acts as Project Manager in charge of international projects (US and British Virgin Islands, Jamaica, Brazil, Barcelona, Spain, and Panama) and US Continental projects (Florida, New York, Las Vegas, NV).

July 2001- Present

-ICF Incorporated LLP, Guaynabo, Puerto Rico (GEC Group Under Contract)

Puerto Rico Disaster Recovery Team, HEARS Group

Environmental Regulatory Subject Matter Expert (SME)/

State Program Delivery Manager/Sector Lead for Natural and Cultural Resources (NCR) Sector

Project Formulation Team

Review projects to ensure compliance of environmental regulations. Duties and roles include review and preparation of projects from the Public Assistance (PA) Program for Puerto Rico COR3, including Damages, Dimensions and Design documents, preparation of Scope of Work (SOW), Cost Estimates (CE) and Project Worksheets (PWs) to be submitted to FEMA Disaster Public Assistance (PA) Program. Coordinate with FEMA on project related environmental concerns, collaborative meetings and agreements and advise on FEMA PWs to ensure compliance. Prepare, maintain and track cases assigned and provide input where necessary in the data management information system, preparation and modeling of Environmental and Historic Preservation (EHP) checklists and templates. Expert environmental consultation within the Project Formulation and Grant Management sections, preparation of environmental compliance requirements for Public Applicants, Grantees and Sub-Grantees.

Served as the primary point of contact for Applicants, providing customer service and programmatic guidance throughout the grant process. Facilitated and coordinate the accurate delivery of grant funding while coordinating the Applicant's recovery priorities, understanding their capabilities and capacity to develop projects and participate in site inspections. Reporting to ICF Managing Group regarding NCR Sector activities, action items and pending tasks. Assistance to Applicants regarding Damage Inventories creation, documentation and grouping, Project Formulation and FEMA National Model Process.

June 2018- June 2021

-URS/Dames & Moore, Environmental Engineering Office

San Juan, Puerto Rico

Senior Project Geologist

Duties include Coordination and Management for Environmental Projects related to Underground Storage Tanks (UST's) Closure Plans, abandonment and authorizations, Underground Injection Systems (UIS) Closure Plans and Permitting. Remediation plans for soil and groundwater media using innovative and conventional technologies. Operation and Maintenance of remediation projects

November 1997-July 2001

and systems. Performed the complete steps necessary to obtain environmental permits for construction activities such as Plan CES, NPDES/Stormwater Pollution Prevention Plans, Air Emissions Permits, Extraction Permits, Wetland Mitigation Permits, Jurisdictional Determination Studies, Waste Generation Permits, NEPA Project Manager for Telecommunications facilities. In addition, geological studies performed include sinkhole studies and assessments, groundwater modeling and assessment and soil contamination studies, landslides and unstable soils determination. Hazardous Surveys for Asbestos, Lead-Based Paint, Inspector/Planner/Risk Assessor. Groundwater Modeling evaluation and project determination. Acted as Project Manager for Site and Risk Assessments (Phase I and II), as well as site pre-remediation studies. Preparation of Sampling and Analysis Plans, Quality Assurance Project Plans, extensive knowledge of municipal landfill technical, administrative and operative criteria. Performed Waste Minimization/Pollution Prevention Audits for Waste Minimization Plans for federal facilities. Development and Coordination of Environmental Impact Statements (EIS) and Environmental Evaluations (EE). Prepare Hazard Mitigation Plans and Maps regarding Earthquake risks and hazard for FEMA. Preparation and revision of technical and economic proposals and Scope of Work documents for the URS/Dames & Moore Marketing Office.

-Puerto Rico Environmental Quality Board

San Juan, Puerto Rico

October 1994-November 1997

Environmental Science Specialist/Geologist (Different Divisions)

Superfund and Environmental Emergencies Area

Duties include conduction of Preliminary Assessments (PA) and Site Inspections (SI) as part of the site assessment phase using the Hazard Ranking System (HRS). Act as Site and Project Manager, responsible for management and supervision of designated project staff in performance of tasks listed in Workplans. Preparation of groundwater studies and evaluation of subsurface environmental conditions. Development of sampling plans, perform sampling oversight, data evaluation, reporting of findings and recommendation for further actions. Provide assistance on Environmental Emergency Incidents.

Quality Assurance and Corrective Action Section

Management and evaluation of Corrective Action Plans at RCRA Permitted Facilities in cooperation with EPA, Region 2 Hazardous Waste Facilities Branch. Management at remedial actions at local environmental emergencies and incidents. Evaluation of cleanup alternatives and technologies for contaminated media (soil and groundwater). Evaluation of technical, operational and administrative criteria at municipal and industrial landfills regarding RCRA Subtitle D Regulations. Member of the Environmental Emergencies assistance team for the area. Evaluation and approval of UST Closure Plans for the pharmaceutical industry.

Inspection, Surveillance and Monitoring Section

Performed Compliance Enforcement Inspections (CEI) and audits to Hazardous Waste Generators, Transporters and Treatment, Storage and Disposal Facilities, subject to the Resource Conservation and Recovery Act (RCRA). Performs RCRA Field Audits and Comprehensive Monitoring Evaluations (CME) to facilities with ground water monitoring systems. Preparation of technical evaluations about inspections, sampling events and monitoring systems at hazardous waste management facilities. Technical support in the evaluation of regulatory, geological and hydrogeological documents from other programs like Superfund, Underground Storage Area and the Permits and Engineering Section. Evaluation of technical, operational and administrative criteria at municipal and industrial landfills regarding RCRA Subtitle D Regulations

ADDITIONAL EXPERIENCE

-Puerto Rico Environmental Quality Board (PREQB)- Legal Affairs Division

San Juan, Puerto Rico

Special Consultant on Contamination Issues

May 2001- June 2003

Special consultant for analysis and evaluation of environmental and contamination cases under legal actions by the agency.

-Metropolitan University of Puerto Rico (UMET)- Environmental Management and Affairs Program

San Juan, Puerto Rico

August 2002- September 2007

Environmental Affairs Professor

Teaching of Environmental Audits Course (ENMG 617), Preparation of Environmental Documents Course (ENMG 717), Hydrology of Puerto Rico Course (ENMG 714) and Puerto Rico/U.S. Laws and Permits Course (ENMG 615). Emphasis on environmental planning, socioeconomic issues and process management.

-Polytechnic University of Puerto Rico

San Juan, Puerto Rico

August 1994-November 2013

Geology, Environmental Engineering and Groundwater Pollution Professor

Teaching of Earth Sciences Course (ENGI 1140), Groundwater Hydrology (CE 516), Environmental Audits (ENVE 5620) and Groundwater Pollution and Control (ENVE 4250). Emphasis on engineering problems, environmental geology, geomorphologic processes, groundwater topics, characterization, remediation and control techniques.

Field and Laboratory Technician; Department of Marine Sciences, UPR (March 1992-September 1992)

Duties included collection of water and soil samples from the ocean using oceanographic and common sampling methods and protocols. Preparation of samples for laboratory and Scanning Electron Microscope (SEM) analysis for a study on environmental and climatic changes.

Laboratory Instructor; Department of Geology, UPR (February 1992-April 1992)

Teaching of two-hour laboratory per week on Geology for Engineers. Topics include practical geology with special emphasis in engineering and environmental problems.

Sampling/Laboratory Technician; Toa Baja Drilling Project, Puerto Rico Electrical Power Authority/UPR (August 1989-March 1990)

Collection of well cuttings from drill site and observation of geophysical and borehole procedures and drilling operations. Preparation of samples for field and laboratory analysis.

Seismic Data Analyst; Seismic Network of Puerto Rico (August 1988-January 1990)

Reading, analysis and location of seismic events for the development of a seismic hazard map of the area.

KEY SKILLS

Application of environmental methods and techniques on data, collection, evaluation and analysis for the preparation of guiding decisions and project managing about the use of land, oceanic and water resources, planning stages of site development for engineering projects and environmental problem solving. Use of modern protocols in innovative technologies for contamination and environmental management approach and site planning, investigation, characterization, site remediation, and mitigation.

EDUCATION

- B.Sc. Environmental Engineering, Polytechnic University of Puerto Rico, 2001
 - M.Sc. Geological Oceanography, University of Puerto Rico, 1998
 - B.Sc. Geology, University of Puerto Rico, December 1993
-

PROFESSIONAL CREDENTIALS

Part 107 FAA Certified Remote UAS (Drone) Pilot

Part 107 FAA Small UAS Recurrent- Course ALC-677 (April 2021)

Asbestos Materials Inspector, Puerto Rico (Annually since 1997)

Asbestos Risk Assessor, Puerto Rico (Annually since 2001)

Lead Based Paint & Materials Inspector, Puerto Rico (Annually since 2002)

Lead Based Paint Project Planner, Puerto Rico (Annually since 2014)

Mold Inspector and Remediation Specialist, October 2018

ICF Preparing to Manage the ICF Way (Summer 2019)- July 2019

ICF Global Data Protection 2019- April 30, 2019

ICF Global Workplace Harassment- April 30, 2019

ICF Intellectual Property Course- April 29, 2019

ICF Cyber Security Course- April 29, 2019

ICF Code of Conduct Course- April 28, 2019

ICF Ethics 2019- April 24, 2019

ICF Anti-Bribery and Corruption Course-April 24, 2019

ICF ISO 14001 Environmental Awareness UK (2017)- July 20, 2018

ICF Work on the Environmental Regulation of the Power Sector- July 17, 2018

ICF Occupant Emergency Planning for Emergency Response Team Members- July 16, 2018

ICF Successfully Managing Project Scope- July 12, 2018

ICF Conflict of Interest- July 12, 2018

ICF EP Field Safety- Hazards of Common Tasks- July 11, 2018

ICF Capabilities- Corporate Overview 2018- July 11, 2018
 ICF S&H Training for Managers- July 11, 2018
 ICF 2018 Driving Safely; Fact or Fiction - July 11, 2018
 ICF Safety First: Its Everyone Responsibility- July 6, 2018
 ICF EP Field Safety- Hazards Presented by your Surroundings- July 5, 2018
 ICF EP Field Safety- Hazards in the Field- July 5, 2018
 ICF Project Management Framework Overview- July 3, 2018
 ICF EP Field Safety- Personal Protective Equipment- July 3, 2018
 ICF Excavation and Digging Safety- July 2, 2018
 ICF Field safety for the Environment & Planning Division- July 2, 2018
 ICF EP Field Safety- Job Hazard Analysis- July 2, 2018
 ICF Harassment and Discrimination- June 29, 2018
 ICF EP Field Safety- First Aid- June 29, 2018
 ICF Intellectual Property Course- June 29, 2018
 ICF Data Privacy- June 29, 2018
 ICF Timekeeping- June 28, 2018
 ICF Information Security- June 28, 2018

 FEMA IS-01024- Water and Wastewater Treatment System Considerations- July 9, 2019
 FEMA IS-00815- ABC's of Temporary Emergency Power- July 8, 2019
 FEMA IS-00235.c- Emergency Planning- July 26, 2018
 FEMA IS-00230.d- Fundamentals of Emergency Management- July 24, 2018
 FEMA IS-00201- Forms Used for the Development of the Incident Action Plan- July 20, 2018
 FEMA IS-00305- Environmental Health Training in Emergency Response (EHTER) Awareness- July 13, 2018
 FEMA IS-00035.18- Safety Orientation 2018- July 10, 2018
 FEMA IS-00037.18- Managerial Safety and Health- July 10, 2018
 FEMA IS-00700.b- An Introduction to the National Incident Management System (NIMS), - June 28, 2018
 FEMA IS-00323- Earthquake Mitigation Basics for Mitigation Staff- June 27, 2018
 FEMA IS-00100.c- Introduction to Incident Command System, ICS-100- June 27, 2018
 FEMA IS-00005.a- An Introduction to Hazardous Materials- June 27, 2018
 FEMA IS-00632.a- Introduction to Debris Operations- June 26, 2018
 FEMA IS-00393.b- Introduction to Hazard Mitigation- June 25, 2018
 FEMA IS-00322- Flood Mitigation Basics for Mitigation Staff- June 25, 2018
 FEMA IS-00321- Hurricane Mitigation Basics for Mitigation Staff- June 25, 2018
 FEMA IS-00325- Earthquake Basics for Science Risks and Mitigation- June 22, 2018
 FEMA IS-00800.c- National Response Framework, An Introduction- June 22, 2018
 FEMA IS-00253.a- Overview of FEMA Environmental and Historic Preservation Review Responsibilities- June 22, 2018
 FEMA IS-00700.a- National Incident Management System (NIMS), An Introduction- June 21, 2018
 FEMA IS-00200.b- ICS for Single Resources and Initial Action Incident, ICS- June 20, 2018
 FEMA IS-00100.b- Introduction to Incident Command System- June 20, 2018
 FEMA IS-00634- Introduction to FEMA's Public Assistance Program- June 18, 2018
 FEMA IS-00027- Orientation to FEMA Logistics- June 18, 2018
 ASTM, Environmental Site Assessment Phase I Course, November 2014
 Princeton Groundwater; The Groundwater Remediation Course; April 2008
 Colegio de Ingenieros y Agrimensores de Puerto Rico; Cumplimiento Ambiental: Nuevas tendencias en Permisos de la Junta de Calidad Ambiental; June 2007
 AIDIS; VII Congreso Puertorriqueño de Ingeniería Sanitaria y Ambiente; February 2005
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 Universidad de Puerto Rico, División de Educación Continuada; Reglamentos y Permisos Ambientales Parte I y II; April, June 2002
 National Registry of Environmental Professionals; Registered Environmental Manager (REM 8102)
 URS Corporation; Project Management Modules, Level I, II and III; May-June 2001
 FEMA; Disaster Housing Inspector; April, 2001
 ASTM; Environmental Site Assessments for Commercial Real Estate Transactions; April 2001
 Geological Society of Puerto Rico; Geological Hazards in Puerto Rico; October 1999

FLRA; Asbestos in Buildings Inspection and Assessment Course; July 15, 1999
American Red Cross; Standard First Aid Training; August 1998
American Red Cross; Adult CPR Course; August 1998
Management and Use of Explosives (Explosives Management License); October 1997
Geological Society of Puerto Rico; First Conference on the Karst of Puerto Rico; October 1997
USEPA; Treatment Technologies for Superfund; July 1997
USEPA; Training for Owners and Operators of Solid Non-Hazardous Municipal Landfills in Puerto Rico; September 1997
USEPA; NPDES Storm Water Permits Seminar; September 1997
USEPA; Technology Transfer / Compliance Assistance Workshop; June 1997
USEPA; Succeeding at Waste Minimization / Pollution Prevention; June 1997
USEPA; Expedited Site Assessments for Underground Storage Tanks; April 1997
USEPA; Risk Assessment Training; April 1997
USEPA; Module III ASTM RBCA Training; February 1997
USEPA; Seminar on Air Emissions Control at Waste Management Facilities; October 1996
USEPA; Introduction to Preliminary Assessment; September 1996
USEPA; Hazard Ranking System Training; September 1996
USEPA; Introduction to Site Assessment and Investigation; September 1996
USEPA; Corrective Action Training; August 1996
Department of Natural and Environmental Resources; Basic Fundamentals of Navigation; August 1996
USEPA; Risk Assessment Guidance for Superfund; July 1996
Water Quality Area of PREQB; New Regulations for Underground Storage Tanks for 1998; June 1996
Puerto Rico Solid Waste Management Authority; Adequate Disposal and Management of Used Oil in P.R.; April 1996
Veritech; Risk Based Corrective Action (RBCA) Modeling Conference; March 1996
Association for the Environmental Health of Soils (AEHS); Bioremediation of Contaminated Soils; April 1996
USEPA; Health and Safety Decisions for Managers; March 1996
Air Quality Area of PREQB; Hazardous Waste Incinerators; March 1996
Environmental Education Enterprises; Practical Karst Hydrogeology with Emphasis on Groundwater Monitoring; February 1996
Gerarthy and Miller; Ground Water Contamination and Remedial Technologies; December 1995
USEPA; Environmental Programs Administered by EPA in Puerto Rico; November 1995
Inter American University of Puerto Rico; Application of Environmental Microbiology in the Remediation of Contaminated Waters; October 1995
USEPA; Seminar on Superfund Sites on Puerto Rico; September 1995
USEPA; Topics and Techniques for Underground Storage Tanks; August 1995
USEPA; RCRA Inspector Institute; April 1995
University of Wisconsin-Madison; Environmental Chemistry for Investigating and Remediating Soil and Groundwater Contamination; April 1995
USEPA; Hazardous Materials Incident Response Operation, 40CFR 1910.20; Annual 8 Hr. Refreshers; October 1994, November 1995, May 1996, May 1997, December 1998

PROFESSIONAL AFFILIATIONS

Professional Geologist licensed in Puerto Rico; (#013-GP)
National Registry of Environmental Professionals; Registered Environmental Manager (REM 8102)
Geological Society of Puerto Rico
National Ground Water Association/ Association of Ground Water Scientists and Engineers
Association for the Environmental Health of Soils
Geological Society of America
Association of Engineering Geologists

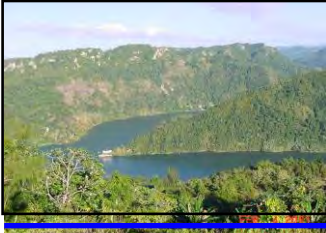
REFERENCES

Other information, key projects and references available upon request



Capabilities and Services Profile

GEC Group specializes in environmental and geological investigations. From specific regulatory issues to primary level environmental and geosciences consulting, every project is managed comprehensively integrating possible regulatory, managerial and technical approaches. This Capabilities and Services Profile summary is intended to explain the different services GEC Group may provide to your site or project at different stages of planning, development or construction.



ENVIRONMENTAL STUDIES AND PERMITTING

GEC Group has a vast experience in preparing environmental studies and planning evaluations for all types of projects. This experience has been applied in the continental United States of America, Puerto Rico, Brazil, Central America, Panama and the Caribbean Region, including the Dominican Republic, United States and British Virgin Islands and Jamaica. Our personnel have vast experience on international environmental laws and procedures.



ENVIRONMENTAL ASSESSMENTS

At preliminary stages of your project, during real estate and commercial transactions or site compliance assessments, and Due Diligence process and in order to reduce liability issues due to past uses and operations at your site, Phase I Environmental Site Assessments (ESA) are prepared. This document includes a review of past uses, agency file investigation and field studies. The Phase I ESA report should be a legally defensible document prepared by a Qualified Environmental Professional. Our personnel have the certifications provided by the American Standards of

Testing and Materials (ASTM), which provides the standard protocol to perform such investigation (according to latest ASTM Standards and All Appropriate Inquiry (AAI) Federal Regulations).

AERIAL DRONE SERVICES

GEC Group recently announced our new services to provide customized solutions to your aerial imaging needs using UAS (Unmanned Aircraft Systems). We offer quick and cost-effective thermal and near-infrared imaging, 3D mapping and modeling, aerial videography and photography. Our quality services have been tried and tested in various industries, and we can offer customized solutions and services in the following industries: environmental assessments, public safety, agriculture, disaster managing, airport facilities, telecommunication industry, insurance, construction inspections and monitoring, business marketing and residential and commercial real estate.



ENVIRONMENTAL CHARACTERIZATION

Investigate the presence and/or extension of any possible contamination at your facility or project, is a delicate situation that requires experienced personnel in this type of work. These investigations such as Environmental Site Assessments Phase II will include the required fieldwork, analytical procedures and reporting requirements. Our experience in the pharmaceutical industry, real estate transactions and airport facilities and telecommunications, allow us to perform the best possible approach. Media and wastes included in the program are:

- Geological/Hydrogeological Characterizations
- Asbestos and Lead-Based Paint Materials
- Groundwater Sampling
- Soil and Sediment Sampling
- Potable Water
- Sediment sampling
- Surface Water Sampling
- PCBs

These investigations are performed following ASTM, USEPA, PREQB and other approved or required protocols. The characterization program is also in complying with the most updated Quality Assurance and Quality Control (QA/QC) and Health and Safety Procedures (HASP) required in this type of project.



ENVIRONMENTAL AUDITING

GEC Group is ready to assist you in complying with Federal, State and Local Environmental Regulations. We perform environmental compliance audits and prepare site-specific regulatory compliance programs following ISO 14000 Standards. Some auditing programs include:

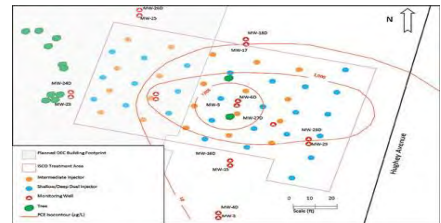
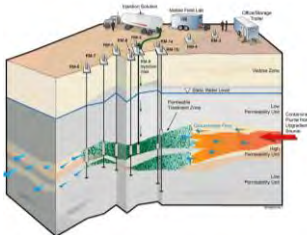


- Hazardous Waste Management Audits
- Operational Compliance Audits
- Underground and Aboveground Storage Tanks
- Pollution Prevention (P2) Plans
- Waste Generation Audits for Waste Minimization Programs
- Solid Waste Management
- Municipal Landfill Operation Audits
- Recycling Plans

REMEDIAL SERVICES

GEC Group performs feasibility studies to determine the effectiveness of a certain and appropriate remedial alternative, based on site characteristics, type of contamination and most important, cost. Also, negotiation with regulatory agencies of reasonable and protective site-specific clean-up levels is part of the remediation services.

- Phase III Characterization and Investigation
- Horizontal and Vertical Contaminant Delineation
- Remediation Feasibility Studies
- Alternative/Innovative Technologies
- Traditional Technologies
- Reporting Requirements
- Design, Operation and Maintenance
- Development of Appropriate and Realistic Clean-Up Levels



For over 20 years, GEC Group had assisted the general industry in every phase of various environmental or geological project. Also, our experience in Disaster Assessment in accordance with FEMA procedures and protocols expand our capabilities. Our commitment is to manage and comply with every requirement applicable in a technical and economically feasible way.



**"Bringing Real Solutions to
Real Environmental Problems"**

GEC Group

BOX 193851

SAN JUAN, PUERTO RICO

00919-3851

PHONE: 787-396-8689

e-mail: agbonilla@gecgrouppr.com



Some of our latest's projects include:



Sub-surface Studies at various sites in Puerto Rico, the Caribbean Region and other countries for government and private sector



Groundwater Studies and Remediation Activities

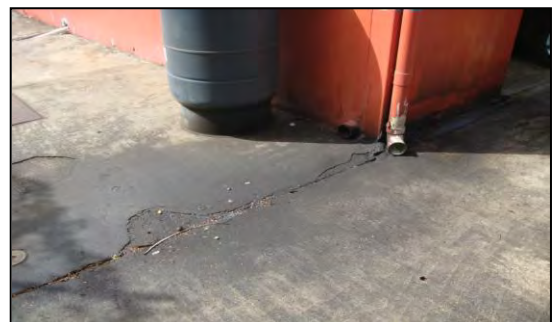




Asbestos Materials and Lead Based Paint Surveys and Mitigation



Phase I and Phase II Environmental Site Assessments

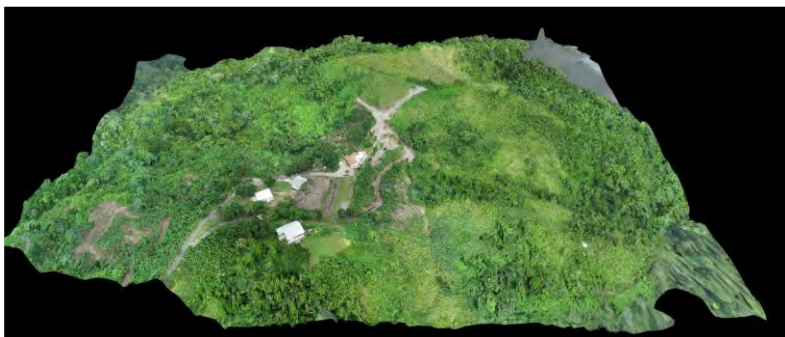
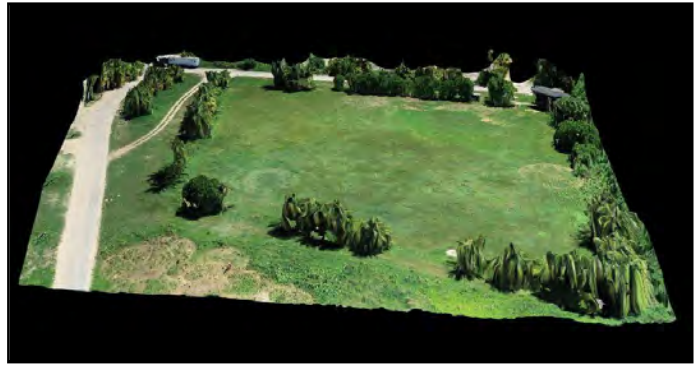




Aerial Drone Services



2D/3D Mapping, Ortho-imaging and Photogrammetry,
Building Inspections, Videography and Site Photography





GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

January 11, 2022

Andrew G. Bonilla, PG, REM

Principal

GEC Group

Environmental Consultants to Paseo San Antonio Inc.

P.O. Box. 193851

San Juan, Puerto Rico 00919-3851

**SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
MUNICIPALITY OF DORADO.**

Dear Mr. Bonilla,

Our Office received correspondence on December 12, 2021 regarding the above referenced project. We are providing comments and recommendations as a technical assistance. Please be advised that, should federal assistance be identified or federal permits be required for this project, similar comments will be emitted. However, this technical assistance does not replace consultation that would otherwise be required under section 106 of the National Historic Preservation Act and its implementing regulation 36 CFR Part 800.

We have determined that a reconnaissance archaeological (Stage I) survey is necessary to identify historic properties within the project's area of potential effects. This survey consists of the following activities: research design, archival research, field survey (above-ground and archaeological) and reporting of results. Federal standards and guidelines on carrying out a reconnaissance survey are found in the Secretary of the Interior's "Standards and Guidelines for Archaeology and Historic Preservation" (48 FR 44716). Please send us two printed copies and one PDF file of the report, documenting the results of the survey, for review.

No construction or earth movement should be carried out until the review process has been completed.



Andrew G. Bonilla, PG, REM

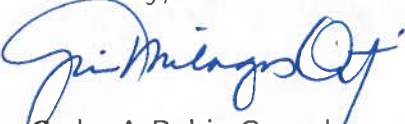
SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME, MUNICIPALITY OF DORADO.

Page 2

After receiving the survey report, we will continue with our evaluation of this project. Please include the SHPO project number in any future correspondence.

If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,


for Carlos A. Rubio-Cancela

State Historic Preservation Officer

CARC/GMO/IMC





GEC Group

Geological/Environmental Consultants and
Aerial Drone Services

Box 193851
San Juan, Puerto Rico
00919-3851
Phone: 787-396-8689

January 14, 2022

Mr. Carlos A. Rubio Cancela
Executive Director
Puerto Rico State Historic Preservation Office
PO Box 9023935
San Juan, Puerto Rico 00902-3995

*RE: SHPO: 12-16-21-01
THE DAWN AT DORADO HOTEL AND ELDERLY HOME
MUNICIPALITY OF DORADO, PUERTO RICO*

Dear Mr. Rubio Cancela:

Thanks for your January 11, 2022 communication. We are submitting further information for the property not available before preparing our original communication.

A clarification is made that most of the earth movement was performed between the years 2008 and 2009 for a different residential project known as "Paseo San Antonio". The project was not fully developed because funding issues. The parcel is fully prepared for construction.

As explained a new project (touristic/elderly housing) was initiated where most of federal/state agencies commented (letter included in original consultation letter). The purpose of the letter is to get the Section 106 SHPO comments (if any) for the financial guarantee of the project via the lender (X-Caliber Rural Capital LLC) and for the eligibility of the property for financing under the X-Caliber Rural Programs pursuant to a USDA Guarantee. An NEPA Environmental Report needed by the USDA-RD program is being prepared for the private loan and requirements include the Section 106 review. No federal funds will be directed towards the project, but only a warranty under the USDA guarantee loan program.

We are submitting further information that may cover your comments and include the following documents:

- Communication from *Instituto de Cultura Puertorriqueña* dated February 15, 2008 regarding the need for a Fase IA-IB Archaeological Study
- A copy of the Fase IA-IB Archaeological Study performed dated August 2008
- Copy of the Authorization Letter from the Agency

Should you have any questions, please contact at your convenience at (787) 396-8689 or at our email agbonilla@gecgrouppr.com.

*Puerto Rico State Historic Preservation Office
SHPO: 12-16-21-01
The Dawn at Dorado Hotel and Elderly Home
Dorado, Puerto Rico*

Cordially,



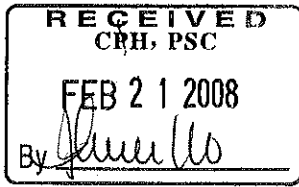
Andrew G. Bonilla, PG, REM
Principal
GEC Group
Environmental Consultants to Paseo San Antonio Inc.

Attachments:

- Comments letter from ICP
- Archaeological Study Fase IA-IB
- ICP Authorization letter



ESTADO LIBRE ASOCIADO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA



PO BOX 9024184
SAN JUAN DE PUERTO RICO 00902-4184

15 de febrero de 2008

"ESTE DOCUMENTO NO CONSTITUYE UN ENDOSO"

Sr. Carlos J. Sánchez González
950 Ave. Ponce de León
San Juan, Puerto Rico 00907

Estimado señor Sánchez:

**PASEO SAN ANTONIO
PR-693, KM. 8, HM. 6, BO. HIGUILLAR, DORADO
CONSULTA JUNTA DE PLANIFICACION #2007-11-0169-JPU**

Hemos recibido y evaluado los documentos relacionados con el proyecto de referencia conforme a las disposiciones de la Sección 10 de la Ley 112 del 20 de julio de 1988, conocida como la Ley de Arqueología Terrestre de Puerto Rico.

Como resultado de este proceso, hemos llegado a la conclusión de que existen probabilidades de que las actividades de desarrollo que contempla este proyecto pudieran afectar recursos de naturaleza arqueológica.

Para corroborar dicha información, el proponente deberá someter, para nuestra evaluación y determinación, los resultados de una evaluación arqueológica **Fase IA-IB, en original y dos copias con el respectivo pago de la cuota y debidamente encuadernadas**, la cual deberá ser preparada por un arqueólogo cualificado para este nivel de investigación por el Consejo para la Protección del Patrimonio Arqueológico Terrestre de Puerto Rico.

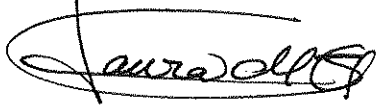
INSTITUTO DE CULTURA PUERTORRIQUEÑA

Sr. Carlos J. Sánchez González
14 de febrero de 2008
Página 2

Este proceso es paralelo al del Programa de Patrimonio Histórico Edificado del Instituto de Cultura Puertorriqueña, permiso que el proponente deberá gestionar de modo adicional al nuestro para cumplir con las regulaciones de la Ley 374 de 1949 y la Ley 89 de 1955.

Se le apercibe que el incumplimiento con estos requerimientos podrá ser objeto de sanciones administrativas según lo establecido en la Ley 89 y en la Ley 112.

Cordialmente,

A handwritten signature in black ink, appearing to read 'Laura Del Olmo Frese', enclosed within a large, loopy circular flourish.

Arqla. Laura Del Olmo Frese
Directora
Programa de Arqueología y Etnohistoria

PAZ/rmd

DETERMINACION DE RECURSOS CULTURALES
Fase IA-IB

Solicitado por:

Instituto de Cultura Puertorriqueña

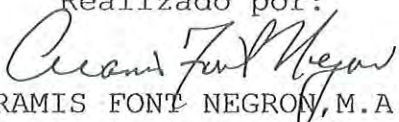
Proyecto:

PASEO SAN ANTONIO
BO. HIGUILLAR
DORADO, PUERTO RICO

Preparado para:

CPH ENGINEERS, ARCHITECTS AND PLANNERS
950 Ponce de León
San Juan, Puerto Rico 00907-3628

Realizado por:


ARAMIS FONT NEGRON, M.A.
Arqueólogo Consultor
PO Box 11687

San Juan, Puerto Rico 00922-1687

Agosto 2008

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ABSTRACTO

La localización del proyecto PASEO SAN ANTONIO es en el barrio Higuillar del municipio de Dorado.

El proyecto se ubica en un predio de aproximadamente seis cuerdas. Colinda por el Norte con la Carretera Estatal Número 693; por el Sur, con la Urbanización Paseo del Sol; por el Este, con la calle de acceso al proyecto Paseo del Sol; y al Oeste con terrenos propiedad de Dorado Beach East Development. En dicho predio se propone el desarrollo de un proyecto residencial unifamiliar de 28 unidades.

La topografía del terreno es llana con una vegetación compuesta de yerbas bajas y árboles de tulipán africano entre otros.

La investigación documental fue realizada la primera semana del mes de mayo. La investigación de campo fue realizada el día 18 del mes de julio del corriente.

En la fase de campo no se detectó recurso cultural arquitectónico ni de interés arqueológico en la superficie, como en el subsuelo.

Se recomienda al Programa de Arqueología y Etnohistoria del Instituto de Cultura Puertorriqueña la suspensión de estudios adicionales en el predio, y la autorización necesaria para la continuación del proyecto.

INTRODUCCION

El Programa de Arqueología y Etnohistoria del Instituto de Cultura Puertorriqueña ha requerido una evaluación arqueológica Fase IA-IB correspondiente al desarrollo del proyecto: Paseo de San Antonio, ubicado en el barrio Higuillar del municipio de Dorado (véase mapa de localización incluido al final de esta sección).

El proyecto contempla la construcción, en un predio de aproximadamente seis cuerdas, de un complejo residencial unifamiliar donde se contempla la edificación de 28 unidades de vivienda en solares con cabida mínima de 561 metros cuadrados.

Colinda al Norte, con la Carretera Estatal PR-693; por el Sur, con la Urbanización Paseo del Sol (antes Paseo de Dorado); al Este con la Calle de acceso al proyecto Paseo del Sol; y al Oeste con terrenos propiedad de Dorado Beach East Development.

El propósito de este estudio consiste en determinar la ausencia o presencia de recursos culturales en el área a ser impactada por el proyecto de desarrollo. La fase IA consistió de una investigación documental de la literatura y referencias relevantes a recursos culturales en el área del proyecto y sus inmediaciones, además de patrones de uso e impactos previos en el terreno del mismo. Incluye una evaluación de factores como: suelos, flora, geografía, geología, hidrografía e historia. Como requisito se realizó una inspección superficial con el objetivo de definir áreas de mayor o menor sensibilidad arqueológica.

En la Fase IB, o de campo, se realizó un estudio sistemático del subsuelo efectuando pozos de sondeo a lo largo de transectos establecidos de acuerdo a la estrategia seleccionada con base a los datos obtenidos de la fase anterior.

El trabajo de investigación documental se realizó la primera semana del mes de mayo de 2008. El trabajo de campo se realizó durante el día 18 del mes de julio del corriente. Participaron en el, Aramis Font Negrón como Investigador Principal, y Fitzgerald García como técnico de excavación.

Finalmente y de acuerdo a los resultados obtenidos se presentan las conclusiones y las recomendaciones en cuanto a la realización de estudios adicionales.

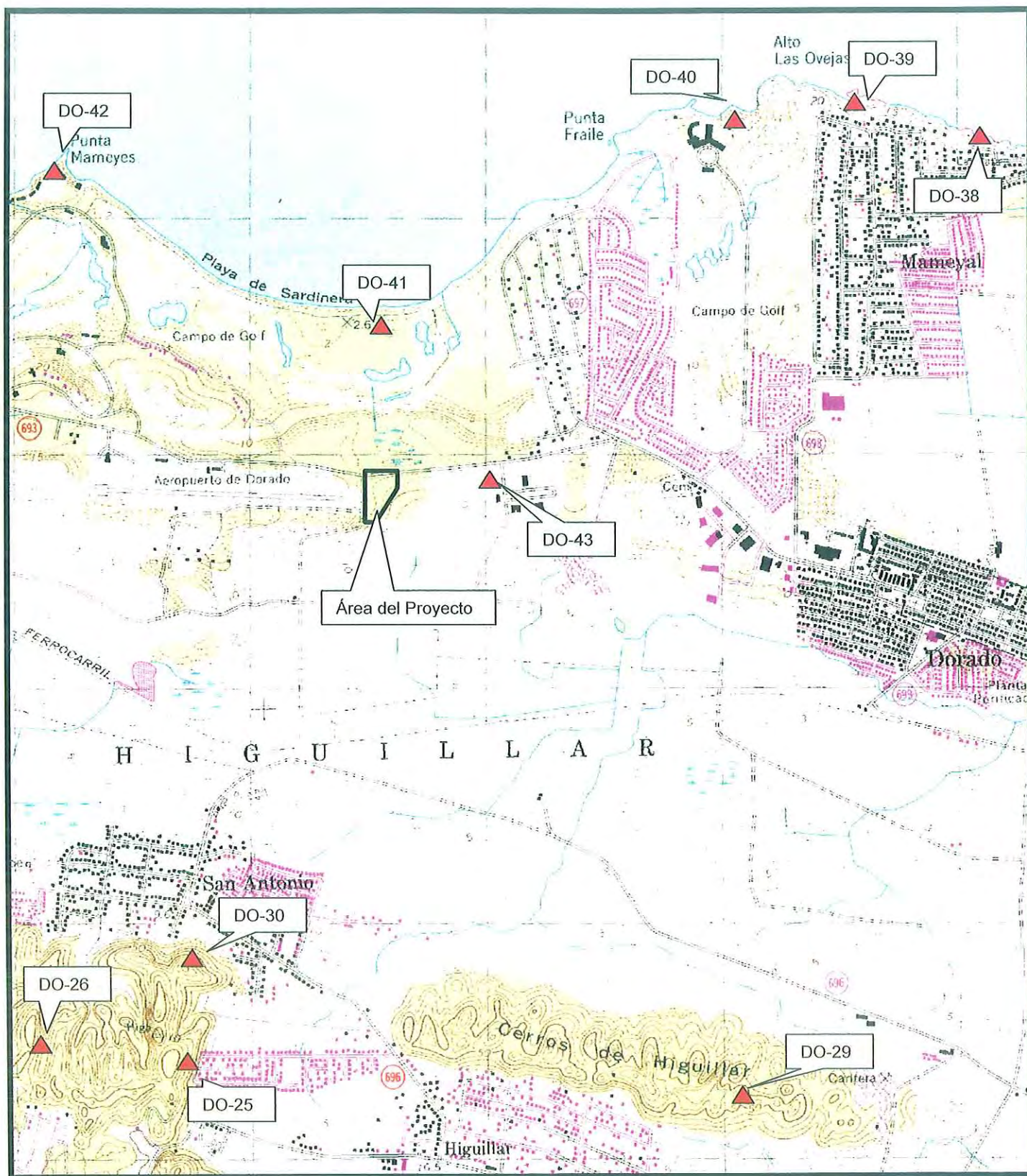


FIGURA NÚMERO 1: MAPA DE LOCALIZACIÓN Y RECURSOS CULTURALES

PROYECTO PASEO SAN ANTONIO

Dorado, Puerto Rico
AGOSTO 2008

Aramis Font Negrón
Arqueólogo Consultor

ENTORNO AMBIENTAL/FISICO

1. Geografía/Topografía

El municipio de Dorado se encuentra en la región norte de Puerto Rico. Colinda por el Norte con el Océano Atlántico, por el Este con el municipio de Toa Baja, por el Sur con el municipio de Toa Alta, y por el Oeste con el municipio de Vega Alta. La superficie de Dorado abarca unas 23 millas cuadradas (60 km cuadrados) con llanos y mogotes originalmente cubiertas de bosque húmedo tropical. Actualmente comprende los barrios: Dorado pueblo, Espinosa, Higuillar, Maguayo, Mameyal y Río Lajas (Díez Trigo, 1988:175-6).

Dorado se encuentra en la zona geográfica denominada Llano Costero del Norte. Esta zona se extiende desde Aguadilla en el oeste hasta más allá del pueblo de Luquillo en el este. Aunque la zona tiene una longitud de cien millas su anchura no pasa de cinco.

En la región se distinguen dos subregiones: la sección húmeda del Oeste y la sección húmeda aluvial del Este en la última de las cuales está ubicado el municipio de Dorado. Esta sección comprende un extenso llano aluvial que se extiende desde Arecibo hasta cerca del Cabo San Juan. La zona se caracteriza por lugares llanos y bajos donde el drenaje es deficiente agravándose aún más la situación por la presencia de dunas de arena que impiden el desagüe directo hacia la costa (Picó, 1969:42,391).

El territorio de Dorado posee un relieve mayormente llano. Sin embargo como también pertenece a la zona cársica son abundantes los mogotes, y los sumideros y cuevas que los caracterizan. En varios puntos de los barrios Espinosa, Río Lajas y Maguayo, en el Sur, hay elevaciones que alcanzan los 200 metros sobre el nivel del mar (Diez Trigo, op.cit.:176).

La topografía del terreno evaluado es llana por estar ubicado cerca de la costa.

2. Geología

El origen geológico del Llano Costero del Norte se remonta a 25 millones de años en la cronología geológica del Mioceno de la Era Terciaria del periodo Cenozoico (Picó, op.cit.:55-63).

En el mapa del Servicio Geológico de los Estados Unidos (U.S.G.S.) el área evaluada tiene el código **Qtb** que corresponde a depósitos de arena, arena arcillosa, arcilla arenosa y arcilla (Briggs and Akers, 1965).

3. Hidrografía

Limitan el municipio al Este el río de la Plata y su afluente el río o caño Cocal. Otros afluentes del río de la Plata que riegan a Dorado son los ríos Nuevo y Lajas. En el barrio Higuillar, muy cerca de la costa, se encuentra la laguna Mata Redonda y el pantano Punta Fraile (Díez Trigo, op.cit.:178).

4. Suelos

Según el Catastro de Suelos del área de San Juan de Puerto Rico del Departamento de Agricultura de los Estados Unidos existe un tipo de suelo en el área del terreno evaluado identificado como; "Urban Land-Durados complex" (Ud).

Dicho suelo es de la asociación Martín Pena-Saladar-Hydraquents, serie Durados, la cual consiste de suelos profundos, con drenaje excesivo formados de sedimentos de origen mixto. Geográficamente este suelo se encuentra en terrazas del litoral costero (Boccheciamp, 1978:6, 33).

El perfil representativo de este suelo consiste de un primer estrato de lómico arenoso friable color pardo grisáceo bien oscuro (10YR 3/2) con 35 centímetros aproximados de profundidad. Luego le sigue un estrato de arena lómica suelta color pardo grisáceo bien oscuro (10YR 3/2) con 58 centímetros de profundidad. Como tercer estrato se presenta arena suelta color pardo pálido (10YR 7/3) con una profundidad aproximada de 96 centímetros. Finalmente hasta la profundidad de 152 centímetros de profundidad existe un estrato de arena suelta color pardo amarillento oscuro (10YR 4/4), mezclado con arena de color negro (10YR 2/1), o amarillo pardo (10YR 6/6) o pardo amarillento (10YR 6/6) (Ibid:52).

Históricamente su patrón de uso se ha caracterizado por el cultivo de pastos y frutos menores.

5. Flora

La flora del municipio de Dorado corresponde al Bosque de la Costa Húmeda en el cual los árboles más comunes según Picó son;

corozo (*Acromia media*), mago (*Hermandia sonora*), algarrobo (*Hymenaea coubaril*), moca (*Andira inermis*), tortugo amarillo (*Linderoxylon foetidissimum*), maría (*Calophyllum brasiliense*), ausubo (*Manilbara bidentata*), roble blanco (*Lababuia heterophylla*), laurel avispillo (*Phoebe elongata*) y palo de pollo (*Pterocarpus officinalis*) (1969: 193-194)

A estos, añaden Little, Wadsworth y Marrero los siguientes:

Nectandrea coriacea, *Zanthopilum martinicense*, *Spondias mombin*, *Mammea americana*, *Psidium guajana*, *Cintharexylum fruticosum*, *Petitia dominguensis*, *Genipa emericana*, *Guetarda seabra* y *Randia oculesta* (Little et.al., 1977:XXIX).

La flora del área ha cambiado grandemente debido a la introducción de especies exóticas y/o a la deforestación masiva como consecuencia del cultivo de caña de azúcar, la crianza avícola, vacuna y porcina.

6. Fauna

Se necesitaría un estudio exhaustivo para determinar la fauna del terreno evaluado. Por tratarse de un área rural-urbana seguramente están presente los animales domésticos especialmente perros y gatos. Sin embargo para efectos del presente estudio, la fauna observada carece de interés, identificándose solamente algunas aves, insectos y reptiles que habitan en las inmediaciones del lugar.

7. Disturbios existentes ocasionados por acción humana o natural

Primeramente, de acuerdo al trasfondo histórico, esta área que pertenece al litoral costero tal vez fue utilizada para el cultivo de frutos menores desde mediados del siglo XVIII hasta un poco más de la mitad del siglo XX. Por tal razón el disturbio ocasionado es mínimo y consistía en arado manual del terreno como técnica de acondicionamiento y siembra de las semillas. Este procedimiento por lo general impacta la superficie hasta una profundidad aproximada de 30 centímetros (12 pulgadas).

En la actualidad las actividades agrícolas han cesado y el terreno fue utilizado en su extremo sur como área de almacenamiento de materiales de construcción durante la construcción de la Urbanización Paseos de Dorado, al sur de nuestro predio.

En la consulta en el Registro de la Propiedad se desprende que el predio que nos concierne formaba parte de la finca #1,532, inscrita al folio 169 del tomo 40 de Dorado.

En su primera inscripción del 25 de marzo de 1964 dicha finca estaba compuesta de 271.424 cuerdas pertenecientes a los barrios Pueblo e Higuillar. En esta finca se ubican las edificaciones de la Sociedad para la Protección y Defensa del Niño, las cuales posteriormente formaron parte del American College. Dicha finca se formó por agrupación de las fincas #783 y la #1,531, de 260.94 cuerdas y 2.48 cuerdas respectivamente.

De la primera inscripción de la finca #738 del 13 de noviembre de 1952 se desprende que la misma radicaba en los barrios Pueblo e Higuillar y estaba compuesta de 806.83 cuerdas. Sus lindes eran; al Norte la Carretera Estatal PR-693 y terrenos de la Puerto Rico Reconstruction Administration (P.R.R.A.); al Sur y al Este con terrenos del señor Manuel González Quiñones; y al Oeste con terrenos de la Administración de Tierras antes Central San Vicente. Como dato adicional este fue el año (1952) que se estableció la Sociedad para la Protección y Defensa del Niño. Esta finca se estableció por agrupación de las fincas; #637; #641; #683 y #684, las cuales tenían 495.10 cuerdas; 276.20 cuerdas; 17.42 cuerdas y 5.02 cuerdas respectivamente (Tomo 19, folio 162).

De la primera inscripción de la finca #637 del 18 de mayo de 1944 se desprende que los lindes corresponden al Norte con terrenos de la finca "La Sardinera" propiedad de la señora Clara Livingston, terrenos de la P.R.R.A. y terrenos del señor Miguel Martorell; al Sur con terrenos del señor Manuel González Quiñones; al Este con terrenos del señor Miguel Martorell y la Central Constancia de la Compañía Azucarera del Toa. El patrón de uso de esta finca era agrícola con caña de azúcar y frutos menores (Tomo 15, folio 142).

INVESTIGACION DOCUMENTAL Y DETERMINACION DE SENSIBILIDAD

La investigación documental tiene como objetivo evaluar

escritos y/o documentos que ayuden a determinar el grado de sensibilidad del terreno estudiado como posible depositario de recursos de interés cultural. A tales efectos es indispensable presentar una sinopsis de referencias relativas al desarrollo de la sociedad humana en la zona del actual municipio de Dorado.

En la realización de esta investigación se visitó la Sala Puertorriqueña de la Biblioteca General de la Universidad de Puerto Rico, Recinto de Río Piedras y la biblioteca del Centro de Estudios Avanzados de Puerto Rico y el Caribe en San Juan donde se consultaron las publicaciones pertinentes para el estudio. También se evaluaron los cuadrángulos, hojas de inventario e informes arqueológicos sometidos en el Consejo de Arqueología Terrestre y la Oficina Estatal de Conservación Histórica en búsqueda de asentamientos históricos o prehistóricos en o en las cercanías del proyecto.

1. Notas históricas de Dorado

Al arribo de los conquistadores a Boriquen la población indígena era esencialmente taína. Este complejo cultural era perteneciente a la tradición aruaca, como resultado poblacional de conquistas y asimilación de diferentes grupos étnicos que migraron y poblaron la isla en diferentes momentos históricos del pasado (Crescioni, 1988:13).

Según las fuentes esos indios vivían en aldeas diseminadas por

varios puntos de la isla. La organización social era una de cacicazgo en el cual el cacique era la máxima autoridad en la vida política, social y religiosa de la aldea o yucayeque. La isla estaba dividida en 24 cacicazgos siendo el más importante el del cacique Agueybana "el Viejo" en el suroeste (Coll y Toste, 1975:85-91).

Próximo al área del actual municipio de Dorado existió el yucayeque Toa, el cual también comprendía las zonas de Toa Alta y Toa Baja. Su regente era el cacique Aramaná (Hernández Aquino, 1977:52).

En una de las riberas del río Toa, nombre indígena del actual río de la Plata, fundó el Adelantado Juan Ponce de León la granja de los Reyes Católicos, donde el rey Fernando fomentó el cultivo de arboles frutales, hortalizas, yerbas y otras plantas traídas de las Islas Canarias y de España con el objetivo de aclimatarlas a las nuevas tierras descubiertas (Ibid:398).

En la Memoria de Melgarejo realizada en 1582 por mandato de Felipe II, se constata la existencia de algún tipo de asentamiento humano en el área para ese tiempo:

"... hay otro río caudaloso y de los grandes de esta isla , que se llama Toa, cuya boca sale a la mar legua media de la cibdad de San Juan, tiene fértil ribera en la cual hay tres ingenios, uno de agua y otros dos de caballos, de hazer azúcar, y se siembra jenzibre que se da en ella muy bien su nascimiento...(Melgarejo en F. Méndez, 1981:118).

Durante el siglo XVIII (1775) en el Informe del Cabildo de San

Juan al rey, dándole noticia de la situación de la propiedad de la isla, se obtiene información del área, referente al fomento de los pueblos de la Vega, Toa Alta y Toa Baja, entre otros, "como establecimientos muy útiles para el gobierno político, y para el cultivo y comercio" (en F. Méndez, 1981:280).

En la obra de Miyares (1775), éste nos describe el área de la siguiente manera:

"...y es más (el terreno) a propósito para la caña dulce, por ser gredoso y a poca costa pudiera haber considerables ingenios de azúcar, pero en el día no hay más que algunos trapiches...Los pastos son muy fértiles y en ellos pasan de dos mil cabezas de ganado, las que ceban anualmente, así nacidas en el mismo distrito como traídas de otros para el (Miyares en F. Méndez, 1981:288).

Un año más tarde, para el 1776 y de acuerdo a la obra escrita por fray Iñigo Abbad y Lasierra, se nos menciona lo siguiente:

"Después de la ribera de Toa Baja, hacia el noroeste hay una llanura de tres leguas, que llaman las Marismas, la cual en tiempos de lluvias se inunda con las aguas que bajan de una cordillera de cerros que corren a su mediodía, y como no tienen salida por estar el terreno levantado en su circunferencia se van extendiendo las aguas hasta formar una laguna dos o tres leguas, la cual necesitan vadear todos los que van o vienen de la Ciudad por esta banda del norte de la Isla con grande trabajo y no poco peligro. Entonces se ven sobre las aguas multitud de garzas, miguellillos, zaramullos, gallaretas, y otras aves acuátiles, hasta que pasada la estación de las lluvias llega a secarse y queda una pradería vistosa, llena de abundantes pastos adonde salen los ganados de los bosques a pasar la noche..." (Abbad y Lasierra, 1979:124).

En las "Memorias Geográficas, Históricas, Económicas y Estadísticas de la Isla de Puerto Rico" de don Pedro Tomás de Córdova publicadas en el 1831, el autor nos manifiesta que para el

siglo XIX Dorado era un barrio perteneciente a la jurisdicción del partido de Toa Baja, donde se estableció en un sitio conocido como la altura de Dorado un nuevo poblado (Córdova, 1968:68).

Años después los vecinos de los barrios Dorado, Mameya, Iguillar (sin hache) y otros de Toa Baja dieron poder a Jacinto López, y José Forguera para que solicitaran licencia al gobernador para fundar una nueva población y parroquia en Dorado, ofreciendo prorratearse los gastos de erección de iglesia, Casa del Rey, casa del cura, cercar cementerio y otras obras públicas municipales. En 1842 el gobernador Santiago Méndez Vigo autorizó la fundación de la nueva población al cual correspondían los barrios de Dorado pueblo, Espinosa, Iguillar (sin hache), Maguayo, Mameya y Río Lajas (Diez Trigo, op.cit.:179).

En 1878, según el historiador Ubeda y Delgado, el barrio Mameya desaparece, e Iguillar se escribe como Jiguillar. Años más tarde reaparece el barrio Mameya con el nombre actual, Mameyal, y Jiguillar cambia a Higuillar (Ibid).

Durante todo ese siglo la economía de Dorado se sustentó en el cultivo de la caña de azúcar, la explotación ganadera y el cultivo de frutos menores.

Después del cambio de soberanía, en 1902, por la Ley para la Consolidación de Ciertos Términos Municipales, se dispuso que el municipio de Dorado y sus barrios fuese anexado al de Toa Baja. Posteriormente en la Ley de la Asamblea Legislativa de Puerto Rico

de 1905 se dispuso que el antiguo municipio de Dorado recuperase su carácter independiente con los mismos barrios y límites que tenía antes de su consolidación (Ibid:180).

Actualmente, en el aspecto económico, las industrias turística y fabril son las principales actividades en el municipio. Entre las fábricas se destacan las de elaboración textil, las farmacéuticas, y la de equipos eléctricos y electrónicos. En la agricultura sobresalen el cultivo de caña de azúcar, y la ganadería (Ibid:178).

Hasta el presente para el municipio de Dorado aparecen seis lugares incluidos en el Registro Nacional de Lugares Históricos:

1. Escuela Jacinto López Martínez, localizada en las calles Norte y San Quintín del casco urbano, (fecha de inclusión) 11/octubre/88.
- Residencia Antonia Martínez, localizada en la Carretera Estatal PR-693, (fecha de inclusión) 11/octubre/88.
- Hacienda de Carlos Vasallo, localizada en la Carretera Estatal PR-693, (fecha de inclusión) 22/marzo/89.
- Casa del Rey, localizada en la calle Méndez Vigo #292 del casco urbano, (fecha de inclusión) 19/mayo/89.
- Residencia Don Andrés Hernández localizada en la calle Norte #196 del casco urbano, (fecha de inclusión) 22/mayo/89).
- Naufragio Antonio López, localizado en la vecindad de Dorado, (fecha de inclusión) 9/febrero/94.

De acuerdo al Listado de Sitios y Zonas Históricas de la Junta de Planificación se añade a nuestro listado la Hacienda Media Luna el 16 de febrero del 2000.

En o en las cercanías del terreno evaluado no aparece nominado ningún recurso cultural del municipio en el "Índice de Propiedades Determinadas Elegibles" para ser incluida en el "Registro de Lugares Históricos" que de alguna forma pueda ser afectado por el proyecto de desarrollo.

3. Arqueología

De acuerdo a la consulta efectuada, tanto en la Oficina Estatal de Conservación Histórica como en el Consejo de Arqueología Terrestre existen trece recursos culturales de interés arqueológico ubicados en un radio de dos millas (3.2 km) del terreno estudiado.

- | | |
|--------------|---|
| DO-1 | Localizado aproximadamente a 2,800 metros Noroeste del predio, barrio Higuillar. Residuario con vestigios de cerámica asociada al período cultural Pre-Taíno. |
| DO-25 | Localizado aproximadamente a 2,600 metros Suroeste del predio, barrio Higuillar, sector San Carlos. Abrigo rocoso con vestigios de cerámica, lítica, hueso y caracol asociados al período cultural Taíno. |
| DO-26 | Localizado aproximadamente a 2,650 metros Suroeste del predio, barrio Higuillar, sector Monte Lindo. Abrigo rocoso con vestigios de cerámica y petroglifo asociados al período cultural Taíno. |
| DO-27 | Localizado aproximadamente a 2,600 metros Suroeste del predio, barrio Higuillar, sector Arenales. |

Abrigo rocoso con vestigios de cerámica y petroglifo asociados al período cultural Taíno.

- DO-29** Localizado aproximadamente a 3,000 metros Sureste del predio, barrio Higuillar. Cueva con vestigios de cerámica, lítica, hueso y caracol asociados al período cultural Taíno.
- DO-30** Localizado aproximadamente a 1,900 metros Suroeste del predio, barrio Higuillar, sector San Antonio. Abrigo rocoso con pictografía y vestigios de cerámica, lítica, hueso y caracol asociados al período cultural Taíno.
- DO-33** Localizado aproximadamente a 3,100 metros Suroeste del predio, barrio Higuillar, sector Marismilla. Cueva con vestigios de cerámica y caracol asociados al período cultural Taíno.
- DO-38** Localizado aproximadamente a 3,100 metros Noreste del predio, barrio Mameyal, sector Parcelas. Conchero con vestigios de cerámica, lítica, hueso y caracol asociados al período cultural Pre-Taíno y Taíno.
- DO-39** Localizado aproximadamente a 2,800 metros Noreste del predio, barrio Mameyal, sector Parcelas. Conchero con vestigios de cerámica y caracol asociados al período cultural Pre-Taíno y Taíno.
- DO-40** Localizado aproximadamente a 2,300 metros Noreste del predio, barrio Mameyal, Hotel Dorado del Mar. Conchero con vestigios de cerámica, lítica, hueso y caracol asociados al período cultural Pre-Taíno y Taíno
- DO-41** Localizado aproximadamente a 700 metros al Norte del predio, barrio Higuillar, sector Sardinera. Conchero con vestigios de cerámica, lítica, hueso y caracol asociados al período cultural Pre-Taíno y Taíno.
- DO-42** Localizado aproximadamente a 1,900 metros Noroeste del predio, barrio Higuillar. No existe expediente.
- DO-43** Localizado aproximadamente a 400 metros Este del predio, barrio Higuillar, sector Sardinera.

Hallazgo superficial con vestigios de cerámica y caracol asociados al periodo cultural Pre-Taíno y Taíno.

Informes de evaluación arqueológica en el barrio Higuillar fueron consultados con los siguientes resultados:

* Ortiz, Hernán

1986 "Reconocimiento Arqueológico del Litoral Norte de la Costa de Dorado, P.R.". El autor realiza una prospección sistemática en el área mencionada detectando diez nuevas localidades.

* Rodríguez, Miguel

1987 "Investigación Arqueológica Fase IA-IB Proyecto Jardín de Dorado, Dorado". Autor realiza prospección sistemática en predio de 105 cuerdas con resultados negativos. Sin embargo detecta en el predio aledaño, donde se ubican las antiguas facilidades del American University, cerámica y caracol sin integridad.

* Rivera, Virginia

1992 "Evaluación Arqueológica Fase Ia-IB Proyecto Hotel Dorado del Mar, Barrio Higuillar, Dorado, P.R.". En la investigación se realizó un recorrido de superficie en un predio de 128 cuerdas detectando un conchero (DO-40) asociado a los periodos culturales Pre-Taíno y Taíno.

* Daubón Vidal, Antonio

1995 "Estudio Arqueológico Fase IA-IB Proyecto Plan Maestro American University, Barrio Higuillar, Dorado". Autor realiza recorrido arbitrario detectando en la esquina noroeste del predio fragmentos de cerámica y caracol. La prospección sistemática del subsuelo tuvo resultados negativos. Se determinó por el I.C.P. realizar una Fase IB extendida.

1995b "Fase IB Extendida Plan Maestro American University, Barrio Higuillar, Dorado". Autor realiza excavaciones en retícula de 20 metros cuadrados sobre área del hallazgo obteniendo resultados negativos en la prospección del subsuelo.

2002 "Estudio de Recursos Culturales Fase IA-IB Proyecto Urb. Paseos de Dorado, Barrio Higuillar, Dorado". Autor

realiza recorrido arbitrario y prospección del subsuelo con 57 sondeos obteniendo resultados negativos.

* González Colón, Juan

2000 "Evaluación Arqueológica Fase IA-IB Proyecto 4ta Extensión Dorado Beach Resort Homes, Barrio Higuillar, Dorado, P.R.". El investigador realiza prospección sistemática en un predio de 196 cuerdas, efectuando 526 pozos de sondeo con resultados negativos.

2a. Trasfondo Prehistórico

El doctor Irving Rouse, arqueólogo norteamericano, quién realizó excavaciones en Puerto Rico para mediados de los años 30, introdujo un esquema cronológico para clasificar los distintos grupos culturales que vivieron en la isla de Puerto Rico. El esquema cronológico está dividido en cuatro períodos culturales, la Epoca Arcaica, con subseries Ortioroide y Casimiroide; Epoca Saladoide, subseries "Ronquian", "Cedrosan" y "Huecan", Epoca Ostionoide/Elenoide y Epoca Chicoide.

Epoca Arcaica (2,000 a.C. - 100 d.C.)

Se compone de grupos humanos más antiguos en ocupar la región de la Antillas. En Puerto Rico se ha documentado recursos culturales de esta época que datan del siglo I de la era cristiana en Cayo Cofresí, Salinas. Al respecto el Dr. Ricardo Alegría nos menciona: *"el artefacto característico de estos indios en Puerto Rico es un guijarro al cual se le ha gastado uno de sus lados y que se usaba para moler las semillas que recogían"*. Otros sitios representativos en la isla lo son: Cueva María de la Cruz, Loíza;

Maruca, Ponce; Cueva Los Gemelos, Morovis; Puerto Ferro, Vieques; Angostura, Barceloneta. La evidencia cultural de esta época se define por la ausencia de cerámica (pre-cerámicos o acerámicos) y agricultura (pre-agrícolas). Sus asentamientos eran cerca de las costas. Su alimentación consistía de moluscos, crustáceos y frutas. Su carácter cultural se asocia por la presencia de artefactos confeccionados en caracol, lítica (silex) y madera. Tallaban instrumentos de piedra y algunos artefactos como los gladiolitos, las bolas y las manos cónicas utilizadas para la molienda.

Epoca Saladoide (100 d.C. - 600 d.C.)

Los primeros datos obtenidos en la isla de Puerto Rico sobre esta cultura fueron los hallazgos del Dr. Alegría en Hacienda Grande, Loíza los cuales datan aproximadamente del segundo siglo de la era cristiana. Estos grupos provenientes de América del Sur fueron los primeros Aruacos en colonizar la isla y fueron los precursores de la agricultura. Se asentaban en las costas y llanuras aluviales, cerca de manglares y cuerpos de agua dulce.

Varios investigadores se han dado a la tarea de establecer tipologías cerámicas y desarrollar los conceptos de estilos asociando los mismos con determinados grupos culturales. La Serie Saladoide se divide en dos complejos estilísticos: Hacienda Grande (100 d.C. - 400 d.C.) y Cuevas (400 d.C. - 600 d.C.) los cuales podemos encontrar en las costas de la Isla. El estilo Hacienda

Grande se caracteriza por la creación de vasijas decoradas con patrones de líneas entrecruzadas incisas, en ocasiones rellenas de pintura blanca. De acuerdo a Rouse, el estilo Cuevas se desarrolla en la isla para el año 400 d.C. siendo los trabajos en lítica y cerámica menos elaborados.

Epoca Ostionoide/Elenoide (600 d.C. - 1,200 d.C.)

Es la cultura conocida como sub-taína. Se le identifica por el diseño de la cerámica incisa Elenoide en el Este, y la cerámica incisa Ostionoide en el Oeste. La serie Elenoide se subdivide en los estilos Monserrate (período transicional temprano) y Santa Elena (período tardío). Los asentamientos son abundantes en el interior montañoso pero también en el litoral costero. El registro arqueológico consiste de residuarios de concha y cerámica, y petroglifos en las cuevas, refugios rocosos y grandes piedras en los ríos. No llegaron a desarrollar la talla en madera a gran escala. En este periodo surgen las plazas ceremoniales enmarcadas con piedras. Con respecto al juego de pelota no se presenta construcciones o bateyes importantes en las áreas donde se asentaban. Perfeccionaron el cultivo de la yuca utilizando la técnica de *montones* lo cual fue reforzando y estabilizando una sociedad más compleja que las culturas anteriores.

Epoca Chicoide (1,200 d.C. - 1,500 d.C.)

Después del año 1,200 d.C. los grupos culturales ostionoides evidencian un cambio socio-político con el desarrollo del cacicazgo. En la cultura Chicoide los cemies o trigonolitos aumentan significativamente en tamaño y número, al mismo tiempo que se incrementa la complejidad de sus tallas y decoraciones.

Los estilos cerámicos del período Ostiones evolucionan durante el período Chicoide a los estilos Esperanza y Capá. La cerámica Esperanza se encuentra asociada con los grupos chicoides que se asentaron en el litoral costero y valles intra-montanos del Este de Puerto Rico en la zona de influencia llamada *Sonda de Vieques*. Mientras, la cerámica Capá se asocia a los chicoides que se asentaron en el litoral costero y valles intra-montanos del Oeste de la isla, en la zona de influencia llamada *del Canal de la Mona*.

Del análisis del Inventario de Recursos Arqueológicos y los informes consultados, se desprende, para el territorio del municipio de Dorado una ocupación de casi un milenio por las sociedades indígenas (desde el 600 d.C hasta el 1,500 d.C.) principalmente en las áreas o nichos ecológicos del litoral costero

3. Sensibilidad

Aún a pesar de la existencia de trece recursos culturales en el radio de 3.2 kilómetros del predio evaluado, la mitad están localizados en el litoral costero, y la otra mitad están

localizados en las cuevas o abrigos rocosos en los mogotes al sur, quedando el predio de nuestro estudio en área media. El recurso cultural DO-43 aparenta ser producto de acarreo.

Conforme a los datos obtenidos en la investigación documental el área se considera una de moderada sensibilidad desde la perspectiva arqueológica debido a la ubicación geográfica de dichos recursos.

INSPECCION SUPERFICIAL

El objetivo primordial de la inspección consiste en determinar la ausencia o presencia de recursos culturales, tanto arquitectónicos como de interés arqueológicos, detectados superficialmente en el terreno.

1. Metodología

Con el propósito de sistematizar el recorrido superficial se estableció un punto fijo en la esquina Noroeste del predio (punto de mensura #4). De dicho punto se origina una línea base Norte-Sur con rumbo magnético de 195° Norte la cual transcurre por la colindancia oeste del predio. De ésta se originan varios transectos identificados con asignación numérica para un total de cuatro. Estos transectos recorren el predio hacia el Este con rumbo magnético de 105° Norte. Los transectos se establecieron a un

intervalo de 50 metros. La implementación del sistema de transectos se realizó mediante el uso de brújula y cinta métrica de carrete abierto. El recorrido por los transectos se realizó por dos observadores con separación de 20 metros con el objetivo de ampliar las probabilidades de detección.

2. Resultados

El recorrido de superficie efectuado arrojó resultados negativos en cuanto a la detección de recursos culturales históricos y/o arquitectónicos o de interés arqueológico en el terreno. La topografía llana se prestó favorable al mismo, aunque en ciertas áreas la densa vegetación dificultó la misma.

DISEÑO DE EXCAVACION

Para evaluar las características del subsuelo predial se utilizó el sistema de transectos establecido para el recorrido de superficie como diseño de excavación. El objetivo primordial consistió en establecer la presencia o ausencia de recursos culturales ocultos en el subsuelo.

Para cada transecto se estableció la ubicación de los pozos de sondeo con intervalo de veinte y cinco metros, alternando la ubicación de los mismos en cada transecto de forma sesgada con el objetivo de ampliar las probabilidades de detección. La profundidad

de excavación de los pozos se estableció en 160 centímetros.

1. Metodología

Establecidos los pozos de sondeo a realizar en cada transecto se procedió a ubicarlos en el terreno con el uso de la brújula y la cinta métrica. Cada pozo fue excavado inicialmente utilizando una pala doble. Pasados los 90 centímetros se procedió a utilizar un "soil auger" manual de movimiento giratorio hasta alcanzar la profundidad propuesta. Toda la tierra excavada fue cernida por malla de 1/4 de pulgada con el objetivo de recuperar cualquier recurso cultural de interés arqueológico. Se anotaron las características de los estratos de cada pozo, identificando los colores mediante el uso de tablas Munsell, en formularios de excavación que especifican la ubicación del pozo. También se tomaron fotografías del procedimiento de excavación (véase formularios y fotos en Apéndices).

2. Resultados

Todos los pozos realizados arrojaron resultados negativos en la detección de recursos culturales de interés arqueológico en el subsuelo. Para mayor información sobre los mismos favor cotejar los formularios de excavación incluidos en la sección de Apéndices.

CONCLUSIONES Y RECOMENDACIONES

De acuerdo a los resultados obtenidos en la Fase IA se establecen las siguientes conclusiones:

1. Aún a pesar del predio estar alejado de cuerpos de agua, la presencia de trece recursos culturales en las cercanías del terreno nos sugiere adjudicar una sensibilidad alta al sitio. Sin embargo dichos recursos culturales demuestran patrones de ocupación hacia el norte en el litoral costero, y hacia el sur en la cadena de mogotes con cuevas y abrigos rocosos quedando el área media como zona de tránsito y a nuestro entender con una sensibilidad moderada.
2. En la inspección superficial no se detectó ningún recurso cultural arquitectónico ni de interés arqueológico en el predio.

Realizada la fase de prospección del subsuelo y de acuerdo a los resultados negativos obtenidos en esta fase, se concluye la ausencia de recursos culturales arqueológicos e históricos en el terreno a ser impactado por el proyecto propuesto.

Tomando en consideración lo arriba expuesto se recomienda al Programa de Arqueología y Etnohistoria del Instituto de Cultura Puertorriqueña la suspensión de estudios adicionales en el terreno, y la autorización necesaria para la realización del proyecto.

Sin embargo es responsabilidad del contratista a cargo de la

realización del mismo, notificar al Instituto de Cultura en caso de ocurrir algún hallazgo fortuito de interés cultural durante las labores de construcción.

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APENDICES



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INSTITUTO DE CULTURA PUERTORRIQUEÑA



PO BOX 9024184
SAN JUAN DE PUERTO RICO 00902-4184

15 de febrero de 2008

"ESTE DOCUMENTO NO CONSTITUYE UN ENDOSO"

Sr. Carlos J. Sánchez González
950 Ave. Ponce de León
San Juan, Puerto Rico 00907

Estimado señor Sánchez:

PASEO SAN ANTONIO
PR-693, KM. 8, HM. 6, BO. HIGUILLAR, DORADO
CONSULTA JUNTA DE PLANIFICACION #2007-11-0169-JPU

Hemos recibido y evaluado los documentos relacionados con el proyecto de referencia conforme a las disposiciones de la Sección 10 de la Ley 112 del 20 de julio de 1988, conocida como la Ley de Arqueología Terrestre de Puerto Rico.

Como resultado de este proceso, hemos llegado a la conclusión de que existen probabilidades de que las actividades de desarrollo que contempla este proyecto pudieran afectar recursos de naturaleza arqueológica.

Para corroborar dicha información, el proponente deberá someter, para nuestra evaluación y determinación, los resultados de una evaluación arqueológica **Fase IA-IB, en original y dos copias con el respectivo pago de la cuota y debidamente encuadernadas**, la cual deberá ser preparada por un arqueólogo cualificado para este nivel de investigación por el Consejo para la Protección del Patrimonio Arqueológico Terrestre de Puerto Rico.

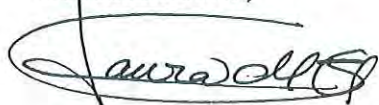
INSTITUTO DE CULTURA PUERTORRIQUEÑA

Sr. Carlos J. Sánchez González
14 de febrero de 2008
Pagina 2

Este proceso es paralelo al del Programa de Patrimonio Histórico Edificado del Instituto de Cultura Puertorriqueña, permiso que el proponente deberá gestionar de modo adicional al nuestro para cumplir con las regulaciones de la Ley 374 de 1949 y la Ley 89 de 1955.

Se le apercibe que el incumplimiento con estos requerimientos podrá ser objeto de sanciones administrativas según lo establecido en la Ley 89 y en la Ley 112.

Cordialmente,

A handwritten signature in dark ink, appearing to read 'Laura Del Olmo Frese', enclosed within a large, loopy oval flourish.

Arqla. Laura Del Olmo Frese
Directora
Programa de Arqueología y Etnohistoria

PAZ/rmd

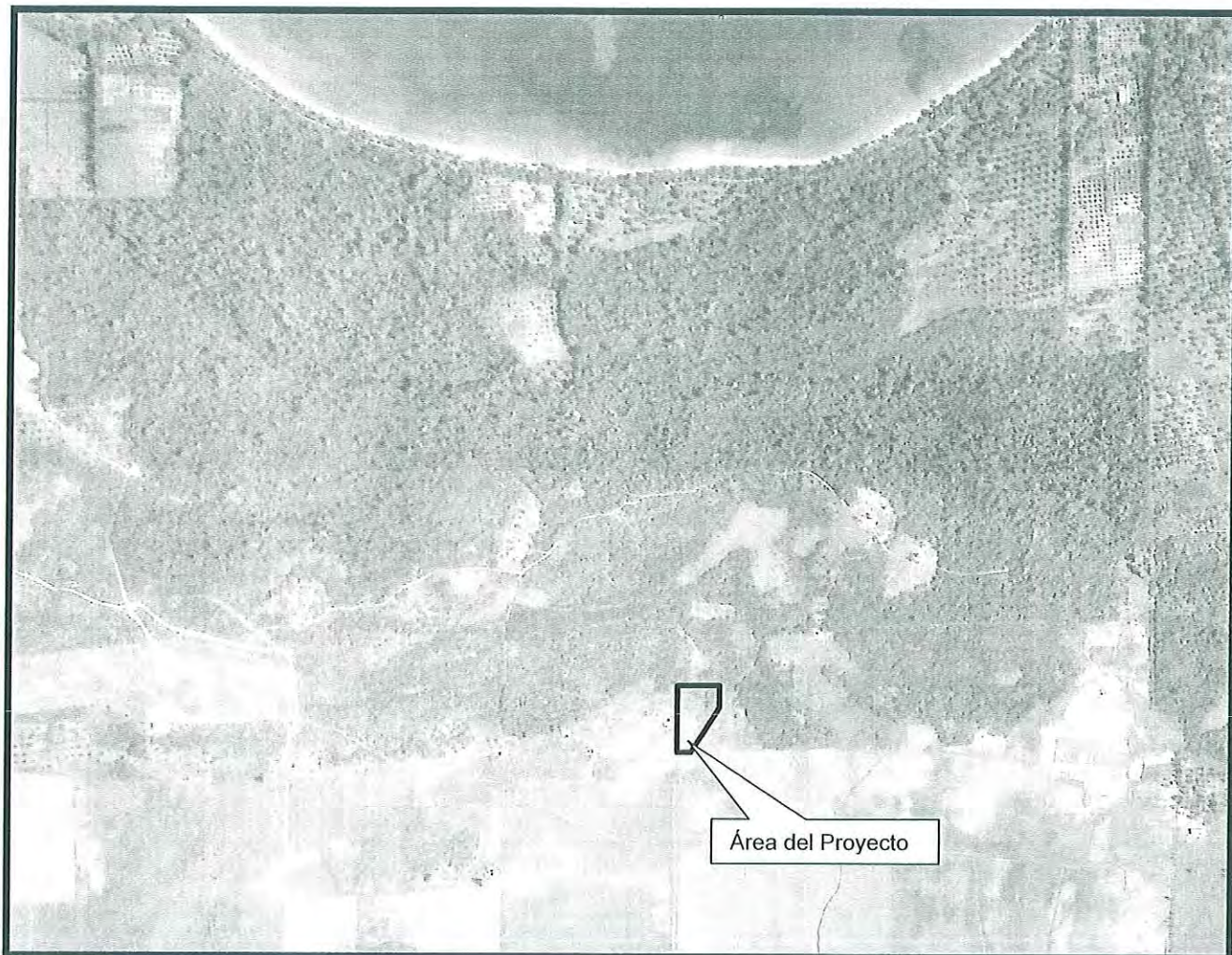


FIGURA NÚMERO 2: FOTOGRAFÍA AÉREA 1937

PROYECTO PASEO SAN ANTONIO

Dorado, Puerto Rico

AGOSTO 2008

Aramis Font Negrón
Arqueólogo Consultor

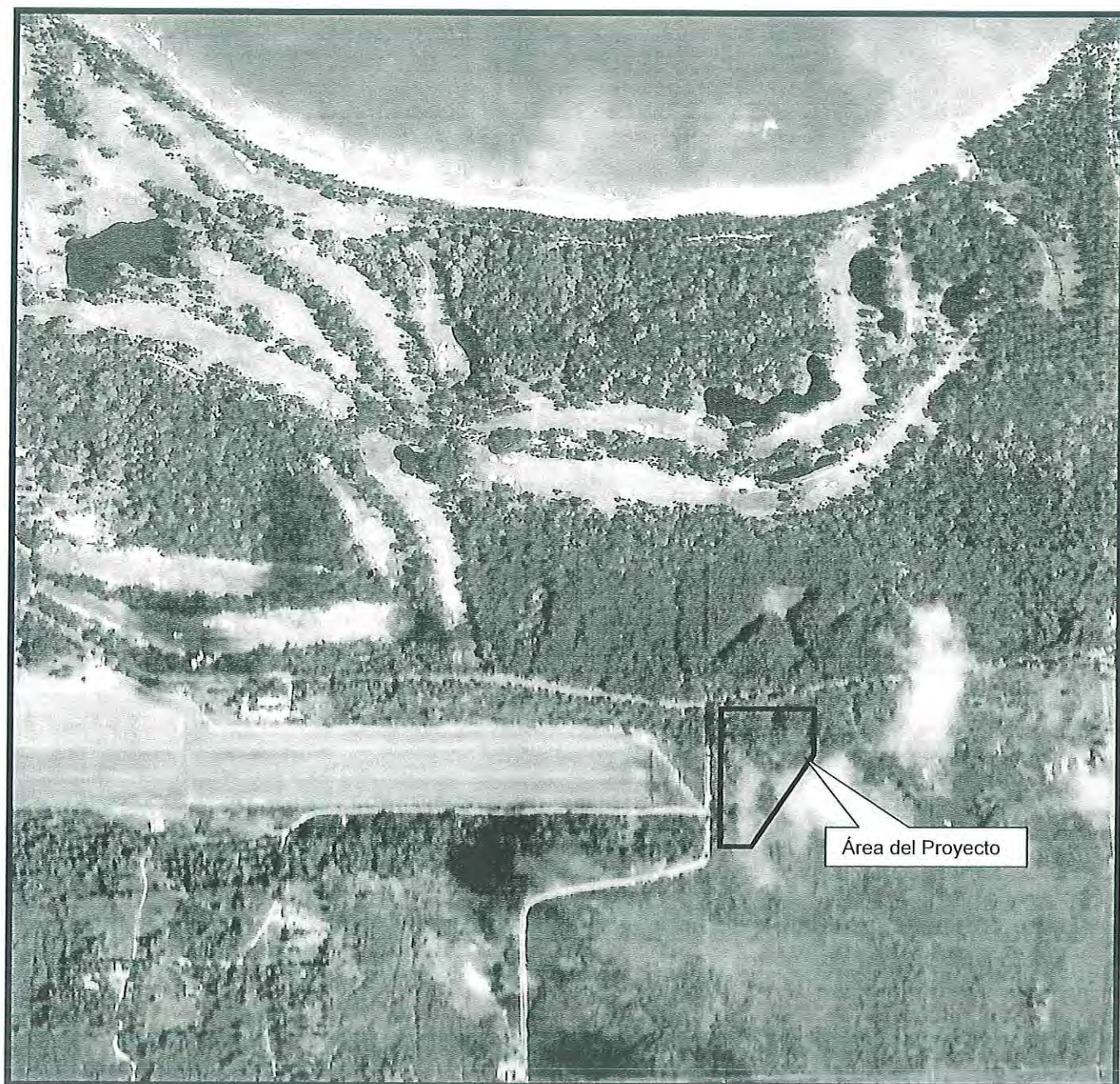


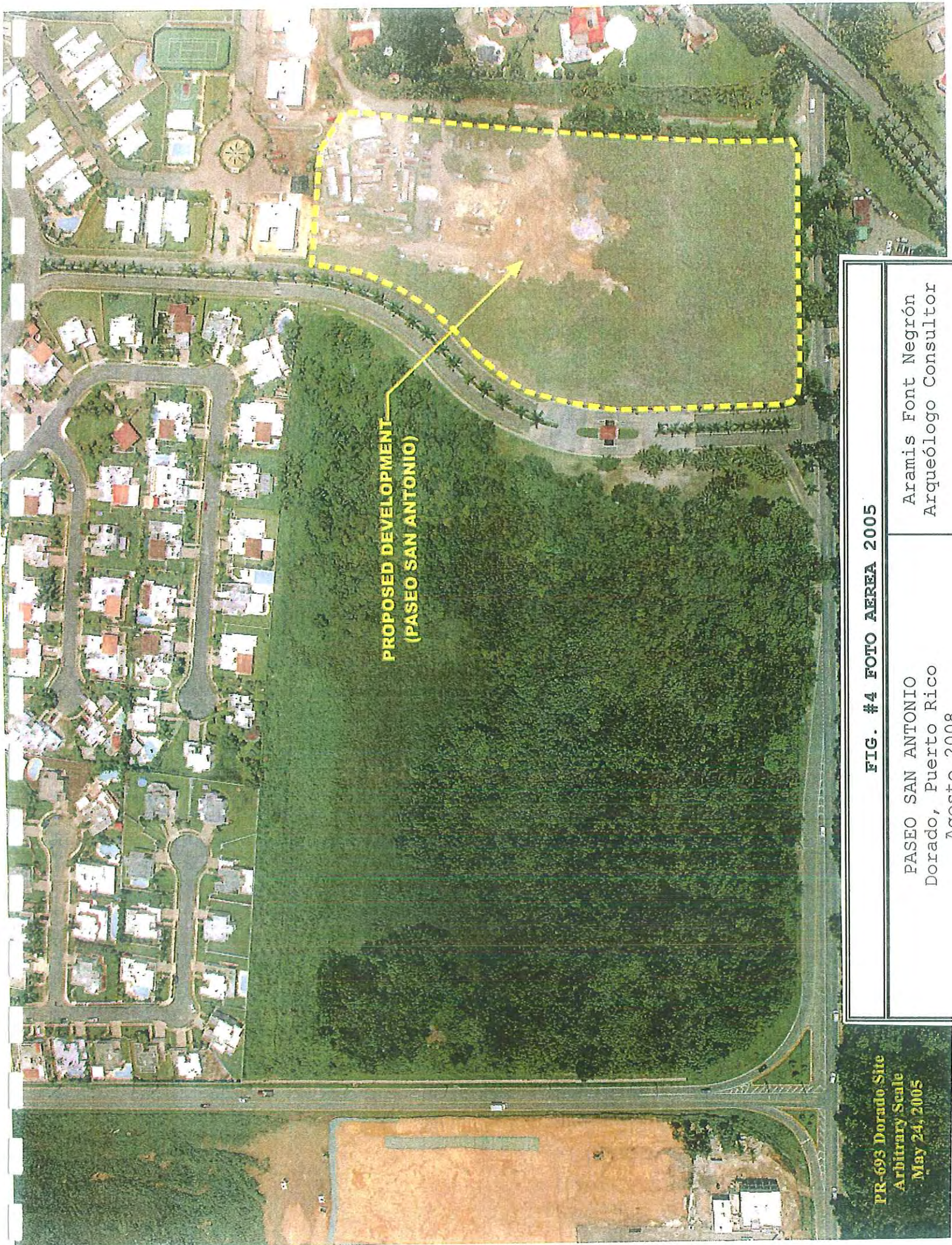
FIGURA NÚMERO 3: FOTOGRAFÍA AÉREA 1971

PROYECTO PASEO SAN ANTONIO

Dorado, Puerto Rico

AGOSTO 2008

Aramis Font Negrón
Arqueólogo Consultor



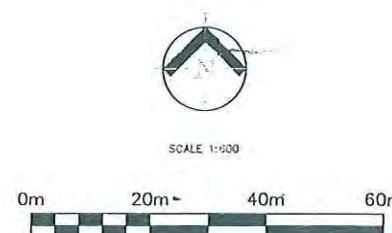
PROPOSED DEVELOPMENT
(PASEO SAN ANTONIO)

FIG. #4 FOTO AEREA 2005

PASEO SAN ANTONIO
Dorado, Puerto Rico
August 2008

Aramis Font Negrón
Arqueólogo Consultor

PR-693 Dorado Site
Arbitrary Scale
May 24, 2005



STATION	NORTHING	EASTING	ELEVATION
6	69955.8191	167852.7016	8.98
141	69964.6812	167854.4447	9.09
185	70013.1851	167893.7915	9.78
537	70147.8473	167912.0815	10.62
774	70159.8740	167793.3307	12.97
144	70117.7385	167831.8179	12.18
1157	70119.4282	167813.6636	12.73
1158	70126.3537	167853.1399	11.65

CURVE	BEARING	DELTA	CHORD	CHORD BEARING	NORTHING	EASTING	DESCRIPTION
1-2	N 87° 39' 22" W	10.8000	10.8000	167° 12' 30.08"	167792.3008	167792.3008	TO ESTABLISH
2-3	N 02° 05' 35" E	21.2102	21.2102	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
3-4	N 88° 33' 15" E	8.9108	8.9108	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
4-5	N 85° 09' 19" E	107.6688	107.6688	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
CURVE	A=11.4946	DELTA=64° 01' 22"	107.6688	EXT=8.8447			
5-7	S 40° 14' 21" E	10.8000	10.8000	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
RADIUS POINT		10.2500			167800.1318	167800.1318	TO ESTABLISH
7-8	S 05° 02' 08" E	66.1110	66.1110	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
CURVE	A=81.8805	DELTA=52° 05' 58"	66.1110	EXT=10.1930			
8-10	S 21° 09' 19" E	29.3870	29.3870	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
RADIUS POINT		39.8547			167824.7457	167824.7457	TO ESTABLISH
CURVE	A=90.6894	DELTA=4° 00' 00"	29.3870	EXT=12.50			
10-1	S 24° 30' 55" W	24.4213	24.4213	167° 59' 54.36"	167799.9436	167799.9436	TO ESTABLISH
RADIUS POINT		110.9455			167799.9436	167799.9436	TO ESTABLISH
AREA	= 28441.2410 SQ. METERS						

LEGEND:

- CHAIN LINE
- PROPERTY CORNER
- △ HORIZONTAL & VERTICAL CURVE STATION
- WATER METER
- FIRE HYDRANT
- WOODEN POWER POLE

FIG. #5 PLANO UBICACION POZOS DE SONDEO

PASEO SAN ANTONIO
Dorado, Puerto Rico
Agosto 2008

Aramis Font Negrón
Arqueólogo Consultor

GRUPO GIL BONAR
SURVEY AND TOPOGRAPHIC PLAN - PASEO
LAS PALMAS
DORADO, PUERTO RICO

REVISIONS:

Drawn by:	LOAUMONT	Revised by:	F.SANTIAGO
Date:		Date:	
Scale:	1:600		
Sheet No.	1	Sheet No.	1
			2
			TOTAL SHEETS

CERTIFY CORRECT

FERNANDO SANTIAGO, P.E.
LIC. NO. 17318

GRUPO GIL BONAR
SURVEY AND TOPOGRAPHIC PLAN - PASEO
LAS PALMAS
DORADO, PUERTO RICO

REVISIONS:

Drawn by:	LOAUMONT	Revised by:	F.SANTIAGO
Date:		Date:	
Scale:	1:600		
Sheet No.	1	Sheet No.	1
			2
			TOTAL SHEETS

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FERNANDO SANTIAGO, P.E.
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LAS PALMAS
DORADO, PUERTO RICO

REVISIONS:

Drawn by:	LOAUMONT	Revised by:	F.SANTIAGO
Date:		Date:	
Scale:	1:600		
Sheet No.	1	Sheet No.	1
			2
			TOTAL SHEETS

CODIGOS											
TEXTURA		CONSISTENCIA		TAMANO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	Ñ	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J											

CODIGOS											
TEXTURA		CONSISTENCIA		TAMANO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Gujarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	N	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J											

CODIGOS											
TEXTURA		CONSISTENCIA		TAMAÑO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	Ñ	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J											

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>2</i>	Pozo #: <i>3</i>

Estrato	Text.	Consist.	T. Part.	Integr.	Material	Asoc. Cult.	Munsell	Color	Prof. (cm)
1	DA	L	—	—	—	KK	10YR 3/2	v. drk. grayish brown	0-27
2	A	K	—	—	—	KK	10YR 7/3	very pale brown	27-59
3	A	K	—	—	—	KK	10YR 4/4	drk. yellowish brown	59-160

Comentarios: *Negativo*

Distancia: *a 25 mts Este del pozo anterior, rumbo 105°N*

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>2</i>	Pozo #: <i>4</i>

Estrato	Text.	Consist.	T. Part.	Integr.	Material	Asoc. Cult.	Munsell	Color	Prof. (cm)
1	DA	L	—	—	—	KK	10YR 3/2	v. drk. grayish brown	0-26
2	A	K	—	—	—	KK	10YR 7/3	very pale brown	26-61
3	A	K	—	—	—	KK	10YR 4/4	drk. yellowish brown	61-160

Comentarios: *Negativo*

Distancia: *a 25 mts Este del pozo anterior, rumbo 105°N*

CODIGOS											
TEXTURA		CONSISTENCIA		TAMANO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	Ñ	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J											

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>2</i>	Pozo #: <i>5</i>

Estrato	Text.	Consist.	T. Part.	Integr.	Material	Asoc. Cult.	Munsell	Color	Prof. (cm)
1	DA	L	—	—	—	KK	10YR 3/2	v. drk. grayish brown	0-28
2	A	K	—	—	—	KK	10YR 7/3	very pale brown	28-60
3	A	K	—	—	—	KK	10YR 4/4	drk. yellowish brown	60-160

Comentarios: *Negativo*

Distancia: *a 25 mts Este del pozo anterior, rumbo 105°N*

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>3</i>	Pozo #: <i>1</i>

Estrato	Text.	Consist.	T. Part.	Integr.	Material	Asoc. Cult.	Munsell	Color	Prof. (cm)
1	J	M	ST	DD	—	JJ	10YR 5/3	yellowish brown	0-40
2	DA	L	—	—	—	KK	10YR 3/2	v. drk. grayish brown	40-63
3	A	K	—	—	—	KK	10YR 7/3	very pale brown	63-101
4	A	K	—	—	—	KK	10YR 4/4	drk. yellowish brown	101-160

Comentarios: *Negativo - Primer estrato consiste de relleno mixto moderno compuesto de arcilla, gravilla, escombros de cemento entre otros. También se observó en superficie escombros de construcción.*

Distancia: *a 25 mts Este del primer transecto, rumbo 105°N*

CODIGOS									
TEXTURA		CONSISTENCIA		TAMANO PARTICULAS		MATERIALES		INTEGRIDAD	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado
E	Asfalto	Ñ	Pegajoso			Z	Vidrio		
F	Cemento	O	Duro			AA	Ladrillo		
G	Roca	P	Blando			BB	Metal		
H	Moteado	Q	Cementado			CC	Carbón		
I	Argamasa								
J	Relleno mixto								

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>3</i>	Pozo #: <i>2</i>

Estrato	Text.	Consist.	T. Part.	Integr.	Material	Asoc. Cult.	Munsell	Color	Prof. (cm)
1	J	M	ST	DD	—	JJ	10YR 5/8	yellowish brown	0-44
2	DA	L	—	—	—	KK	10YR 3/2	v. drk. grayish brown	44-66
3	A	K	—	—	—	KK	10YR 7/3	very pale brown	66-105
4	A	K	—	—	—	KK	10YR 4/4	drk. yellowish brown	105-160

Comentarios: *Negativo*

Distancia: *a 25 mts Este del pozo anterior, rumbo 105°N*

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>3</i>	Pozo #: <i>3</i>

Estrato	Text.	Consist.	T. Part.	Integr.	Material	Asoc. Cult.	Munsell	Color	Prof. (cm)
1	J	M	ST	DD	—	JJ	10YR 5/8	yellowish brown	0-41
2	DA	L	—	—	—	KK	10YR 3/2	v. drk. grayish brown	41-62
3	A	K	—	—	—	KK	10YR 7/3	very pale brown	62-100
4	A	K	—	—	—	KK	10YR 4/4	drk. yellowish brown	100-160

Comentarios: *Negativo*

Distancia: *a 25 mts Este del pozo anterior, rumbo 105°N*

CODIGOS											
TEXTURA		CONSISTENCIA		TAMANO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	Ñ	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J	Relleno mixto										

CODIGOS											
TEXTURA		CONSISTENCIA		TAMAÑO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lónico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	Ñ	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J	Relleno mixto										

Proyecto:	Paseo San Antonio	Lugar:	Dorado
Transecto:	4	Pozo #:	2

[illegible]

Comentarios:	Negativo
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Distancia: a 25 mts Este del pozo anterior, rumbo $105^{\circ}N$

Proyecto: <i>Paseo San Antonio</i>	Lugar: <i>Dorado</i>
Transecto: <i>4</i>	Pozo #: <i>3</i>

[illegible]

Comentarios: *Negativo*

Distancia: a 25 mts Este del pozo anterior, rumbo $105^{\circ}N$

CODIGOS											
TEXTURA		CONSISTENCIA		TAMAÑO PARTICULAS		MATERIALES		INTEGRIDAD		ASOCIACION CULTURAL	
A	Arena	K	Suelto	R	Canto Rodado (+ 25 cm)	V	Cerámica	DD	Adulterado	HH	Histórico
B	Limo	L	Friable	S	Guijarro (6-25 cm)	W	Caracol	EE	Material Concentrado	II	Prehistórico
C	Arcilla	M	Firme	T	Piedrecilla (4mm- 6 cm)	X	Lítica	FF	Material Disperso	JJ	Moderno
D	Lómico	N	Plastico			Y	Hueso	GG	Material Medio Concentrado	KK	Estéril
E	Asfalto	Ñ	Pegajoso			Z	Vidrio				
F	Cemento	O	Duro			AA	Ladrillo				
G	Roca	P	Blando			BB	Metal				
H	Moteado	Q	Cementado			CC	Carbón				
I	Argamasa										
J	Re lleno mixto										



1. Visual hacia el Noreste desde ubicación pozo de sondeo T2-2.



2. Visual hacia el Suroeste desde ubicación pozo de sondeo T3-1.



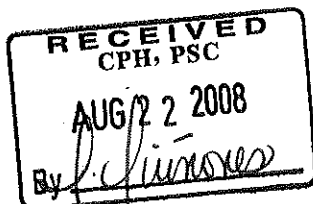
3. Visual hacia el Este-Sur-Este desde origen transecto 4. Se observa en el plano medio superficie con estrato artificial compuesto de relleno mixto.



4. Visual hacia el Suroeste desde ubicación pozo de sondeo T4-3.



ESTADO LIBRE ASOCIADO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA



PO BOX 9024184
SAN JUAN DE PUERTO RICO 00902-4184

19 de agosto de 2008

AUTORIZACION

Ing. Carlos J. Sánchez
Vicepresidente Asociado
CPH, PSC
950 Ave. Ponce de León
San Juan, Puerto Rico 00907

**ESTUDIO ARQUEOLOGICO FASE IA-IB
PASEO SAN ANTONIO, BO. HIGUILLAR, DORADO**

Estimado ingeniero Sánchez:

El Programa de Arqueología y Etnohistoria ha evaluado el estudio arqueológico Fase IA realizado por el Arql. Aramis Font Negrón.

A base de la investigación presentada, hemos determinado que al presente no se ha detectado evidencia significativa, que sugiera que el desarrollo del proyecto en cuestión pudiera causar algún tipo de impacto adverso a recursos arqueológicos.

Por lo tanto, y en virtud de la delegación para la evaluación de Fases I y II del Consejo para la Protección del Patrimonio Arqueológico Terrestre de Puerto Rico, se autoriza a intervenir el terreno con el proyecto **Paseo San Antonio, localizado en la PR-693, Km. 8, Hm. 6 del Barrio Higuillar en el Municipio de Dorado**, en lo concerniente a recursos culturales.

Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada. Esta establece que, se deberá paralizar todo tipo de actividad de excavación, movimiento y remoción de la corteza terrestre, y notificar en un plazo de veinticuatro (24) horas al Consejo, en caso de que, durante el desarrollo del proyecto, se descubra o impacte algún depósito, elemento, estructura o vestigio de naturaleza arqueológica

Esta autorización corresponde exclusivamente a asuntos relacionados con la Ley 112 de Arqueología Terrestre, y no constituye un endoso del Programa de Patrimonio Histórico Edificado. El proponente deberá gestionar éste de modo adicional al nuestro para cumplir con las regulaciones de la Ley 374 de 1949 y la Ley 89 de 1955.

Se le apercibe que el incumplimiento con estos requerimientos podrá ser objeto de sanciones administrativas según lo establecido en la Ley 89 y en la Ley 112.

Esta autorización tiene una **vigencia de un (1) año**.

Esta autorización debe estar disponible en las áreas en que se realizan los proyectos para revisión de los oficiales que así lo requieran. De no estar disponible la autorización, se procederá a emitir una Orden de Paralización hasta tanto se pueda corroborar la existencia de ésta. La autorización debe estar acompañada de copia del plano presentado con la Consulta de Ubicación a la Junta de Planificación. La autorización del Consejo relacionada con un permiso o autorización de la Junta de Planificación, la Administración de Reglamentos y Permisos o el Departamento de Recursos Naturales y Ambientales deberá estar acompañada de tales permisos o autorizaciones, incluyendo sus planos aprobados en un lugar accesible del proyecto.

Cordialmente,



Arqla. Laura Del Olmo Frese
Directora
Programa de Arqueología y Etnohistoria

PAZ/rmd

cf: Arql. Aramis Font Negrón



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

January 11, 2022

Andrew G. Bonilla, PG, REM

Principal

GEC Group

Environmental Consultants to Paseo San Antonio Inc.

P.O. Box. 193851

San Juan, Puerto Rico 00919-3851

**SHPO: 12-16-21-01 THE DAWN AT DORADO HOTEL AND ELDERLY HOME,
MUNICIPALITY OF DORADO.**

Dear Mr. Bonilla,

Our Office received correspondence on January 14, 2021, regarding the above referenced project. We are providing comments and recommendations as a **technical assistance**. Please be advised that, should federal assistance be identified, or federal permits be required for this project, similar comments will be emitted. However, **this technical assistance does not replace consultation that would otherwise be required under section 106 of the National Historic Preservation Act and its implementing regulation 36 CFR Part 800.**

We had determined that an archaeological reconnaissance study (Phase I) would be necessary to identify historic properties within the area of potential effects for this project. However, according to the documentation presented, said study was carried out in 2008 by the archaeologist Aramis Font Negrón with negative results to cultural resources. Considering this, we believe a **no historic properties affected** within the project's area of potential effects is appropriate.

In the event USDA-RD awards financial assistance to the project, the federal agency will have to initiate Section 106 consultation (36 CFR Part 800) with our office. The federal agency can also delegate consultation to the applicant in writing. Please be advised that this is not a final comment.



No construction or earth movement should be carried out until the review process has been completed.

If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,



Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC



Appendix H
Noise Report



ESTUDIO SOBRE IMPACTOS DE RUIDO

PROYECTO SAN ANTONIO VILLAGE Y THE DAWN AT DORADO

SEPTIEMBRE 2019

POR: MORENO ASSOCIATES

PMB 179, 1353 RD.19

GUAYNABO, PUERTO RICO, 00966

**ESTUDIO SOBRE IMPACTOS DE RUIDO
PROYECTO PASEO SAN ANTONIO VILLAGE
Y
THE DAWN AT DORADO**

**Carretera Estatal PR-693, km. 8.6
Barrio Higuillar
Dorado, Puerto Rico**

SEPTIEMBRE 2019

1.0 Introducción

La compañía Paseo San Antonio Inc., propone la construcción de un proyecto mixto que combina un centro de cuidado, hotel con capacidad para 120 habitaciones y usos de apoyo, y área comercial en el Barrio Higuillar del municipio de Dorado. El proyecto propuesto, a ser conocido como Paseo San Antonio Village considera la construcción de tres (3) estructuras, entre las que se encuentra el hotel The Dawn at Dorado. El desarrollo propuesto proveerá servicios de cuidado y facilidades de hospedaje a los residentes del Municipio de Dorado y pueblos limítrofes. El proyecto se construirá en una finca con una cabida total de 5.9763 cuerdas, cuyo acceso se realizará a través de la carretera estatal PR-693, en el km. 8.6. Esta carretera, es muy utilizada para realizar viajes locales entre los municipios de Vega Alta y Dorado. De hecho, en el área se observan también varios hoteles y varias atracciones turísticas que apelan tanto al turista local como al internacional. La carretera también sirve de acceso al centro comercial Paseo del Plata, que se encuentra localizado cerca del lugar hacia el sureste de la propiedad. Los alrededores del área se observan mayormente desarrollados con usos principalmente residenciales y/o turísticos tales como el Balneario de Dorado y el Dorado Beach. La propiedad objeto de este estudio, se encuentra actualmente vacante y cubierta en pastos. La propiedad tiene calificación para usos residenciales- turísticos (RT-1) de acuerdo a los Mapa de Calificación de Suelos del Municipio de Dorado, lo cual implica que sus posibles usos deben ser consistentes con los permitidos para este tipo de distrito. Por otra parte, los terrenos están clasificados como suelo urbano (SU). Ambas denominaciones fueron obtenidas del Plan de Ordenamiento Territorial (POT) para el Municipio de Dorado. En vista de las clasificaciones antes descritas, el proyecto se encuentra localizado dentro de los límites geográficos del municipio de Dorado, cuyo desarrollo se anticipa, y por consiguiente es cónsono con las políticas de usos de terrenos locales.

La propiedad posee una topografía llana, con pendientes suaves que disminuyen gradualmente en dirección de suroeste a noreste. Las elevaciones en el área del proyecto varían entre 9.4 y 13.6 metros sobre el Nivel Promedio del Mar (Mean Sea Level por su término en inglés). En los alrededores del proyecto, se observan los siguientes usos:

NORTE

Carretera estatal PR-693, Canchas de Tennis de Desarrollo Dorado Beach

SUR

Varios solares de Urbanización Paseo Las Palmas

ESTE

Carretera de acceso al desarrollo residencial Paseos de Dorado

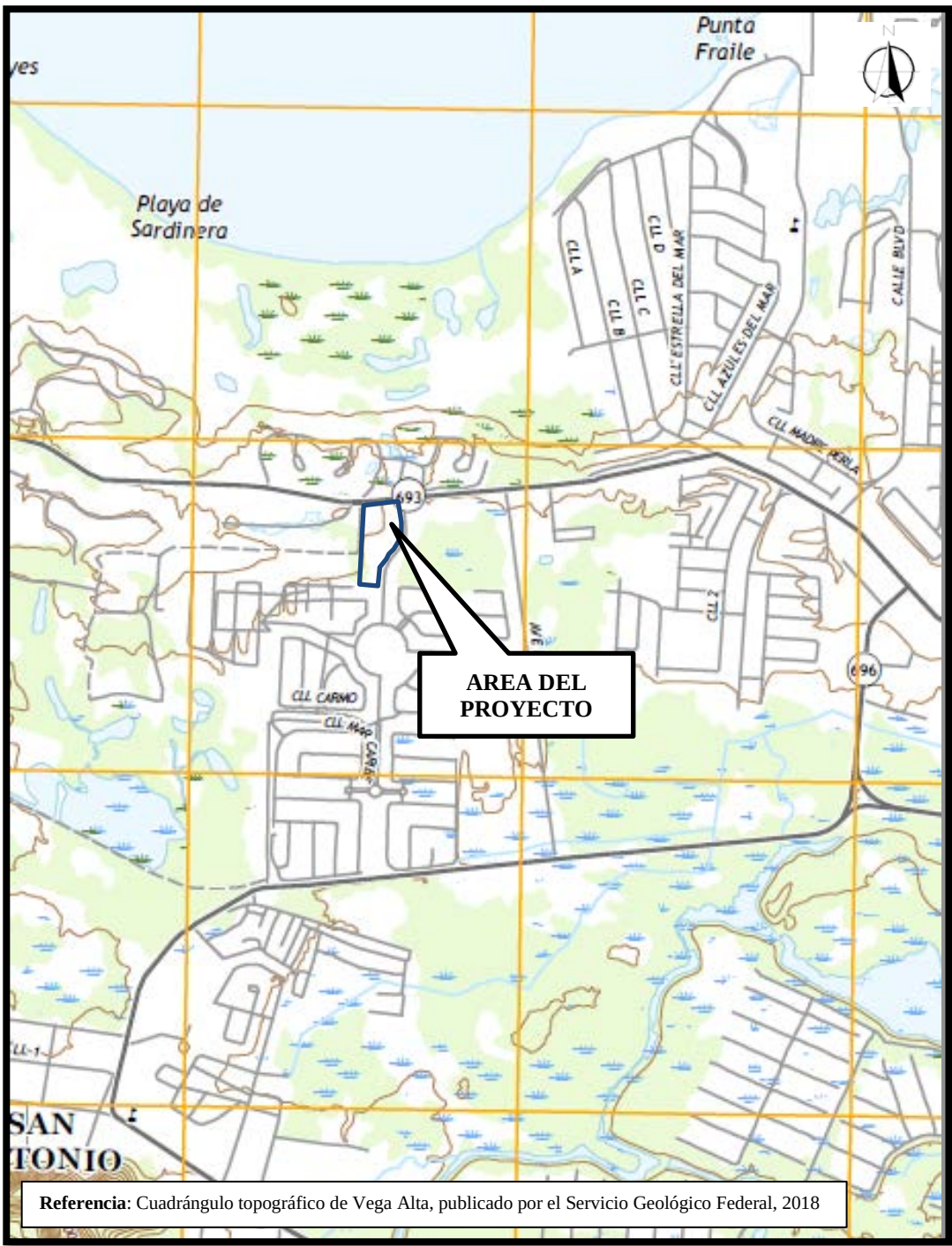
OESTE

Desarrollo residencial Dorado Beach East

Para viabilizar la construcción del proyecto, éste fue sometido para la consideración de la **Oficina de Gerencia de Gerencia de Permisos (OGPe)**, la cual le asignó el número de caso: **2019-252023-SRI-023440**. Como parte de los procedimientos de la consulta, la **OGPE** solicitó los comentarios al Área de Control de Accesos de la **Autoridad de Carreteras y Transportación (ACT)**. Esta agencia, mediante comunicación escrita el 10 de junio de 2019 (ver copia de carta en el **Apéndice 1**) solicitó como condición para otorgar su endoso al proyecto, la realización de un Estudio de Sonido Ambiental para determinar los niveles de ruido ambiental a los que estarán expuestos las habitaciones del hotel debido al tránsito en la carretera estatal colindante con la propiedad (PR-693). A los fines de completar el trámite del endoso de esta agencia, se determinó proceder con la realización del mismo. Como parte del estudio, se efectúa la evaluación de la condición actual de ruido, y su condición proyectada en un horizonte de 20 años en el futuro. Por tal razón, el propósito de este estudio es analizar la condición de ruido actual y futura resultante del tráfico vehicular que discurrirá a través de las vías públicas cercanas al área el proyecto, y de esta manera cumplir con los requerimientos de la **ACT**. De ser necesario, se formularán las recomendaciones de mitigación de ruido que resulten efectivas para minimizar los impactos sónicos pronosticados.

La localización del proyecto se ilustra en copia del cuadrángulo topográfico de Dorado publicado por el **Servicio Geológico Federal (USGS)** por sus siglas en inglés) e identificada como la **Figura 1**, mientras que la **Figura 2** se ilustra la localización del proyecto en una foto aérea obtenida de Google Earth. Como puede apreciarse, la carretera estatal PR-693 discurre adyacente al proyecto en su colindancia norte. Por tal razón, el tránsito vehicular que discurra por esta carretera tiene el potencial de impactar negativamente a los futuros pacientes y visitantes de las facilidades hospitalarias propuestas como resultado del ruido a ser generado por los vehículos que transiten por la misma.

La carretera PR-693 que se observa hacia el norte del proyecto, es una carretera estatal que comunica el municipio de Dorado con otros centros urbanos adyacentes tales como Toa Baja y Vega Alta. Esta vía, en adición a la Autopista de De Diego (PR-22) que se encuentra al sur del pueblo de Dorado y la carretera estatal PR-165, constituyen las principales vías de comunicación terrestre que comunican al municipio de Dorado con la zona metropolitana de San Juan y viceversa. Como se indicó anteriormente, todas estas vías terrestres son muy utilizadas para acceder también a los destinos turísticos que se encuentran en el área. No obstante, de todas las vías mencionadas, la PR-693 se constituye en una vía secundaria, en consideración a los volúmenes de tráfico vehicular que acarrea en las otras vías antes mencionadas. En las cercanías del área del proyecto, la PR-693 posee un total de dos (2) carriles, uno (1) en cada dirección. El ancho de estos



Moreno Associates
Environmental and Engineering Consultants

MAPA DE LOCALIZACION

THE DAWN AT DORADO
DORADO, PUERTO RICO

Figura 1



Moreno Associates Environmental and Engineering Consultants	LOCALIZACION DEL PROYECTO SOBRE UNA FOTO AEREA THE DAWN AT DORADO DORADO, PUERTO RICO	Figura 2
--	---	-----------------

carriles se estima en 3.65 metros con paseos laterales pavimentados estrechos.

Las elevaciones de la carretera con respecto al área del proyecto son un poco mayores. A pesar de que se efectuó un recorrido en las cercanías del proyecto, no se observaron letreros estableciendo la velocidad máxima permitida. Esto puede ser resultado de los daños causados por el huracán María, por lo que se consideró que el límite de velocidad debe ser 35 Millas por Hora. Este límite es compatible con la velocidad máxima permitida en áreas suburbanas y/o rurales en carreteras estatales como la que se observa frente al proyecto. La vía de rodaje de la carretera se encuentra en relativamente buenas condiciones.

1.1 Descripción del proyecto

El proyecto propuesto, considera la construcción de tres estructuras dentro de los que será conocido como Paseo San Antonio Village, las cuales se describen a continuación.

- **The Dawn at Dorado**

En el predio del hotel se propone el desarrollo turístico “The Dawn at Dorado” con capacidad de 120 habitaciones y dos pisos de usos accesorios comercial.

El total de habitaciones en el primer nivel es de veintisiete (27) habitaciones. En este nivel se ubica el área de lobby, área de recepción con bar, oficinas administrativas, baños, tienda, lavandería, estación de limpieza, almacén, salón de juegos, área de gimnasio, cuarto mecánico, eléctrico, área de piscina de adultos una para niños, una barra en el área de la piscina, áreas de pasillos, tres (3) escaleras, cuatro (4) elevadores. Cuenta además con ciento ochenta y seis (186) estacionamientos para huéspedes y visitantes con control de acceso, caseta de guardia, áreas “paisajísticas”, área de estación de basura, área para subestación y generador eléctrico, área para cuarto de cisterna, de agua potable y fuego.

El total de habitaciones en el segundo nivel es de treinta (30) habitaciones. En este nivel se ubica el área de estación de limpieza, almacén, cuarto mecánico, eléctrico, área de piscina, pasillos, tres escaleras, cuatro elevadores y acceso al segundo nivel del edificio de usos accesorios comerciales.

El total de habitaciones en el tercer nivel es de treinta y cinco (35) habitaciones. En este nivel se ubica el área de estación de limpieza, almacén, cuarto mecánico, eléctrico, área de piscina, pasillos, tres escaleras, cuatro elevadores.

El total de habitaciones en el cuarto nivel es de Veintiocho (28) habitaciones. En este nivel se ubica el área de estación de limpieza, almacén, cuarto mecánico, eléctrico, área de piscina, pasillos, tres (3) escaleras y cuatro (4) elevadores. El cuarto piso contiene un área bruta de piso de hotel de 20,333 pies cuadrados.

El área bruta total del hotel es de 85,000 pc en los cuatro niveles.

- **Hospedaje Especializado (Home Care)**

Hospedaje Especializado o “Nursing Home” para el cuidado de envejecientes. La estructura que alojará este uso incluye en el primer nivel un área de recepción con oficinas administrativas, salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 38 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama.

El segundo nivel incluye salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 40 habitaciones con facilidades de dos camas y baños y 3 suites privadas con facilidades para una cama y baño. El área bruta piso en los dos niveles de unos 41,000.00 y un total de 80 habitaciones.

Esta estructura tendrá un área bruta de piso de 59,161pies cuadrados.

- **Área de Usos Accesorios Comerciales**

El edificio de usos accesorios comerciales tendrá un área bruta de piso 23,500 pies cuadrados y brindará servicios de venta al detal tanto al público del área y huéspedes del hotel. Además, cuenta con un espacio en el segundo nivel con acceso directo al hotel de facilidades para reuniones y actividades privadas.

El proyecto contempla la construcción de 263 espacios de estacionamiento que se distribuyen de la siguiente manera: 203 para el hotel y usos de apoyo, y 60 para el Home Care. El acceso principal al proyecto se realizará a través de la carretera estatal PR-693. En el **Apéndice 2** de este informe, se incluye copia de un plano del proyecto en donde se ilustra los detalles del mismo. Por otra parte, en el **Apéndice 3** se incluyen fotos del área del proyecto y de la condición de la carretera estatal antes mencionada.

1.2 Propósito de evaluación

Como se indicó anteriormente, el propósito de este estudio es determinar el impacto por ruido, si alguno, que experimentarían los pacientes del hospital cuyos cuartos se encuentren más cercanos a la carretera estatal PR-693. En la eventualidad de que estos se vean afectados como resultado del análisis efectuado, se formularán las medidas de mitigación que se estimen pertinentes para aminorar estos impactos. A tales fines, se utilizarán los criterios comparativos establecidos por la **Agencia Federal de Carreteras (FHWA)** por sus siglas en inglés), la propia **Autoridad de Carreteras y Transportación (ACT)** e información publicada. Se utilizaron también como fuente de información, los planos conceptuales para el proyecto provistos por el cliente.

2.0 Análisis de la Información

En primera instancia, se desea comenzar este análisis con la observación del plano de distribución del proyecto. Del estudio de esta fuente de información se desprende que:

- No existen usos exteriores que vayan a ser establecidos en el hotel propuesto que estén localizados entre la estructura y la carretera estatal PR-693. Por consiguiente, los criterios exteriores establecidos en la reglamentación federal no aplican ya que sólo existen usos interiores en esta colindancia.
- La parte más cercana del hotel a construirse se encontrará a una distancia igual o mayor de 21.9 metros con respecto al borde de la carretera estatal PR-693.
- En el primer piso de la estructura del hospital no se considera la ubicación de cuartos para los pacientes, estos comienzan desde el segundo piso.

Mediante la utilización de los planos del proyecto, se identificó la parte del hospital que se encontrará más cercana hacia la carretera estatal PR-693, y por lo tanto el que estará más expuesta al ruido generado por el tránsito vehicular que discurra por dicha vía. Hacia esta colindancia, se seleccionaron los receptores o lugares más propensos a ser afectados por el ruido que genere el tránsito vehicular que discurra por la carretera. Conforme a esta designación, se seleccionaron tres (3) localidades que para efectos de este estudio se conocerán como receptores de ruido. Es decir, que debido a que son los lugares más cercanos a la vía de transportación antes mencionada, poseen el mayor potencial de ser impactadas adversamente. En importante indicar también, que en la cercanía de estos lugares, se establecieron las estaciones de monitoria de ruido, con el fin de documentar el ambiente sonoro existente. Esta información será útil en el análisis necesario para cuantificar los impactos en ruido vehicular a los que puedan estar expuestos los pacientes del hospital. En la **Figura 3** se presenta una ilustración en donde se observa la ubicación de los

DORADO, PUERTO RICO

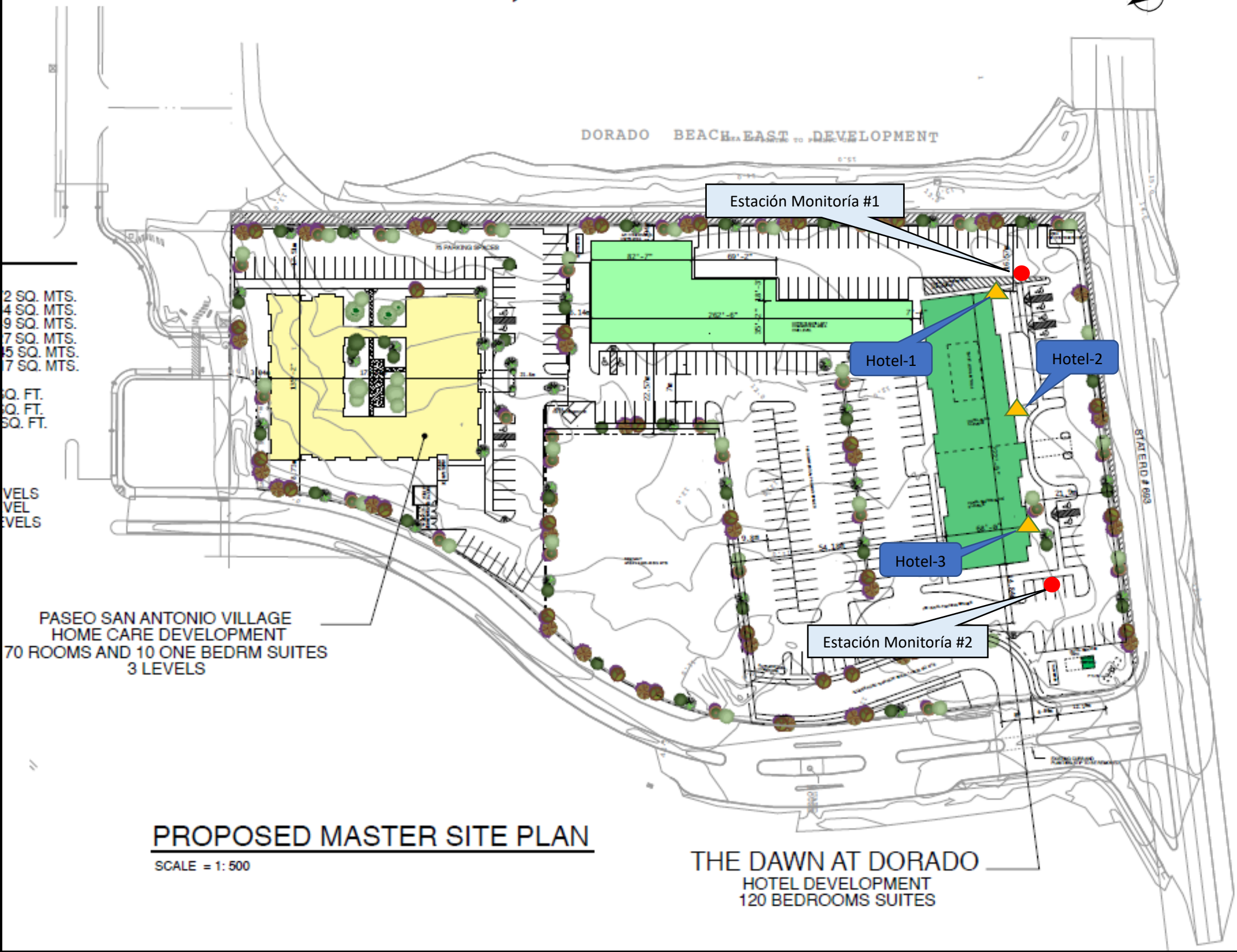


Figura 3

LOCALIZACION DE ESTACIONES DE MONITORIA DE RUIDO Y RECEPTORES UTILIZADOS EN MODELAJE

LEYENDA

- - Estación de Monitoría de Ruido
- ▲ - Receptor Utilizado en Modelaje

Nota:

Esta ilustración utilizó como base el plano para el proyecto diseñado por la firma teknica Design Group.

receptores utilizados en el análisis, así como también de las estaciones de monitoria de ruido.

3.0 Criterios para la Evaluación y Resultados de Modelaje

Según indicado anteriormente, para fines de caracterizar el ambiente sonoro existente, se realizaron mediciones de ruido a lo largo de la colindancia con la carretera estatal PR-693. Se seleccionaron dos (2) lugares que se entiende son representativos de los lugares en los cuales se construirán los cuartos del hospital que estarán más cercanos a la carretera estatal. Las mediciones se efectuaron el 10 de septiembre de 2019. Estos se identificaron como Estación de Monitoría #1 y #2. A continuación, se presenta una breve descripción de los lugares seleccionados. Los niveles de ruido fueron medidos con un sonómetro marca 3M, modelo SP-DL-2-AC3, con integrador de datos. Este sonómetro, tiene al día su calibración, copia de la cual se incluye en el **Apéndice 4**. La calibración del aparato fue verificada previo a cada evento de medición.

Identificación de punto

Comentarios

1

Esta estación, se localizó en la colindancia norte que da hacia la carretera estatal PR-693, hacia el área identificada como Dorado Beach East Development. Los Corrales II. El equipo se ubicó cerca de los que debe ser la pared norte de la estructura del hotel a construirse. La distancia entre este lugar y el borde de la carretera es de aproximadamente 16 metros (52 pies). La elevación de este lugar es un poco más baja que la de la carretera estatal. El ruido causado por el tráfico vehicular que discurre por la PR-693 se escuchó claramente durante el período de medición.

2

Esta estación, se localizó igualmente hacia la colindancia norte de la propiedad que colinda con la carretera estatal PR-693, pero más cercana a la carretera de acceso hacia la urbanización Paseo del Sol. La estación se encuentra a una distancia de aproximadamente 18 metros (59 pies) con respecto al borde de la carretera PR-693. El lugar está cubierto de pastos y se observa una hilera de árboles que bordean la PR-693.

Los niveles de ruido (L_{eq}) medidos para cada uno de los puntos de monitoria de ruido se presentan a continuación (ver copia de datos recopilados en el **Apéndice 5**):

<u>Punto de monitoria</u>	<u>Niveles de ruido L_{eq} medidos (dBA)</u>
1	62.0
2	58.7

En términos generales, se puede aseverar que el ambiente sonoro del lugar está dominado por una combinación de varias fuentes tales como los ruidos generados por las aves que se encontraban en los árboles, el ruido generado por el flujo de vehículos que transitan por la carretera PR-693 y los aviones y helicópteros que ocasionalmente pasaban sobre el lugar. Esta última observación parece sostener el hecho de que el lugar se encuentra bajo la ruta de acercamiento de los aviones hacia el Aeropuerto Internacional Luis Muñoz Marín. Es interesante notar el resultado de la medición de los niveles de ruido en ambas estaciones varía en aproximadamente 3 dBA. También es importante resaltar el hecho de que los niveles de ruido L_{eq} medidos, se encuentran por debajo del nivel máximo de exposición al ruido recomendado por la **FHWA** para usos exteriores compatibles con hoteles (que es de 72 dBA), en 10.0 y 13.3 dBA respectivamente (para usos de terreno en la categoría E. El nivel de ruido L_{eq} se define como el nivel sonoro continuo equivalente; es decir, el nivel constante (en dBA) que puede producir la misma energía sonora (medido en la escala A) que un sonido variante especificado en un tiempo establecido. Esto implica que el ambiente sonoro del lugar, a pesar de estar afectado por el ruido generado por el tránsito vehicular que discurre por las carreteras PR-693, actualmente no excede el nivel de ruido L_{eq} máximo recomendado por la **FHWA** para usos exteriores en áreas residenciales. Cuando no hay vehículos en movimiento, los niveles de ruido se reducen substancialmente. Se estima que los niveles de ruido medidos son típicos para áreas suburbanas cercanas a carreteras con velocidades de operación relativamente bajas si se comparan con las que se observan en expresos y autopistas.

En la **Figura 3**, se ilustra la localización de los puntos de monitoria de ruido antes descritos.

Antes de continuar, es conveniente repasar algunos términos técnicos referentes al ruido y la forma de medirlo. Se define un decibel, como una unidad de medición de la intensidad del sonido, igual a 20 veces el logaritmo a la base 10 de la razón de presión del sonido, medido a una presión de referencia (20 micropascales). Se utiliza la escala de medición de ruido A, debido a que es la que más se asemeja a la respuesta del oído humano al sonido. Los niveles de ruido expresados en dBA medidos y calculados mediante el modelaje son compararlos con los niveles o criterios máximos de exposición a ruido recomendados para áreas expuestas al tráfico vehicular. La Agencia Federal de Carreteras (**FHWA** por sus siglas en inglés) ha desarrollado dichos criterios. Esta agencia

también ha establecido en base a su experiencia que un aumento de un (1) dBA cuando se compara con niveles existentes, no puede ser percibido por el oído humano. Por otra parte, un incremento de tres (3) dBA es apenas perceptible, mientras que un incremento de cinco (5) dBA o más se percibe como un cambio moderado. Un aumento de diez 10 dBA o más se considera como un aumento sustancial y se percibe como la duplicación del nivel de ruido existente. En la **Tabla 1** se resumen los criterios para establecer acciones de mitigación definidos por la **FHWA** y adoptados por la **ACT** y la **Junta de Calidad Ambiental (JCA)** localmente. Se considera necesario proveer medidas de mitigación debido al ruido generado por tráfico vehicular cuando se da una de estas dos (2) condiciones:

- El incremento en el nivel de ruido proyecto a consecuencia del tráfico vehicular se aproxima o excede el nivel de 72 dBA definido por la FHWA para un área con uso de hotel (categoría E) y/o;
- Se estima que el incremento en el nivel de ruido L_{eq} proyectado excederá los 10 dBA con respecto a los niveles de ruido existentes.

Para poder evaluar los impactos por ruido que recibirán los residentes del proyecto, una vez finalizado el mismo, y poder identificar la necesidad de proveer medidas de mitigación para el ruido, se utilizó un modelo de predicción de ruido conocido como **Traffic Noise Model 2.5 (TNM)**. Este modelo, fue desarrollado por la **FHWA**, como una herramienta para pronosticar los impactos por ruido en proyectos de construcción de carreteras.

Mediante la utilización del mismo, es posible pronosticar la intensidad del sonido que recibirá un receptor específico con relación a uno o varios segmentos rectos de carretera evaluado, considerados en conjunto como una fuente emisora de ruido. Las características de la fuente emisora, están definidas por el volumen de tránsito que utilicen la vía, la velocidad de los vehículos, tipos de vehículos, y los niveles de emisión de ruido para cada tipo específico de vehículo. Para este estudio, se han considerado los tres (3) tipos de vehículos más comunes en las carreteras de la Isla. Estos son: automóviles, camiones livianos y camiones pesados. El modelo, considera además, las características de la trayectoria entre el receptor y la fuente, incluyendo efectos de la topografía, árboles, edificios, barreras y la adsorción atmosférica. Entre los parámetros requeridos para la aplicación del modelo están:

- Datos de tránsito vehicular del área
- Distribución vehicular de tránsito por categorías. Es decir, vehículos pesados, vehículos medianos y automóviles.
- Coordenadas de los segmentos rectos de la carretera a evaluarse
- Velocidad del tráfico en la carretera
- Dimensiones de la carretera

Tabla 1: Criterios para Mitigación por Ruido (CMR)
Nivel de sonido en decibeles escala A (dBA)

Categoría de Actividad	Criterio para Actividad (L _{eq} (h))	Lugar para Evaluación	Descripción de Tipo de Actividad Cubierta
A	57	Exterior	Lugares en los cuales el silencio y la serenidad son de extraordinario significado y sirve a un fin y necesidad pública e importante. Plica a lugares en donde la preservación de las cualidades antes descritas es esencial para que el área continúe manteniendo su uso.
B	67	Exterior	Residencial
C	67	Exterior	Áreas para la práctica de deportes activos, anfiteatros, auditorios, cementerios, centros de cuidado diurno, hospitales, bibliotecas, facilidades médicas, parques, áreas de pasadías, lugares de adoración religiosa, áreas de juego, salones para reuniones públicas, estructuras institucionales para usos públicos o de organizaciones sin fines de lucro, estudios de radio, estudios de grabación, áreas recreativas, lugares afectados por la Sección 4(f) de la reglamentación federal, escuelas, estudios de televisión, senderos para caminar establecidos, y cruces de senderos.
D	52	Interior	Auditorios, centros de cuidado diurno, hospitales, bibliotecas, facilidades médicas, lugares de adoración religiosas, salones para reuniones públicas, estructuras institucionales de organizaciones públicas o sin fines de lucro, estaciones de radio, estudios de grabación, escuelas, y estudios de televisión.
E	72	Exterior	Hoteles, moteles, oficinas, restaurantes, barras, y otros terrenos desarrollados, propiedades y actividades no incluidas en las categorías A-D o F.
F	--	--	Agricultura, aeropuertos, talleres de autobuses, servicios de emergencias, usos industriales, facilidades para mantenimiento, manufactura, minería, patios de trenes, facilidades para venta, astilleros, utilidades y almacenes.
G	--	--	Terrenos no desarrollados y que no tiene permisos para su desarrollo

Nota: La política de ruido establece que si el nivel proyectado está a un (1) dBA o menos del **CMR** aplicable se deben considerar medidas de mitigación. Esto sería un nivel de 71 dBA aplicable a un uso de terreno compatible con un hotel para este proyecto, lo cual implica que se convierte en un factor de seguridad.

- Características del trayecto entre la carretera y la zona receptora

Antes de comenzar a discutir los resultados de la corrida, es importante señalar que se obtuvieron datos sobre el volumen de tráfico vehicular que pasa por la carretera, del Estudio de Transito preparado por la firma EFGB Consulting Engineers, P.S.C. (ver **Apéndice 6**). De esta fuente, se obtuvo el dato de que para el año 2019, el Volumen de Tránsito por Hora durante las horas de mayor tráfico vehicular fue de 1,752 vehículos en la PR-693. Estos fueron datos obtenidos mediante conteos manuales de vehículos. Debido a que se requiere analizar el impacto en un horizonte de 20 años en el futuro, se estimó flujo vehicular en hora de mayor flujo vehicular para el año 2039. Para realizar este ejercicio, se consideró un factor de crecimiento anual para este periodo de tiempo que fue de 1.40 por ciento, lo que resultó en un factor de crecimiento de 1.32 para el período de 20 años comenzando en el 2019 y terminando en el 2039. Esto mediante el uso de la siguiente ecuación:

$$VPH_{2039} = VPH_{2019} (1 + i)^n$$

En donde:

$$i = 0.0140$$

$$n = 20$$

Por lo tanto:

$$\begin{aligned} AADT_{2039} &= 1,752 (1 + 0.014)^{20} \\ &= 2,313 \text{ vehículos por hora} \end{aligned}$$

A este volumen, también se le añadió el volumen de tráfico vehicular que genere el proyecto y que se estimó en 33 VPH, por lo cual el VPH_{2039} se estimó en 2,346 VPH para fines del modelaje matemático. Además de esta información, la distribución del tipo de vehículos que utilizan la vía, se consideró en base a estudios previos en donde se establece un 3% de tráfico de vehículos pesados, 2% de vehículos medianos y 95% de vehículos livianos o automóviles. En cuanto a la distribución vehicular direccional, se presumió un 60% del tráfico vehicular transitando en dirección oeste a este (hacia el pueblo de Dorado), mientras que el 40% se presumió en dirección este a oeste (en dirección a Vega Alta). La información con respecto a la elevación de la carretera y los receptores, se tomaron de los planos conceptuales preparados para el proyecto. Con respecto al parámetro de velocidad utilizada para el análisis, para la PR-693 se utilizó un valor de 35 MPH, lo cual es consistente con el carácter suburbano del lugar.

Una vez definidos los parámetros antes mencionados, se realizaron las corridas del modelo en lugares que se identificaron como receptores de ruido, los cuales según se indicó previamente son

representativos del ambiente sonoro al cual estarán expuestos los futuros pacientes del hospital. Estos fueron identificados como **Hotel-1**, **Hotel-2** y **Hotel-3**. Los resultados de las corridas se incluyen en el **Apéndice 7** de este documento. Debido a que los resultados de las mediciones del nivel de ruido en las áreas cercanas hacia la PR-693 confirmaron la existencia de unos niveles de ruido relativamente bajos, se anticipaba que los resultados del modelaje iban a reflejar una condición de impacto igualmente baja. Para fines de discusión en este informe, los resultados de las corridas con y sin barrera se han resumido en la **Tabla 2**.

Resultados de modelaje

Como puede observarse de los resultados obtenidos de la corrida sin barreras, no se anticipa un aumento en los niveles de ruido a ser experimentados por los futuros pacientes del hospital, resultantes del tráfico vehicular que discurra a través de la carretera estatal PR-693. Se estima los niveles se mantendrán esencialmente similares a los existentes. Los niveles de ruido L_{eq} calculados luego de la construcción del hotel para el año 2039 varían entre 61.7 y 62.2 dBA. Estos niveles están por debajo de los límites de ruido recomendados por la **FHWA** (estimado entre - 9.8 y -10.3 dBA respectivamente) para un uso de terrenos de hotel y son consistentes entre sí. El nivel de ruido L_{eq} mayor se pronostica para el receptor Hotel-3 (L_{eq} = 62.2 dBA). Es importante también señalar el hecho de que el nivel de ruido ambiental existente está afectado por el tránsito de aviones que pasan sobre el lugar. Los resultados obtenidos, a nuestro juicio, concuerdan con la realidad física del lugar.

Se estima que los niveles de ruido pronosticados por el modelaje obedecen a los siguientes factores:

- Separación entre la fuente de emisión de ruido (carretera estatal PR-693) y los receptores (cuartos del hotel). Debido a esta separación, fuentes de ruido cercanas a los futuros receptores se constituyen en las principales fuentes de emisión de ruido, dominando al ruido generado por el tránsito vehicular que transita por la carretera estatal. Se recuerda que los niveles de ruido dentro de las habitaciones deber ser aproximadamente 10 decibeles menores a las que se perciben en el exterior debido a la atenuación causada por la estructura, ventanas cerradas y utilización del aire acondicionado por parte de los clientes del hotel. El modelo utilizado calcula niveles de ruido exterior.
- Velocidad relativamente baja en las carreteras (35 MPH)
- Fuentes de emisión de ruido ambiental naturales y resultantes del tráfico vehicular que discurre por la carretera estatal PR-693

- Interferencia de fuentes de emisión de ruido en el lugar, específicamente el tránsito de aviones sobre el área del proyecto (durante la medición de los niveles de ruido).

Debido a que no se pronostican niveles de ruido que exceden el nivel de ruido L_{eq} de 72 dBA establecido en las guías federales para usos exteriores de terrenos en la categoría E (que incluye hoteles), no se consideró la necesidad de tener que realizar una corrida del modelo a los fines de construir una barrera para atenuación de ruido, ni otro tipo de medida de mitigación de ruido para la protección de las habitaciones del hotel.

La **Tabla 2** resume los resultados de la corrida del modelo de ruido TNM para este proyecto.

4.0 Conclusiones y/o recomendaciones

Los resultados de las corridas del modelo **TNM 2.5** sustentan la aseveración de que no es necesario el desarrollo de medidas de mitigación para atenuar los niveles de ruido que experimentarán los futuros usuarios de las habitaciones del hotel que forma parte del proyecto The Dawn at Dorado que se planifica construir en el municipio de Dorado, Puerto Rico. Esta aseveración, se fundamenta tanto en el resultado de la medición de niveles de ruido en el área del proyecto como en los niveles de ruido proyectados y obtenidos de las corridas del modelo **TNM**. Los resultados del modelaje indican que los niveles de ruido proyectados en un horizonte futuro de 20 años estarán por debajo de los niveles definidos por la FHWA para un área de hotel como el que se propone en este proyecto. De hecho, también estarán por debajo del nivel de 67 dBA aplicable a un uso residencial.

Se aclara que los resultados se basan en los datos de obtenidos de los planos provistos por el proyectista. De variarse alguna de las fuentes información aquí descritas, será necesario re-evaluar este estudio para atemperarlo a las nuevas condiciones.

Tabla 2: Resultados de corrida de modelo TNM 2.5
Proyecto The Dawn at Dorado
Dorado, Puerto Rico

Receptor (Distancia entre borde de carretera PR-693 y receptor)	Nivel de Ruido Existente (Leq en dBA)	Resultado (Leq) (en dBA sin barrera)	Estándar de Administración Federal de Carreteras (FHWA)	Diferencia entre resultado corrida sin barrera y Estándar FHWA
Hotel-1 (21.9 metros)	62.0	61.7	72	-10.3
Hotel-2 (22 metros)	58.7	61.9	72	-10.1
Hotel-3 (22 metros)	58.7	62.2	72	- 9.8

Nota:

1- Se debe observar que en todos los receptores localizados en la colindancia del proyecto hacia la PR-693, los resultados de la corrida del modelo TNM sustentan la observación de que estarán en cumplimiento con las guías de la **FHWA** considerando el aumento pronosticado en el tránsito vehicular en un horizonte de 20 años.

5.0 Certificación

Certifico que la información presentada en este estudio, es cierta, correcta, y completa a mi mejor entender y saber. También se certifica que los resultados fueron obtenidos utilizando los criterios de la práctica usual y aceptada para este tipo de estudios. Para la realización del modelaje, se solicitó al dueño información sobre las elevaciones del terreno y la configuración del proyecto. Cualquier cambio en las condiciones aquí descritas, resultará en la necesidad de revisar estos cálculos.



David Moreno Vázquez, P.E.

Lic. 9835



COLEGIO DE INGENIEROS Y AGRIMENSORES
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ESTAMPILLA DIGITAL ESPECIAL (EDE)

Ing. David Moreno Vazquez, PE



Práctica de:	Ingeniería
Licencia:	9835
Renglón:	Documento
Descripción del Trabajo:	Realización de Estudios de Ingeniería
Fecha de Emisión:	2019-09-19
Monto Emitido:	\$9
Número de Serie:	0278-8013-6558-4246
Número de Caso:	2019252023SRI023440
Proyecto / Unidad:	San Antonio Village
Rol del Profesional:	Consultor

Certificación:

El profesional certifica con la emisión de la estampilla digital especial del Colegio de Ingenieros y Agrimensores de Puerto Rico el haber cumplido con las disposiciones de la Sección 11 de la Ley 319 del 15 de mayo de 1938, según enmendada.

La colocación del sello profesional constituye la cancelación de la estampilla digital especial

APENDICES

APENDICE 1

**COPIA DE CARTA DE LA ACT SOLICITANDO LA REALIZACION DE ESTUDIO DE
RUIDO AMBIENTAL PARA EL PROYECTO**



GOBIERNO DE PUERTO RICO

Autoridad de Carreteras y Transportación

C#5005-19-107

10 de junio de 2019

Arq. María R. Cintrón Flores
Secretaría Auxiliar
Departamento de Desarrollo Económico
y Comercio de Puerto Rico
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

m.r.f.
CASO NÚM.: 2019-252023-SRI-023440
DESARROLLO MIXTO
PASEO SAN ANTONIO VILLAGE Y "THE DAWN AT DORADO"
(59,161.00 PIES CUADRADOS DE ÁREA INSTITUCIONAL Y
107 HABITACIONES DE HOTEL)
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO

Estimada arquitecta Cintrón Flores:

Hacemos referencia a los documentos recibidos digitalmente el 9 de abril de 2019, en la Oficina de Control de Accesos de esta Autoridad, relacionados con este asunto.

Las Oficinas de Programación del Área de Programación y Estudios Especiales y de Planificación Estratégica de esta Autoridad evaluaron la ubicación indicada en el plano sometido de la propiedad mencionada en el asunto e informaron que la misma no se afecta por proyectos de carretera incluidos en el Programa de Construcción de Mejoras Permanentes de Cinco Años y en el Plan de Transportación, vigentes, de esta Autoridad, respectivamente. Sin embargo, dicha Oficina de Planificación Estratégica informó que se deberán cumplir con los siguientes requisitos, comentarios y recomendaciones:

1. Las aceras y todos los espacios públicos deben facilitar el acceso y movilidad de todas las personas que los utilicen, independientemente de sus capacidades o habilidades, conforme a los requisitos de la Ley ADA (Sec. 204 – 2010 "ADA Standards for Accessible Design") y los principios de "Calles Completas" y "Diseño Universal" (ver: Plan y Guías de Diseño de Calles Completas para Puerto Rico en www.movilidadparatodospr.com).



2. Se deberán cumplir con los criterios establecidos por el "American with Disabilities Act (ADA)" para el diseño de aceras, rampas y accesos peatonales, así como los espacios de estacionamiento para personas con impedimentos. Los espacios de estacionamientos para personas con impedimento deberán cumplir con lo establecido en el 2010 ADA Standards for Accessible Design en los capítulos 2 (ADA Chapter 2: Scoping Requirements; 208 Parking Spaces) y capítulo 5 (Chapter 5: General Site and Building Elements).
3. Las rejillas tapas y otros accesorios no deberán estar ubicados en las rampas, zona de descanso frente a las rampas, transiciones a rampas y canaletas dentro de la ruta de acceso peatonal.
4. El diseño deberá atender eficazmente posibles problemas de drenaje pluvial en el área (acumulación de agua), específicamente en las aceras y rampas en éstas.

No obstante, esta Autoridad, luego de revisar los documentos radicados en el SBP del caso mencionado en el asunto, informó que se deberán cumplir con los siguientes requisitos, comentarios y recomendaciones:

- 
1. Las Guías para la Preparación de Estudios Operacionales de Accesos y de Tránsito para Puerto Rico, adoptadas por esta Autoridad el 22 de diciembre de 2004, establece que todo desarrollo de hotel clasificado bajo la Zona Metro, entre 70 y 139 habitaciones, deberá preparar un estudio de accesos de acuerdo a dichas guías. El mismo es recomendado para proyectos pequeños, los cuales podrán tener un impacto significativo en las intersecciones formadas por los accesos propuestos y no, necesariamente en el sistema vial. Por lo tanto, se deberá someter un estudio de accesos en donde se evalúen las condiciones operacionales de la intersección formada por el acceso propuesto con la carretera estatal existente. Se deberá considerar en el análisis de acceso a realizarse los análisis de capacidad, análisis operacionales de la intersección y de entrecruces, el largo de ciclo y los tiempos de las fases para una intersección semaforizada, conteos vehiculares y el análisis de la condición existente, considerando el "Peak Hour Factor" y la geometría de la intersección analizada. Se deberán incluir en los planos las mejoras a proveerse por este desarrollo en dicha intersección para mantener un nivel de servicio adecuado en la misma. Se deberá dar especial consideración a los accesos para servir a este desarrollo de manera que cumplan con el Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado. Para obtener información relacionada con dichas guías deberá acceder http://www.dtop.gov.pr/pdf/ControlAccesoGuiasFinalesDic04_A2.pdf.
 2. Se deberá preparar un estudio de sonido ambiental para determinar los niveles de ruido al que estarán expuestas las habitaciones de hotel debido al tránsito actual y proyectado a 20 años en la Carretera PR-693. Se deberán construir como parte de este proyecto las medidas de mitigación de ruido que recomiende dicho estudio, para no sobrepasar los niveles de ruido permitidos por la reglamentación vigente.
 3. Se deberá preparar un estudio de drenajes para el proyecto propuesto, el cual deberá incluir lo siguiente:

- a. Deberá presentar de manera clara, el manejo de las aguas pluviales del proyecto propuesto. El informe deberá detallar la disposición de las mismas a través de las distintas obras pluviales tanto en la condición existente como en la propuesta.
 - b. El informe debe presentar un análisis de la condición existente y compararlo con la condición propuesta en cumplimiento con la sección 14.00 del Reglamento de Lotificación y Urbanización, Reglamento de Planificación Núm. 34. Este deberá demostrar que la condición propuesta no altera o mejora la condición existente.
 - c. En los casos donde se impacte de alguna manera cualquier elemento de las obras pluviales de dicha vía estatal, se deberán incluir las mejoras que sean necesarias.
 - d. Deberá presentar en un plano, en hojas separadas, todas las estructuras hidráulicas, existentes y propuestas. Los respectivos cálculos, dimensiones, secciones y perfiles de dichas estructuras deberán presentarse en hojas de plano separadas para la evaluación correspondiente.
- m.f.
- 4. Se deberá someter un plano "As – Built", preparado por un agrimensor licenciado colegiado o un ingeniero licenciado colegiado, incluido en el Registro Permanente de Agrimensura (RPA) que incluya, pero sin limitarse a, las servidumbres de paso existentes de las carreteras estatales y municipales con sus respectivas dimensiones, las dimensiones de los diferentes elementos de la sección transversal de dichas vías estatales y municipales, el kilómetro exacto de la carretera estatal, las medidas operacionales existentes (rótulos, marcado de pavimento o encintado), materiales y tipo de pavimento existentes, los colindantes con sus respectivos nombres, los accesos existentes en ambos lados de las carreteras estatales y municipales en un radio de 25.00 metros, medidos desde los límites de propiedad del predio de terreno a ser desarrollado, con sus respectivas dimensiones y las distancias de dichos accesos al proyecto propuesto, localización preliminar de tuberías de agua, registros, parrillas y desagües, puntos de elevación identificables existentes o a establecerse por el proyectista, elevaciones de descarga de registros y parrillas, tipos de encintados, badenes y las utilidades existentes en dichas vías estatales y municipales (AEE, AAA, Teléfono, Cable TV, Sistemas de semáforos, etc.).
 - 5. Se deberá someter un memorial explicativo actualizado, en el cual se detalle claramente en que consiste el proyecto propuesto y en el cual se deberá incluir una tabla de usos de áreas en donde se indiquen los usos con sus respectivas áreas en pies cuadrados, la cual deberá coincidir con la tabla ilustrada en los planos.
 - 6. La media sección futura de la Carretera PR-693, en este sector, será de 10.30 metros de ancho, medidos desde el eje central de dicha vía estatal, la cual consistirá de un pavimento de rodaje de 7.30 metros de ancho, franja de siembra de 1.50 metros de ancho y acera de 1.50 metros de ancho. Se deberán construir las obras de ensanche en dicha carretera, en todo el frente del proyecto, según la media sección futura requerida. Se deberá ilustrar en el plano dicha media sección futura.

- mya.
7. Se deberá dedicar a uso público, a favor del Departamento de Transportación y Obras Públicas, la franja de terreno adicional que sea necesaria para completar dicha media sección futura de la Carretera PR-693, mediante la escritura correspondiente. Se deberá ilustrar e identificar en el plano dicha franja de terreno como "Franja De Terreno A Ser Dedicada A Uso Público A Favor Del Departamento De Transportación Y Obras Públicas" e incluir una tabla de estado de área para dicha franja. En donde la servidumbre de paso existente de la carretera sea mayor o igual que la requerida, la misma permanecerá inalterada, por lo que se deberá obtener una Certificación de Conformidad de Colindancia de la Oficina de Derecho de Vía del Área de Adquisición de Propiedades de esta Autoridad, para asegurarse que los puntos de colindancia de la propiedad están conforme con la servidumbre de paso existente de la vía estatal. Puede comunicarse con dicha oficina al 787-721-8787, extensiones 1239 y 1267. De lo contrario, se deberá presentar plano del proyecto de carretera de esta Autoridad que ilustre dicha servidumbre de paso existente.
 8. El Artículo 5, Sección III B, del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, establece que siempre que sea posible desarrollar accesos directos a calles de servicio o superficiales de rodaje locales, no se permitirán accesos directos a las vías públicas principales, por lo tanto, el acceso al proyecto deberá ser canalizados por la calle municipal, existente al este de la propiedad.
 9. El acceso al proyecto, a través de dicha calle municipal, deberá estar retirado a una distancia mínima de 12.19 metros de la Carretera PR-693, excluyendo los radios de curvatura. Recomendamos que dicho acceso sea tipo calle con un pavimento de rodaje de 8.00 metros de ancho mínimo y radios de curvatura de 6.09 metros mínimos en el enlace con la calle municipal. Se deberán ilustrar en el plano dichas dimensiones.
 10. Se deberá ilustrar en los planos del proyecto la sección existente de la calle municipal con sus respectivos radios de curvatura.
 11. Se deberá obtener el endoso del Municipio de Dorado con relación a los accesos y a las mejoras que sean necesarias en las vías municipales.
 12. El diseño del proyecto propuesto deberá cumplir con los criterios establecidos por el "American With Disabilities Act" (ADA) para el diseño de aceras y accesos peatonales, los cuales deberán facilitar el acceso y la movilidad de todas las personas, independientemente de su edad, capacidad o habilidad. Se deberá hacer referencia a los Planos Modelos de esta Autoridad, ADA 01 – 08 de junio de 2012.
 13. Se deberán proveer suficientes espacios de estacionamientos dentro del predio del proyecto, de forma tal, que estos no ocurran en los márgenes de la Carretera PR-693 ni en la calle municipal.

14. Para los estacionamientos propuestos cerca del límite de la media sección futura de dicha vía estatal, se deberán instalar "Wheel Stop" a una distancia mínima de 0.91 metro del límite de dicha media sección futura. Se deberán ilustrar en el plano dichos aditamentos y dichas distancias.
15. Se deberá proveer en el área de carga y descarga para los edificios propuestos, el espacio suficiente para que el camión pueda maniobrar internamente en el estacionamiento y no tenga que entrar en retroceso desde la vía pública ni hacia la misma. Se deberá ilustrar e identificar en el plano dichas áreas y el movimiento de los camiones en el programa "AutoTurn" e incluir dicha hoja en formato de AutoCAD para la evaluación correspondiente.
16. Se deberá localizar el área de depósito de basura dentro del predio del proyecto, de forma tal que la operación de recogido no afecte el flujo de tránsito en la vía pública ni en la calle de acceso. Se deberá ilustrar e identificar en el plano dicha área y se deberá ilustrar el movimiento del vehículo que realizará dicho recogido dentro del predio de terreno en el programa "AutoTurn" e incluir dicha hoja en formato de AutoCAD para la evaluación correspondiente.
17. Se deberá incluir en los planos el Plan de Mantenimiento de Tránsito (MOT, por sus siglas en inglés), marcado de pavimento y rotulación final, que cumplan con el "Manual on Uniform Traffic Control Devices for Streets and Highways" (MUTCD), Edición 2009, con el Manual de Señales de Tránsito para las Vías Públicas de Puerto Rico y con el Manual de la "American Association Of State Highway and Transportation Officials" (AASHTO), para la evaluación correspondiente.
18. No se permitirá la construcción ni ampliación de estructura alguna dentro de la servidumbre de paso existente o futura en la Carretera PR-693.
19. Se deberá instalar una verja sobre un muro de hormigón de ocho pulgadas de alto o la medida de mitigación que recomiende el estudio de sonido ambiental requerido, en el límite de colindancia del proyecto con la media sección requerida en dicha vía estatal o la servidumbre de paso existente, la que sea mayor. Se deberá ilustrar e identificar en el plano dicha verja sobre el muro o el muro de atenuación de sonido ambiental e incluir un detalle transversal de los mismos, lo que aplique.
20. El Artículo 31 del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, establece que el concesionario vendrá obligado a relocalizar cualquier poste del tendido eléctrico, de teléfono, de alumbrado o de otro tipo o tuberías utilizadas para servicios públicos y cualquier obstáculo que pudiera interferir con las obras o facilidades propuestas para lo cual deberá obtener el permiso de la agencia o compañía correspondiente. Los gastos en que se incurran serán sufragados por dicho concesionario. A su vez, se deberá cumplir con el "Roadside Design Guide", vigente.

21. De requerirse la instalación de infraestructura nueva (tales como: tubería de agua potable, sanitaria, Cable TV, etc.) dentro de la servidumbre de paso existente de la Carretera PR-693, éstas deberán cumplir con la "Política de Acomodo de Utilidades dentro del ROW de Carreteras", de esta Autoridad, con el "Roadside Design Guide", vigente y las normas de seguridad de la "American Association Of State Highway and Transportation Officials" (AASHTO). Se deberá someter el plano para la evaluación correspondiente
22. Se deberá someter copia del plano de la finca original a desarrollarse con la información de toda la cabida de la finca, debidamente aprobado y copia(s) de la(s) resolución(es) del municipio autónomo, la Administración de Reglamentos y Permisos, Oficina de Gerencia de Permisos y/o la Junta de Planificación, la que aplique.
23. Para el establecimiento de cualquier sistema o dispositivo para el control del tránsito en la calle de acceso al proyecto (entiéndase portones, brazos mecánicos, sistema de comunicación, etc.) se deberá solicitar el endoso del Departamento de Transportación y Obras Públicas, de acuerdo al Reglamento de Planificación Número 20. Dicha solicitud deberá hacerse a la División de Estudios de Tránsito del Área de Ingeniería de Tránsito y Operaciones de esta Autoridad, luego de obtener el endoso de dicha Oficina de Control de Accesos de esta Autoridad, en donde se deberá someter el diseño de estas facilidades (caseta de guardia de seguridad, barreras permanentes, barreras de control de tránsito y portón para acceso de peatón) y un estudio de tránsito, en donde aplique, para la evaluación y recomendación correspondiente. Para más información, puede comunicarse al 787-721-8787, extensión 2829.
24. El cargo de exacción por impacto correspondiente a este proyecto será de \$136,581.00, para las mejoras necesarias a la infraestructura vial en el área de influencia del mismo, según establecido en el Reglamento Núm. 11-001, conocido como Normas para la Imposición de la Aportación por Concepto de Exacción por Impacto, el cual faculta a la Autoridad de Carreteras y Transportación a establecer un programa de exacción por impacto. El endoso de esta Autoridad, para obtener el permiso reglamentario, estará condicionado al pago de dicho cargo, mediante cheque certificado a nombre de la Autoridad de Carreteras y Transportación o a la formalización de un acuerdo de pago con la Oficina de Cobros del Área de Finanzas de esta Autoridad. Para más detalles relacionados con la exacción por impacto, deberá comunicarse con dicha Oficina de Cobros al 787-721-8787, extensión 2715.
25. Se deberá incluir en los planos una Tabla de Usos de Áreas en pies cuadrados, en donde se indiquen los pies cuadrados de las estructuras existentes, permanentes y propuestas y estructuras temporeras, existentes y propuestas, el tipo de uso de cada una y su respectiva área de construcción por piso y por edificio, si aplica.
26. Todas las dimensiones y detalles geométricos del diseño de la calle de acceso deberán ser ilustrados en los planos en escala métrica y se deberá incluir una escala gráfica.

El proponente podrá coordinar una reunión con el técnico a cargo de este caso, Sr. Sendic Torres, para discutir dichos comentarios y requisitos, por lo que deberá comunicarse al 787-721-8787, extensión 2805 para coordinar una cita.

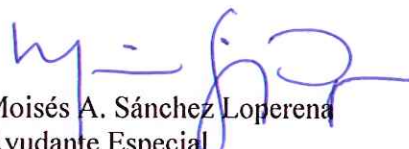
Arq. María R. Cintrón Flores
Caso Núm.: 2019-252023-SRI-023440
10 de junio de 2019
Página 7/7

El proponente deberá solicitar una nueva recomendación a la Oficina de Gerencia de Permisos, en donde se deberán someter el estudio de acceso, el estudio de sonido ambiental, los documentos requeridos y los planos corregidos en formato digital protegido (PDF) y en formato (DXF) georeferenciado con las coordenadas NAD83, de acuerdo a las recomendaciones de dicho estudio de acceso, dicho estudio de sonido ambiental y de acuerdo a nuestros comentarios y recomendaciones, y ésta deberá consultar a la Oficina de Control de Accesos de esta Autoridad para la evaluación correspondiente. Los documentos y planos requeridos deberán estar firmados y sellados por un profesional colegiado autorizado y deberán cumplir con los requisitos de presentación de esta Autoridad. Se deberá hacer referencia al número de esta recomendación en la nueva solicitud.

Esta comunicación tiene un año de vigencia, no constituye un endoso ni una autorización para comenzar obra de construcción alguna en el proyecto, por lo que se deberán cumplir con los requisitos indicados en la misma y aplica al proyecto "Paseo San Antonio Village y The Dawn At Dorado", de 59,161 pies cuadrados de área institucional y 107 habitaciones de hotel, respectivamente, propuesto en el predio de terreno de referencia. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen.

Para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse con la División de Asesoramiento al Proponente de la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 2805, haciendo referencia al número de control de esta carta. Las llamadas y visitas serán atendidas los días laborables de 8:30 a 11:00 de la mañana y de 1:00 a 2:30 de la tarde.

Cordialmente,

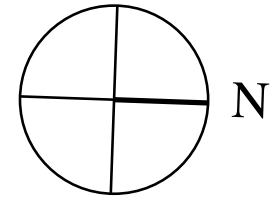


Moisés A. Sánchez Loperena
Ayudante Especial
Oficina Directora Ejecutiva

5005-STM-grh
C#5005-19-107

APENDICE 2

COPIA DE PLANOS DEL PROYECTO



PASEO SAN ANTONIO VILLAGE

DORADO, PUERTO RICO

MASTER SITE DATA

- | | |
|---------------------------------|----------------------|
| 1. LOT CALIFICATION | = RTI |
| 2. TOTAL LOT AREA | = 23,503.72 SQ. MTS. |
| 3. ACCESS ROAD | = 1,125.34 SQ. MTS. |
| 4. HOTEL AND ANCILLARY LOT AREA | = 12,521.49 SQ. MTS. |
| 5. HOME CARE LOT AREA | = 6,102.27 SQ. MTS. |
| 6. REMNANT LOT AREA | = 2,926.45 SQ. MTS. |
| 7. GREEN AREA AREA | = 837.17 SQ. MTS. |
| 7. HOTEL AREA | = 78,100 SQ. FT. |
| 8. ANCILLARY AREA | = 13,496 SQ. FT. |
| 9. HOME CARE AREA | = 59,161 SQ. FT. |
| 10. HOTEL BEDROOMS | = 120 EA |
| 11. HOME CARE ROOMS | = 80 EA |
| 12. HOTEL HEIGHT | = 5 & 6 LEVELS |
| 13. ANCILLARY HEIGHT | = 1 LEVEL |
| 14. HOME CARE HEIGHT | = 3 LEVELS |
| 15. HOTEL AND ANCILLARY PARKING | = 203 EA |
| 16. HOME CARE PARKING | = 60 EA |

PASEO SAN ANTONIO VILLAGE
HOME CARE DEVELOPMENT
70 ROOMS AND 10 ONE BEDRM SUITES
3 LEVELS

PROPOSED MASTER SITE PLAN

SCALE = 1: 500

THE DAWN AT DORADO
HOTEL DEVELOPMENT
120 BEDROOMS SUITES



SCALE: 1: 500

DRAWN: J.S.

DATE: 07/28/17

TRACED: J.S.

PROJ. NUM.

REVISIONS		
NO.	ITEMS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

CIVIL CONSULTANT:

STRUCTURAL CONSULTANT:

MECHANICAL CONSULTANT:

ELECTRICAL CONSULTANT:

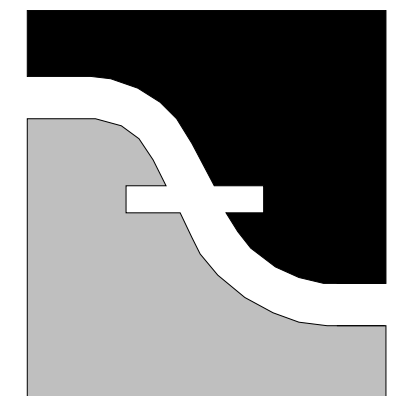
SEAL:

PROJECT TITLE:

PASEO SAN ANTONIO
VILLAGE
DORADO, PR

DRAWING TITLE:

PROPOSED
MASTER
SITE PLAN



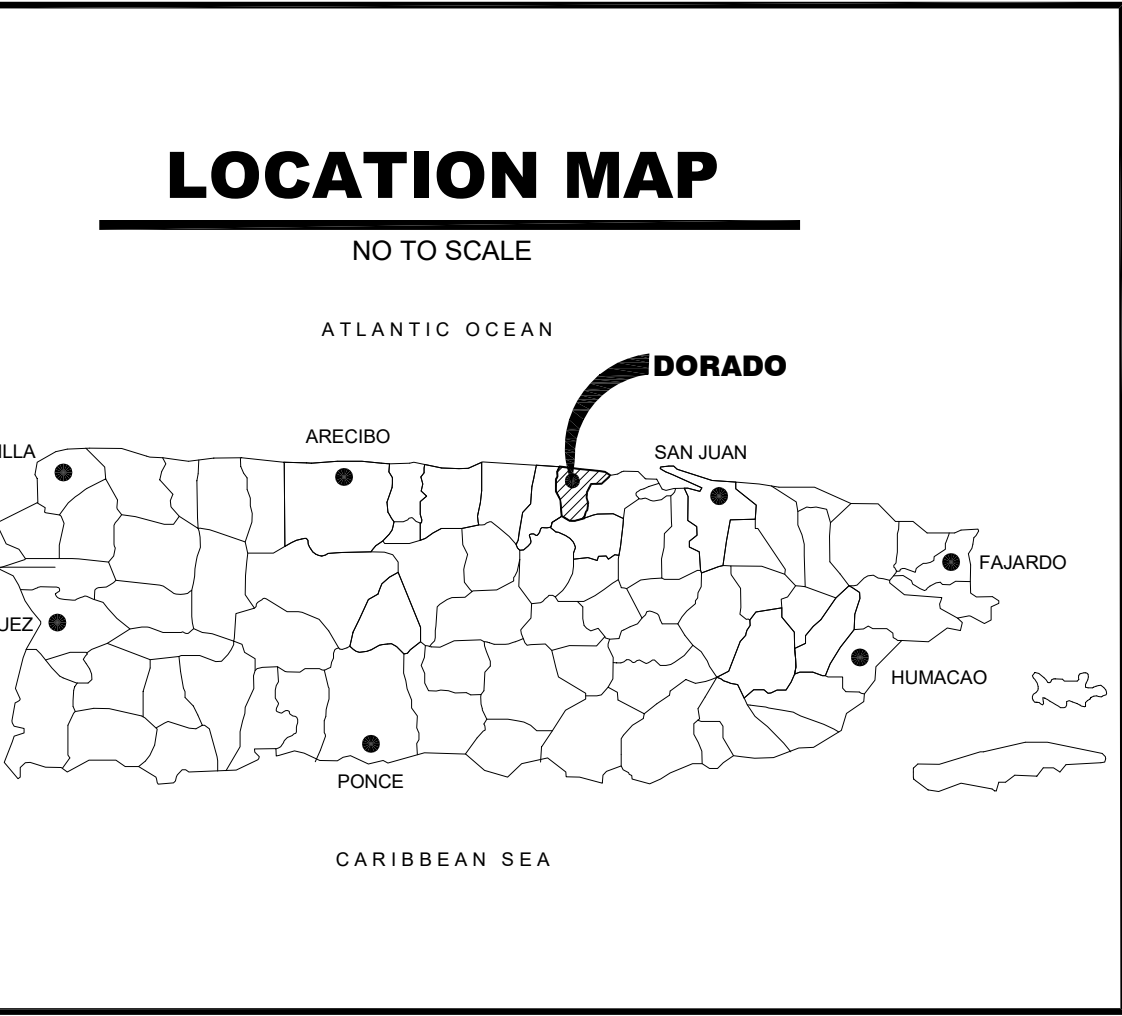
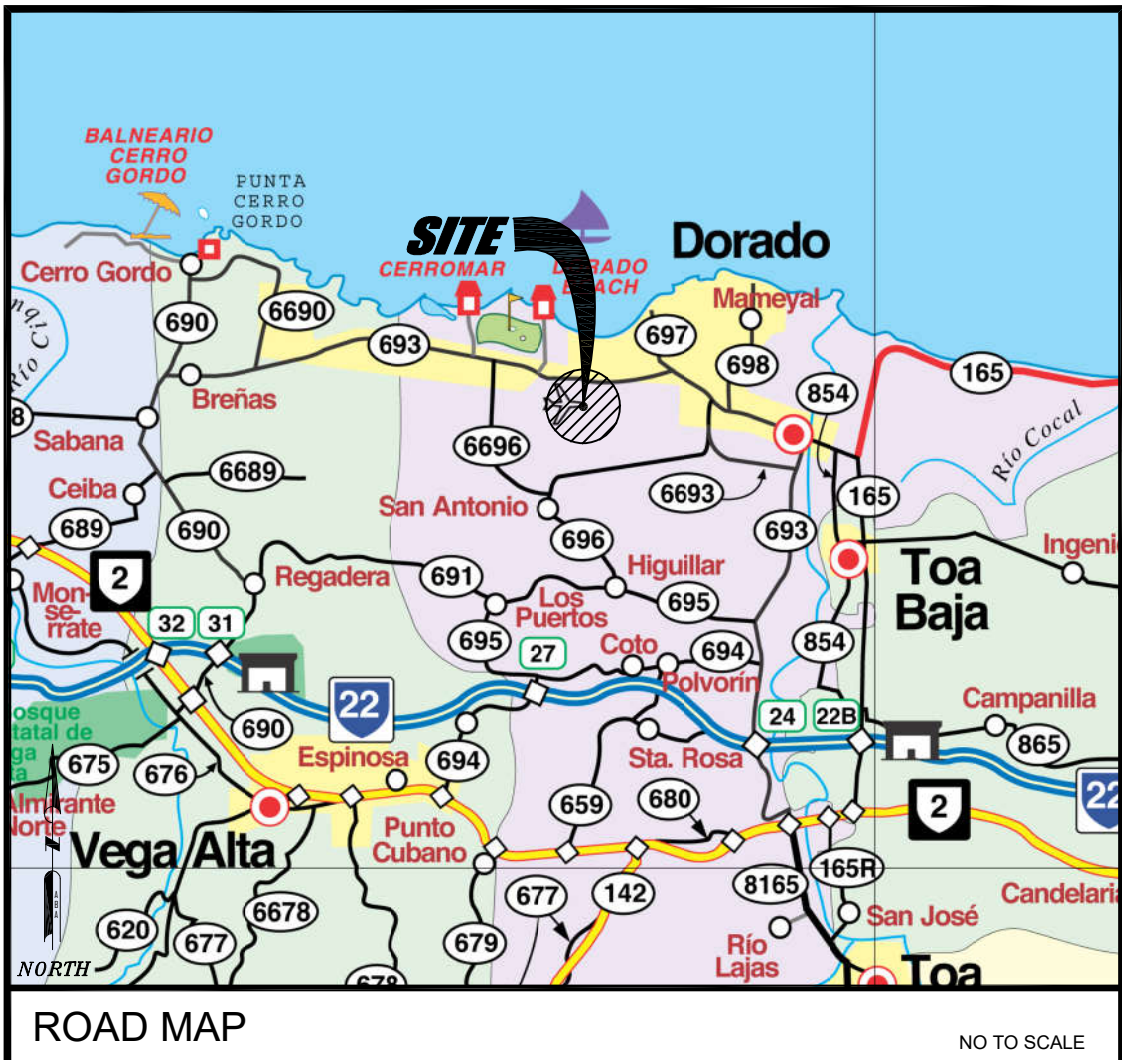
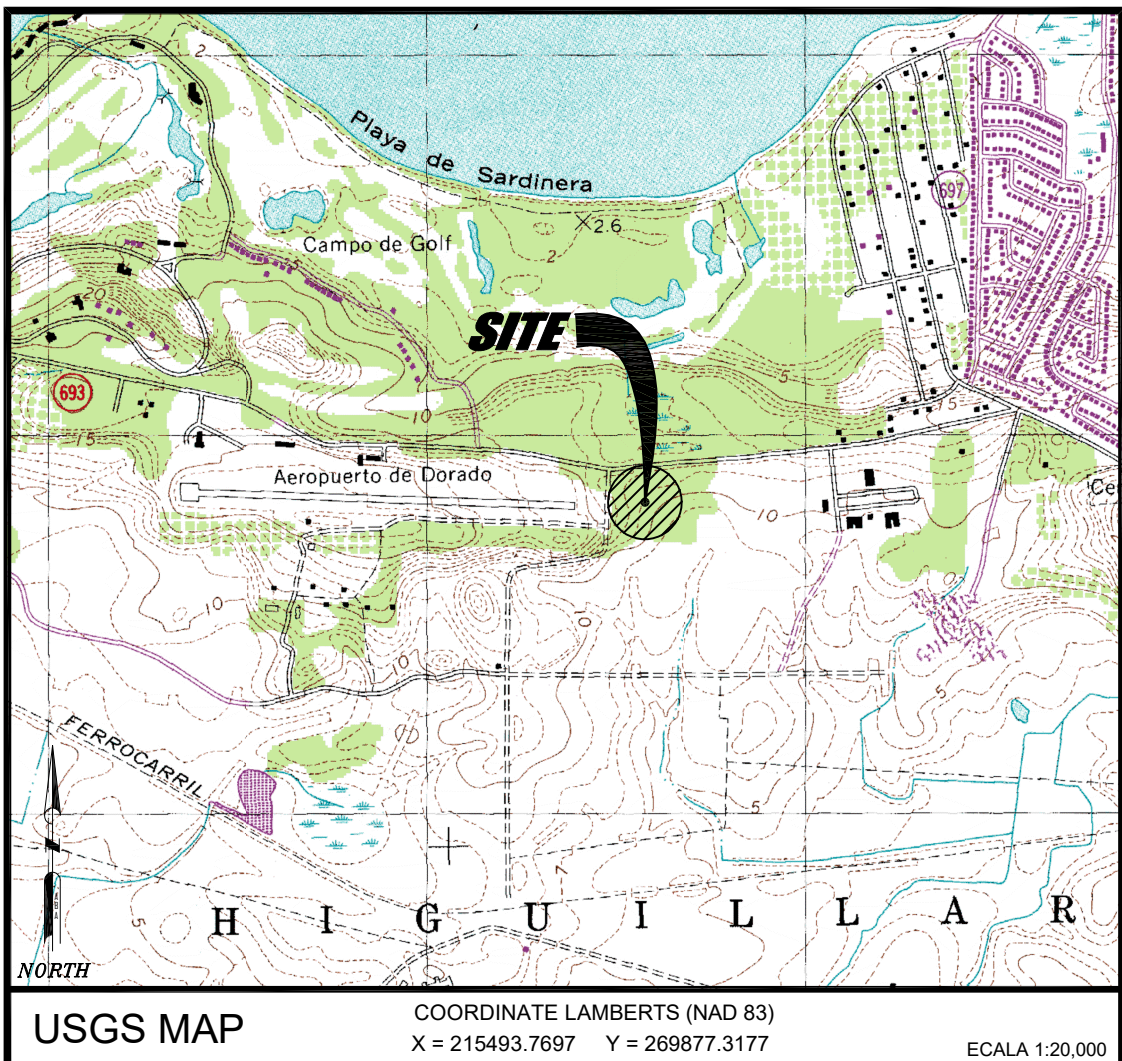
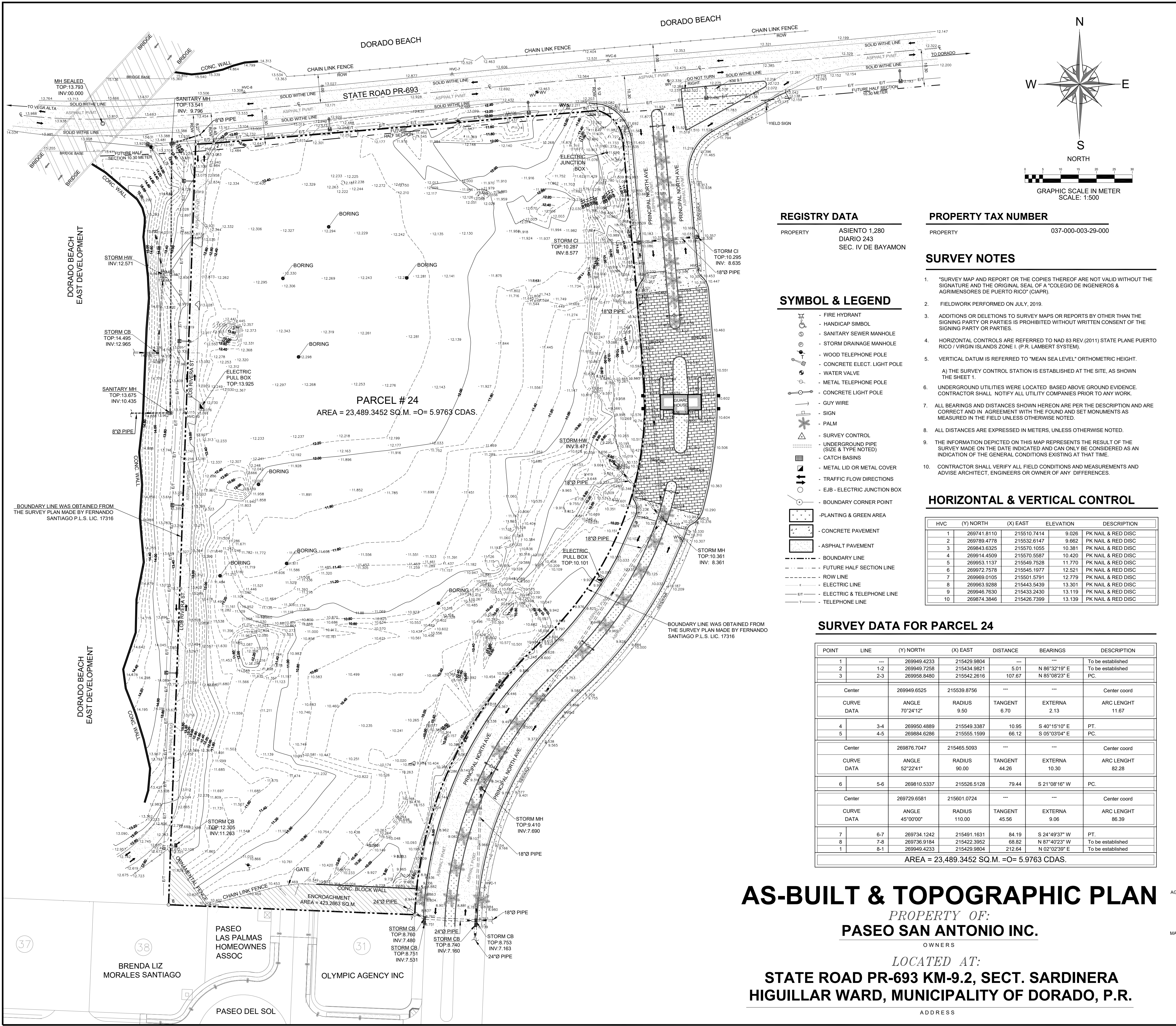
teknica
DESIGN GROUP
ARCHITECTS & ENGINEERS

AVE. SAN ALFONSO US-26
LAS LOMAS RIO PIEDRAS, P.R. 00921
TELS (787) 792-7395, 792-1546
FAX (787) 727-4376
e-mail: eduardo@tecnica.net

DRAWING NO.

A-1

TOTAL OF DRWG



AGRM. CARLOS M. PAGAN SERRANO
ADCE, B.S., L. S.

COND. BALCONES DE SAN PEDRO
19, JOSE DE DIEGO ST.
APT. D-134, GUAYNABO,
PUERTO RICO, 00969
TEL. (939) 640-4974

Agrim. Carlos M. Pagan Serrano
LIC. # 5380

LAND SURVEY

P.O. BOX 1409, SABANA HOYOS,
PUERTO RICO, 00688.
TEL. (939) 292-6013
abonet18@gmail.com

REVISIONS:

Rve. No.	By	Date	Description

CLIENT: PASEO SAN ANTONIO INC.

CLIENT PROJECT NAME: PASEO SAN ANTONIO INC.

PROJECT: PR-693, KM 9.2, SECT. SARDINERA, HIGUILLAR WARD, DORADO, P.R.

DRAWING TITLE: AS-BUILT & TOPOG.

WORK ORDER NUMBER:

DATE STARTED: AUGUST 8, 2019

UP DATE:

DATE FILE NAME: 2019 A.B.A.

SCALE: 1:500

SHEET NUMBER 1 OF 1

A&TP - 1

APENDICE 3

FOTOS DEL AREA DEL PROYECTO

REGISTRO FOTOGRAFICO DE VISITA
PROYECTO SAN ANTONIO VILLAGE Y THE DAWN AT DORADO

Cliente Teknica Design Group		Localización del Proyecto: Carretera Estatal PR-693, km. 8.6 Barrio Higuillar Dorado, Puerto Rico	Número de Proyecto: 19-633
Foto Núm. 1	Fecha: 09/10/2019		
Descripción: Foto de la colindancia oeste del proyecto desde la PR-693			

Foto Núm.	Fecha:	
2	09/10/2019	
Descripción: Foto ilustrando condición actual de la propiedad tomada desde la PR-693.		

Foto Núm.	Fecha:	
3	09/10/2019	
Descripción: Foto ilustrado la sección típica de la PR-693 en dirección de oeste a este.		

Foto Núm.	Fecha:	
4	09/10/2019	
Descripción: Foto ilustrando localización de estación de monitoría de ruido #1.		

Foto Núm.	Fecha:	
5	09/10/2019	
Descripción: Foto ilustrando resultados de la monitoria de ruido en la estación #1.		

Foto Núm.	Fecha:	
6	09/10/2019	
Descripción: Foto ilustrando localización de estación de monitoría #2.		

Foto Núm.	Fecha:	
7	09/10/2019	
Descripción:		
Foto ilustrando resultados de la monitoría de ruido en la estación #2.		

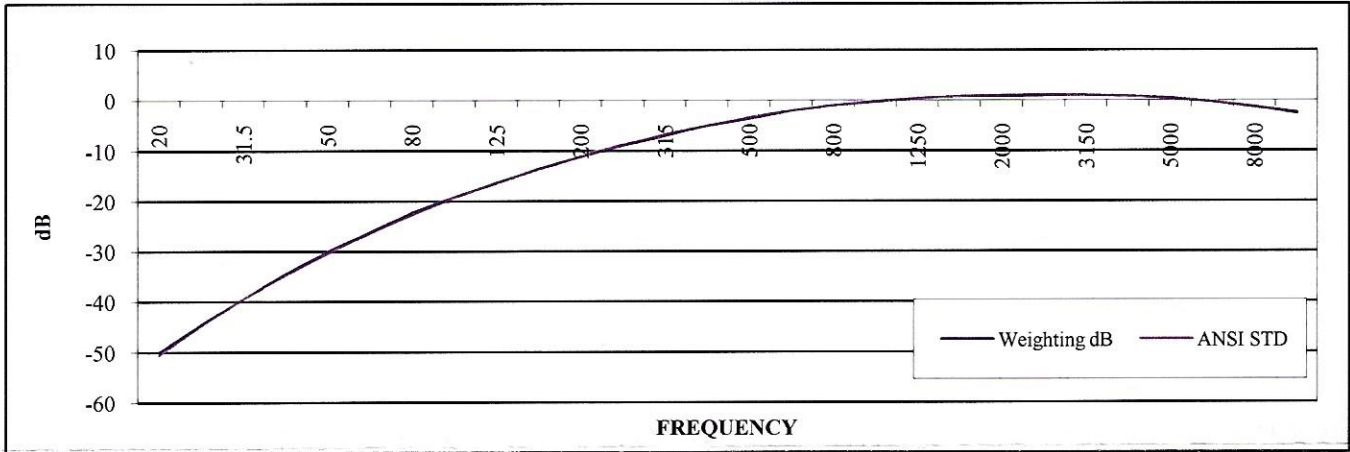
APENDICE 4

COPIA DE CERTIFICADO DE CALIBRACION DEL SONOMETRO

Sound Level Meter Type 2

Manufacturer:	Quest	Calibration Date:	April 19, 2019
Model Number:	SoundPro	Date Due:	April 19, 2020
Serial Number:	BGR030001	Temperature:	71.4 °F
Service Order:	29777	Relative Humidity:	48 %
Reference Number:	29777-SoundPro-BGR030001	Barometric Pressure:	30.06 inHg

Frequency (HZ)	Meter Actual Display (dB)	Meter Weighting dB	ANSI STD	Tolerance	Relative Difference
20	64.0	-50.0	-50.5	± 3	0.5
25	69.5	-44.5	-44.7	± 3	0.2
31.5	74.6	-39.4	-39.4	± 3	0.0
40	79.6	-34.4	-34.6	± 2	0.2
50	84.0	-30.0	-30.2	± 2	0.2
63	87.9	-26.1	-26.2	± 2	0.1
80	91.8	-22.2	-22.5	± 2	0.3
100	95.0	-19.0	-19.1	± 1.5	0.1
125	97.8	-16.2	-16.1	± 1.5	-0.1
160	100.7	-13.3	-13.4	± 1.5	0.1
200	103.1	-10.9	-10.9	± 1.5	0.0
250	105.3	-8.7	-8.6	± 1.5	-0.1
315	107.3	-6.7	-6.6	± 1.5	-0.1
400	109.2	-4.8	-4.8	± 1.5	0.0
500	110.7	-3.3	-3.2	± 1.5	-0.1
630	112.1	-1.9	-1.9	± 1.5	0.0
800	113.2	-0.8	-0.8	± 1.5	0.0
1000	114.0	0.0	0.0	± 1.5	0.0
1250	114.6	0.6	0.6	± 1.5	0.0
1600	115.0	1.0	1.0	± 2	0.0
2000	115.1	1.1	1.2	± 2	-0.1
2500	115.2	1.2	1.3	± 2.5	-0.1
3150	115.2	1.2	1.2	± 2.5	0.0
4000	115.0	1.0	1.0	± 3	0.0
5000	114.6	0.6	0.5	± 3.5	0.1
6300	113.9	-0.1	-0.1	± 4.5	0.0
8000	112.9	-1.1	-1.1	± 5	0.0
10000	111.7	-2.3	-2.5	+ 5 to -∞	0.2



STANDARDS

Manufacturer	Description	Model	Serial Number	Certificate Number	Due Date
GRAS	Piston Phone	42AA	16295	41069	7/13/2019
Stanford Research	Function Generator	DS360	33001	A2982742	10/11/2019

This report may not be reproduced except in full. CIH Calibration Laboratory certifies that the instrument specified above meets the manufacturer’s specifications and was calibrated using standards and instruments also listed where the accuracy is traceable to National Institute of Standards and Technology (NIST), or have been derived from accepted values of natural physical constants or have been derived by the ratio type of self calibration techniques.The calibration system & records are in compliance with ANSI S1.40-1983(R2006).

APENDICE 5

RESULTADOS DE MEDICION DE NIVELES DE RUIDO

Session Report

9/10/2019

Information Panel

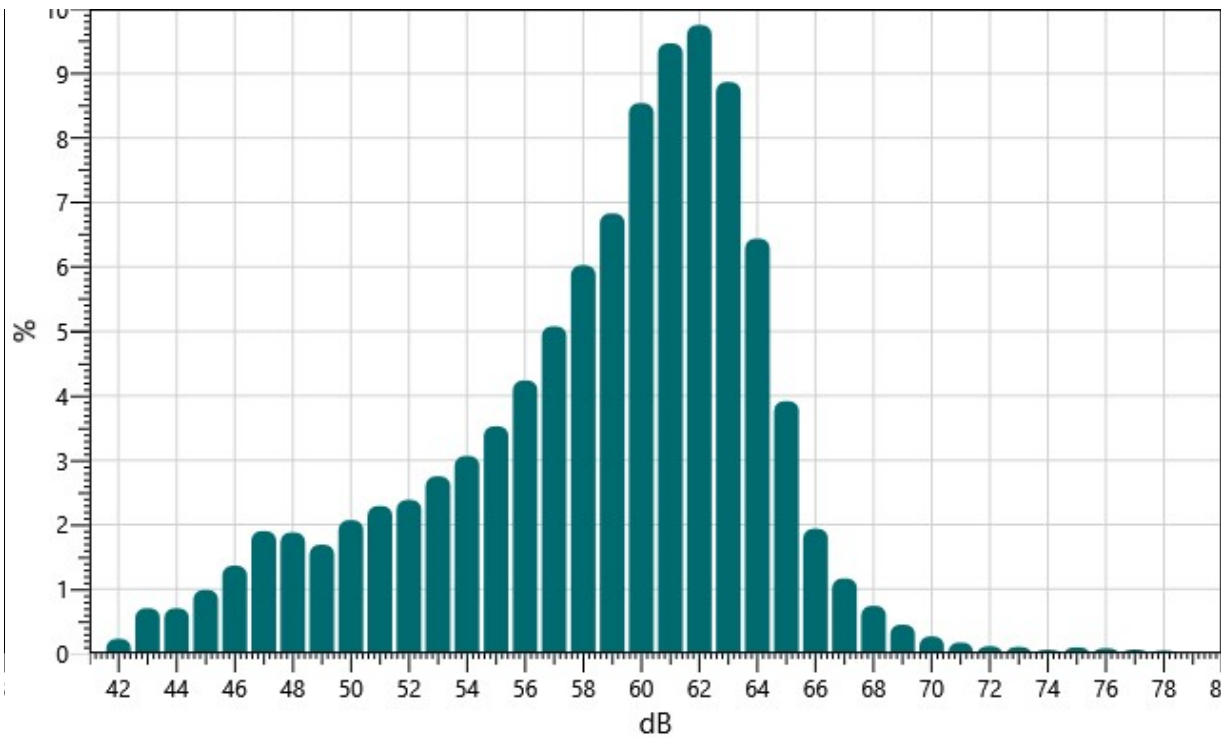
Name The Dawn at Dorado
Start Time 9/10/2019 9:05:42 AM
Stop Time 9/10/2019 9:42:00 AM
Device Name BGR030001
Model Type SoundPro DL
Device Firmware Rev R.13H
Comments Noise Monitoring Station Dawn #1

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	62 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	FAST	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	C
Response	2	FAST			

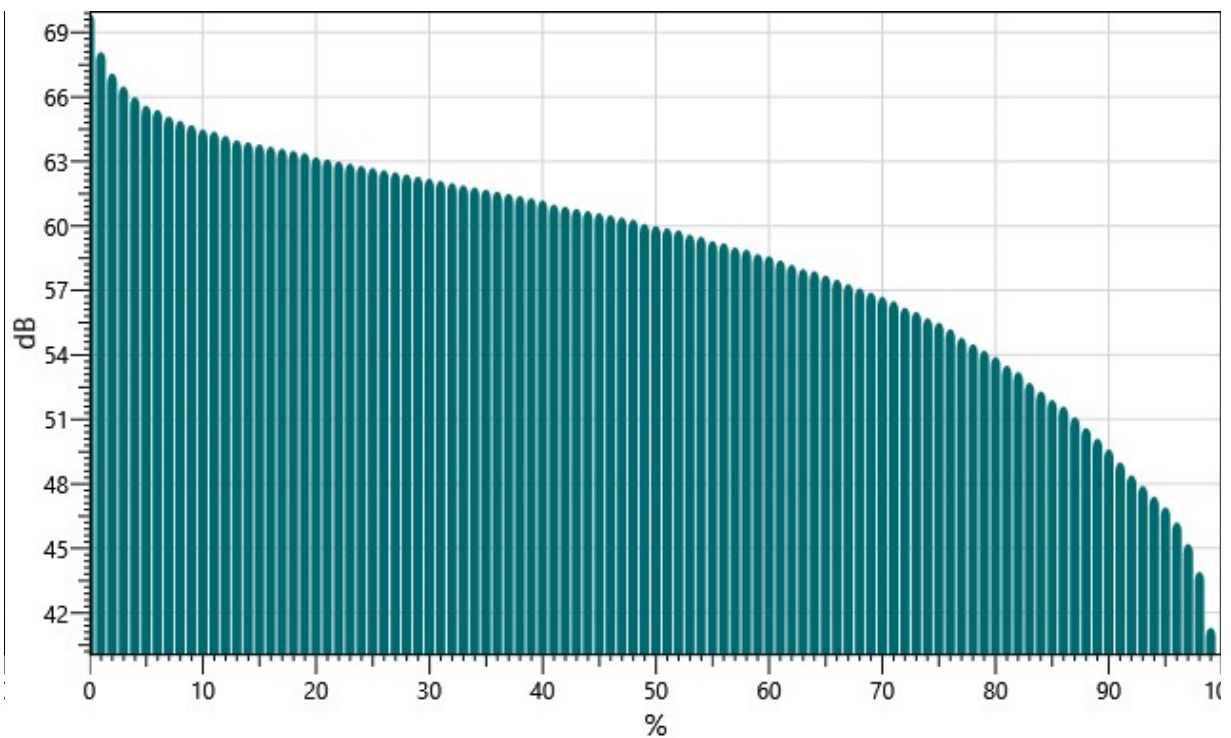
Statistics Chart

S090_BGR030001_10092019_141858: Statistics Chart



Exceedance Chart

S090_BGR030001_10092019_141858: Exceedance Chart



Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
41:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
42:	0.01	0.01	0.01	0.01	0.02	0.02	0.03	0.03	0.04	0.05	0.23
43:	0.06	0.02	0.07	0.07	0.07	0.09	0.10	0.08	0.08	0.07	0.70
44:	0.07	0.08	0.07	0.08	0.07	0.07	0.05	0.05	0.07	0.09	0.70
45:	0.12	0.11	0.11	0.10	0.09	0.08	0.07	0.08	0.10	0.13	0.99
46:	0.14	0.08	0.11	0.13	0.11	0.12	0.13	0.16	0.20	0.19	1.36
47:	0.20	0.19	0.21	0.20	0.20	0.19	0.17	0.18	0.18	0.20	1.90
48:	0.17	0.19	0.19	0.18	0.20	0.19	0.21	0.20	0.16	0.19	1.88
49:	0.22	0.13	0.17	0.16	0.17	0.18	0.17	0.17	0.16	0.17	1.69
50:	0.17	0.20	0.24	0.20	0.23	0.23	0.22	0.20	0.20	0.18	2.07
51:	0.19	0.20	0.20	0.18	0.21	0.22	0.23	0.28	0.28	0.30	2.29
52:	0.30	0.23	0.26	0.26	0.25	0.24	0.23	0.22	0.21	0.19	2.38
53:	0.24	0.23	0.26	0.27	0.27	0.28	0.30	0.29	0.29	0.32	2.75
54:	0.30	0.29	0.31	0.31	0.31	0.29	0.32	0.33	0.30	0.30	3.07
55:	0.31	0.28	0.26	0.34	0.36	0.35	0.40	0.40	0.42	0.41	3.53
56:	0.39	0.39	0.40	0.41	0.40	0.42	0.45	0.44	0.49	0.45	4.24
57:	0.47	0.47	0.49	0.48	0.48	0.51	0.57	0.55	0.56	0.51	5.08
58:	0.55	0.62	0.42	0.59	0.62	0.66	0.60	0.66	0.65	0.66	6.03
59:	0.67	0.67	0.72	0.64	0.67	0.67	0.65	0.69	0.70	0.75	6.83
60:	0.79	0.76	0.80	0.84	0.85	0.92	0.90	0.88	0.87	0.93	8.54
61:	0.96	1.02	0.61	0.96	0.94	0.97	1.03	0.99	0.99	1.01	9.47
62:	1.04	1.09	1.08	1.02	0.99	0.97	0.93	0.94	0.86	0.84	9.75
63:	0.88	0.88	0.90	0.90	0.88	0.90	0.94	0.87	0.87	0.86	8.87
64:	0.82	0.90	0.50	0.67	0.67	0.62	0.62	0.59	0.51	0.52	6.44
65:	0.45	0.47	0.40	0.42	0.41	0.41	0.39	0.35	0.33	0.29	3.92
66:	0.24	0.23	0.22	0.21	0.20	0.16	0.17	0.16	0.16	0.18	1.94
67:	0.15	0.15	0.08	0.12	0.12	0.13	0.12	0.11	0.09	0.09	1.17
68:	0.07	0.09	0.10	0.07	0.07	0.07	0.08	0.07	0.07	0.06	0.74
69:	0.06	0.07	0.07	0.05	0.06	0.03	0.03	0.03	0.03	0.02	0.45
70:	0.02	0.02	0.02	0.02	0.03	0.04	0.04	0.03	0.03	0.02	0.27
71:	0.02	0.02	0.02	0.02	0.01	0.02	0.02	0.02	0.02	0.01	0.17
72:	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.11
73:	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.10
74:	0.01	0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.06
75:	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.10
76:	0.01	0.01	0.00	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.08
77:	0.01	0.01	0.01	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.06

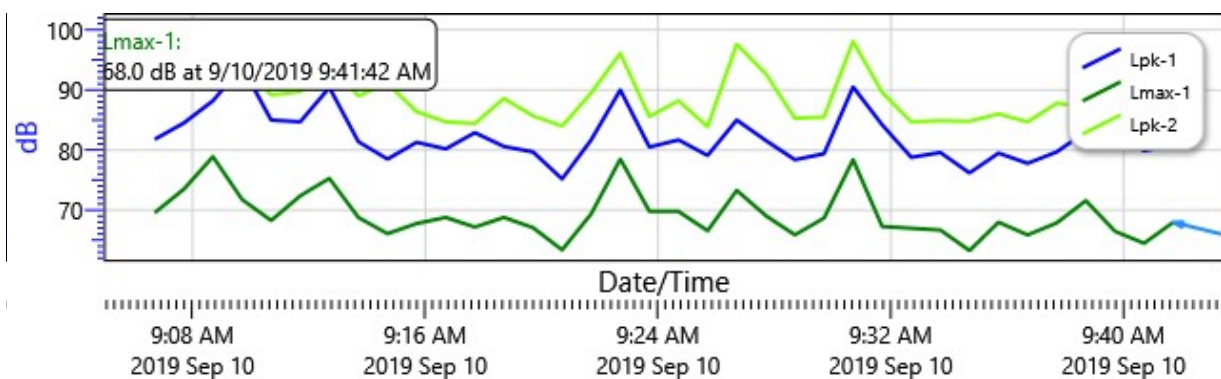
78:	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.05
-----	------	------	------	------	------	------	------	------	------	------	------

Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		69.9	68.1	67.1	66.5	66.0	65.6	65.4	65.1	64.9
10%:	64.7	64.5	64.4	64.2	64.0	63.9	63.8	63.7	63.6	63.5
20%:	63.4	63.2	63.1	63.0	62.9	62.8	62.7	62.6	62.5	62.4
30%:	62.3	62.2	62.1	62.0	61.9	61.8	61.7	61.6	61.5	61.4
40%:	61.3	61.2	61.0	60.9	60.8	60.7	60.6	60.5	60.4	60.3
50%:	60.1	60.0	59.9	59.8	59.6	59.5	59.3	59.2	59.0	58.9
60%:	58.7	58.6	58.4	58.2	58.0	57.9	57.7	57.5	57.3	57.1
70%:	56.9	56.7	56.5	56.2	56.0	55.7	55.5	55.2	54.8	54.5
80%:	54.2	53.9	53.5	53.2	52.7	52.3	51.9	51.6	51.1	50.6
90%:	50.1	49.6	49.0	48.4	47.9	47.4	46.9	46.2	45.2	43.9
100%:	41.3									

Logged Data Chart

S090_BGR030001_10092019_141858: Logged Data Chart



Session Report

9/10/2019

Information Panel

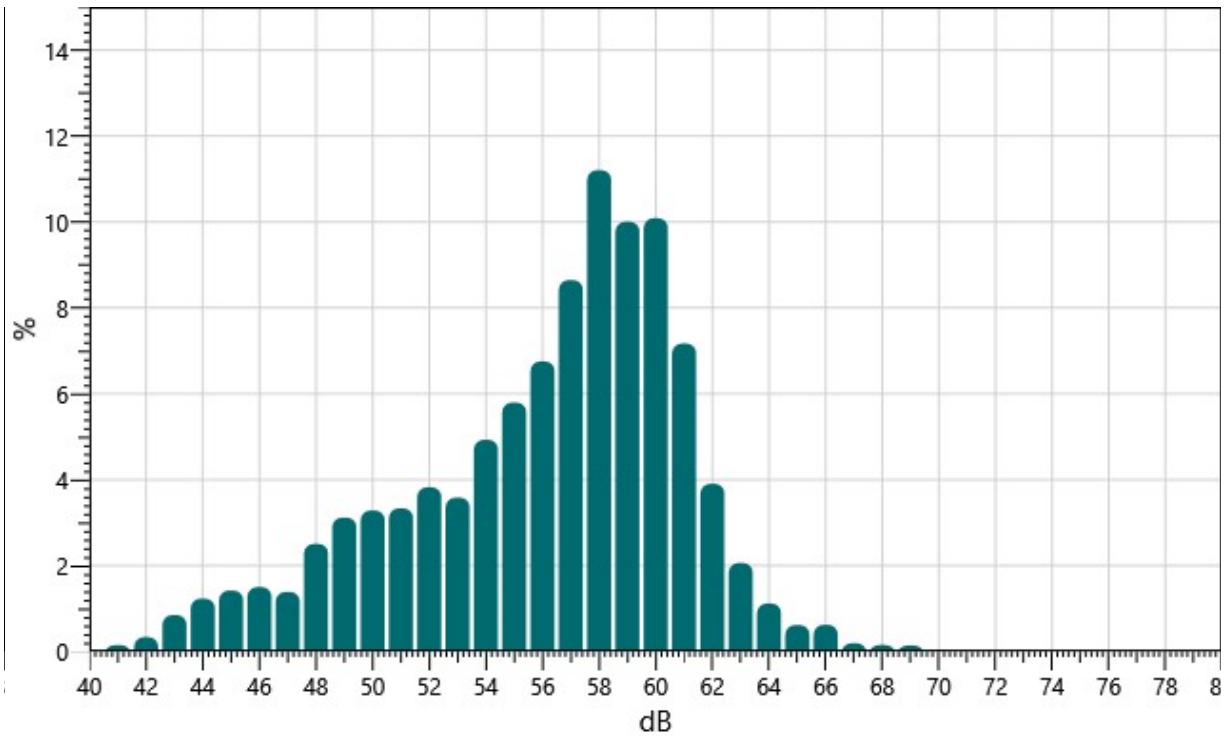
Name The Dawn at Dorado
Start Time 9/10/2019 9:44:45 AM
Stop Time 9/10/2019 10:15:18 AM
Device Name BGR030001
Model Type SoundPro DL
Device Firmware Rev R.13H
Comments Noise Monitoring Results Dawn 2

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	58.7 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	FAST	Bandwidth	1	OFF
Exchange Rate	2	3 dB	Weighting	2	C
Response	2	FAST			

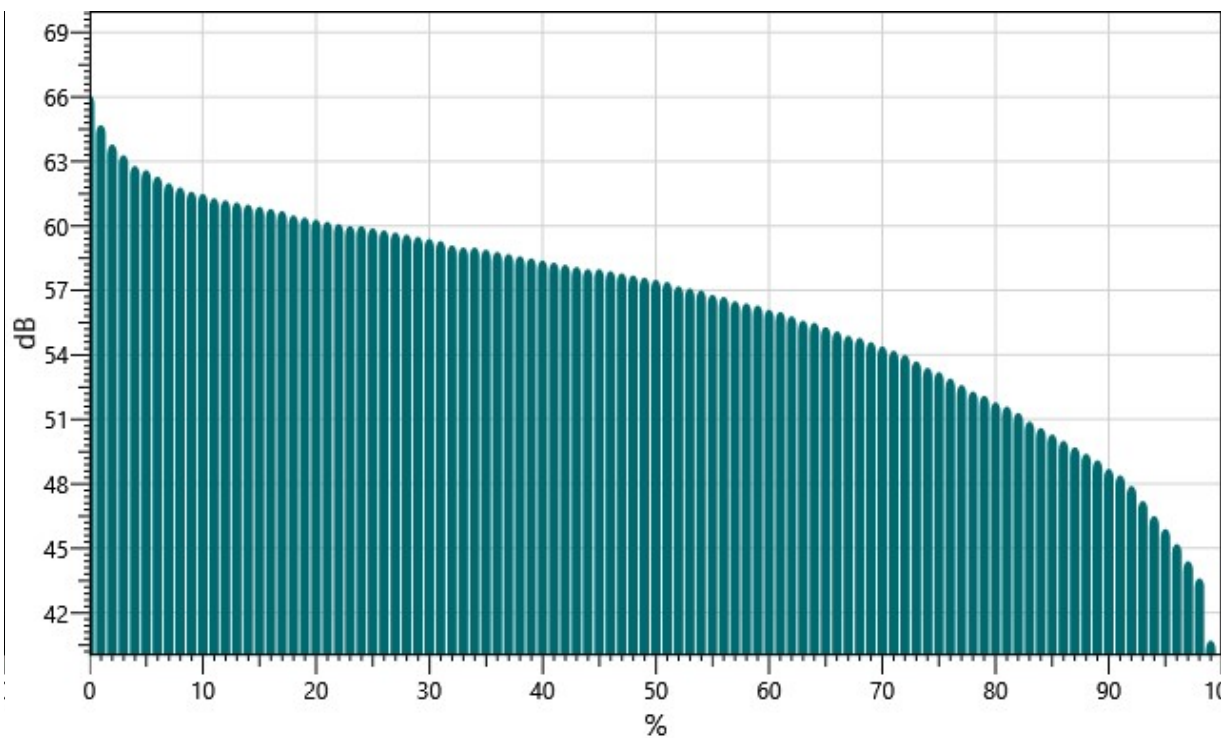
Statistics Chart

S091_BGR030001_10092019_141900: Statistics Chart



Exceedance Chart

S091_BGR030001_10092019_141900: Exceedance Chart



Statistics Table

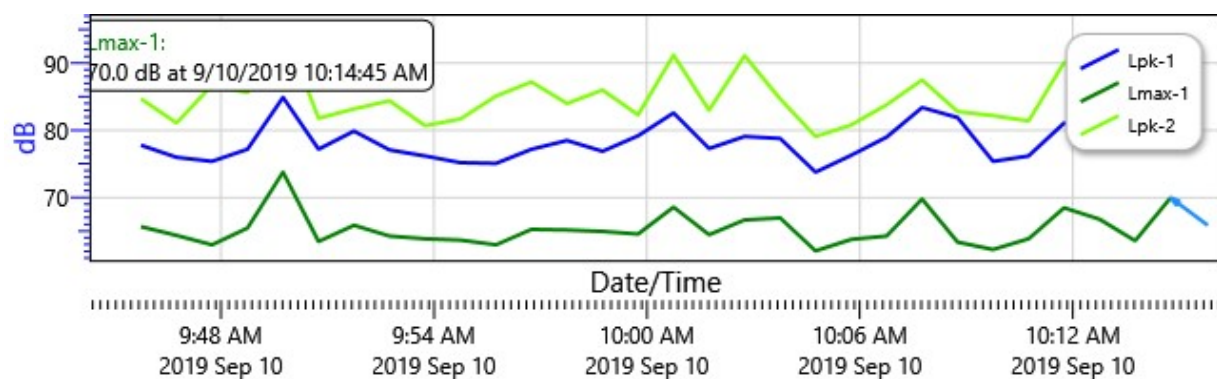
dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
40:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41:	0.00	0.00	0.01	0.01	0.01	0.02	0.02	0.02	0.03	0.02	0.15
42:	0.02	0.01	0.01	0.01	0.03	0.03	0.04	0.04	0.07	0.06	0.34
43:	0.07	0.02	0.04	0.06	0.08	0.09	0.12	0.13	0.14	0.10	0.85
44:	0.12	0.13	0.12	0.13	0.11	0.13	0.14	0.14	0.11	0.10	1.23
45:	0.12	0.11	0.12	0.10	0.13	0.15	0.18	0.16	0.17	0.18	1.42
46:	0.19	0.12	0.18	0.18	0.17	0.14	0.13	0.13	0.12	0.14	1.50
47:	0.16	0.14	0.14	0.11	0.11	0.13	0.13	0.14	0.16	0.16	1.39
48:	0.17	0.23	0.23	0.24	0.25	0.27	0.25	0.29	0.27	0.32	2.51
49:	0.37	0.23	0.31	0.31	0.33	0.32	0.32	0.30	0.28	0.34	3.12
50:	0.36	0.34	0.38	0.38	0.32	0.29	0.28	0.31	0.34	0.30	3.28
51:	0.29	0.28	0.27	0.28	0.29	0.35	0.37	0.39	0.40	0.42	3.33
52:	0.47	0.37	0.37	0.42	0.40	0.41	0.35	0.37	0.34	0.34	3.82
53:	0.36	0.34	0.35	0.34	0.35	0.36	0.36	0.37	0.36	0.40	3.58
54:	0.42	0.39	0.43	0.36	0.45	0.48	0.56	0.59	0.67	0.59	4.93
55:	0.61	0.58	0.49	0.57	0.53	0.60	0.66	0.58	0.59	0.59	5.80
56:	0.63	0.71	0.67	0.71	0.69	0.68	0.64	0.63	0.69	0.70	6.75
57:	0.70	0.70	0.79	0.80	0.81	0.90	0.90	0.96	1.01	1.08	8.65
58:	1.23	1.33	0.80	1.16	1.11	1.06	1.19	1.11	1.12	1.10	11.20
59:	1.05	1.11	1.01	0.96	0.95	0.93	0.98	1.00	0.97	1.05	10.00
60:	1.09	1.05	1.06	0.96	0.98	1.01	1.03	0.94	0.97	1.01	10.09
61:	0.96	0.98	0.60	0.86	0.78	0.70	0.67	0.55	0.54	0.53	7.17
62:	0.51	0.44	0.41	0.36	0.36	0.37	0.37	0.42	0.37	0.30	3.90
63:	0.25	0.26	0.23	0.23	0.19	0.20	0.19	0.20	0.17	0.14	2.06
64:	0.14	0.15	0.09	0.12	0.11	0.11	0.10	0.09	0.10	0.11	1.12
65:	0.07	0.07	0.08	0.06	0.06	0.06	0.04	0.05	0.05	0.09	0.62
66:	0.08	0.05	0.08	0.08	0.09	0.06	0.06	0.04	0.04	0.04	0.62
67:	0.03	0.03	0.02	0.02	0.02	0.02	0.01	0.02	0.01	0.01	0.19
68:	0.01	0.01	0.02	0.03	0.02	0.02	0.01	0.01	0.01	0.02	0.15
69:	0.02	0.01	0.01	0.02	0.01	0.01	0.01	0.01	0.02	0.02	0.14
70:	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
71:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
72:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
73:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02

Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		66.1	64.7	63.8	63.3	62.8	62.6	62.3	62.0	61.8
10%:	61.6	61.5	61.3	61.2	61.1	61.0	60.9	60.8	60.7	60.5
20%:	60.4	60.3	60.2	60.1	60.0	60.0	59.9	59.8	59.7	59.6
30%:	59.5	59.4	59.3	59.1	59.0	59.0	58.9	58.8	58.7	58.6
40%:	58.5	58.4	58.3	58.2	58.1	58.0	58.0	57.9	57.8	57.7
50%:	57.6	57.5	57.4	57.2	57.1	57.0	56.8	56.7	56.5	56.4
60%:	56.3	56.1	56.0	55.8	55.6	55.5	55.3	55.1	54.9	54.8
70%:	54.6	54.4	54.2	54.0	53.7	53.4	53.2	52.9	52.6	52.3
80%:	52.1	51.8	51.6	51.3	50.9	50.6	50.3	50.0	49.7	49.4
90%:	49.1	48.7	48.4	47.9	47.2	46.5	45.9	45.2	44.4	43.6
100%:	40.7									

Logged Data Chart

S091_BGR030001_10092019_141900: Logged Data Chart



APENDICE 6

**COPIA DE DATOS DE TRANSITO PARA LA PR-696 RECOPIRADOS POR VAGTEC
PARA ESTUDIO DE TRANSITO**

ACCESS IMPACT STUDY THE DAWN AT DORADO DORADO, PUERTO RICO

Final Report

PREPARED FOR:

Teknica Design Group.
U326 Ave. San Alfonso, Las Lomas
San Juan, Puerto Rico 00921

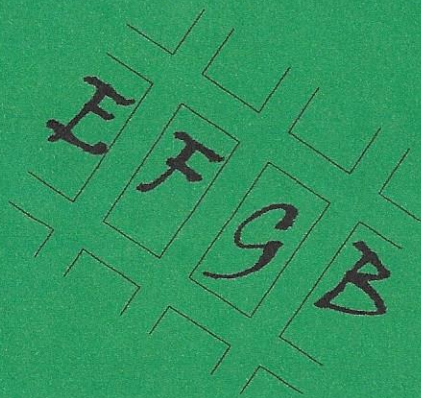
DATE:

September 03, 2019

PREPARED BY:

EFGB Consulting Engineers P.S.C.

35 Calle Juan C Borbón
Suite 67, PMB 484
Guaynabo, Puerto Rico, 00969-5375
Tel. (787) 637-2651, e-Mail efgbgroup@gmail.com



SCOPE OF STUDY

The scope of this project will be limited to the impact that the proposed new development will have on the existing roadway network, based on the level of service of existing intersections and basic road segments. In addition, the base year will be projected to the opening year and the impact of traffic growth will be evaluated based on the level of service of the existing and proposed intersections, and basic road segments.

STUDY AREA DELIMITATION

For an Access Study, the study area is defined in the PRHTA Guidelines as the existing accesses to the parcel, or the point at which the proposed development intersects the existing roadway. Based on the above, the study area was delimited as the intersection of PR-693 with Paseo de Dorado Access. Figure 4 presents the road map of the area and the delimitation of the study area.



Figure 4: Study Area Delimitation (Source: Google).

STUDY SCENARIOS

For the scope of this AIS report, and as stated in the PRHTA guidelines in table IX page 14, given that the proposed development consists of less than 400 hotel rooms,

the possible impacts will be determined by comparing the existing conditions to the future condition at opening day. The opening day condition consists of projecting existing traffic conditions to the opening day of the project by adding the proposed trip generation of the project considering full operation plus any expected traffic growth from the base data year to the opening day year. Table 1 presents a matrix with the file names used for each scenario.

Table 1: Computer File Matrix

Existing Condition	Opening Day Condition
Dawn Hotel Base 2019 AM Peak	Dawn Hotel OD-2021 AM Peak
Dawn Hotel Base 2019 PM Peak	Dawn Hotel OD-2021 PM Peak

FIELD WORK

The traffic and geometric data presented in this technical report were collected by means of field measurements performed the week of July 29, and traffic counts performed Tuesday, August 20, 2019, on typical work days of the week. The traffic data were collected by means of manual traffic data recorders. The data presented and analyzed in this report are based on a typical day, as defined in the PRHTA Guidelines. For a complete data set see Appendix A.

CHAPTER II: EXISTING CONDITION

This Chapter presents the existing conditions encountered in the study region, regarding intersection geometry, traffic volumes, and traffic flow patterns.

ACCESS ROUTES

Access routes to the site of the proposed development are shown in Figure 5. The access to the parcel of land are located long the access to Paseo de Dorado Development, aka North Principal Avenue, which connects to PR-693. From downtown Dorado, the East, and from Cerro Gordo, the West, to access the site travelers will use PR-693 to connect to North Principal Ave. From the South, travelers will use PR-696 and Jose Efron Avenue to connect to PR-693.

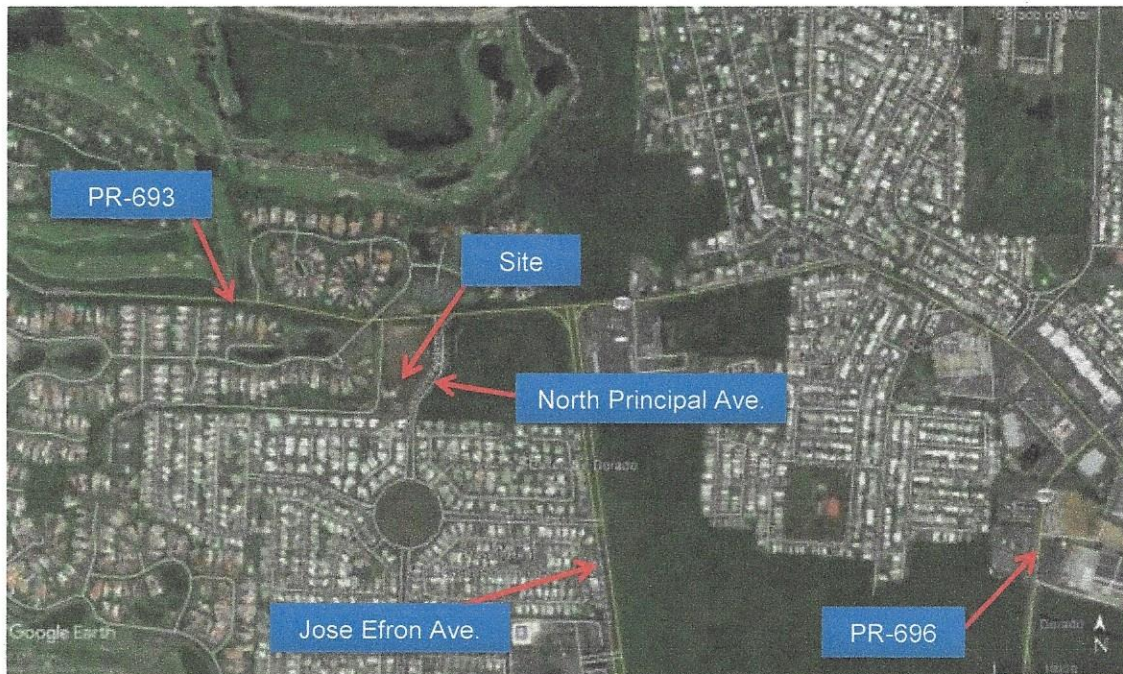


Figure 5: Existing Highway Network and Access Routes (Source: Google).

PEAK HOUR

From the traffic data collected for the intersections studied, the 15-minute data were transformed into hourly data by adding 4 consecutive 15-minute periods. From the

hourly data for the intersection a peak hour was determined for the morning, and afternoon peak hours, respectively, from 6:30 to 7:30 a.m., and 2:15 to 3:15 p.m.

INTERSECTION DATA

For this access impact study, the existing conditions that warranted evaluation was the intersection of PR-693 with the access to Paseos de Dorado in front of the proposed development site. The data that were used as input to the model to analyze the existing conditions is summarized by movement for both peak hours, AM and PM, in Table 2. For the complete data sets refer to Appendix A.

Table 2: PR-693 Existing Traffic Flow.

Access	Movement	Existing Traffic Flows (vph)	
		AM Peak	PM Peak
North Principal Ave. Northbound	Left	16	12
	Right	0	0
PR-693 Eastbound	Through	1224	820
	Right	24	20
PR-693 Westbound	Left	36	32
	Through	528	836

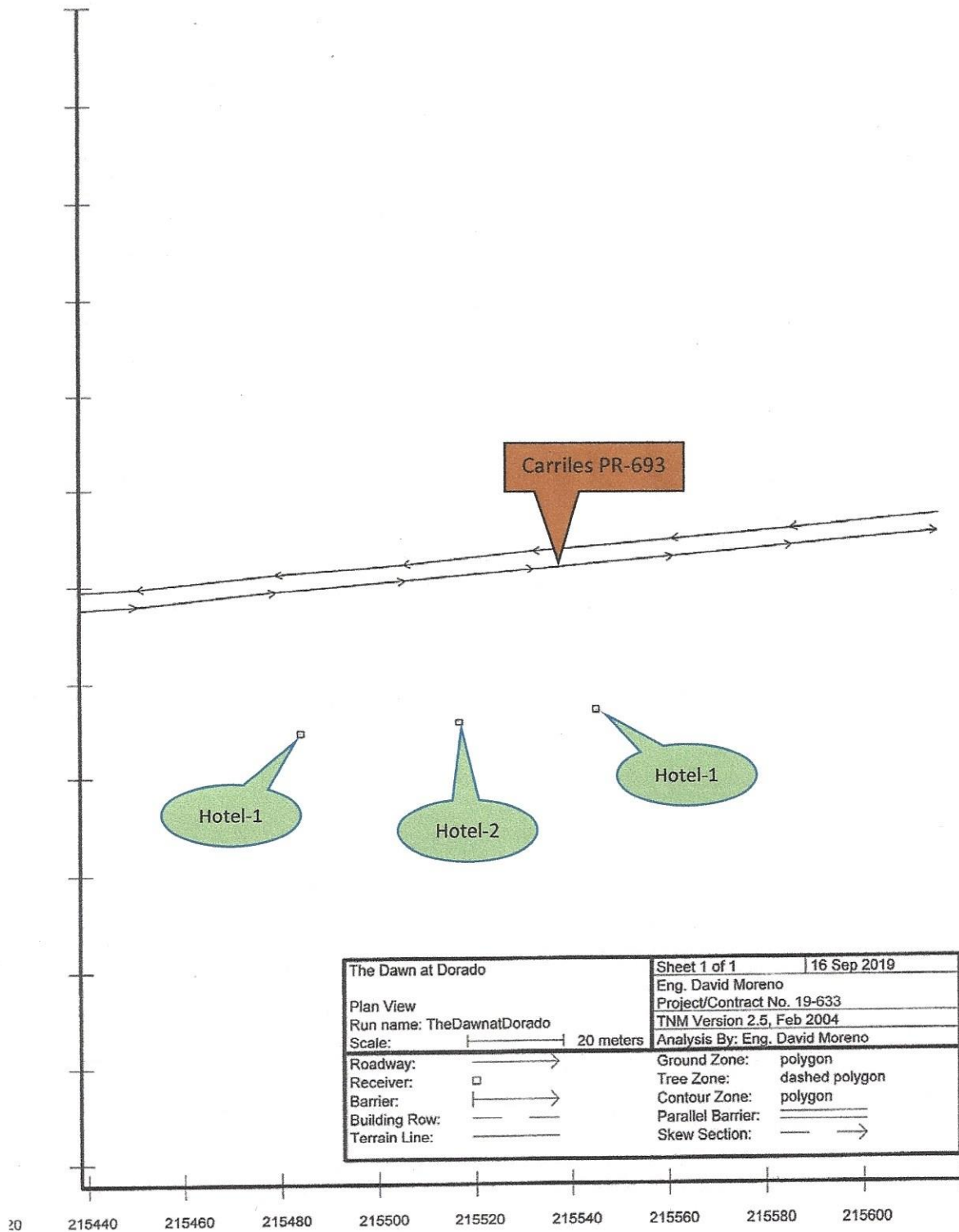
INTERSECTION EVALUATION

INTRODUCTION

A traffic simulation model was created in SYNCHRO V10, which is a traffic operations analysis and optimization suite commercialized by Trafficware. The latter includes a macroscopic model based on the theory presented in the Highway Capacity Manual 6TH Edition (HCM), published by the Transportation Research Board (TRB), and a proprietary microscopic model, SimTraffic, which provides insight as a visualization and presentation tool to evaluate the existing traffic conditions in the impacted region. The results obtained from the models are presented for both the morning and the afternoon peak hours, for each of the intersections included in the study. For a full set of results refer to of the existing conditions that were modeled refer to Appendix B.

APENDICE 7

COPIA DE RESULTADOS DE CORRIDA DE MODELO TNM



RESULTS: SOUND LEVELS

19-633

Eng. David Moreno
Eng. David Moreno

16 September 2019
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS

PROJECT/CONTRACT:
RUN:
BARRIER DESIGN:
ATMOSPHERICS:

19-633

The Dawn at Dorado

INPUT HEIGHTS

20 deg C, 50% RH

Average pavement type shall be used unless
a State highway agency substantiates the use
of a different type with approval of FHWA.

Receiver											
Name	No.	#DUs	Existing LAeq1h	No Barrier		With Barrier		Type Impact	Noise Reduction		Calculated minus Goal dB
				LAeq1h	Calculated	Crit'n	Increase over existing		Calculated	Goal	
				dBA	dBA	dBA	Calculated	Sub'l Inc	LAeq1h	dB	dB
Hotel #1	1	1	62.0	61.7	66	-0.3	10	----	61.7	0.0	8
Hotel #2	2	1	58.7	61.9	66	3.2	10	----	61.9	0.0	8
Hotel #3	3	1	58.7	62.2	66	3.5	10	----	62.2	0.0	8
Dwelling Units											
			# DUs		Noise Reduction						
					Min	Avg	Max				
					dB	dB	dB				
All Selected			3	0.0	0.0	0.0	0.0				
All Impacted			0	0.0	0.0	0.0	0.0				
All that meet NR Goal			0	0.0	0.0	0.0	0.0				

INPUT: ROADWAYS

19-633

Eng. David Moreno
Eng. David Moreno

16 September 2019
TNM 2.5

INPUT: ROADWAYS

PROJECT/CONTRACT:

19-633

The Dawn at Dorado

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA

RUN:

Roadway Name	Width	Points			Coordinates (pavement)			Flow Control		Segment	
		Name	No.		X	Y	Z	Control Device	Speed Constraint	Percent Vehicles Affected	Pvmt Type On Struct?
	m				m	m	m		km/h	%	
West to east lane	3.7	A	8		215,412.2	269,955.2	13.70				Average
		B	7		215,430.1	269,956.2	13.50				Average
		C	6		215,458.8	269,958.9	13.30				Average
		D	5		215,485.5	269,961.2	13.00				Average
		E	4		215,512.1	269,963.5	12.70				Average
		F	3		215,540.8	269,965.9	12.50				Average
		G	2		215,565.4	269,968.3	12.50				Average
		H	1		215,595.3	269,970.9	12.40				Average
East to west lane	3.7	H	16		215,595.5	269,974.3	12.40				Average
		G	15		215,565.1	269,971.7	12.50				Average
		F	14		215,540.6	269,969.7	12.50				Average
		E	13		215,511.9	269,967.2	12.70				Average
		D	12		215,485.2	269,964.6	13.00				Average
		C	11		215,458.7	269,962.5	13.30				Average
		B	10		215,430.1	269,959.6	13.50				Average
		A	9		215,412.3	269,958.6	13.70				Average

INPUT: TRAFFIC FOR LAeq1h Volumes

19-633

Eng. David Moreno
Eng. David Moreno

16 September 2019
TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Volumes

PROJECT/CONTRACT:

19-633

RUN: The Dawn at Dorado

Roadway		Points											
Name		No.		Segment									
				Autos		MTTrucks		HTTrucks		Buses		Motorcycles	
		V	S	V	S	V	S	V	S	V	S	V	S
		veh/hr	km/h	veh/hr	km/h	veh/hr	km/h	veh/hr	km/h	veh/hr	km/h	veh/hr	km/h
West to east lane	A	8	1338	56	28	56	42	56	0	0	0	0	0
	B	7	1338	56	28	56	42	56	0	0	0	0	0
	C	6	1338	56	28	56	42	56	0	0	0	0	0
	D	5	1338	56	28	56	42	56	0	0	0	0	0
	E	4	1338	56	28	56	42	56	0	0	0	0	0
	F	3	1338	56	28	56	42	56	0	0	0	0	0
	G	2	1338	56	28	56	42	56	0	0	0	0	0
	H	1											
East to west lane	H	16	892	56	19	56	27	56	0	0	0	0	0
	G	15	892	56	19	56	27	56	0	0	0	0	0
	F	14	892	56	19	56	27	56	0	0	0	0	0
	E	13	892	56	19	56	27	56	0	0	0	0	0
	D	12	892	56	19	56	27	56	0	0	0	0	0
	C	11	892	56	19	56	27	56	0	0	0	0	0
	B	10	892	56	19	56	27	56	0	0	0	0	0
	A	9											

INPUT: RECEIVERS

19-633

Eng. David Moreno
Eng. David Moreno

16 September 2019
TNM 2.5

INPUT: RECEIVERS

PROJECT/CONTRACT: 19-633

RUN: The Dawn at Dorado

Receiver		Coordinates (ground)			Height above Ground	Input Sound Levels and Criteria				Active in Calc.
Name	No.	#DUs	X	Y	Z	Existing LAeq1h	Impact Criteria LAeq1h	Sub'l	NR Goal	
			m	m	m	dBA	dBA	dB	dB	
Hotel #1	1	1	215,463.8	269,929.3	12.65	1.50	62.00	66	10.0	8.0 Y
Hotel #2	2	1	215,496.5	269,931.5	12.65	1.50	58.70	66	10.0	8.0 Y
Hotel #3	3	1	215,524.9	269,934.1	12.65	1.50	58.70	66	10.0	8.0 Y



Appendix I

OGPe Permits



GOBIERNO DE PUERTO RICO
COMPAÑÍA DE TURISMO DE PUERTO

12 de enero de 2022

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Oficina de Gerencia de Permisos
Departamento de Desarrollo Económico y Comercio
PO Box 41179
San Juan, PR 00940-1179

CATASTRO	: 037-000-003-29
CASO OGPE NÚM.	: 2019-252023-SRU-050980
PROYECTO	: THE DAWN HOTEL AT DORADO Y PASEO SAN ANTONIO VILLAGE
LOCALIZACIÓN	: CARR. PR-693, KM 8.6 BARRIO HIGÜILLAR, DORADO, P.R.
CALIFICACIÓN	: RT-I (RESIDENCIAL TURÍSTICO INTERMEDIO)

Estimado ingeniero Hernández:

De acuerdo con la documentación recibida, la Oficina de Gerencia de Permisos (OGPe) solicita las recomendaciones de la Compañía de Turismo de Puerto Rico (la Compañía) para el proyecto de referencia. Esta SRU fue referida mediante el Sistema Integrado de Permisos a la Oficina de Planificación y Desarrollo.

De acuerdo con la documentación suministrada, Paseo San Antonio, Inc., por medio del Arq. Eugenio Alemañy, proponen el desarrollo y construcción de un proyecto turístico, e institucional comercial y residencial. El proyecto se desarrollará en dos (2) fases en un predio de terreno con una cabida principal de 23,503.72 metros cuadrados (5.98 cuerdas), según escritura y mensura.

1. En la Primera fase, se contempla la construcción de una facilidad hotelera de 153 habitaciones distribuidas en una estructura de siete (7) niveles de elevación. Además, se construirán facilidades complementarias. Contará con 216 espacios de estacionamiento

2. En la Segunda Fase, la construcción de un edificio de 4 pisos para hospedaje especializado para el cuidado de envejecientes ("Égida") de 93 unidades.

Surge de nuestros expedientes que el pasado 3 de octubre de 2018, la Compañía recomendó en la fase conceptual y de ubicación la primera fase del proyecto que consistía en la construcción de un hotel con 106 habitaciones y posteriormente el 7 de agosto de 2020 recomendó el incremento a 120 habitaciones (Caso OGPe 2019-252023-SRU-035745).

Luego de evaluar la solicitud de aumento de habitaciones de 120 a 153, la **Compañía reitera su apoyo al proyecto en su fase conceptual y de ubicación**, ya que aumentará el número de habitaciones para el Municipio de Dorado.

No obstante, el proyecto tiene que:

1. **Segregar el predio en donde se construirá el proyecto de égidas, que totaliza unos 6,802.27 metros cuadrados (fase dos) de la finca principal con cabida total de 5.98 cuerdas, ya que esta fase no es turística.**

En ninguna circunstancia y para algún beneficio que pueda otorgar la Compañía, se entenderá que el proyecto de la égida (fase dos) será parte del proyecto turístico.

Además, el Proyecto deberá cumplir con lo dispuesto en el Reglamento de Hospederías de Puerto Rico (Reglamento Núm. 8856) y con los criterios de sostenibilidad, según dispuesto en la Ley 254-2006: Ley de Política Pública para el Desarrollo Sostenible del Turismo en Puerto Rico.

Esta carta **no** constituye un endoso a los fines de la cualificación de cualquiera de los componentes del proyecto bajo la Ley 74-2010 (Ley de Desarrollo Turístico de Puerto Rico de 2010) y/o Ley 60-2019 (Nuevo Código de Incentivos).

Esta carta actualiza y deja sin efecto la emitida por la Compañía el pasado 7 de agosto de 2020.

Ing. Gabriel Hernández Rodríguez
The Dawn at Dorado y Paseo San Antonio Village
2019-252023-SRU-050980
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De tener cualquier duda puede comunicarse con el Ing. Wilfredo Correa al teléfono (787) 721-2400, extensión 2067, o al correo electrónico: wilfredo.correa@tourism.pr.gov.

Cordialmente,



Maria Margarita (Marga) López Díaz
Subdirectora Ejecutiva

WC/mrd

C Sr. Gerard Gil (ggil01@icloud.com)
 ealemany.teknica@gmail.com
 pellot@pellot-gonzalez.com

**Notificación de Requisitos para Aprobación de Permiso de Construcción**

The Dawn at Dorado

Datos de Localización**Dirección Física**LOTE 24 CARR 693 BO HIGUILLAR
, Dorado, Puerto Rico**Número(s) de Catastro**

037-000-003-29

Materiales de Construcción

Hormigón Armado

ÁreaCabida de los desarrollos: 14417.1500 m²Área Bruta de Construcción: 28427.00 p²**Dueño**

Gerard Gil Bonar

Proyectista

Arquitecto Eugenio Alemañy Lic. No. 12456

Número de Trámite Original

2019-252023-PCOC-011027

Tipo de Solicitud

Enmienda

Estimado de Costo de la Obra (\$USD)

Costo Estimado (Original) \$1.00

Asunto

Se proponen un Proyecto a ser desarrollado en dos (2) fases. La primera fase (Fase-1) propone el desarrollo turístico de hotel "The Dawn at Dorado", con una área de 79,315 pies cuadrados con capacidad de 153 habitaciones y varios niveles de altura con un área de apoyo de 23,492 pies cuadrados y en la segunda fase (Fase-2) una Egida o "Home Care" de 88 habitaciones y varios niveles, en una finca con cabida total de 5.96 cuerdas.

Requerimientos

Estimado(a) : Arquitecto Eugenio Alemañy Lic. No. 12456

Por medio de esta notificación se le informa que para que se le otorgue una aprobación final a su solicitud, tendrá que cumplir con las condiciones señaladas a continuación:

1. Someter la Certificación para el Trámite de Permiso de Construcción o Urbanización (Póliza Eventual), según formalizado en la Oficina correspondiente de la Corporación del Fondo del Seguro del Estado.
2. Someter evidencia de que se han satisfecho los arbitrios municipales correspondientes a esta obra, de conformidad con la Ley Núm. 88 del 24 de junio de 1971, copia del decreto de exención como evidencia de que le es de aplicación al Artículo 2, Sección C de la Ley de Incentivos Contributivos de 1987, Ley Número 8 del 24 de enero de 1987, según enmendada, o certificación al efecto de la Oficina de Exención Contributiva Industrial del Departamento de Estado.
3. Someter una foto del rótulo que identificará la construcción (debidamente instalado) a tenor con lo dispuesto en el Reglamento Conjunto vigente. Será responsabilidad del desarrollador la instalación de un rótulo con tamaño mínimo de 2' x 4' en la entrada principal de la propiedad que incluya lo siguiente: número de solicitud, tipo de solicitud presentada, nombre del dueño y proponente de la obra, dirección postal y electrónica de la OGPE o Municipio Autónomo para comentarios sobre la solicitud.
4. Someter copia firmada de la siguiente información de la obra:
 - a. Fecha de comienzo de la obra.
 - b. Tiempo de construcción
 - c. Número de empleos directos a crear.



Notificación de Requisitos para Aprobación de Permiso de Construcción

Condiciones Especiales

NINGUNA

Aviso

Es de entenderse que esta notificación no es autorización ni permiso para iniciar las obras de construcción y que la vigencia de esta notificación está limitada por el Reglamento Conjunto vigente, según facultado por la Ley Núm. 161 de 1 de diciembre de 2009 para la Reforma del Proceso de Permisos de Puerto Rico, según enmendada. Esta notificación quedará sin efecto a los 6 meses, a partir de la fecha de expedición.

Firma / Sellos

Fecha de Expedición:

07/05/2024





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DATOS DE LOCALIZACIÓN

Paseo San Antonio, Inc., por conducto del Arq. Eugenio J. Alemañy Álvarez, amparándose en las disposiciones de la reglamentación vigente, presentó ante la consideración de esta Oficina de Gerencia de Permisos (OGPe) una solicitud de Consulta de Ubicación para un proyecto mixto, turístico e institucional, en un predio de terreno con cabida de 5.98 cuerdas, según evidencia de titularidad sometida. Los terrenos objeto de solicitud presentan la siguiente descripción:

Dirección Física

Carr. PR-693, Km. 8.6,
Barrio Higuillar
Dorado, PR

Coord. Lambert Nad83

X: 215487.0689; Y: 269859.3469

Número(s) de Catastro

037-000-003-29

Calificación

R-T (92%) (Residencial Turístico)
RE (8%) (Ruta Escénica)

Clasificación (PUTPR)

SU (Suelo Urbano)

Ref. Núm. Ambiental

2019-252023-DEA-002791
2019-252023-PCD-006222

Casos Ref.

2020-SIN-003763
2020-324503-SDR-004621
2019-252023-SRU-035745 (CT)
2019-2520236-SRI-032232 (ACT)
2019-252023-SRI-023438 (AAA)
2019-252023-SRI-023439 (AEE)
2019-252023-SRI-023441 (NET)
2019-252023-SRM-023442
2019-252023-SRA-023508

Dueño(s) de los terrenos

Paseo San Antonio, Inc.

Proyectista

Arq. Eugenio J. Alemañy Álvarez
(Lic. Núm. 12456)

DETERMINACIONES DE HECHO

- Paseo San Antonio, Inc., por conducto del Arq. Eugenio J. Alemañy Álvarez, el 30 de julio de 2020 presentó ante esta Oficina de Gerencia de Permisos (OGPe), una solicitud de Consulta de Ubicación para el desarrollo de un proyecto de usos mixtos, compuesto por un hotel con un edificio accesorio de áreas comerciales y un edificio de hospedaje especializado para el cuido de envejecientes. El mismo ubica en la Carretera Estatal Núm. 693, Km. 8.6 en el Barrio Higuillar del Municipio de Dorado, en un predio de terreno con cabida de 23,503.72 metros cuadrados (5.98 cuerdas), según escritura.
- De conformidad con el Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios ("Reglamento Conjunto") obran en el expediente digital, entre otros, los siguientes documentos:
 - Evidencia de Titularidad, según dispuesto en la Sección 2.1.9.5 - Legitimación Activa (Standing)
 - Autorización del dueño, de acuerdo con la Sección 2.1.9.5 - Requisitos y Presentación.
 - Memorial Explicativo, Sección 2.2.2.5
 - Planos Certificados, según dispuesto en la Sección 2.1.9.2.
 - Tabla de Parámetros conforme al distrito en que ubica el proyecto, Sección 6.3.2.2
 - Foto del Rótulo de Presentación, según dispuesto en la Sección 2.1.9.12
 - Certificación instalación Rótulo, según dispuesto en la Sección 2.1.9.12.d (Obra en el expediente evidencia de instalación de dos (2) rótulos)
 - Lista Certificada de Colindantes según la Sección 2.1.9.7
 - Notificación a los colindantes inmediatos de la propiedad donde se propone la acción, mediante correo certificado, según se dispone en la Sección 2.2.2.2.
Obra en el expediente evidencia de que la notificación fue realizada por correo certificado. No obstante, no obra en el expediente la copia de los acuses de recibo (tarjetas verdes firmadas), según dispone la Secc. 2.2.2.2. Por su parte, se realizó Método Alterno de Notificación mediante entrega personal, según dispone la Sección 2.1.9.8. Someten evidencia de notificaciones, firmadas como recibidas.

- En Memorial Explicativo revisado, con fecha de 18 de septiembre de 2020, se provee la siguiente descripción del proyecto:
El Proyecto propuesto es un desarrollo de usos mixtos, compuesto por un hotel, con un edificio accesorio para áreas comerciales, y un centro de cuido de envejecientes.

*El desarrollo del **hotel**, a conocerse como "The Dawn Hotel at Dorado", contará con un edificio de cinco (5) niveles que contará con 120 habitaciones, para un área bruta de piso de 79,315 pies cuadrados.*

*El edificio para el **área comercial** se conectará con el edificio del hotel y contará con dos (2) niveles para un total de quince (15) locales, y con un área bruta de piso de 23,492 pies cuadrados para usos accesorios comerciales.*

*Mientras tanto, el edificio para el **centro de envejecientes** consistirá de tres (3) niveles que contarán con un total de 56 habitaciones, y con un área bruta de piso de 40,698 pies cuadrados.*

Se proponen 216 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales, y 59 estacionamientos para servir al centro de envejecientes, que se distribuye en 55 de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias, para un total de 275 espacios de estacionamientos para todo el desarrollo.

El proyecto se dejará un remanente de 2,926.45 metros cuadrados para desarrollo futuro de usos comerciales. El área total de construcción propuesta por todos los edificios descritos anteriormente es de 143,505 pies cuadrados. Se propone



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un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

4. Mediante información sometida el 19 de octubre de 2020, la parte proponente aclara que la Consulta propuesta, también incluye la segregación de ciertas parcelas. Según Plano de Mensura sometido, se proponen las siguientes segregaciones:

DESCRIPCION	AREA
"HOTEL AND ANCILLARY COMMERCIAL"	12,417.1470 mc
"HOME CARE LOT AREA"	6,802.2789 mc
"ACCESS ROAD"	1,132.2362 mc
"TO BE DEDICATED TO PUBLIC USE"	170.9761 mc
"REMNERANT LOT AREA"	2,966.6803 mc
"TOTAL LOT AREA"	23,489.3185 mc

5. Según la información provista, actualmente el predio está vacante y no tiene estructuras. Las elevaciones existentes fluctúan entre 12.60 y 8.95 metros. El comportamiento predominante en el sector es mixto entre usos turísticos, comerciales y residenciales. El predio colinda por el norte con la PR-693, por el sur con la Urb. Paseo Las Palmas, por el oeste con el desarrollo residencial "Dorado Beach East" y por el este con la calle de acceso norte al desarrollo residencial "Paseos de Dorado".
6. Conforme al Mapa de Calificación vigente para el Municipio Autónomo de Dorado, los terrenos objeto de consulta ubican en un Distrito RT-I (Residencial Turístico Intermedio) en un 92%, y en un Distrito RE (Ruta Escénica) en un 8%. Según dispone la Sección 6.1.1.3 del Reglamento Conjunto, el Distrito RT-I es equivalente a un Distrito R-T (Residencial Turístico) y el Distrito R-E, permanece igual.

Además, los terrenos están clasificados como SU (Suelo Urbano), según el Mapa de Plan de Usos de Terrenos de Puerto Rico vigente.

7. En cuanto a las calificaciones que ostentan los terrenos, R-T y R-E, y la compatibilidad del proyecto propuesto con los usos permitidos en dichos distritos, la parte proponente en Memorial Explicativo expone lo siguiente:

En su origen, el Reglamento Conjunto para Obras de Construcción y Usos de Terrenos que entró en vigencia el 29 de noviembre de 2010, luego de extensas vistas públicas, el aval de la Junta de Planificación, igual que de todas las Agencias Gubernamentales Concernidas y la firma del Gobernador de Puerto Rico, en su Sección 19.16.2 establecía que el uso RT-I permitía ministerialmente el uso de hoteles y hospedajes especializados. Sin embargo, Reglamento Conjunto para la Evaluación y Expedición de Permisos relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios del 7 de junio de 2019, en la Sección 6.1.1.3, Tabla 6.1, creó una serie de equivalencias que reconocieron que la calificación RT-I sería ahora reconocida como Residencial Turístico (R-T), y la R-E se mantiene igual. Por tanto, el nuevo Reglamento Conjunto tuvo la intención de reconocer en la calificación equivalente, los mismos usos y derechos que el Reglamento Conjunto del 2010 establecía. Desgraciadamente, ese no fue el caso, y el Reglamento Conjunto vigente en su calificación de R-T, Sección 6.1.7.2, Tabla 6.43, reconoció casi todos los tipos de facilidades turísticas, incluyendo el uso ministerial de Condohotel, pero por alguna razón desconocida, se quedó fuera el uso de Hotel, el cual es un homólogo del uso de Condohotel y siempre había sido permitido en un distrito R-T.

Entendemos que este cambio de eliminar como ministerial el uso de Hotel fue un error en el Reglamento Conjunto que ahora nos obliga a innecesariamente radicar la presente Consulta de Ubicación. Esto se puede confirmar, ya que si revisan la Tabla 6.44 que establece los parámetros de construcción para el Distrito R-T, la misma reconoce que para el parámetro del área bruta de piso: "Las áreas comunes en el caso de los Hoteles no contarán para el cómputo del área bruta de piso." Por tanto, de no haberse permitido el uso de los Hoteles, los parámetros de construcción para ese mismo distrito tampoco reconocerían la ubicación de un Hotel. Esto sin duda da a concluir que la eliminación del uso de Hotel fue un error u omisión en el desarrollo del Reglamento.

Adicionalmente, el distrito R-E fue establecido para el disfrute y contemplación del paisaje del área. Si revisamos la Sección 6.1.19.2, en su Tabla 6.65, se establece que las instalaciones turísticas serán permitidas por medio de una consulta de ubicación, y que se tengan las recomendaciones de la Compañía de Turismo, quien ya ha emitido su apoyo al proyecto. Cabe aclarar, que no se propone el establecimiento de ninguna estructura permanente dentro del distrito R-E, sino que solamente ubicará una calle interna de tránsito para el proyecto, una acera, un área de siembra y varios espacios de estacionamientos. Ver Figura 4-B que reconoce las circunstancias que se recogen en dicho distrito, ya que van a ser operaciones accesorias al uso de hotel, lo cual es permitido por el distrito R-E, y las mismas no van a alterar la visibilidad del panorama desde la vía. Es importante mencionar que la propia Autoridad de Carreteras y Transportación, ya han autorizado el Estudio de Tránsito y los accesos al proyecto, por lo que la Ruta Escénica no se verá afectada por el proyecto.

Por todo lo anterior, y para evitar cuestionamientos sobre si el uso del hotel es ministerial dentro del distrito R-T, solicitamos entonces que este proyecto pueda ser considerado por una Consulta de Ubicación y que entonces permita el uso de Hotel de forma ministerial, según estaba reconocido durante la pasada década, pero solicitamos entonces los parámetros de diseño del distrito Comercial Turístico (C-T) del Reglamento Conjunto del 2019 de conformidad con los usos de la Sección 6.1.8.2 y la Tabla 6.45, ya que dicho distrito permite ministerialmente el desarrollo de Hotel, y el proyecto cumpliría cabalmente con todos los parámetros de construcción para dicho distrito.

Mediante comunicación con fecha de 19 de octubre de 2020, la parte proponente aclara que:

...la solicitud en esta consulta de ubicación es para solicitar establecer los parámetros de diseño y uso de un Distrito C-T para todo el predio. El fundamento para dicha solicitud es que la parcela completa, incluyendo el remanente, pudiera entonces tener la aplicación uniforme de los requisitos aplicables para el mismo. La discusión de los parámetros del Distrito R-T en el Memorial Explicativo, que es la calificación actual, se realiza con el mero propósito de demostrar que el proyecto



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completo, con excepción del hotel, sería proyecto ministerial dentro de ese distrito. Al solicitarse una Consulta de Ubicación para entonces permitir el uso de Hotel, es que entonces proponemos establecer parámetros de diseño de un Distrito C-T para toda la propiedad, a pesar de que la densidad y detalles del proyecto no cambiará, aunque permitirá una mayor flexibilidad en el uso de la parcela remanente en un futuro.

8. Los terrenos objeto de Consulta ubican dentro de una Zona X de acuerdo con los Mapas de Niveles de Inundación Base Recomendados, adoptados por la Junta de Planificación al 13 de abril de 2018, y conforme certifica el Arq. Alemañy Álvarez en la Certificación de Inundabilidad sometida.
9. De conformidad con las disposiciones contenidas en las leyes y los reglamentos vigentes, la Oficina de Gerencia de Permisos (OGPe), mediante comunicación del 26 de marzo de 2020, expedida para la Solicitud 2019-252023-PCD-006222, indica que: *...de acuerdo con la Regla 139 (B) del RPEA de la JCA, la DECA entiende que la petición sometida ante la OGPe no constituye una variación sustancial al concepto original presentado para el proyecto, por lo que no requerirá de ningún trámite adicional como parte del proceso de planificación ambiental. A tales efectos, la Determinación de Cumplimiento Ambiental, 2019-252023-DEA-002791, con fecha del 12 de junio de 2019, emitida para el proyecto, continúa vigente incorporándose a la misma la variación propuesta.*
10. Obra en el expediente las siguientes recomendaciones de agencias gubernamentales y/o de las Divisiones de la OGPe, según se indica a continuación:

- La **Compañía de Turismo** mediante comunicación del 7 de agosto de 2020, bajo la Solicitud 2019-252023-SRU-035745, informa que:

...la Compañía reitera su apoyo al proyecto en su fase conceptual y de ubicación, ya que aumentará el número de habitaciones para el Municipio de Dorado.

1. *No obstante, recomendamos lo siguiente:*
2. *Se segregue el predio en donde se construirá el proyecto de égidas, que totaliza unos 6,102.27 metros cuadrados (fase dos) de la finca con cabida de 23,489.3185 metros cuadrados (5.98 cuerdas).*
3. *Bajo ninguna circunstancia y para ningún beneficio que pueda otorgar la Compañía, se entenderá que el Proyecto de la egida serán parte del Proyecto turístico;*
4. *Se cumpla con los requisitos de las agencias gubernamentales concernidas; y*
5. *El Proyecto sea radicado ante la Oficina de Gerencia de Permisos (OGPe) para procesos ulteriores ante la Compañía.*

Además, el Proyecto deberá cumplir con lo dispuesto en el Reglamento de Hospederías de Puerto Rico (Reglamento Núm. 8856) y con los criterios de sostenibilidad, según dispuesto en la Ley 254-2006: Ley de Política Pública para el Desarrollo Sostenible del Turismo en Puerto Rico.

- La **Autoridad de Carreteras y Transportación (ACT)**, en carta de 30 de junio de 2020, bajo el caso 2019-252023-SRI-032232 informa que, según la ubicación indicada, el proyecto no se afecta por vías propuestas incluidas en el Programa de Construcción de Mejoras Permanentes de Cinco Anos, vigente, de esta Autoridad y en el Plan de Transportación vigente. Además, informa que:

La División de Estudios de Tránsito del Área de Ingeniería de Transito y Operaciones de esta Autoridad evaluó el estudio de acceso sometido del proyecto mencionado en el asunto e informó no tener objeción a dicho estudio de acceso, basado en los datos de tránsito y en los resultados de los análisis de capacidad de las intersecciones evaluadas dentro del área de influencia del proyecto a desarrollarse. El acceso a dicho proyecto tendrá una calzada de entrada y una de salida a través de la Avenida Principal Norte, existente al este de la propiedad.

No obstante, esta Autoridad, luego de revisar los documentos radicados en el SBP del caso mencionado en el asunto e informó que se deberán cumplir con los siguientes requisitos, recomendaciones y comentarios:

1. *La media sección futura de la Carretera PR-693 será de 10.30 metros, medidos desde el eje central de dicha vía estatal, la cual consiste de 7.30 metros de pavimento de rodaje, franja de siembra de 1.50 metros y acera de 1.50 metros. Se deberá ilustrar en el plano dicha media sección futura, más los taludes que sean necesarios para completar la misma. Se deberá incluir en el plano una sección transversal en donde se ilustre dicha media sección futura y los taludes necesarios para completar la misma, si alguno.*
2. *...*
5. *El acceso a dicho proyecto será por la Avenida Principal Norte, existente al este de la propiedad, ya que no se permitirá acceso directo desde dicho proyecto hacia la Carretera PR-693, según establecido en el Artículo 5, Sección III-B del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, el cual establece que siempre que sea posible desarrollar accesos a través de calles locales o de servicio, no se permitirán accesos directos a las vías principales.*
6. *...*
7. *Se deberá obtener el endoso del Municipio de Dorado con relación al acceso y a las mejoras que sean necesarias en la vía municipal.*

- La **División de Medioambiente** bajo la Solicitud 2019-252023-SRM-023442 expedida el 3 de abril de 2019, indica que:

La División de Permisos de Medioambiente realizó una búsqueda en el Sistema de Información Geográfica (GIS) de la Junta de Planificación y no encontró en el área de la actividad propuesta hábitat crítico, elementos críticos ni área de Prioridad de Conservación. La División de Medioambiente no tiene objeción al proyecto propuesto.

Por su parte, la Autoridad de Desperdicios Sólidos (ADS) consolidada con el Departamento de Recursos Naturales (DRNA) emite sus comentarios al proyecto propuesto. Indica que el proponente deberá cumplir con las regulaciones



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relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables y deberá incorporar en el proyecto propuesto las recomendaciones indicadas en dicha comunicación.

El **Departamento de Recursos Naturales y Ambientales (DRNA)** en carta de 29 de abril de 2019 emite la Certificación para Categorización de Hábitats Naturales para Vida Silvestre. Como parte de su evaluación, categoriza el predio como Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, de Alto Valor Ecológico o de Valor Ecológico (Categoría 6).

- El **Instituto de Cultura Puertorriqueña (ICP)** expresa las siguientes recomendaciones sobre el proyecto propuesto:

El Programa de Patrimonio Histórico Edificado del ICP, en comunicación del 4 de abril de 2019, bajo la Solicitud 2019-252023-SRA-023508, emitió los siguientes comentarios: *Luego de la evaluación del caso propuesto se determina que el proyecto propuesto para el desarrollo mixto de un hogar especializado para envejecientes y un hotel se encuentra fuera de nuestra competencia y no afecta adversamente ninguna propiedad de valor histórico. Por lo tanto, el Programa de Patrimonio Histórico Edificado emite su No Objeción al mismo. Este documento tiene vigencia de un (1) año a partir de su emisión.*

Por su parte, el Programa de Arqueología y Etnohistoria comentó, en carta del 8 de febrero de 2019 bajo el caso 2019-252023-REA-002981, lo siguiente: *“La evaluación realizada sugiere que, basado en los datos existentes al presente, las probabilidades de impactar un recurso arqueológico, según definido por la Ley 112 del 20 de julio de 1988, según enmendada, son mínimas. Por lo tanto, en lo concerniente a recursos culturales de naturaleza arqueológica, no tenemos objeción al proyecto según fue radicado y evaluado. Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada.*

- La **Autoridad de Acueductos y Alcantarillados (AAA)** en carta de 20 de junio de 2019, bajo la solicitud 2019-252023-SRI-023438, emitió una Recomendación Condicionada. La Recomendación se emite para hotel de 106 hab., edificio accesorio de 20 locales comerciales y edificio de hospedaje especializado para el cuidado de envejecientes o “Nursing Home” de 80 hab. (150 camas).

La Autoridad informa que el servicio de agua potable podrá ser prestado mediante conexión a la tubería de 16” de diámetro existente en la PR-693. En cuanto al servicio de alcantarillado sanitario, informa que estaría condicionado debido a la restricción existente a consecuencia de la Orden Administrativa o “Sewer Ban” emitida por la EPA sobre la PAS (Planta de Alcantarillado Sanitario) y el Sistema de colección de aguas usadas de la Urb. Quintas de Dorado. Indica que:

El servicio de alcantarillado sanitario para este proyecto, podrá ser prestado mediante conexión frente al proyecto aproximadamente en las coordenadas 18°.464599N, 66.287332W, que descarga a su vez a la EBAS de Dorado Beach East en las coordenadas 18.465657N, 66.286445W, cuando dicha EBAS sea traspasada a la AAA.

Excepto que presente otro método alternativo de disposición de las aguas residuales si la descarga es hacia la PAS de Dorado le aplicaran las siguientes condiciones:

*Esta conexión o conexiones sanitarias están **CONDICIONADAS** a la restricción sanitaria antes mencionada (“**Sewer Ban**”) y a la terminación y puesta en operación del proyecto **PCM 2-26-5002** que contempla la rehabilitación y/o construcción de una nueva troncal sanitaria que permitirá aumentar el flujo hacia la PAS de Dorado.*

- La **Autoridad de Energía Eléctrica (AEE)**, en carta de 26 de abril de 2019, bajo la Solicitud 2019-252023-SRI-023439 provee información sobre Punto de Conexión para servir el Proyecto.
- El **Negociado de Telecomunicaciones** (antes Junta Reglamentadora de PR), mediante carta de 25 de abril de 2019 (2019-252023-SRI-023441) identificó el punto de conexión y aclaró que la misma no constituye una aprobación de los planos. Además, informó que: *Previo a la solicitud del permiso de construcción deberá solicitar a la OGPE la aprobación de los planos de la infraestructura de telecomunicaciones y televisión por cable. Asimismo, antes de la otorgación del permiso de uso, se requiere la inspección de obras mediante la Certificación de Obras Construidas, la cual debe tramitar ante la Junta, pero a través de OGPE. El proponente gestionará la Escritura para la Constitución de Servidumbre, que se debe otorgar previo a la aprobación del plano de inscripción del proyecto, por OGPE. El NETPR tiene la facultad de auditar el cumplimiento de la otorgación de permisos e imponer multas y penalidades.*

11. El Municipio de Dorado en carta del 12 de mayo de 2020 informa que:

Según la Hoja # 16 de los Mapas de Calificación de Suelo del Municipio de Dorado, con vigencia del 8 de junio de 2011, el predio donde se propone el proyecto ubica dentro de una calificación R-T (antes RT-I), Residencial Turístico, dentro de una clasificación de Suelo Urbano. Según la Tabla 6.43, Usos permitidos en Distrito R-T, del Reglamento Conjunto, en dicha calificación se permite ministerialmente el uso para hospedajes especializados, mas no para hoteles. Sin embargo, es necesario enfatizar que, previo a la aprobación de la versión del 2019 del Reglamento Conjunto, los hoteles eran permitidos ministerialmente en el distrito RT-I. Este proyecto se comenzó a trabajar estando vigente la versión del 2010 del Reglamento Conjunto, y la eliminación de los hoteles de los usos permitidos en R-T afectó injustamente la continuación de este proyecto como uno de carácter ministerial.

Luego de evaluar la petición de endoso, el Municipio Autónomo de Dorado no tiene objeción a que la OGPe apruebe el desarrollo del proyecto The Dawn Hotel at Dorado y Paseo San Antonio Village, siempre y cuando se cumpla con todos los requisitos reglamentarios aplicables.

Este endoso no exime a la parte proponente del total cumplimiento de las normas establecidas, leyes estatales y/u ordenanzas y reglamentos municipales, que apliquen a proyectos de similar naturaleza. De igual forma, debe velar por que las actividades que se produzcan como parte de la realización de dichas mejoras u operación no vayan en detrimento del



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ambiente, salud, tranquilidad, bienestar y seguridad de los residentes del sector. Es importante señalar que cualquier incumplimiento a los estatutos antes mencionados deja sin efecto de forma inmediata este endoso.

12. Obra en el expediente, Plano de Situación del proyecto, titulado: “Proposed Master Site Plan”, Planos de Plantas de Piso propuestas, y Elevaciones para cada uno de los componentes, preparados y certificados por el Arq. Eugenio J. Alemañy Álvarez, Lic. Núm. 12456.
- También, fue sometido el Plano de Mensura, titulado: “Segregation Plan”, preparado y certificado por el Agrim. Carlos M. Pagán Serrano, Lic. Núm. 5380.
13. A continuación, se presentan las tablas comparativas de parámetros permitidos/requeridos vs propuestos sometidas por la parte proponente, tanto para el Distrito de Calificación R-T (Residencial Turístico) en que ubican los terrenos, como para el Distrito C-T (Comercial Turístico) para parámetros de diseño solicitados.

TABLA COMPARATIVA DE PARAMETROS - HOTEL (Conforme a Distrito R-T en que ubica, Regla 6.1.7)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.7.2 / Tabla 6.43	Condo-hotel	Hotel	NO
Cabida Mínima de Solar (m/c)	6.1.7.4 / Tabla 6.44	1,000 mc	12,417.14 mc	SI
Ancho Mínimo de Solar	6.1.7.4 / Tabla 6.44	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.7.4 / Tabla 6.44	50% (12,521.49 x 50%= 6,260.74 mc)	1,549.65 mc	SI
Area Bruta de Piso (% max permitido)	6.1.7.4 / Tabla 6.44	350% (12,521.49 x 3.50=43,825.21mc)	7,368.36 mc	SI
Densidad poblacional	6.1.7.4 / Tabla 6.44	80mts / uvb (12,521.49 mts/ 80= 156.51 ubv)	estudio= 0.4 uvb 120 hab. x 0.4= 48 u.b.v.	SI
Patio Delantero (mts.)	6.1.7.4 / Tabla 6.44	3 a 4 m	19.50 m	SI
Patios Lateral Derecho (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	13.70 m	SI
Patios Lateral Izquierdo (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	29.85 m	SI
Patio Posterior (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	52.11 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Desarrollo Compacto a una Alta Intensidad” de la Tabla 6.44

TABLA COMPARATIVA DE PARAMETROS – AREAS COMERCIALES (Conforme a Distrito R-T en que ubica, Regla 6.1.7)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.7.2 / Tabla 6.43	Venta de artículos de primera necesidad	Venta de artículos de primera necesidad	SI **
Cabida Mínima de Solar (m/c)	6.1.7.4 / Tabla 6.44	1,000 mc	12,417.14 mc	SI
Ancho Mínimo de Solar	6.1.7.4 / Tabla 6.44	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.7.4 / Tabla 6.44	50% (12,521.49 x 50%= 6,260.74 mc)	1,091.20 mc	SI
Area Bruta de Piso (% max permitido)	6.1.7.4 / Tabla 6.44	350% (12,521.49 x 3.50=43,825.21mc)	2,182.40 mc	SI
Densidad poblacional	6.1.7.4 / Tabla 6.44	80m / uvb	0 ubv	—
Patio Delantero (mts.)	6.1.7.4 / Tabla 6.44	3 a 4 m	43.51 m	SI
Patios Lateral Derecho (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	6.34 m	SI
Patios Lateral Izquierdo (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	22.40 m	SI
Patio Posterior (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	6.11 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Desarrollo Compacto a una Alta Intensidad” de la Tabla 6.44

** Aunque el proponente indica que cumple, según Planos sometidos se proponen usos comerciales accesorios al hotel, entre los cuales, algunos no son permitidos de manera ministerial en un Distrito R-T. La Sección 6.1.7.3 – Usos *Via Excepción* establece que en un Distrito R-T el uso comercial de carácter local es permitido, pero solo para las condiciones que se expresan en la misma, y específicamente para los proyectos residenciales.

TABLA COMPARATIVA DE PARAMETROS – HOSPEDAJE ESPECIALIZADO (Conforme a Distrito R-T en que ubica, Regla 6.1.7)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.7.2 / Tabla 6.43	Hospedaje especializado	Hospedaje especializado	SI



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Cabida Mínima de Solar (m/c)	6.1.7.4 / Tabla 6.44	1,000 mc	6,802.77 mc	SI
Ancho Mínimo de Solar	6.1.7.4 / Tabla 6.44	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.7.4 / Tabla 6.44	50% (6,102.27 x 50%= 3,051.13 m.c.)	1,200.28 mc	SI
Area Bruta de Piso (% max permitido)	6.1.7.4 / Tabla 6.44	350% (6,102.27x 3.50= 21,357.94 mc)	3,780.84 mc	SI
Densidad poblacional	6.1.7.4 / Tabla 6.44	80mts / uvb (6,102.27 mts/ 80= 76.27 u.b.v.)	22.40 u.b.v.	SI
Patio Delantero (mts.)	6.1.7.4 / Tabla 6.44	3 a 4 m	20.65 m	SI
Patios Lateral Derecho (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	17.24 m	SI
Patios Lateral Izquierdo (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	7.40 m	SI
Patio Posterior (mts.)	6.1.7.4 / Tabla 6.44	3.00 m	3.00 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Desarrollo Compacto a una Alta Intensidad” de la Tabla 6.44

A continuación, Tablas Comparativas de Parámetros sometidas por la parte proponente conforme al Distrito C-T para parámetros de diseño solicitados:

TABLA COMPARATIVA DE PARAMETROS - HOTEL (Conforme a Distrito C-T para parámetros de diseño solicitados, Regla 6.1.8)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.8.2 / Tabla 6.45	Hotel	Hotel	SI
Cabida Mínima de Solar (m/c)	6.1.8.4 / Tabla 6.46	450 mc	12,417.14 mc	SI
Ancho Mínimo de Solar	6.1.8.4 / Tabla 6.46	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.8.4 / Tabla 6.46	75% (12,521.49 * 75% = 9,391.11 mc)	1,549.65 mc	SI
Area Bruta de Piso (% max permitido)	6.1.8.4 / Tabla 6.46	300% (Solares interiores) (12,521.49*3.00= 37,564.47 mc)	7,368.36 mc	SI
Densidad poblacional	6.1.8.4 / Tabla 6.46	100m/ uvb= 12,521.49 mts/ 100= 125.21 u.b.v.	estudio= 0.4 uvb 120 hab. x 0.4= 48 u.b.v.	SI
Patio Delantero (mts.)	6.1.8.4 / Tabla 6.46	2 a 3 m	19.50 m	SI
Patios Lateral Derecho (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	13.70 m	SI
Patios Lateral Izquierdo (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	29.85 m	SI
Patio Posterior (mts.)	6.1.8.4 / Tabla 6.46	3.00 m	52.11 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Comercial Turístico Liviano” de la Tabla 6.46

TABLA COMPARATIVA DE PARAMETROS – AREAS COMERCIALES (Conforme a Distrito C-T para parámetros de diseño solicitados, Regla 6.1.8 y Cap. 8.4)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.8.2 / Tabla 6.45	Comercio, Servicio, ...	Comercio	SI
Cabida Mínima de Solar (m/c)	6.1.8.4 / Tabla 6.46	450 mc	12,521.49 mc	SI
Ancho Mínimo de Solar	6.1.8.4 / Tabla 6.46	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.8.4 / Tabla 6.46	75% (12,521.49 * 75% = 9,391.11 mc)	1,091.20 mc	SI
Área Bruta de Piso (% max permitido)	6.1.8.4 / Tabla 6.46	300% (Solares interiores) (12,521.49*3.00= 37,564.47 mc)	2,182.40 mc	SI
Densidad poblacional	6.1.8.4 / Tabla 6.46	100m / uvb	0 uvb	—
Patio Delantero (mts.)	6.1.8.4 / Tabla 6.46	2 a 3 m	18.30 m	SI
Patios Lateral Derecho (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	4.00 m	SI
Patios Lateral Izquierdo (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	20.76 m	SI
Patio Posterior (mts.)	6.1.8.4 / Tabla 6.46	3.00 m	6.00 m	SI
Altura	8.4.1.2(c)	2 plantas (7.0 mts)	2 plantas (7.0 mts)	SI



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Área de Ocupación (uso accesorio)	8.4.1.2(d)	12,417.14 x 15%= 1,862.57 m.c.	1,091.20 mc	SI
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* Proponente realiza su análisis utilizando la columna correspondiente a “Comercial Turístico Liviano” de la Tabla 6.46

TABLA COMPARATIVA DE PARAMETROS – AREAS COMERCIALES (Conforme a Cap. 8.4 – Edificios y Usos Accesorios)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	8.4.1.2	Comercio, Servicio, ...	Comercio	SI
Altura	8.4.1.2(c)	2 plantas (7.0 mts)	2 plantas (7.0 mts)	SI
Área de Ocupación	8.4.1.2(d)	El área total de ocupación del edificio principal y del edificio accesorio no excederá la permitida en el distrito. El área de ocupación del edificio accesorio no excederá del 25% del área del edificio principal o del 15% del área del solar, lo que fuere menor. 12,417.14 x 15%= 1,862.57 mc 7,368.36 x 25%= 1,842.09 mc	1,549.65 mc+1,091.20 mc = 2,640.85 mc 1,091.20 mc	SI
Área Bruta de Piso	8.4.1.2(e)	12,417.14 x 30% = 3,725.14 mc	2,182.40 mc	SI

TABLA COMPARATIVA DE PARAMETROS – HOSPEDAJE ESPECIALIZADO (Conforme a Distrito C-T para parámetros de diseño solicitados, Regla 6.1.8)				
PARAMETRO	SECCION REGLAMENTO	PERMITIDO	PROPUESTO	CUMPLE (SI/NO)
Uso	6.1.8.2 / Tabla 6.45	Hospedaje Especializado	Hospedaje Especializado	SI
Cabida Mínima de Solar (m/c)	6.1.8.4 / Tabla 6.46	450 mc	6,802.27 mc	SI
Ancho Mínimo de Solar	6.1.8.4 / Tabla 6.46	15 m	-----	----
Área de Ocupación (% max permitido)	6.1.8.4 / Tabla 6.46	75% (6,102.27 x 75%= 4,576.70 m.c)	1,200.28 mc	SI
Area Bruta de Piso (% max permitido)	6.1.8.4 / Tabla 6.46	300% (Solares interiores) (6,102.27x 3.00= 18,306.81 mc)	3,780.84 mc	SI
Densidad poblacional	6.1.8.4 / Tabla 6.46	100m / uvb 6,102.27 mts/ 100= 61.02 u.b.v	22.40 ubv	SI
Patio Delantero (mts.)	6.1.8.4 / Tabla 6.46	2 a 3 m	20.65 m	SI
Patios Lateral Derecho (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	17.24 m	SI
Patios Lateral Izquierdo (mts.)	6.1.8.4 / Tabla 6.46	2.00 m	7.40 m	SI
Patio Posterior (mts.)	6.1.8.4 / Tabla 6.46	3.00 m	3.00 m	SI

* Proponente realiza su análisis utilizando la columna correspondiente a “Comercial Turístico Liviano” de la Tabla 6.46

TABLA COMPARATIVA DE PARAMETROS DE ESTACIONAMIENTOS			
USOS	SECCION REGLAMENTO	ESPACIOS REQUERIDOS	ESPACIOS PROPUESTOS
Hotel	8.5.1.1	40	70
Restaurante del Hotel	8.5.1.1	50	50
Área comercial 1er nivel	8.5.1.1	52	52
Área comercial 2do nivel	8.5.1.1	32	44
Hospedaje especializado	8.5.1.1	30	59
TOTAL		204	275

14. La parte proponente solicita parámetros de diseño conforme a un distrito Comercial Turístico (C-T) según definido en el Reglamento Conjunto del 7 de junio de 2019, Regla 6.1.8, mediante el cual se permite de manera ministerial el uso de Hotel y el desarrollo del proyecto cumpliría cabalmente con todos los parámetros de construcción para dicho distrito. Solicitan que, y citamos: ... la Junta Adjudicativa apruebe el proyecto aquí solicitado bajo los parámetros de construcción y uso de un distrito C-T de forma tal que este proyecto pueda finalizar el trámite de permiso de construcción de forma ministerial y expedita.
- No obstante, indican que, de la Oficina de Gerencia Permisos y su Junta Adjudicativa interpretar que el presente caso pudiera verse bajo el distrito R-T, le informamos que el proyecto según propuesto también cumple con los parámetros de construcción de dicho distrito.
15. En cuanto a las áreas comerciales propuestas en un edificio accesorio al hotel, traemos a la atención que, la Sección 6.1.7.3 – Usos Via Excepción establece que en un Distrito R-T el uso comercial de carácter local es permitido, pero solo para las condiciones que se expresan en la misma, y específicamente para los proyectos residenciales. Según Planos sometidos se proponen algunos usos comerciales, accesorios al hotel, que no son permitidos de manera ministerial en un Distrito R-T.
16. La parte proponente justifica el Proyecto propuesto, basado en que:



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- El Proyecto cumple con las Políticas Públicas de uso de terrenos del Municipio de Dorado y la Junta de Planificación.
- El Proyecto cuenta con toda la infraestructura para servir el mismo.
- El Proyecto propicia la creación de empleos y movimiento económico, siendo ésta una prioridad de la Administración Municipal y del Gobierno de Puerto Rico.
- El Proyecto cumplirá con toda la reglamentación aplicable para mitigar su posible impacto al ambiente.
- La inversión económica en la construcción es totalmente privada.

17. La parte proponente solicita que la presente Consulta de Ubicación se exima del requerimiento de Vista Pública en base a los siguientes argumentos:

- Al analizar el Reglamento Conjunto, los usos propuestos son permitidos ministerialmente con la excepción del uso de hotel que no es reconocido directamente en un distrito R-T. Señala que el Reglamento Conjunto, aunque no menciona en la lista de usos ministeriales al hotel, sí reconoce como ministeriales usos exactamente iguales y similares como lo es el de condo-hotel.
- El Reglamento Conjunto del 2010 y los Mapas de Calificación del 2011 elaborados por el Municipio de Dorado reconocían el uso de hotel como un uso ministerial en el distrito RT-I.
- El Artículo 8.6 de la Ley Núm. 161-2009, según enmendada, establece: “[e]l Reglamento Conjunto de Permisos establecerá los mecanismos a través de los cuales tendrá lugar la participación de personas distintas al solicitante en el proceso de evaluación de determinaciones finales y conforme a lo dispuesto en el Capítulo XV de esta Ley. En los procedimientos de recalificación y variaciones de uso el Reglamento Conjunto dispondrá para la celebración de vistas públicas.”
- Por su parte, el Reglamento Conjunto, establece en su Sección 2.1.10.1 (a), que las vistas públicas serán celebradas de manera discrecional. La sección indica: “a. La Junta de Planificación, la OGPe, la Junta Adjudicativa, los Municipios Autónomos con Jerarquía de la I a la V, celebrarán vistas públicas según se dispone a continuación: 1. Para los procedimientos de consulta de ubicación, de variación en uso u otras variaciones o en aquellos casos que la reglamentación vigente así lo requiera o para aquellos casos en que la Junta de Planificación, la OGPe, o los Municipios Autónomos con Jerarquía de la I a la V si está delegado en el Convenio, según corresponda, lo estimen pertinente;”
- Concluye que el Reglamento Conjunto establece que la OGPe requerirá la vista pública para las consultas de ubicación cuando “lo estimen pertinente”, o sea a su entera discreción.

18. Mediante Resolución sobre Solicitud de Intervención expedida el 22 de agosto de 2020 bajo la Solicitud 2020-SIN-003763, la OGPe consideró favorable la solicitud de intervención presentada por la empresa Resort Homes at Dorado Beach S.E., por conducto del Sr. Orlando Méndez. En síntesis, plantean que son los titulares de las parcelas colindantes al norte y al oeste del predio donde se propone el proyecto y solicitan participación en la Consulta de Ubicación pues entienden que podrían ser afectados por el proceso de dicha solicitud.

De otra parte, Paseo San Antonio, Inc., mediante la Solicitud 2020-324503-SDR-004621 presentó un recurso de revisión administrativa ante la División de Revisiones Administrativas en oposición a la determinación emitida por la OGPe sobre la aprobación de intervención. No obstante, el 14 de septiembre de 2020, bajo dicho trámite, Resort Homes at Dorado Beach S.E., por conducto del Lcdo. Ignacio J. Vidal, radicó una NOTIFICACION DE DESISTIMIENTO, mediante la cual notifica su decisión de desistir de la intervención en la presente consulta de ubicación.

A tales efectos, la División de Revisiones Administrativas, el 17 de septiembre de 2020 emitió una Orden, en la cual requiere a la Parte Recurrente, Paseo San Antonio, Inc., que en un término de cinco (5) días, se exprese en cuanto a la moción presentada por la parte Interventora y si desean continuar con los procedimientos. Al presente, no obra en dicho expediente documento de la parte recurrente en contestación a la orden.

CONCLUSIONES DE DERECHO

1. La Ley para la Reforma del Proceso de Permisos, Ley Núm. 161 de 1 de diciembre de 2009, según enmendada, creó un nuevo sistema de permisos. Conforme al Capítulo XV de la ley 161, supra, se elabora el “Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios” (en adelante, Reglamento Conjunto), con vigencia al 7 de junio de 2019.
2. Mediante la Ley de Municipios Autónomos, Ley Núm. 81 - 1991, según enmendada, conocida como la Ley de Municipios Autónomos, (Artículo 13.004), se autorizó a los municipios a adoptar Planes de Ordenación de conformidad con lo dispuesto en el Capítulo XIII de la misma.
3. Según lo establece el Artículo 13.005 de la Ley 81-1991, una vez un plan territorial entre en vigor, toda decisión sobre el uso del suelo se hará de conformidad con el mismo. El Municipio de Dorado cuenta con un Plan Territorial aprobado por la Junta de Planificación y adoptó el Reglamento Conjunto.
4. Por su parte, la Ley 161-2009, supra, en su Artículo 2.5.- Titulado: Facultad para evaluar, conceder o denegar determinaciones finales y permisos, dispone que:

A partir de la fecha de vigencia de esta Ley, la Oficina de Gerencia de Permisos, a través de su Director Ejecutivo, los Profesionales Autorizados, Inspectores Autorizados, cualquier otro facultado en la Ley o a quien el Director Ejecutivo de la Oficina de Gerencia de Permisos delegue tal facultad, según aplique, emitirán determinaciones finales, permisos, licencias, certificaciones, entre éstas, las de prevención de incendios, autorizaciones y cualquier trámite necesario o que incida de forma alguna en la operación de un negocio en Puerto Rico según se disponga en el Reglamento Conjunto de Permisos, certificados de salud ambiental relacionados directa o indirectamente al desarrollo y el uso de terrenos o estructuras que, previo a la aprobación de esta Ley, eran evaluados y expedidos o denegados



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por las Entidades Gubernamentales Concernidas al amparo de sus leyes orgánicas u otras leyes especiales y que serán incluidos en el Reglamento Conjunto de Permisos. De igual forma, los Municipios Autónomos con Jerarquía de la I a la V, conforme a lo establecido en el Artículo 1.3 y 18.10 de esta Ley, podrán emitir determinaciones finales y permisos. Aquellas solicitudes de permisos, certificaciones o licencias contempladas en los Reglamentos de las Entidades Gubernamentales Concernidas, pasarán a ser evaluadas por la Oficina de Gerencia de Permisos y por los Profesionales Autorizados, según aplique y sea establecido en el Reglamento Conjunto, incluyendo aquellas dirigidas a la ubicación o parámetros del uso. En el caso de la Directoría de Excavaciones, Demoliciones y Tuberías del Departamento de Transportación y Obras Públicas, la Oficina de Gerencia de Permisos servirá de centro de presentación de la notificación requerida. La Oficina de Gerencia de Permisos o la Junta Adjudicativa según sea el caso evaluará y emitirá licencias y determinaciones finales para las consultas de variación en uso, construcción, y consultas de ubicación, incluyendo las de mejoras públicas y las de impacto regional o supra regional. Los cambios de calificación o recalificación directa de solares y las de transacciones de terrenos públicos, serán evaluados por la Junta de Planificación, quien emitirá la determinación final.

Asimismo, en su Artículo 6.3 de la Ley 161, supra, dispone que:

La Junta Adjudicativa tendrá los siguientes deberes, facultades y funciones generales, además de aquéllos conferidos por esta Ley, o por cualquier otra ley:

- evaluar y adjudicar solicitudes de carácter discrecional;*
- evaluar y adjudicar asuntos en áreas no calificadas. En estos casos las determinaciones no establecerán una política general o definirán política pública, quedando esta responsabilidad en jurisdicción exclusiva de la Junta de Planificación;*
- celebrar vistas;*
- como parte de sus determinaciones, podrá hacer modificaciones o imponer cualquier condición necesaria para la aprobación de la solicitud;*
- descargar cualquier otra función que se le delegue mediante esta Ley.*

La Junta Adjudicativa sólo podrá delegar las siguientes funciones:

- la evaluación y adjudicación de toda consulta de ubicación y de enmienda a consulta de ubicación en aquellos casos en los que la solicitud no conlleve un cambio de calificación indirecto;*
- la evaluación y adjudicación de toda variación en uso que no conlleve el expendio de bebidas alcohólicas; que no generen polvo, ruido, emisiones atmosféricas, que no manejen, usen o vendan explosivos o venta de armas o que estén ubicados en suelos rústicos especialmente protegidos;*
- la evaluación y adjudicación de todas las variaciones en lotificaciones que no conlleven más de un cincuenta por ciento (50%) de variación en la cabida permitida, estableciéndose que nunca se podrá delegar las variaciones en lotificaciones en terrenos clasificados como suelo rústico especialmente protegido. [sic]*

En el presente caso se solicita una consulta de ubicación para un proyecto mixto, turístico e institucional, compuesto por un hotel con áreas comerciales accesorias y un hospedaje especializado. El predio ubica en un distrito calificado R-T y clasificado como SU, en el cual el uso de hotel no es permitido de manera ministerial, por lo tanto, procede que la Junta Adjudicativa lo evalúe.

5. El Artículo 1.5, inciso 14, de la Ley Número 161, supra, según enmendada, define consulta de ubicación como:

Es el procedimiento ante la Oficina de Gerencia de Permisos o los Municipios Autónomos con Jerarquía de la I a la V, a los cuales se le haya delegado dicha facultad por medio del Convenio de Transferencia, para que evalúen, pasen juicio y tomen la determinación que estimen pertinente sobre propuestos usos de terrenos que no son permitidos ministerialmente y que no pueden considerarse mediante otro mecanismo. En áreas no calificadas incluye propuestos usos de terrenos que por su naturaleza y complejidad requieran un grado mayor de análisis.

6. Por su parte, el Reglamento Conjunto en su Tomo XII, establece las siguientes definiciones:

Condohotel – Significa el conjunto de unidades de un edificio o grupo de edificios convertidos al régimen de según la Ley de Condohoteles de Puerto Rico y que cumplan con los requisitos de un hotel; en la cual no menos de quince (15) de las habitaciones o apartamentos se dediquen al alojamiento de personas transeúntes en todo momento por medio de un programa integrado de arrendamiento. El término “condohotel” también incluye un conjunto de unidades residenciales, en pleno dominio, dentro de un destino o complejo turístico (resort) que cumpla además con todos los requisitos.

Hospedaje Especializado – Facilidad donde se provee alojamiento a personas con incapacidades físicas, mentales o emocionales, cuyo propósito es adiestrar para la adaptación social o recibir algún tratamiento médico, psicológico, psiquiátrico, de descanso, de asesoría social, cívica, religioso u otra; retiro, rehabilitación de hábitos, centro de cuidado de envejecientes o residencias para personas con limitaciones físicas, mentales, envejecientes o menores

Hoteles – Cualquier edificio, parte de él, o grupo de edificios con un mínimo de quince (15) habitaciones aprobada por la Compañía de Turismo para dedicarse apropiadamente y de buena fe a proporcionar alojamiento, mediante paga, principalmente a huéspedes en tránsito.

7. Surge de las Determinaciones de Hecho, que el desarrollo propuesto consiste en un Proyecto Mixto: Turístico e Institucional, que contempla la construcción de un Hotel con un edificio accesorio para áreas comerciales y un hospedaje especializado para el cuidado de envejecientes.

La Regla 2.2.3 establece los trámites adjudicativos a considerarse por la Junta de Planificación, la OGPe y Municipio Autónomo con Jerarquía de la I a la V. La Sección 2.2.3.11 – OTROS DESARROLLOS, dispone lo siguiente sobre Desarrollos Mixtos como el propuesto.



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- a. Estos desarrollos podrán incluir aquellos que propongan diversos tipos de usos por sí solos o en diversas combinaciones. Estos incluirán los no mencionados en las secciones anteriores, tales como: turísticos, recreativos, institucionales y de comunicaciones.
- b. Estos proyectos deberán indicar la distribución de sus componentes, las segregaciones necesarias para viabilizar su desarrollo y aquellas obras de urbanización que se propongan. También, propondrán los distritos de calificación que solicitan para las diversas porciones del predio.
- c. Cuando se proyecte la combinación de usos que así lo permita este Reglamento, podrán someterse cómputos de estacionamiento compartido debidamente justificados y validados.

Surge de las Determinaciones de Hecho la descripción de los componentes del proyecto, estos son turístico con áreas comerciales como uso accesorio e institucional. Obra en el expediente un Plano de Mensura en el que se establecen las segregaciones propuestas para viabilizar el desarrollo propuesto. Solicitan parámetros de diseño conforme a un Distrito C-T para el proyecto propuesto, para el área de los terrenos calificados R-T.

8. Según se desprende de las Determinaciones de Hecho, los terrenos objeto de consulta ubican mayormente en un Distrito R-T (Residencial Turístico) y en un Distrito R-E (Ruta Escénica) en un 8%, de acuerdo con el Mapa de Calificación vigente para el Municipio de Dorado y están clasificados como SU (Suelo Urbano), según el Plan de Usos de Terrenos de Puerto Rico vigente.
9. La Regla 6.1.19 del Reglamento Conjunto, dispone en su sección 6.1.19.1 que el Distrito R-E ...se establece para el disfrute y la contemplación del paisaje o panorama a lo largo de rutas escénicas designadas mediante legislación o por la Junta de Planificación mediante resolución, a través de controles apropiados de los usos de terrenos y propiedades ubicadas en los márgenes de las mismas.

Por su parte, la Sección 6.1.19.2, Tabla 6.65, establece entre los usos permitidos, instalaciones turísticas mediante mecanismo de consulta de ubicación. La parte proponente indica en su Memorial Explicativo que: *no se propone el establecimiento de ninguna estructura permanente dentro del distrito R-E, sino que solamente ubicará una calle interna de tránsito para el proyecto, una acera, un área de siembra y varios espacios de estacionamientos*. Informa además que, el Proyecto propuesto: *...reconoce las circunstancias que se recogen en dicho distrito, ya que van a ser operaciones accesorias al uso de hotel, lo cual es permitido por el distrito R-E, y las mismas no van a alterar la visibilidad del panorama desde la vía.*

10. A tenor con la Regla 6.1.7 del Reglamento Conjunto, el Distrito R-T ... se establece para promover el desarrollo ordenado, estético y compacto, para clasificar terrenos que por su localización. Además, Incluye terrenos en la periferia de áreas desarrolladas o con algunas limitaciones para su utilización, que podrían desarrollarse a una baja intensidad, o para facilitar la ubicación de proyectos turísticos y recreativos, sujeto a la disponibilidad de infraestructura en el área y donde es necesario mantener el carácter paisajista y las condiciones naturales del lugar e infraestructura se han desarrollado o pueden desarrollarse, a una densidad e intensidad intermedia o alta.

Entre los usos a permitirse en este distrito, según dispone la Sección 6.1.7.2 del Reglamento Conjunto, se encuentra el de *Hospedajes Especializados, y Venta de artículos de primera necesidad*. Por su parte, el uso de Hotel no es permitido de manera ministerial.

Surge de las Determinaciones de Hecho, que el Municipio de Dorado en comunicación del 12 de mayo de 2020 enfatiza que, *previo a la aprobación de la versión del 2019 del Reglamento Conjunto, los hoteles eran permitidos ministerialmente en el distrito RT-I*. Así mismo, la parte proponente en su memorial explicativo indica que: *...el Reglamento Conjunto vigente en su calificación de R-T, Sección 6.1.7.2, Tabla 6.43, reconoció casi todos los tipos de facilidades turísticas, incluyendo el uso ministerial de Condohotel, pero por alguna razón desconocida, se quedó fuera el uso de Hotel, el cual es un homólogo del uso de Condohotel y siempre había sido permitido en un distrito R-T*.

Cabe señalar que la presente Solicitud fue radicada el 30 de julio de 2020, por lo cual el Reglamento aplicable para la evaluación del Proyecto propuesto, según adoptado por el Municipio Autónomo de Dorado, es el "Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios", con vigencia al 7 de junio de 2019. El Reglamento Conjunto define claramente los conceptos de Hotel y Condohotel, según antes mencionado.

En cuanto al área comercial propuesta en el edificio accesorio del hotel, traemos a la atención que, el Reglamento Conjunto en su Sección 6.1.7.3 – *USOS VIA EXCEPCION*, inciso d, dispone:

Uso comercial de carácter local, en proyectos de casas de apartamentos para doscientas (200) o más unidades de vivienda, de acuerdo con lo siguiente:

1. Las instalaciones comerciales a permitirse se calcularán a razón de 15 pies cuadrados de área de piso por cada unidad de vivienda provista y éstas se localizarán en la primera planta de la casa de apartamentos más próxima a las instalaciones vecinales requeridas, según el Capítulo 5.1 (Urbanizaciones y Lotificaciones) del Tomo V de este Reglamento.
2. Las instalaciones comerciales a permitirse estarán limitadas a los siguientes usos: colmado, farmacia, oficina profesional, cafetería, ventas de batidas y frapés, lavandería automática, bazar, salón de belleza y barbería.
3. El área de piso a utilizarse para cualquier uso en particular no excederá el 50% del área de piso total a permitirse para las instalaciones comerciales y se proveerán instalaciones para no menos de tres (3) de los usos indicados en el inciso anterior.

La anterior disposición es aplicable a proyectos de casas de apartamentos para 200 o más unidades, por lo cual, los usos comerciales a ubicar en el edificio accesorio del hotel estarían limitados a los usos comerciales y/o servicios incluidos en la Sección 6.1.7.2.

11. Toda vez el uso de Hotel no está contemplado entre los usos permitidos en un Distrito R-T, la parte proponente solicita parámetros de diseño conforme a un Distrito C-T (Comercial Turístico), según dispone la Regla 6.1.8 del Reglamento Conjunto.



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Los parámetros según solicitados, para la consulta bajo evaluación, conforme a un distrito C-T, se encuentran en la Sección 6.1.8.4 - *Parámetros de Diseño* y Capítulo 8.5 para la provisión de espacios de estacionamiento. Surge de las Determinaciones de Hecho, que el proyecto propuesto cumple con todos los parámetros de construcción de un Distrito C-T. El proponente en su memorial explicativo informa que el Proyecto también cumple con los parámetros de diseño de un Distrito R-T, según dispone la Sección 6.1.7.4 y no solicita Variación en Uso, por entender que el uso de Hotel es un homólogo del uso de Condominio y que siempre había sido permitido en un distrito R-T. La Determinación de Hecho Núm. 13 presenta las Tablas de Parámetros presentadas por la parte proponente para ambos distritos.

Por su parte, el edificio accesorio para áreas comerciales propuesto como parte del hotel, deberá cumplir con las disposiciones del Capítulo 8.4 – EDIFICIOS Y USOS ACCESORIOS. La Sección 8.4.1.5 - USOS Y EDIFICIOS ACCESORIOS RELACIONADOS A USOS INSTITUCIONALES, TURÍSTICOS Y OTROS USOS NO CUBIERTOS ANTERIORMENTE Y ESTABLECIDOS CONFORME AL DISTRITO EN QUE UBICA, establece que:

Los usos y edificios accesorios para servir tales usos principales serán autorizados por la Junta Adjudicativa de la OPGE o el Municipio Autónomo con Jerarquía de la I a la V, según corresponda, ajustándose a los parámetros de altura, ocupación, área bruta de piso y ubicación establecidos para los usos residenciales en la Sección 8.5.1.1 de esta Regla.

Surge de las Determinaciones de Hecho que, la parte proponente establece que el edificio accesorio propuesto cumple con las anteriores disposiciones sobre Edificios y Usos Accesorios.

12. En cuanto a las Vistas Públicas para las Consultas, la Sección 2.2.3.19 establece que:

- a. *Se celebrarán vista públicas en los procedimientos de consulta de ubicación, en aquellos casos que la reglamentación vigente así lo requiera o para aquellos casos en que la Junta Adjudicativa lo estime pertinente, en la cual se permitirá la participación a cualquier persona interesada y que solicite expresarse sobre el asunto en consideración.*
- b. *Las vistas públicas para las consultas se llevarán a cabo conforme a la Regla 2.1.10 de este Tomo.*

La Sección 2.1.10.1, dispone que:

- a. *La Junta de Planificación, la OGPe, la Junta Adjudicativa, los Municipios Autónomos con Jerarquía de la I a la V, celebraran vistas públicas según se dispone a continuación:*
 1. *Para los procedimientos de consulta de ubicación, de variación en uso u otras variaciones o en aquellos casos que la reglamentación vigente así lo requiera o para aquellos casos en que la Junta de Planificación, la OGPe, o los Municipios Autónomos con Jerarquía de la I a la V si está delegado en el Convenio, según corresponda, lo estimen pertinente;*
 2. *...*

13. Surge de la Determinación de Hecho Núm. 17 que la parte proponente solicita que se exima a esta Consulta de Ubicación de la celebración de Vista Pública, según lo establece el Reglamento Conjunto en las disposiciones antes mencionadas. Argumenta que: *el Reglamento Conjunto establece que la OGPe requerirá la vista pública para las consultas de ubicación cuando “lo estimen pertinente”, o sea a su entera discreción.*

El Reglamento Conjunto en las Secciones 2.2.3.19 y 2.1.10.1 dispone claramente que, las Consultas de Ubicación requieren de la celebración de una vista pública. No obstante, la Junta Adjudicativa acordó eximir de vista pública a esta consulta de ubicación.

14. Esta solicitud de consulta de ubicación ha sido examinada y analizada por la OGPe, a base de la totalidad del expediente administrativo, a la luz de la información suministrada por la parte proponente, las disposiciones de leyes, reglamentos y normas de planificación vigentes y del resultado del estudio desde el punto de vista ambiental.

ACUERDO Y TERMINOS DE REVISION

Por la presente, tomando en consideración lo anteriormente expuesto, y en virtud de las facultades conferidas mediante las leyes, normas y órdenes administrativas vigentes, la Junta Adjudicativa de la OGPe acordó eximir de celebración de Vista Pública y consideró FAVORABLE la Consulta de Ubicación presentada al amparo del caso número 2019-252023-CUB-001362 sobre el desarrollo de un proyecto de usos mixtos, compuesto por un hotel con un edificio accesorio de áreas comerciales, y un edificio de hospedaje especializado para el cuido de envejecientes, según descrito en las Determinaciones de Hecho Núm. 3 y 4, en la Carretera Estatal Núm. 693, Km. 8.6 en el Barrio Higuillar del Municipio de Dorado. Se condiciona a:

- Previo al Permiso de Construcción para las obras de infraestructura y de edificación de las estructuras deberá obtener los planos endosados de las siguientes agencias: Autoridad de Acueductos y Alcantarillados (AAA), Autoridad de Energía Eléctrica (AEE) y el Negociado de Telecomunicaciones (NET), antes Junta Reglamentadora de Telecomunicaciones (JRT).
- Para cualquier desarrollo futuro en el predio remanente deberá cumplir con el Distrito vigente que ostente el terreno.

Una parte adversamente afectada por una actuación, determinación final o resolución de la OGPe, podrá presentar una solicitud de revisión administrativa ante la División de Revisiones Administrativas, dentro del término jurisdiccional de veinte (20) días contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la solicitud de revisión administrativa, la división correspondiente de la Oficina de Gerencia de Permisos, el Profesional Autorizado, o el Municipio Autónomo con Jerarquía de la I a la V, elevará a la División de Revisiones Administrativas de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.



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La parte recurrente utilizará el mecanismo que proveerá el Sistema Unificado de Información al presentar el recurso electrónicamente ante la División de Revisiones Administrativas para notificar simultáneamente a la Oficina de Gerencia de Permisos, a la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, o al Profesional Autorizado, según aplique. Además, la parte recurrente notificará copia de la solicitud de revisión administrativa, por correo certificado con acuse de recibo u mediante otro mecanismo dispuesto por reglamento, a las partes, incluyendo a la OGPe, y a los interventores, dentro del término de cuarenta y ocho (48) horas desde la presentación de la solicitud. La oportuna notificación es un requisito de carácter jurisdiccional y su cumplimiento deberá ser certificado y evidenciado oportunamente ante la División de Revisiones Administrativas.

La División de Revisiones Administrativas tendrá un término de quince (15) días para determinar si acoge la misma. Si en este término se denegase o no se emitiese una determinación a esos fines, en cuyo caso se entenderá rechazada de plano, perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones desde que se notifique la denegatoria o desde que expiren esos quince (15) días, según sea el caso.

La División de Revisiones Administrativas dispondrá de las solicitudes acogidas ante su consideración dentro de un periodo de noventa (90) días naturales desde su presentación. Dicho término podrá ser prorrogado por treinta (30) días adicionales contados a partir de la fecha de vencimiento, en casos excepcionales. Si la División de Revisiones Administrativas no adjudicara la solicitud dentro del término aquí dispuesto, dicho foro perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones. Las resoluciones de la División de Revisiones Administrativas serán consideradas determinaciones finales de la Oficina de Gerencia de Permisos.

La presentación de una solicitud de revisión administrativa no es un requisito jurisdiccional previo a la presentación de una solicitud de revisión de decisión administrativa ante el Tribunal de Apelaciones. No obstante, su oportuna presentación paralizará los términos para recurrir ante dicho Tribunal.

Cualquier parte adversamente afectada por una determinación final, permiso o resolución de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la determinación final, permiso o resolución de la agencia o a partir de la fecha aplicable cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una solicitud de revisión administrativa. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo.

Este acuerdo será efectivo por un término de dos (2) años a partir de la fecha del informe, al cabo del cuál de no haberse cumplido con lo requerido, se entenderá que se ha desistido del caso, quedando el mismo ARCHIVADO para todos los efectos legales.

FIRMAS Y SELLOS

NOTIFIQUESE: A las partes cuyo nombre y dirección se mencionan a continuación en esta solicitud: **Paseo San Antonio, Inc., p/c Arq. Eugenio J. Alemañy Álvarez**, ealeman.tecnica@gmail.com, san_gon@yahoo.com; **Paseo San Antonio, Inc.**, ggil108795@aol.com; **Resort Homes at Dorado Beach S.E p/c Orlando R. Mendez**, msalicrup@doradobeach.com; **C.E. Development Corp.**, 221 Avenida Constitucion, Suite 600, San Juan PR 00917; **Olympic Agency, Inc.**, PMB 370 1353 RD 19, Guaynabo PR 00966-2700; **Paseos Las Palmas Homeowners Associations, Inc.**, 40 Calle Palma de Mallorca, Urb. Paseo Las Palmas, Dorado PR 00646; **Nelson Navarro**, 38 Paseo Las Palmas, Dorado PR 00646; **Guillermo Villarmarzo Garcia**, 103 Calle Principal, Urb. Dorado Beach East, Dorado PR 00646; **Jorge Losada Gonzalez**, 102 Calle Principal, Urb. Dorado Beach East, Dorado PR 00646; **Edgar Reyes Colon**, 101 Calle Principal, Urb. Dorado Beach East, Dorado PR 00646; **Resort Homes at Dorado Beach, SE**, #120 Carretera 693, Dorado PR 00646; **Autoridad de Acueductos y Alcantarillados**, PO Box 7066, San Juan PR 00916-7066; **Dorado Beach East Homeowners Association**, #120 Carretera 693, Dorado PR 00646; **Municipio de Dorado**, Apartado 588, Dorado PR 00646-0588; **Junta de Planificación**, comentariosjp@jp.pr.gov.

CERTIFICO: Que la Junta Adjudicativa en su reunión de 9 de noviembre de 2020 acordó lo aquí expuesto.

En San Juan, Puerto Rico hoy 20 de noviembre de 2020.

ING. GABRIEL HERNANDEZ RODRIGUEZ
PRESIDENTE
JUNTA ADJUDICATIVA

CERTIFICO: Que he notificado copia fiel y exacta de la presente Resolución, bajo mi firma, a todas las partes mencionadas en el Notifíquese.

En San Juan, Puerto Rico hoy, 20 de noviembre de 2020.



SRA. IDTA RIOS RODRIGUEZ
DIRECTORA DE SECRETARÍA
Y SERVICIO AL CLIENTE



CONTESTACIÓN A PRE-CONSULTA

DESCRIPCIÓN Y LOCALIZACIÓN

De conformidad con las disposiciones contenidas en las leyes y reglamentos vigentes, se otorga la presente contestación a Pre-Consulta para las obras a realizarse en:

Dirección: Lote 24 Carr 693 Bo Higuillar Dorado, Puerto Rico 00646	Solicitante: Gerard Gil Bonar
Número de Catastro: 037-000-003-29	Dueño del Solar: Gerard Gil Bonar
	Nombre del Proyecto: The Dawn at Dorado

DATOS DE PRE-CONSULTA

El Memorial Explicativo establece:
La Oficina de Gerencia de Permisos ("OGPe") como agencia proponente para el Proyecto conocido como The Dawn at Dorado aprobó una Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791 con fecha del 12 de junio de 2019.

Luego se aprobó una variación no substancial bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020. La descripción del Proyecto aprobado en la 2019-252023-PCD-006222-2282756 es la siguiente:

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469.

El Proyecto propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,512.5000	Hotel/Comercial
Fase 2	6,102.2700	Egida
Fase 3	2,926.4500	Remanente
Área Verde	837.1700	"Buffer Zone"
Calle Acceso	1,125.3400	Acceso
Total	23,503.7300	--



Plano Conceptual para el Proyecto (Aprobado)



CONTESTACIÓN A PRE-CONSULTA

La descripción del Proyecto aprobado es la siguiente:

La **Fase-1** propone un Hotel con un área de construcción de 191,596 pies cuadrados, los cuales incluyen 14,457 pies cuadrados para usos accesorios comerciales. El edificio principal del Hotel consiste de seis pisos y el área para usos accesorios comerciales es de una sola planta. El Hotel tendrá 120 habitaciones. El mismo ubica en un predio de terreno de 12,512.5000 metros cuadrados. El proyecto propone 203 espacios de estacionamientos, de los cuales 194 son de tamaño regular, 8 de impedidos, 1 de carga y descarga.

La **Fase-2** propone un Hospedaje con un área de construcción de 59,161 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El área bruta de piso de este nivel es de unos 18,463 pies cuadrados y ubica en un predio de terreno de 6,102.2700 metros cuadrados.

El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 54 habitaciones con facilidades de una y dos camas y baños y 8 suites privadas con facilidades para una cama y baño.

El área bruta de piso de ambos niveles es de unos 40,698 pies cuadrados para un total de área bruta de piso en los tres niveles de unos 59,161.00 pies cuadrados y un total de 70 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El proyecto del Hospedaje cuenta además con 61 estacionamientos de los cuales 54 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,926.4500 metros cuadrados.

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469. Ahora, Paseo San Antonio, Inc. propone hacer una enmienda al Proyecto aprobado para atemperarlo a las condiciones del mercado y poder diversificar los usos propuestos para lograr el financiamiento necesario de la banca privada. La enmienda propuesta propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

<i>Descripción</i>	<i>Area (metros cuadrados)</i>	<i>Uso Propuesto</i>
Fase 1	12,417.1470	Hotel/Comercial
Fase 2	6,802.2789	Egida
Fase 3	2,966.6803	Remanente
Uso Publico	156.5661	PR-693
Calle Acceso	1,132.2362	Acceso
Total	23,503.7320	--



CONTESTACIÓN A PRE-CONSULTA



La descripción del Proyecto propuesto es la siguiente:

La **Fase-1** El desarrollo del hotel, a conocerse como “*The Dawn Hotel at Dorado*”, contará con un edificio de seis y siete (6 y 7) niveles que contará con 153 habitaciones, para un área bruta de piso de 100,870 pies cuadrados. El edificio para el área comercial, se conectará con el edificio del hotel y contará con un (1) nivel para un total de quince (10) locales, y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. Mientras tanto, el edificio para el centro de envejecientes consistirá de cuatro (4) niveles que contarán con un total de 93 habitaciones, y con un área bruta de piso de 80,150 pies cuadrados. Se proponen 212 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales.

La **Fase-2** propone un Hospedaje con un área de construcción de 80,150 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y habitaciones con facilidades de una y dos camas y baños y suites privadas con facilidades para una cama y baño. Se propone un total de 93 habitaciones. El proyecto del Hospedaje cuenta además con 59 estacionamientos de los cuales 55 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,966.6803 metros cuadrados.

El área total de construcción propuesta por todos los edificios descritos anteriormente es de 204,020 pies cuadrados. Se propone un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

NORMATIVA SOBRE DOCUMENTOS AMBIENTALES Y LA VARIACIÓN NO SUSTANCIAL

La determinación de cumplimiento ambiental, según la Regla 104 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la Junta de Calidad Ambiental (“RETDA”), Reglamento 7948 con vigencia del 30 de noviembre de 2010, es una determinación para un proceso informal no contencioso que no conlleva determinaciones adjudicativas. Por tal razón, el RETDA reconoce que la determinación de un documento ambiental es un “componente de la determinación final” de la agencia que estará tomando la determinación final sobre el permiso. Ante este escenario, queda establecido que la vigencia



CONTESTACIÓN A PRE-CONSULTA

de los documentos ambientales, al ser un componente de la determinación final del permiso, mantienen su vigencia siempre y cuando el permiso aún permanezca vigente.

Según se ha descrito en la sección anterior sobre el Cumplimiento Ambiental y Permisos, la Determinación de Cumplimiento Ambiental bajo el caso número 2019- 252023-DEA-002791 con fecha del 12 de junio de 2019 y una variación no sustancial aprobada bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020, aún mantiene su validez y vigencia. Dado que el dueño de la parcela, Paseo San Antonio, Inc., propone un proyecto comercial y de servicios, pero con ciertas modificaciones en el número de estructuras, lotes y sus dimensiones de lo que fue originalmente aprobado, entonces procede hacer una aclaración con relación a la DEA aún vigente. El mecanismo establecido por el RETDA para evaluar cualquier modificación o variación al proyecto propuesto en un documento ambiental válido y vigente, es el procedimiento de una Variación No Sustancial ante la Oficina de Gerencia de Permisos ("OGPe"). Como veremos, la determinación de variación no sustancial para el caso que nos ocupa es totalmente aplicable y viable.

La Regla 112 F (3) del RETDA indica lo siguiente con relación a la determinación de una variación no sustancial: "Las variaciones o cambios sustanciales en el concepto original de una acción para el que ya se ha emitido una determinación sobre cumplimiento ambiental para una DIA, o una determinación final, requerirán un reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales. Las variaciones que no sean sustanciales en el concepto original de un proyecto no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental."

Si revisamos la definición de una Variación o Cambio Sustancial en la Regla 109 (BBB), se aclara: "**VARIACIONES O CAMBIOS SUSTANCIALES** – Aquella variación o cambio ocurrido o por ocurrir no considerado en un documento ambiental y que puede tener un impacto adicional que requiere una modificación a la determinación final emitida o al documento ambiental bajo evaluación. La determinación de una variación sustancial la puede hacer la agencia proponente o la OGPe." Por ende, para la OGPe poder concluir que una Variación No Sustancial es de aplicabilidad a una DEA, tiene entonces que poder concluir que la modificación propuesta no tendrá un impacto ambiental adicional al ya discutido en el documento.

DETERMINACIÓN

Basado en lo discutido en la sección anterior, la evaluación a realizarse por la OGPe es considerar si las modificaciones al proyecto que ahora propone Paseo San Antonio, Inc., al compararse con el previamente aprobado en la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791, constituyen un impacto ambiental adicional al ya discutido en la DEA.

De una revisión del documento ambiental aprobado, se puede concluir que el proyecto según propuesto en este escrito NO resulta en una modificación sustancial ya que la DEA siempre contempló la impermeabilización total del suelo de la finca principal de 5.98 cuerdas donde se propone el Proyecto, para establecer allí cuatro (4) estructuras comerciales y de servicio para un total de 204,020 pies cuadrados y sus estacionamientos. El proyecto propuesto se enfoca entonces en extender y mantener el mismo uso comercial y de servicios para todos los lotes, por lo que se propone el Proyecto en la misma área de espacio que estaba contemplada ser impactada en el proyecto original. Por todo lo anterior, el proyecto ahora propuesto no modifica el impacto ambiental contemplado originalmente para el proyecto, ya que todos los lotes contemplaban ser impactados por la construcción. Esto permite con facilidad concluir que el proyecto propuesto constituye una variación no sustancial a la determinación de cumplimiento ambiental emitida por la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791.

CERTIFICACIÓN

Certifico que la información suministrada para la presentación de este proyecto es cierta y correcta a mi mejor entender, según la información disponible al momento de preparar este documento.



CONTESTACIÓN A PRE-CONSULTA

COMENTARIOS DE LA OGPE Y DISPOSICIONES LEGALES:

Dispone el Artículo 1.5 de la Ley 161-2009, según enmendada, conocida como “Ley para la Reforma del Proceso de Permisos de Puerto Rico” que una Pre-Consulta es una “orientación que podrá ser solicitada a la Oficina de Gerencia [de Permisos, en adelante OGPe, previo a la radicación de una solicitud para un proyecto propuesto, en la cual se identificará la conformidad del mismo con las disposiciones estatutarias y reglamentarias aplicables”.

El 2 de enero de 2021, entró en vigencia el Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios¹, y en su Glosario de Términos que se encuentra en el Tomo XII del en adelante Reglamento Conjunto, en el Inciso (P) (136), define el concepto de Pre-consulta como una “[o]rientación que, de solicitarse, será dada por la Oficina de Gerencia de Permisos, una Entidad Gubernamental Concernida o Municipio Autónomo con Jerarquía I a la V previo a la radicación de una solicitud para un proyecto propuesto. En la pre-consulta se identificarán las disposiciones legales y reglamentarias aplicables a tal acción, actividad o proyecto propuesto, así como la información que conforme a ésta deberá, en su día, presentar el solicitante”.

La Sección 2.1.8.7 (a) del Reglamento Conjunto, supra, intitulada “Solicitud de Pre Consulta” establece que:

1. Cualquier persona que interese un permiso, licencia, certificaciones, autorizaciones, recomendaciones y cualquier trámite necesario o que incida de forma alguna en la operación de un negocio en Puerto Rico podrá solicitar a la OGPe o al Municipio Autónomo con Jerarquía de la I a la III, según aplique, una orientación en la cual se identificarán las disposiciones de ley y reglamentarias aplicables a tal acción, actividad o proyecto propuesto y la información que conforme a ésta deberá, en su día, presentar el solicitante.
2. El solicitante podrá requerir a la agencia, que le provea una lista de los permisos o autorizaciones que, a tenor con las disposiciones de ley y reglamentarias aplicables, deberá obtener para poder comenzar la construcción u operación del proyecto.
3. Los Gerentes de Permisos, el Director de la División de Evaluación de Cumplimiento Ambiental o sus representantes, participarán en la evaluación de la Pre-Consulta, según aplique, a discreción del Secretario Auxiliar o del Director Regional de la OGPe.
4. Como parte de la Pre-Consulta, el solicitante incluirá de manera escrita y detallada, como mínimo, la ubicación propuesta y una descripción del proyecto.
5. La respuesta de la OGPe o del Municipio Autónomo con Jerarquía de la I a la III, según corresponda a la Pre-Consulta se hará por escrito y ésta, al igual que la información presentada por el solicitante, estará disponible para examen por el público en el SUI, a menos que el solicitante reclame y justifique la confidencialidad de dichos documentos, por contener secretos de negocio que no pueden ser divulgados.
6. El proceso Pre-Consulta solo será a los fines de aclarar, previo a la radicación de cualquier solicitud, los requisitos o exenciones aplicables al proyecto, sujeto al pago de los cargos aplicables.
7. Cuando se reclame la confidencialidad de documentos se podrá requerir el pago de un cargo adicional por el manejo del proceso.
8. Aunque la Pre-Consulta pudiera incluir recomendaciones de la OGPe, este proceso no se considerará en ningún caso como una determinación final en cuanto a la aprobación o rechazo a la acción propuesta.
9. Si el peticionario ha solicitado una reunión como parte de la Pre-Consulta, en un término no mayor de cinco (5) días de la fecha de radicación, se le notificará al cliente los documentos requeridos.
10. Las solicitudes de Pre-Consultas incluidas en la Regla 3.2.4 (Obras Exentas de Permisos de Construcción) inciso (c) de este Reglamento incluirán lo siguiente:
 - a) Memorial Explicativo que incluya:
 - 1) Datos de Localización
 - 2) Número de Catastro
 - 3) Pietaje
 - 4) Descripción detallada de los trabajos a realizar
 - 5) Materiales (cuando aplique)

¹ Reglamento Núm. 9233 del 2 de enero de 2021



CONTESTACIÓN A PRE-CONSULTA

- 6) Volumen o Cantidad (cuando aplique)
- 7) Calificación
- b) Croquis o fotos del área que se va a impactar
- c) Para cambio de paredes interiores deberá incluir croquis de la distribución existente y la propuesta.
- d) La OGPe o el Municipio Autónomo con Jerarquía de la I a la III podrán solicitar cualquier documento información adicional.

Por su parte, el Reglamento para el Proceso de Evaluación Ambiental (“RPEA”), Reglamento Número 8858 del 23 de noviembre de 2016, define en su Regla 113- Pre Consulta como: “Orientación no vinculante que podrá ser solicitada a la OGPe previo a la radicación de una solicitud para un proyecto propuesto, en la cual se identificará la conformidad del mismo con las disposiciones estatutarias y reglamentarias aplicables”

Conforme a las disposiciones previamente citadas, el Secretario Auxiliar de la OGPe, cuenta con la facultad para contestar la Pre Consulta presentada por la parte.

El Proyecto según aprobado en la Determinación de Cumplimiento Ambiental para Evaluación Ambiental aprobado el 12 de junio de 2019, posteriormente, y según surge del expediente digital y la relación de hechos de la Pre -Consulta que nos ocupa, se presentó una Determinación de Variación, la cual fue resuelta mediante 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020. Para la evaluación de la variación solicitada, procede hacer el análisis de variación a la luz de la determinación original y no de cualquier enmienda posterior.

	Uso Propuesto	Determinación EA 2019	Variación 2021	Variación 2022
Fase I Hotel	Hotel/ Comercial	14,255.86 metros cuadrados	12,512.5000 metros cuadrados.	12,417.1470 metros cuadrados
Fase II	Egida	6,431.27 metros cuadrados	6,102.2700 metros cuadrados.	6,802. 2789 metros cuadrados
Calle de Acceso	-----	2,802.188 metros cuadrados	1,132.2362 metros cuadrados	1,132.2362 metros cuadrados
Uso Público	-----			156.5661 metros cuadrados
Fase III	Remanente		2,926.4500 metros cuadrados.	2,966.6803 metros cuadrados.
TOTAL		23,492 pies cuadrados	23,503.7320 pies cuadrados	23,503.7320 pies cuadrados

Procedería entonces determinar si las obras propuestas, constituyen una modificación que conforme a la Regla 138 F del RPEA, lo cual requeriría la evaluación de los impactos ambientales. Para efectos del RPEA las modificaciones están catalogadas como variaciones, y de acuerdo a la definición empleada en la Regl. 113 del RPEA, la Variación o Cambios Sustanciales se define como: “[..] aquella variación o cambio ocurrido o por ocurrir en la acción propuesta, no considerado y evaluado en un documento ambiental y que pueda tener un impacto ambiental adicional o diferente, que requiera una modificación a la determinación final emitida o a documento ambiental bajo evaluación”.

El RPEA, en su Regla 113- Definiciones, incluye los términos que a continuación transcribimos:

Documento ambiental

Documento de planificación detallado sobre cualquier acción propuesta que deberá incluir un análisis, evaluación y discusión de los posibles impactos ambientales asociados a dicha acción. Para efectos de este Reglamento, el término aplica solamente a una EA y a una DIA en cualquiera de sus modalidades o etapas.

Impacto ambiental

Los efectos directos, indirectos y/o acumulativos de una acción propuesta sobre cualquier aspecto o elemento de ambiente, incluyendo factores o condiciones tales como: usos del terreno, aire, agua, minerales, flora, fauna, ruido



GOBIERNO DE PUERTO RICO

Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

Núm. Caso
2019-252023-PCD-015627

CONTESTACIÓN A PRE-CONSULTA

objetos o áreas de valor histórico, arqueológico, estético, lumínico, y aspectos económicos, sociales, culturales o de salud pública.

Impacto ambiental significativo

El efecto substancial de cualquier acción propuesta sobre uno o varios aspectos o elementos del ambiente, tales como, pero sin limitarse a: una población biótica, un recurso natural, el ambiente estético o cultural, la calidad de vida, la salud pública, los recursos renovables o no renovables; o que pueda sacrificar los usos beneficiosos del ambiente a largo plazo a favor de los usos a corto plazo o viceversa. Cada uno de los elementos mencionados será evaluado tanto de forma independiente como en conjunto.

Variaciones o cambios sustanciales

Para propósitos de este Reglamento, es aquella variación o cambio ocurrido o por ocurrir en la acción propuesta, no considerado y evaluado en un documento ambiental y que pueda tener un impacto ambiental adicional o diferente, que requiera una modificación a la determinación final emitida o al documento ambiental bajo evaluación.

Por su parte, la Regla 139 - Variaciones sustanciales, establece:

- Las variaciones o cambios sustanciales **en el concepto original de una acción** para la que ya se ha emitido una determinación de cumplimiento ambiental, requerirán el reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales.
- Las variaciones **que no sean sustanciales en el concepto original de un proyecto**, no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental. No obstante, dichas variaciones deberán estar documentadas en el expediente del documento ambiental que obra en la OGPe, mediante la solicitud de una pre-consulta ante dicha agencia.
- La agencia proponente, en coordinación con la OGPe, determinará si la variación propuesta es o no sustancial.

RESULTADOS DE LA EVALUACION:

Conforme a las disposiciones previamente citados y los hechos relatados, la acción propuesta, constituye una configuración de los usos dentro de la huella original, manteniendo el mismo uso comercial y de servicios. Por lo anterior, la variación en el impacto ambiental contemplado originalmente no constituye una variación no sustancial, por lo que no requerirá de ningún trámite adicional como parte del proceso de planificación ambiental.

A tales efectos, la Determinación de Cumplimiento Ambiental, 2019-252023-DEA-002791, con fecha del 12 de junio de 2019, emitida para el proyecto, continúa vigente incorporándose a la misma la variación propuesta.

FIRMAS Y SELLOS

FECHA DE EXPEDICION
28 de abril de 2022





GOBIERNO DE PUERTO RICO

AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS | INFRAESTRUCTURA | PROYECTOS PÚBLICOS Y PRIVADOS NORTE

7 de abril de 2022

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Oficina de Gerencia de Permisos (OGPe)
PO BOX 41179
San Juan, Puerto Rico 00940-1179

Estimado ingeniero Hernández:

**AAA-RN-21-26-0034 DORADO-THE DAWN AT DORADO
PROP. PASEO SAN ANTONIO INC.
PR 693 KM. 8.6 BO. HIGUILLAR
441 UNIDADES EQUIVALENTES
OGPE: 2019-252023-SRI-050746
(RECOMENDACIÓN) **CONDICIONADA****

Nos referimos al proyecto de epígrafe, sometido ante nuestra consideración para que se informe en cuanto a las facilidades de agua y alcantarillado sanitario existentes, que puedan servir al mismo. De acuerdo con el memorial explicativo y la información provista por **el arquitecto Eugenio Alemañy (Lic. 12456)**, el proyecto propuesto consiste de la construcción de un proyecto mixto constituye de construcción de un hotel de 153 habitaciones, égida centro de cuido ("nursing home") de 93 habitaciones (163 camas) y edificio comercial de 10 locales de 1,750 ft², pies cuadrados cada uno y un 1 salón de actividades de 3,500 ft², y finalmente una parcela Remanente comercial que albergará un edificio de 6,500 ft², pies cuadrados con una acometida de 1" de diámetro y un consumo estimado de 2,600 gal/día.

El cómputo final de las unidades equivalentes estará basado en lo que, al presentar los planos hidráulicos, resulte ser la demanda requerida para el proyecto propuesto. Si las unidades equivalentes, resultan ser diferente a lo contemplado para fines de esta evaluación, esta Autoridad se reserva el derecho de modificar los términos de esta recomendación.

El servicio de agua podrá ser prestado mediante conexión a la línea de agua de 16" de diámetro existente en la Ave los Paseos frente proyecto. **La conexión de agua de este proyecto estará condicionada a que se aumente la capacidad de servicio de agua cuando primero se hayan verificado los sistemas y realizado un modelaje hidráulico al servicio de agua en dicha área de parte de la AAA. La localización exacta del punto de conexión y de la infraestructura de agua existente deberán ser verificados y confirmados posteriormente a través de la oficina o Centro de Excavaciones.**

Será necesario que el desarrollador del proyecto pague a esta Autoridad, la cantidad de quinientos (\$500.00) dólares por cada unidad de vivienda o su equivalente a conectarse, por el derecho a hacer uso del sistema de distribución de agua existente.

Es menester señalar que el 17 de mayo de 2016, La Agencia de Protección Ambiental de los Estados Unidos de América, EPA, emitió una orden Administrativa o “Sewer Ban” CWA-02-2016-3103, sobre la PAS Dorado (Planta de Alcantarillado Sanitario) y el sistema de colección de aguas usadas de la Urbanización Quintas de Dorado.

Estos servicios nuevos de agua estarían afectados por esta restricción sanitaria dado que los nuevos servicios de agua descargarían a este sistema sanitario, al cual será prohibido nuevas descargas. Por lo que deberán esperar a que se resuelva la situación y se elimine dicha restricción.

El servicio de alcantarillado sanitario para este proyecto podrá ser prestado mediante conexión a la nueva troncal de 15" en PR-693 aproximadamente, a ser construida mediante el proyecto de esta Autoridad PMC-2-26-5002, cuando esté construido, en uso y en operación. El punto de conexión exacto será determinado cuando se construya dicho proyecto. **Además, estará condicionado a que haya capacidad en la PAS Dorado y a un modelaje hidráulico que será realizado por la AAA, para determinar el punto de conexión final y la capacidad de los sistemas. La localización exacta del punto de conexión de alcantarillado sanitario y de la infraestructura existente deberán ser verificadas y confirmadas posteriormente a través de la oficina o Centro de Excavaciones.**

Será necesario que el desarrollador del proyecto pague a esta Autoridad, la cantidad de quinientos (\$500.00) dólares por cada unidad de vivienda o su equivalente a conectarse, por el derecho a hacer uso del sistema de alcantarillado sanitario existente.

La eventual conexión al sistema de alcantarillado sanitario estará condicionada Además a la eliminación del “Sewer Ban” impuesto por la EPA y la terminación y puesta en operación del proyecto de esta Autoridad PMC 2-26-5002 que contempla la rehabilitación y/o construcción de una nueva troncal sanitaria que permitirá aumentar el flujo hacia la PAS de Dorado.

Antes de iniciar el proceso de construcción, deberán someter para aprobación de esta Autoridad, los planos de las obras de acueducto y alcantarillado sanitario para los que se solicita permiso, los cuales deberán estar sellados y firmados por el profesional responsable de los mismos. Estos incluyen, según aplique al caso, planos que contemplen:

- Sistemas de distribución de agua y de alcantarillado sanitario y su conexión a los sistemas de la AAA.
- Relocalización o extensión de obras de acueducto y alcantarillado sanitario.
- Obras Extramuros e Instalaciones para ser transferidas a la AAA para su operación.

Deberá cumplirse con los requisitos establecidos en el *Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos*.

Los planos deberán ser sometidos y aprobados por esta Autoridad, de acuerdo al Reglamento para la Certificación de Planos de Construcción, antes de proceder con la construcción de las obras.

El desarrollador entregará un disco con el archivo digital de los planos del proyecto en escala, orientado al norte y en formato DWG o DXF y en PDF. Éste tiene que incluir un polígono (área) de la extensión territorial del proyecto **georreferenciado al sistema de coordenadas North American Datum del 1983 (NAD 83)**. Además, tiene que indicar si la **unidad de medida** utilizada es en pies o metros y la revisión del NAD 83 que utilizó. El disco debe identificarse con el número del proyecto, nombre y dirección del mismo.

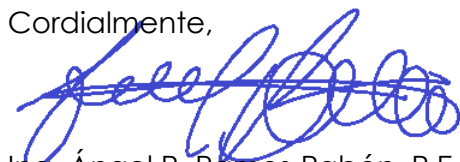
Al someter el plano final para aprobación, se deberá cumplir también con los siguientes requisitos:

1. Someter los documentos de certificación del ingeniero o arquitecto debidamente cumplimentados.
 - a. AAA-972 (Solicitud de Aprobación de Planos de Construcción)
 - b. AAA-1294 (Certificación de Ingeniero o Arquitecto)
2. Someter un estimado desglosado y por partida de las obras de acueducto y alcantarillado sanitario a instalarse en el proyecto.

Con los documentos de la aprobación de planos deberá presentar copia del permiso de construcción; Además luego de aprobados los planos el desarrollador deberá participar de una reunión pre-comienzo, preferiblemente sería remota y posteriormente deberá notificar la fecha del inicio de construcción del proyecto.

Estas recomendaciones estarán vigentes por el término de dos (2) años, a partir de la fecha de esta comunicación, al cabo del cual, de no haberse sometido planos de construcción de las obras de acueducto, y/o alcantarillado sanitario, el proyecto deberá someterse nuevamente ante la consideración de esta Autoridad.

Cordialmente,



Ing. Ángel R. Ramos-Pabón, P.E.
Gerente Técnico Región Norte
Proyectos Públicos y Privados



GOBIERNO DE PUERTO RICO

AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS | INFRAESTRUCTURA

March 15, 2024

José M. Olmo Terrasa, Esq.
Director for Economic Recovery Grant Management,
CDBG-DR Program
Puerto Rico Department of Housing

Down Hotel at Dorado (Hilton Garden Inn): AAA-RN-21-26-003; CDBG-DR Number: PR-IPG-000353

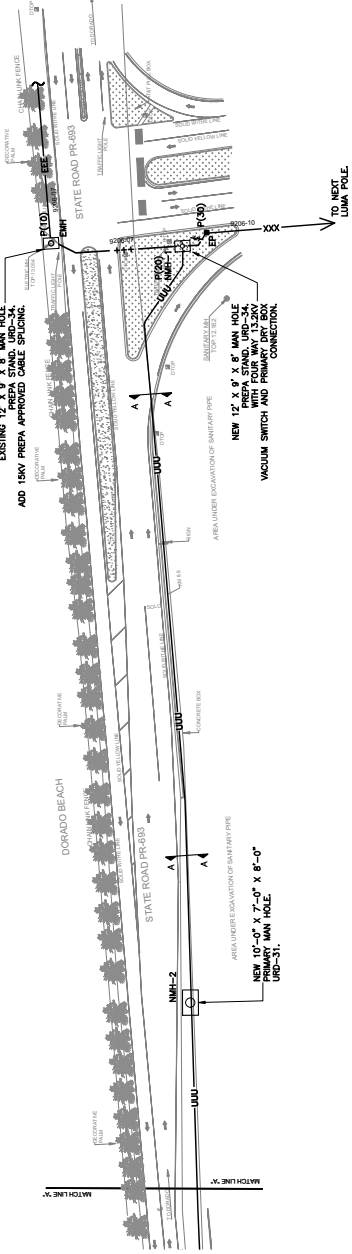
Dear Mr. Olmo Terrasa,

Currently, the Puerto Rico Aqueduct and Sewer Authority (hereinafter "PRASA") has a "Sewer Ban" in the municipality of Dorado, which does not allow the relevant sanitary connections of the reference project to our systems. However, PRASA is building the Dorado Trunk Sanitary Project entitled: THE NEW DORADO TRUNK SEWER, DORADO, PUERTO RICO, EPA NUMBER: C-72-051-03 (SRF); CIP NUMBER: 2-26-5002, BID NUMBER: 20-SP-017 (hereinafter "Project"). The contract for this Project was executed on February 4, 2021, and in summary, it consists of the construction of new sanitary sewer pipes, the elimination of obsolete pump stations and the construction of a new pump station, which will improve the capacity and flow of used waters in the area.

The physical progress of the project is at 62% and we expect it to be completed by the first quarter of 2025. With the completion of the Project, PRASA expects to lift the "Sewer Ban" and allow the connection of the reference project to the sewer system. We take this opportunity to clarify that the connection to the potable water supply for the reference project can be provided.

For any questions, please do not hesitate to contact our offices.

Eng. Joel Lugo Rosa
Executive Director of Infrastructure



APP'D:
TRACED:
PROJ. NUM.:

REVISION	
NO.	DESCRIPTION DATE
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MECHANICAL CONSULTANT

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THE DAWN AT DORADO

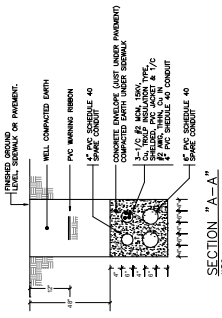
DORADO, P.R.



DESIGN GROUP
ARCHITECTS & ENGINEERS
AVE. SAN ALFONSO 13-28
LAS LOMAS, RIO PIDRAS, P.R. 00921
TEL. (787) 760-7300 - (787) 762-1546

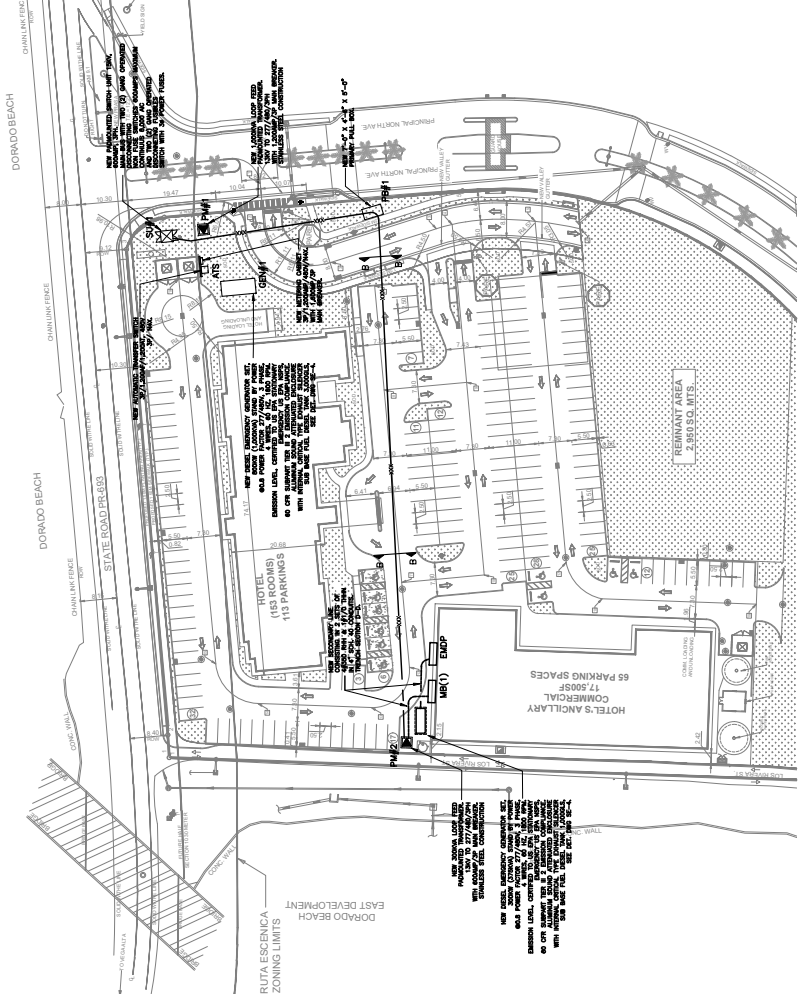
DRAWING	TOTAL OF DRAWINGS
SE-1.1	

PART
SCALE = 1:500

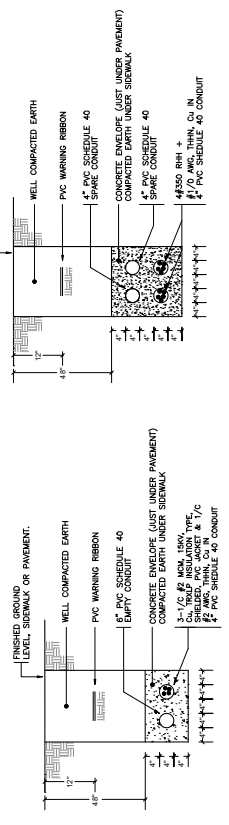
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OGPe ; 2019-252023-SRI-023439

CONTINUACIÓN DEL INFORME DE SEGURIDAD CONTINUATIVA	
1. IDENTIFICACIÓN DEL PROYECTO	2. FECHA DE EMISIÓN DEL INFORME
Nombre del Proyecto: PROYECTO DE CONSTRUCCIÓN DE UN CENTRO DE ATENCIÓN A LA VIOLENCIA DE GÉNERO Ubicación: Carretera a San Juan, Pinar del Río Descripción: El proyecto consiste en la construcción de un centro de atención a la violencia de género, con una capacidad para 50 personas, que incluya servicios de atención psicológica, legal y médica.	Fecha de Emisión: 15/05/2024 Elaborado por: Ing. Juan Pérez Revisado por: Ing. María López
3. FECHA DEL SIGUEP	4. FECHA DE EMISIÓN DEL SIGUEP
15/05/2024	15/05/2024
5. FECHA DE EMISIÓN DEL SIGUEP	6. FECHA DE EMISIÓN DEL SIGUEP
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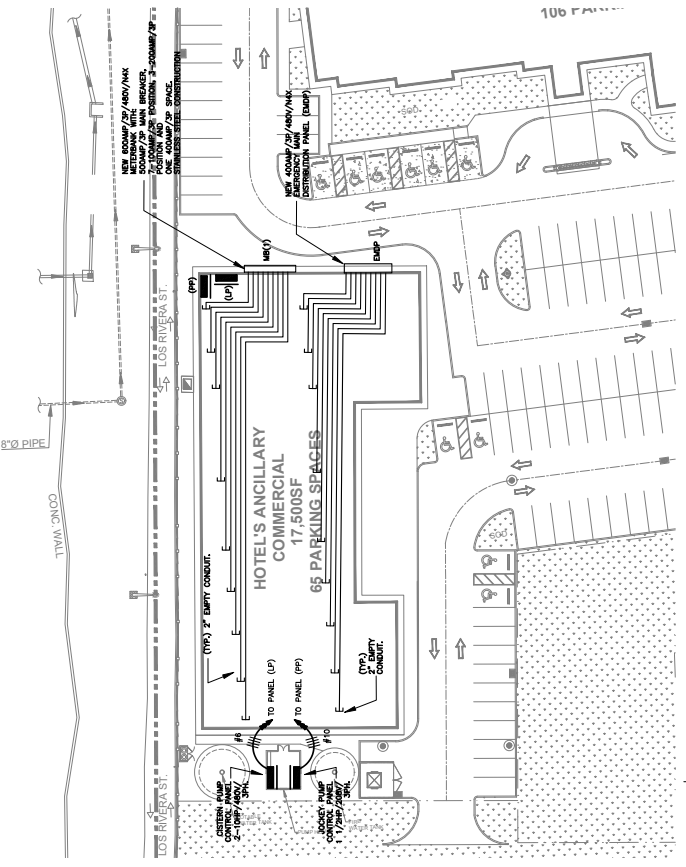


HIGH VOLTAGE AND SECONDARY ELECTRICAL LAYOUT PLAN
SCALE = 1:500



SECTION "B-B"
N.T.S.

SECTION "D-D"
N.T.S.



COMMERCIAL BUILDING - ELECTRICAL DISTRIBUTION PLAN
SCALE = 1:300

ADVANCE PRINT
(MARCH 2023)
PERMIT SET

THE DAWN AT DORADO
PR-603 KM 8.6
MAY 2023
DORADO P.R.

PROJECT TITLE
ELECTRICAL SITE PLAN
COMMERCIAL BUILDING
ELECTRICAL DISTRIBUTION
PLAN



DESIGN GROUP
ARCHITECTS
1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
Tel: (954) 561-1000
Fax: (954) 561-1001

TITLE OF DRAWING
SE-2.0

OGP# : 2019-250203-SR-023439

CERTIFICATION OF DESIGNER'S SIGNATURE

DESIGNER'S SIGNATURE: Rafael Meléndez

DESIGNER'S NAME: Rafael Meléndez

DESIGNER'S TITLE: Designer

DESIGNER'S FIRM: LUMA

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DESIGNER'S EMAIL: rafael@luma.com

DESIGNER'S WEBSITE: www.luma.com

DESIGNER'S LICENSE: 15-7-544

DESIGNER'S EXPIRATION: 12/31/2024

DESIGNER'S SIGNATURE: Rafael Meléndez

DESIGNER'S NAME: Rafael Meléndez

DESIGNER'S TITLE: Designer

DESIGNER'S FIRM: LUMA

DESIGNER'S ADDRESS: 1000 N. W. 10th Ave., Suite 1000, Fort Lauderdale, FL 33304

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DESIGNER'S WEBSITE: www.luma.com

DESIGNER'S LICENSE: 15-7-544

DESIGNER'S EXPIRATION: 12/31/2024



- These drawings comply with the inscription drawings submitted at the Permits and Regulations Administration (ARPE).
- The owner of the project is responsible of manage and obtain, before the date of commencement of the works, the necessary permits, licenses, authorizations, licenses, municipal, federal, and private entities concerning the development of the typed the proposed project.
- The owner of this project has to contract the services of a licensed engineer and authorized to exercise engineer in the Commonwealth of Puerto Rico, to inspect the construction of the electrical work in accordance with the applicable laws, regulations, codes, standards, and specifications of the Electrical Construction Drawings Certification in force. The owner will have to notify the PREPA the designation of this private inspector before the commencement of the project.
- The execution of the electrical works, as designed on these drawings, will observe the best practices of the electrical and construction industry in accordance with the norms and regulations adopted by PREPA, NFPA, NEMA, and ANSI.
- The owner will have to make as the Codes NEC and NESC, and other applied standards for IEEE, NFPA, NEMA, and ANSI.
- The contractor is not authorized to make any changes to this design. It is the responsibility of the contractor to consult with the designer's designated inspector for the project any doubt which arises from the discrepancies between the field's existing conditions and those used for the purpose of the design.
- The owner or electrical contractor shall notify PREPA the commencement of the works, through the submission of the Notice of Commencement of the Project document to the corresponding Regional Engineering Department within a fifteen (15) day period prior to the proposed date.
- The owner and electrical contractor shall be required to attend the construction meeting to be coordinated with the corresponding Regional Engineering Department.
- All works to be performed under electrical energized lines, including the connection of this project, will have to be performed by PREPA. The proponent has to assume all the equipment costs, materials, and labor for the completion of the project.
- The owner of this project shall PREPA an estimate of the works, which will have a validity date of three (3) months from its expiration.
- It is prohibited to perform any type of work without electrical right of ways without authorization from the PREPA.
- The owner will not approve the completion of projects with invasion of right of ways conditions or which do not comply with safety design requirements.

9. The owner of the project is responsible for performing tests for the primary and secondary conductors and for the termination of the conductors. These tests shall have to be in accordance with the parameters established for the system by PREPA. These tests have to be performed in coordination with a representative from the contractor.
10. During the installation of the conductors, this will need to be protected against humidity and abrasions.
11. The contractor is responsible for installing the conductor using pulling recommended practices in order not to exceed the specified tension for the conductor.
12. In those cases where the installed in a sowing area have to be protected by a reinforced concrete slab.
13. The main cables where the project is located less than a mile from a salt body of water, the ascending conductors shall be PVC Schedule 80 or fireglass, as approved by PREPA.
14. Underground system conduct shields shall be protected by backfilling and compacting.
15. All underground conduct banks exposed to vehicular traffic shall have to be protected with concrete.
16. The amount of spare fuses provided by the contractor shall be equal to the ones installed at each substation.
17. The contractors to be used for grounding connections from antennas and substations shall be thermally-locked compression.
18. All fasteners shall be a fast type zinc coated.
19. All distribution systems shall have a maximum ground resistance ten (10) ohms. A ground rod shall be installed in each substation and in each pole.
20. It is mandatory to connect the neutral to ground at every four (4) poles or each one thousand (1,000) feet and in all transformers.
21. All concrete bases for self supported poles have to include two (2) spare conductors for future use.
22. All concrete bases for self supported poles will have to be insulated by PREPA during its construction stage.

1. All equipment to be used in the construction shall have to comply with the standards from (IEEE, ANSI, NEMA, and ASTM). The responsibility of verifying with the PREPA that all material and equipment to be used is approved by the PREPA previous to its installation. The PREPA reserves its right of accepting any equipment that will be transferred to them.

2. All equipment, including all cables, wires, and substation transformers, are to be installed at a minimum distance of one (1) meter or less from any body of water that have to be constructed in accordance with the exception of meter bases.

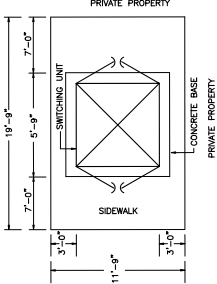
3. In underground systems, 15 KV primary cables shall be used for distribution voltages

4. In underground systems, 15 KV primary insulators shall be used for distribution voltages and of 46 KV for 38 KV

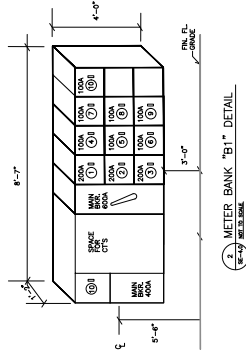
5. In aerial systems, 15 KV primary insulators shall be used for distribution voltages and of 46 KV for 38 KV lines.

6. The contractor shall be responsible of obtaining all transformers to be transferred to the PREPA with a security number assigned by the corresponding Regional Disruption Engineering Department.

1. Project owner shall contribute to the PREPA the amount of (SEE NOTAS ESPECÍFICAS HOJA SE-1) for the improvements to the existing electrical system. This contribution shall be made according to the proposed bid in accordance with the prevailing Regulations for Determining and Collecting Contributions
2. The PREPA will not connect a project to its electrical system until the owner contributes the required right of way as required by the Regulations of Right of Way for the Electric Power Authority. This note applies to all required right of ways, within or outside project limits.
3. The installation of metering systems shall have to be coordinated with the Metering Office of the Electric Power Authority. The Metering Office shall have to be notified of the location of the equipment to be installed and the equipment shall be used in addition to the location of the equipment.
4. The equipment shall be installed in a safe and accessible location. The equipment shall be installed in a location that is safe and accessible to the public and shall be installed in a location that is safe and accessible to the public.



NTS
SWITCHING UNIT RIGHT OF WAY



**ADVANCE PRINT
(MARCH 2023)
PERMIT SET**

QGP# : 2019-252023-SRI-023439

THE DAWN AT DORADO
PR-693 KM 8.6
KM-9.2, SECT. SARDINERA
DORADO, P.R.

ELECTRICAL SITE PLAN
COMMERCIAL BUILDING
METERBANK DETAILS
NOTES AND DIAGRAM



teknico
DESIGN GROUP
ARCHITECTS & ENGINEERS
AVE. SAN ALFONSO 103-28
LAS LOMAS, RIO PIÑAS, P.R. 00621
TEL. (787) 760-3285 • (787) 762-0546
FAX. (787) 277-0376

DRAWING NO.	TOTAL OF DRAWING

SCALE: 1" = 1,000'	
DRAWN: E. CHARDON	
DATE: MARCH 29, 2023	
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CIVIL CONSULTANT	

STRUCTURAL CONSULTANT

MECHANICAL CONSULTANT

ELECTRICAL CONSULTANT

ENG. EDUARDO CHANDON CASALS
ELECTRICAL CONSULTING ENGINEER

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PROJECT TITLE:

THE DAWN AT DORADO
PR-693 KM 8.6
KM-9.2, SECT. SARDINERA
DORADO, P.R.

ELECTRICAL SITE PLAN
COMMERCIAL BUILDING
METERBANK DETAILS
NOTES AND DIAGRAM



teknico
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TEL. (787) 760-3285 • (787) 762-0546
FAX. (787) 277-0376

DRAWING NO.	TOTAL OF DRAWING

SCALE: 1" = 1'000

DRAWN: E. CHACON

DATE: MARCH 29, 2023

CHECKED:

APPROVED:

PROJECT NAME:

REVISION

NO. DESCRIPTION DATE

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CYC CONSULTANT

STRUCTURAL CONSULTANT

MECHANICAL CONSULTANT

ELECTRICAL CONSULTANT

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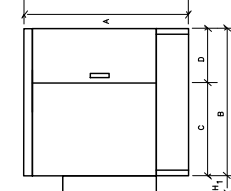
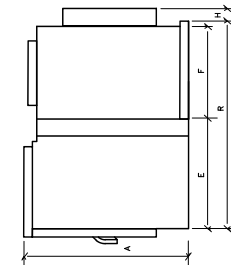
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TRANSFORMER DIMENSIONS (IN)	WEIGHT (POUNDS)	TRANSFORMER DIMENSIONS (IN)	WEIGHT (POUNDS)
A	1000	E	1000
B	1000	F	1000
C	1000	G	1000
D	1000	H	1000
E	1000	I	1000
F	1000	J	1000
G	1000	K	1000
H	1000	L	1000
I	1000	M	1000
J	1000	N	1000
K	1000	O	1000
L	1000	P	1000
M	1000	Q	1000
N	1000	R	1000
O	1000	S	1000
P	1000	T	1000
Q	1000	U	1000
R	1000	V	1000
S	1000	W	1000
T	1000	X	1000
U	1000	Y	1000
V	1000	Z	1000

TRANSFORMER SIZE DETAIL

NOTES:

1- PAD MOUNTED TRANSFORMER (PM-1) 1,000VA-3F-40 HZ, KVA SIZE

AS INDICATED AT LEFT, DUAL OPERATION PRIMARY

Y 6-2 1/2 TAPS ABOVE & 4 BELOW RATED VOLTAGE.

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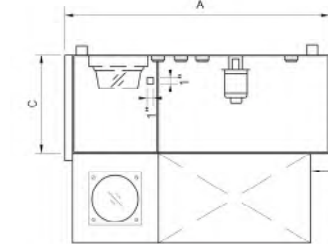
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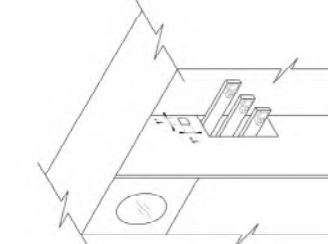
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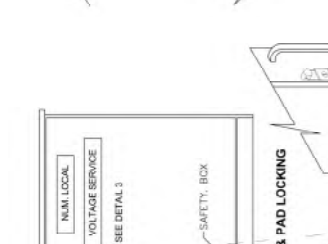
STEEL OUTDOOR CONSTRUCTION COMPLETE WITH



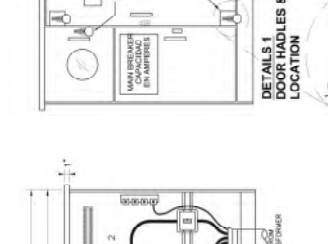
LATERAL VIEW SECTION X-X



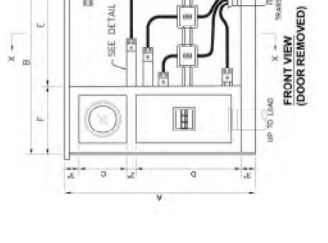
DETAIL 2 CUPPER BARS TERMINALS



DETAIL 3 PADLOCKING



SAFETY BOX DETAIL



DETAILS 1 DOOR HADLES & PAD LOCKING LOCATION

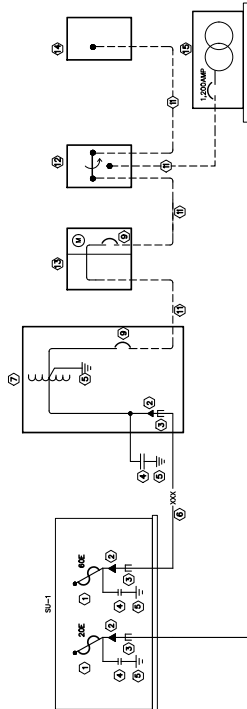
MINIMUM DIMENSIONS	A	B	C	D	E	F
AMP. 10	46"	46"	15"	22"	20"	16"
AMP. 30	52"	46"	15"	22"	20"	16"
AMP. 60	58"	50"	15"	22"	20"	16"
AMP. 100	64"	56"	15"	22"	20"	16"

SECONDARY VOLTAGE METERING CABINET DETAILS (MED-1)

N.T.S.

2,000AMP/480V SECONDARY METERING CABINET

NOT TO SCALE



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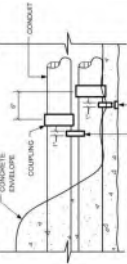
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SPECIAL NOTES

- 1- THE DEVELOPER SHALL PROVIDE ALL MATERIALS AND INSTALL ALL MATERIALS REQUIRED FOR THE TELECOMMUNICATIONS INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO THE 10, 20 AND 40 CONDUIT CONDUITS SHOWN ON THE PRINTS.
- 2- THE 10 CONDUITS SHALL BE PLACED IN A ROW WITHIN THE MANHOLE.
- 3- THE 20 CONDUITS SHALL BE PLACED IN A ROW WITHIN THE MANHOLE.
- 4- THE 40 CONDUITS SHALL BE PLACED IN A ROW WITHIN THE MANHOLE.
- 5- THE 10 CONDUITS SHALL BE PLACED IN A ROW WITHIN THE MANHOLE.
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GENERAL NOTES

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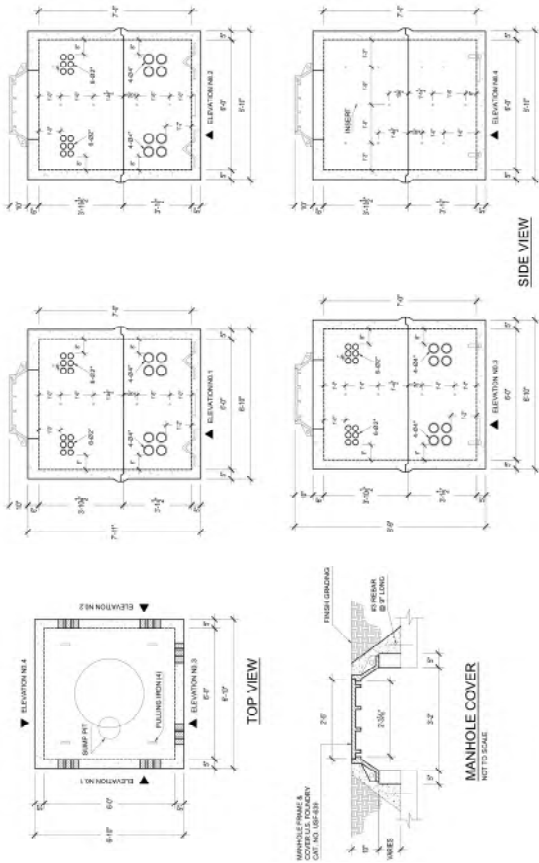


TYPICAL ELEVATION TRENCH DETAIL

TELECOMMUNICATIONS MANHOLE 6'-0" X 6'-0" X 7'-0".



SIDE VIEW



SIDE VIEW

TELECOMMUNICATIONS MANHOLE 6'-0" X 6'-0" X 7'-0".

TELECOMMUNICATIONS NOTES AND DETAILS

SCALE = NTS

SCALE: 1" = 1'-0"

DRAWN: E. CHORDON

DATE: MAY 18, 2023

CHKD:

APPD:

TRACED:

PROJ. NAME:

REVISION

NO DESCRIPTION DATE

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CIVIL CONSULTANT

STRUCTURAL CONSULTANT

MECHANICAL CONSULTANT

ELECTRICAL CONSULTANT

TELECOMMUNICATIONS CONSULTANT

EDUARDO CHORDON CASALS

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12 septiembre 2023

Arq. Eugenio Alemañy
Teknica Design Group, PSC
PMB 354
PO Box 7891
Guaynabo, PR 00970-7891

Vía Correo Electrónico; ealemany.teknica@gmail.com, san_gon@yahoo.com,
ggil108795@aol.com

**RE: Carta Comentarios y Recomendaciones
Permiso de Construcción Hotel Hilton Garden Inn
PR-693, Km 8.6
Bo. Higuillar, Dorado**

Estimado arquitecto Alemañy:

En el Municipio Autónomo de Dorado (MAD), recibimos una solicitud de comentarios y recomendaciones para el caso en epígrafe. En el mismo se autoriza a representar en dicho trámite al Arq. Eugenio Alemany con numero de licencia 12456. Según documentos memorial explicativo, planos, estimado de construcción y tabla de parámetros certificados al amparo de la Ley 135-1967, Ley de certificaciones de Planos, se propone el desarrollo de un hotel en un edificio de 7 niveles y 173 habitaciones con un área bruta de piso de 100,870 pies cuadrados. El estimado de construcción corresponde a \$26,633,490.71. Según certificación emitida por Recaudadora Oficial del MAD con fecha del 29 de septiembre de 2022, el desarrollo dispone de la concesión de Turismo # 20-74-T-20(A-1), que lo exime del pago de árbitros y patentes de construcción en este momento.

Originalmente, el desarrollo del cual el hotel forma parte fue autorizado mediante la consulta de ubicación no. 2019-252023-CUB-001362, emitida el 20 de noviembre de 2020. El Municipio Autónomo de Dorado evaluó el mismo y se expresó mediante carta del 12 de mayo de 2020. Ahora, al amparo del Reglamento Conjunto Vigente, el MAD emite comentarios y recomendaciones, en cumplimiento entre otros requerimientos con la Regla 2.1.9 y 3.2.1.2 Requisitos de Presentación y Secciones 2.9.1.11 en particular el inciso (b), 3.2.1.2 (p) y comentarios de agencias concernidas y municipios.

Según la Hoja # 16 de los Mapas de Calificación de Suelo del Municipio de Dorado, con vigencia del 8 de junio de 2011, el predio donde se propone el proyecto ubica dentro de una calificación R-T, Residencial Turístico, dentro de una clasificación de Suelo Urbano. Se aclara particulares sobre la Cláusula de Transitoriedad y Equivalencias, Sección 6.1.1.3 del Reglamento Conjunto Vigente. La sección antes mencionada establece que el distrito RT-I corresponde ahora a un distrito RT (Residencial Turístico) y con un Distrito de R-E (Ruta Escénica). Según Reglamento Conjunto vigente, la acción propuesta es permitida ministerialmente. Previamente, la Consulta fue necesaria debido a que en el distrito de calificación RT-I el uso de hotel no era permitido.

Sin embargo, se le han realizado cambios a la propuesta de desarrollo. Como previamente fue mencionado, el Hotel tendrá como nombre oficial "Hilton Garden Inn", en un edificio y siete niveles y 173 habitaciones con un área bruta de piso de 100,870 pies cuadrados. Representando un aumento de 31 habitaciones de hotel. El edificio para el área comercial contará con un nivel y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. De otra parte, para el centro de envejecientes se mantendrá igual a lo aprobado. Como parte de la enmienda se proponen 179 espacios de estacionamiento y 60 adicionales para servir el centro de envejecientes, para un total de 239 espacios de estacionamientos para todo el desarrollo. El costo de construcción contemplado será de 35,000,000.00 para el hotel y área comercial. El centro de envejeciente tiene un costo de construcción de \$30,000,000.00.

Luego de evaluar los documentos presentados y que obran en el expediente digital de la Oficina de Gerencia de Permisos (SBP), el Municipio Autónomo de Dorado **favorece** el mismo siempre y cuando se cumpla con todos los requisitos reglamentarios aplicables. Sin embargo, es meritorio mencionar que en etapas subsiguientes del proceso de permisos la parte proponente presente ante la Oficina de Planificación Municipal la solicitud de comentarios y recomendaciones a los efectos de evaluar entre otros, la petición de permisos posteriores en cumplimiento con la Reglamentación Vigente.

Además, se condiciona a lo siguiente;

1. Se deberá dejar una franja verde e impedirá la visibilidad de estructuras y estacionamientos desde la PR 693. Será requerido la siembra de árboles dentro del área identificada como Ruta Escénica en una franja de 25 metros.
2. El acceso deberá mantenerse por el acceso de la Urb. Paseos de Dorado y bajo ningún concepto el acceso será directo por la PR 693. Además, se requiere que se cumpla con los requerimientos de la Autoridad de Carreteras y Transportación emitidos en carta del 24 de enero de 2022, 30 de junio del 2023 y del 7 de septiembre de 2023. Además, se condiciona a que el diseño a ser presentado a la ACT, debe incorporar mejoras y ensanches en la PR 693, entre ellas un carril de desaceleración en la isleta para acceder al proyecto, en dirección de Dorado hacia Vega Alta.

Oficina del Alcalde

3. En carta de recomendaciones de la Autoridad de Acueductos de Alcantarrillados con fecha del 7 de abril de 2022, se indica lo siguiente;

“La conexión de agua de este proyecto estará condicionada a que se aumente la capacidad de servicio de agua cuando primero se hayan verificado los sistemas y realizado un modelaje hidráulico al servicio de agua en dicha área de parte de la AAA. La localización exacta del punto de conexión y de la infraestructura de agua existente deberán ser verificados y confirmados posteriormente a través de la oficina o Centro de Excavaciones. Es menester señalar que el 17 de mayo de 2016, La Agencia de Protección Ambiental de los Estados Unidos de América, EPA, emitió una orden Administrativa o “Sewer Ban” CWA-02-2016-3103, sobre la PAS Dorado (Planta de Alcantarillado Sanitario) y el sistema de colección de aguas usadas de la Urbanización Quintas de Dorado. Estos servicios nuevos de agua estarían afectados por esta restricción sanitaria dado que los nuevos servicios de agua descargarían a este sistema sanitario, al cual será prohibido nuevas descargas. Por lo que deberán esperar a que se resuelva la situación y se elimine dicha restricción.

El proyecto deberá atender estos comentarios y además, deberá atender los requerimientos de la comunicación de la AAA resultante de la solicitud de recomendación no. 2019-252023-SRI-071719.

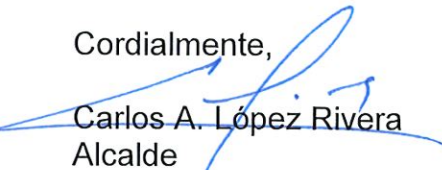
Es meritorio aclarar que el Municipio Autónomo de Dorado no se responsabiliza por el recogido de los desperdicios sólidos y de materiales reciclados. El mantenimiento de charcas de detención, facilidades vecinales, alumbrado o calles entre otros, será totalmente de carácter privado. Hacemos constar que la solicitud de control de acceso debe cumplir con la Ley de Código Municipal. El Municipio de Dorado es el custodio del manejo de las aguas de escorrentía pluvial en cumplimiento con los requerimientos establecidos en el permiso no. PRR040023 NPDES de la EPA correspondiente al MS4, por lo que será responsabilidad del proponente a presentar evidencia de cumplimiento con el Reglamento para el diseño, criterios de operación y mantenimiento de sistemas de alcantarillados pluviales en Puerto Rico.

Este endoso no exime a la parte proponente del total cumplimiento de las normas establecidas, leyes estatales y/u ordenanzas y reglamentos municipales, que apliquen a proyectos de similar naturaleza. De igual forma, debe velar por que las actividades que se produzcan como parte de la realización de dichas mejoras u operación no vayan en detrimento del ambiente, salud, tranquilidad, bienestar y seguridad de los residentes del sector. ***Es importante señalar que cualquier incumplimiento a los estatutos antes mencionados deja sin efecto de forma inmediata este endoso.***

Página 4
Hotel Hilton Garden Inn
12 de septiembre de 2023

Será responsabilidad de la parte proponente pasar por la Oficina de Recaudaciones del Municipio Autónomo de Dorado, para el pago de los arbitrios municipales aplicables, por concepto de arbitrios de construcción y patentes municipales.

Cordialmente,


Carlos A. López Rivera
Alcalde





22 de septiembre de 2023

Arq. Eugenio Alemañ
Teknica Design Group, PSC
PMB 354
PO Box 7891
Guaynabo, PR 00970-7891

Vía Correo Electrónico; ealemany.teknica@gmail.com, san_gon@yahoo.com, ggil108795@aol.com

RE: Aclaración Particulares sobre franja de ruta escénica
Carta Comentarios y Recomendaciones
Permiso de Construcción Hotel Hilton Garden Inn
PR-693, Km 8.6
Bo. Higuillar, Dorado
Catastro No. 037-000-003-29

Estimado Arq. Alemany;

En el Municipio Autónomo de Dorado (MAD), recibimos una solicitud via correo electronico para aclarar particulares sobre el inciso no.1 en la carta de Comentarios y Recomendaciones del MAD con fecha del 12 de septiembre de 2013. En dicho inciso se indica y citamos;

"Se deberá dejar una franja verde e impedirá la visibilidad de estructuras y estacionamientos desde la PR 693. Será requerido la siembra de árboles dentro del área identificada como Ruta Escénica en una franja de 25 metros."

A tales efectos, el MAD, aclara particulares sobre dicho requerimiento e indicamos que el Municipio no tiene objeción a que se desarrolle el proyecto en epígrafe según el diseño autorizado en la Consulta de Ubicación no. 2019-252023-CUB-001362. Para ello, se deberá instalar una verja de 2 metros de alto cubierta con vegetación para crear una barrera paisajista y mejorar la visibilidad del panorama desde la vía. Es meritorio aclarar que las demás condiciones establecidas para el proyecto en epígrafe en las cartas del 12 de septiembre de 2023, se mantienen.

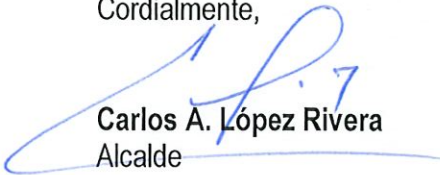
Por tanto, solicitamos se presenten ante el MAD la solicitud de comentarios y recomendaciones para cada etapa de permisos del proyecto en cumplimiento con la reglamentación vigente. Los planos a ser

Oficina del Alcalde

presentados y autorizados por la OGPe, deben coincidir con lo aclarado en este comunicado y comentarios previamente emitidos por el Municipio.

Esta aclaración de particulares no exime a la parte proponente del total cumplimiento de las normas establecidas, leyes estatales y/u ordenanzas y reglamentos municipales, estatales y federales, que apliquen a proyectos de similar naturaleza. De igual forma, debe velar por el que las actividades que se produzcan como parte de la realización de dichas mejoras u operación no vayan en detrimento del ambiente, salud, tranquilidad, bienestar y seguridad de los residentes del sector. **Es importante señalar que cualquier incumplimiento a los estatutos antes mencionado deja sin efecto de forma inmediata nuestras recomendaciones al proyecto.**

Cordialmente,



Carlos A. López Rivera
Alcalde





Recomendaciones

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Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Privada en:

Dirección Física

LOTE 24 CARR 693 BO HIGUILLAR
Dorado Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Dueño

Gerard Gil Bonar

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Cabida

Cabida según escritura: 23489.3185 metros
cuadrados

Casos de Referencia

2019-252023-REA-002981-1037515

Medioambiente

Se presenta ante la Oficina de Gerencia de Permisos (OGPe) la Solicitud de Recomendación Medioambiente (SRM) 2019-252023-SRM-023442 para un desarrollo mixto el cual incluye un hotel y un edificio de hospedaje especializado para el cuidado de envejecientes en una finca ubicada en el Bo. Higuillar, con acceso a través de la Carr. PR-693, Lote 24 del municipio de Dorado.

Primeramente, informamos que el Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos del 29 de noviembre de 2010 define Solicitud de Recomendación como sigue:

"Petición que será solicitada a la OGPe previo a la radicación de un permiso de construcción certificado cuando éste sea uno de carácter ministerial, de una consulta de ubicación o una consulta de construcción, con el propósito de verificar u obtener información sobre la disponibilidad de infraestructura o cualquier otra información especializada."

A esos efectos, informamos lo siguiente:

La División de Permisos de Medioambiente realizó una búsqueda en el Sistema de Información Geográfica (GIS) de la Junta de Planificación y no encontró en el área de la actividad propuesta hábitat crítico, elementos críticos ni área de Prioridad de Conservación. La División de Medioambiente no tiene objeción al proyecto propuesto. No obstante, deberá cumplir con los siguientes requerimientos:

- 1) Previo a cualquier extracción de la corteza terrestre deberá cumplir con el Capítulo 46 de Extracción, Excavación, Remoción y Dragado de los Componentes de la Corteza Terrestre del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010. Se le apercibe que la Ley Núm. 132 de 25 de junio de 1968, según enmendada, prohíben la extracción, excavación, remoción y dragado de material de la corteza terrestre sin el permiso correspondiente.
- 2) De ser necesario el corte de árboles, deberá cumplir con el Capítulo 47 de Corte, Poda y Forestación del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010. Se le apercibe que la Ley Núm. 133 de 1 de julio de 1975, según enmendada prohíbe el corte y poda de árboles sin el permiso correspondiente.
- 3) Deberá establecer un programa de reforestación utilizando especies nativas, que además de ayudar a minimizar la erosión benefician la vida silvestre. Esta medida es cónsona con la Ley para Fomentar la Siembra de Árboles Cuyas Frutas y/o Semillas





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Provean Alimento a Especies de Aves Silvestres de Puerto Rico (Ley Núm. 97 de 24 de junio de 1998), la cual establece lo siguiente: "En todo proyecto de reforestación en que se utilicen fondos públicos o privados, o en una combinación de estos, un 15% en las áreas rurales y un 10% en las áreas urbanas del total de árboles a ser sembrados, serán de especies cuyas frutas y/o semillas sirvan de alimento a las aves silvestres que residan temporal o permanentemente en ésta".

4) De descubrirse en el predio objeto de desarrollo algún cuerpo de agua superficial o subterráneo, sea perenne o intermitente, deberá informarlo inmediatamente al DRNA y demás agencias concernidas. No informar hallazgos de este tipo así como las medidas de mitigación que se implantarán para proteger estos recursos naturales conllevará una revocación automática de la presente comunicación de no objeción y podrá ser base para acciones legales por parte de la Junta de Planificación (JP) e en los foros correspondientes.

5) Deberá cumplir con la Certificación de Habitat, según Capítulo 48 del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010. Dicha Certificación deberá ser tramitada en el DRNA, en conformidad con la Ley Núm. 241 de 15 de agosto de 1999, La Nueva Ley de Vida Silvestre de Puerto Rico, el Reglamento 6765 Reglamento para Regir La Conservación y el Manejo de La Vida Silvestre, Las Especies Exóticas y la Caza en el Estado Libre Asociado de Puerto Rico y la Orden Administrativa Núm. 2010-09, Para Establecer los Procedimientos y Requisitos Para La Evaluación, Categorización y Mitigación de Hábitats.

6) Para la fase de Permiso de Construcción deberá cumplir con las disposiciones del Reglamento Conjunto para Permisos (Reglamento de Obras de construcción y Usos de Terrenos). Sección 17.2.2 Análisis de Riesgos a Deslizamientos y Hundimientos, que indica (para todo proyecto de urbanización, incluyendo urbanizaciones vía excepción, se tomará en consideración el riesgo a deslizamientos y hundimientos el cual se determinará tomando en consideración los aspectos que rigen la tabla de dicha Sección).

7) Deberá cumplir con las disposiciones de la Sección 17.9.3 (Manejo de Aguas Pluviales) del Capítulo 17 (Usos, Edificabilidad y Construcción) del Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos de 29 de noviembre de 2010.

8) Para la fase de Permiso de Permiso de Urbanización o de Construcción y de tener alguna descarga de escorrentía a cualquier cuerpo de agua durante la operación, deberá consultar a la Agencia Federal de Protección Ambiental para determinar si dichas descargas requieren un permiso "NPDES" de acuerdo al Código Federal de Reglamentación Número 40, Sección 122.26 (b) (14) (x).

9) Para la fase de Permiso de Permiso de Urbanización o de Construcción será responsabilidad del Concesionario previo las labores de remoción de extracción de los materiales de la corteza terrestre el obtener y mantener en vigor el Permiso General Consolidado por la Oficina de Gerencias de Permisos (OGPe) para el área propuesta.

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y el Director Ejecutivo se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando el endoso original se emitió bajo premisas falsas o fraudulentas.

ADS:

3 de abril de 2019 Caso 2019-252023-SRM-023442 The Dawn at Dorado Municipio de Dorado La División de Medioambiente de la Oficina de Gerencia de Permisos (OGPe, DDEC) recibió la solicitud de recomendación para el proyecto en referencia. Se propone el desarrollo turístico The Dawn at Dorado el cual consiste de un hotel y hospedaje especializado para cuidado de envejecientes. Este ubica en la Carretera PR-693, Km 8.6, Barrio Higuillar en el Municipio de Dorado. A continuación, la Autoridad de Desperdicios Sólidos (ADS) consolidada con el Departamento de Recursos Naturales (DRNA) emite sus comentarios al proyecto propuesto. El proponente cumplirá con las regulaciones relacionadas con el manejo y disposición de los desperdicios sólidos y los materiales reciclables y deberá incorporar en el proyecto propuesto las recomendaciones que se especifican adelante: A. Regulaciones: 1. Ley Núm. 70 - 1992, Ley para la Reducción y Reciclaje de los Desperdicios Sólidos, según enmendada, establece el desarrollo e implantación de estrategias





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The Dawn at Dorado

económicamente viables y ambientalmente seguras que resulten en la disminución del volumen de desperdicios sólidos que requerirá disposición final. Como parte de estas estrategias, se considera necesario modificar las prácticas de manejo y disposición existentes para reducir la intensidad de uso de los Sistemas de Relleno Sanitario (SRS) del país. 2. Reglamento para la Reducción, Reutilización y Reciclaje de Desperdicios Sólidos (Reglamento Núm. 6825 del 2004), según enmendado. Establecido a tenor con la Ley Número 70 – 1992. a. Desarrollar e implantar reglas y requisitos para establecer estrategias que disminuyan el volumen, cantidad y peligrosidad de los residuos sólidos que requerirán disposición final y propiciar su viabilidad económica y ambiental. b. Todas las industrias, fábricas, tiendas, comercios y cualquier otro tipo de institución que emplee más de 10 personas, ya sea a tiempo completo o parcial, tendrán que implantar un Plan de Reciclaje. El mismo dispondrá el procedimiento para reducir y separar los materiales reciclables de los residuos sólidos generados por la institución. Para obtener una copia del Formulario del Plan de Reciclaje, puede acceder la página cibernética www.ads.pr.gov Este se completará y entregará a la ADS. 3. Reglamento para la Prevención y Contaminación (Reglamento Núm. 7290), según enmendado. Este Reglamento aplica a los dueños y operadores de instalaciones públicas o privadas, nuevas o existentes, que generen contaminantes. 4. Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos (Reglamento Conjunto de 2010). (Capítulo 9, Procedimientos Adjudicativos: de los Permisos, Capítulo 47: Corte, Poda y Forestación y Capítulo 49, Desperdicios Sólidos) B. Recomendaciones: I. El desarrollador será responsable de notificar al contratista del proyecto que debe cumplimentar las Leyes y Reglamentos antes mencionadas. Este radicará en la ADS el Plan de Reciclaje y el Informe Trimestral de Reciclaje de los materiales generados durante la etapa de construcción y operación. Para obtener los formularios puede acceder nuestra página electrónica: <http://www.ads.pr.gov/recursos/entidadesprivadas> II. Para la fase de construcción, el proponente/desarrollador deberá cumplir con lo siguiente (según aplique): A. Para construcciones en las cuales no se emplee más de 10 personas (tiempo completo, parcial o combinación de ambos), el desarrollador, proponente o contratista estará exento de presentar o radicar el Formulario de Plan de Reciclaje. En su lugar cumplirá con lo siguiente: Solicitar una exención para la radicación del Plan B. Para los proyectos que empleen más de 10 personas deberá radicar el Formulario del Plan de Reciclaje para la fase de Construcción, junto a un Memorial Explicativo. En caso de demoliciones, independientemente, de la cantidad de empleados deberá radicar el Plan de reciclaje y presentar alternativas para el manejo de los materiales (Ejemplo: zinc, tuberías, escombros de hormigón, ventanas, entre otros). Carta donde se comprometen a recuperar todo material reciclable que se genere y lugar de disposición final. Tanto la carta como el Memorial deberán ser firmados. En caso de ingeniero u otro profesional licenciado, deberá incluir sello profesional y número de licencia. C. El Plan de Reciclaje o la información indicada anteriormente, puede radicarlo electrónicamente a la siguiente dirección: construccion@ads.pr.gov o personalmente a las oficinas de la ADS ubicadas en la carretera PR-8838, Km 6.3, Sector El Cinco, Río Piedras. En caso de cumplir con los requisitos establecidos (Formulario Plan de Reciclaje), la ADS emitirá una Certificación de Radicación (para que pueda continuar el proceso) hasta tanto se emita la Aprobación final del Plan. III. Todo desarrollo propuesto deberá designar un área para la recuperación de materiales reciclables entre otros requerimientos, según dispuesto en la Sección 49.1.3 del Reglamento Conjunto. IV. Entidad responsable (municipio o compañía privada) del recogido y disposición de los desperdicios sólidos y los materiales reciclables. En el caso de que el servicio fuera ofrecido por el municipio, se deberá presentar evidencia del compromiso. V. Considerar técnicas de prevención de contaminación: a. Utilizar productos sin materiales tóxicos. b. Emplear materiales reusables o reciclables. c. Mantener los contaminantes segregados. d. Conservar el agua y los recursos energéticos. e. Rotular recipientes y contenedores, apropiadamente, para lo que estén designados. VI. Cumplirá con los permisos requeridos bajo las leyes y reglamentos vigentes. Además, de la documentación requerida por las agencias concernidas. Las recomendaciones emitidas aplican a los hechos presentados y evaluados al momento. La ADS consolidada con el DRNA se reserva el derecho de reevaluar y modificar los mismos en el caso de surgir información oficial que identifique que las condiciones han cambiado, o cuando los comentarios hayan sido emitidos bajo premisas falsas. Además, la ADS consolidada con el DRNA tiene la facultad de solicitar cualquier información adicional que entienda pertinente y que, de conformidad con las leyes y reglamentaciones vigentes, garantice el interés público y la protección del ambiente.

Condiciones Especiales

NINGUNA

Condiciones Generales





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Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos

Fecha de Expedición:

03/APR/2019



Arq. María R. Cintrón Flores

Secretaria Auxiliar de la OGPe, DDEC





RECOMENDACIONES

30 de junio de 2023

Lcdo. Félix Rivera Torres
Secretario Auxiliar Interino
Departamento de Desarrollo Económico
y Comercio de Puerto Rico
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

CASO NÚM.: 2019-252023-SRI-068783
“THE DAWN HOTEL AT DORADO” Y
PASEO SAN ANTONIO VILLAGE
(HOTEL DE 153 HABITACIONES, ÁREA COMERCIAL
DE 17,500 PIES CUADRADOS, CENTRO DE ENVEJECIENTES
DE 80,150 PIES CUADRADOS Y REMANENTE)
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO
CASO NÚM.: 2019-252023-SRI-023440; CASO NÚM.: 2019-252023-SRI-032232
CASO NÚM.: 2019-252023-SRI-050784

Estimado ingeniero Hernández Rodríguez:

Hacemos referencia a los documentos recibidos digitalmente el 25 de mayo de 2023, en la Oficina de Control de Accesos de esta Autoridad, relacionados con este asunto.

Las Oficinas de Programación del Área de Programación y Estudios Especiales y de Planificación Estratégica de esta Autoridad evaluaron el plano de localización de la propiedad en donde se propone el proyecto mencionado en el asunto e informaron que, según la ubicación indicada en dicho plano, el proyecto de referencia no se afecta por vías propuestas incluidas en el Programa de Construcción de Mejoras Permanentes de Cinco Años, vigente, de esta Autoridad, ni en el Plan de Transportación a Largo Plazo 2045, vigente, y en el Plan Vial de la Región Metropolitana de San Juan, respectivamente.

No obstante, esta Autoridad revisó los documentos radicados en el SBP del caso mencionado en el asunto e informó que **será condición “Sine Qua Non”** que se deberán cumplir con los siguientes requisitos, recomendaciones y comentarios:

1. Luego de evaluado el estudio de tránsito sometido para el proyecto mencionado en el asunto, se deberán cumplir con los siguientes comentarios y requisitos:
 - a. El ingeniero concluye que el proyecto no tiene impacto en las intersecciones evaluadas. Sin embargo, aunque no tiene un impacto significativo en dichas intersecciones, de igual manera de dicho estudio se desprende que la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), acceso sur, operará de manera deficiente, por lo que se deberán someter mejoras para reducir las demoras en dicho acceso.
 - b. El acceso principal del desarrollo operará de forma deficiente, por lo que se deberán someter alternativas para reducir las demoras en dicho acceso.
 - c. Se deberán realizar conteos en la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), de acuerdo con los requisitos mínimos de esta Autoridad para la reprogramación del sistema de semáforos existente en dicha intersección y se deberá reprogramar dicho sistema de semáforo de acuerdo a dichos conteos.
 - d. Se deberán instalar un controlador y MMU nuevos, de forma tal, que se pueda implantar la programación obtenida en el punto anterior. Adicional, se deberá poner en funcionamiento el sistema de detección de dicha intersección.
2. La Oficina de Ingeniería de Suelos del Área de Diseño de esta Autoridad evaluó el estudio Hidrológico-Hidráulico sometido para el proyecto mencionado en el asunto e informó que dicho estudio fue realizado utilizando las Guías para la Preparación de Estudios HH, según requerido por el Departamento de Recursos Naturales y Ambientales y la escorrentía post construcción será mitigada por unas charcas de retención. Sin embargo, dicho estudio HH no está firmado por el ingeniero que realizó dicho estudio, por lo que se deberá someter copia del reporte, firmada por dicho ingeniero.
3. La Oficina de Estudios Ambientales del Área de Programación y Estudios Especiales evaluó el estudio de sonido ambiental sometido, el cual utilizó los criterios establecidos en la Política de Ruido de esta Autoridad para determinar el impacto por ruido que experimentarían los futuros residentes, e informó que no se tiene objeción a dicho estudio de sonido ambiental, ya que los niveles de ruido medidos (62.0 dBA, 58.7dBA y 58.7dBA) se encuentran por debajo del nivel máximo de exposición al ruido Leq recomendado por la Administración Federal de Carreteras (FHWA, por sus siglas en inglés) para usos exteriores compatibles con hoteles, el cual es de 72 dBA y en el caso de la facilidad de cuido de envejecientes, la categoría de uso de terreno aplicable sería la C con un nivel exterior Leq recomendado es de 66 dBA y los resultados del modelaje TNM 2.5 proyectados a 20 años fueron 62.9dBA, 63.9dBA y 45.7 dBA. Por lo tanto, para ambos usos de terreno propuestos, los niveles de ruido medidos se encuentran por debajo de los niveles recomendado por la FHWA, por lo que no se requiere de medidas de mitigación.
4. Los planos con el plan de mantenimiento de tránsito, con el marcado de pavimento y con la rotulación final serán evaluados una vez se determinen cuáles serán las mejoras requeridas, si alguna, en la intersección de las Carreteras PR-693 con la PR-6696.
5. Se deberá corregir la distancia de los “Wheel Stop” propuesta en el plano, medidos desde la media seccion futura de la carretera PR-693, ya que se ilustró una distancia de 0.82 metro y el mínimo

permitido es de 0.91 metro, según requerido en nuestra comunicación del 24 de enero de 2022. Además, se deberá someter la carta de endoso del Municipio de Dorado actualizada.

Se deberán cumplir con los demás comentarios, recomendaciones y requisitos informados en nuestra comunicación del 24 de enero de 2022, no enmendados por esta carta, los cuales continúan vigentes.

El proponente deberá solicitar una nueva recomendación a la Oficina de Gerencia de Permisos, en donde se deberán someter el estudio de tránsito enmendado, estudio de Hidrológico-Hidráulico, debidamente firmado, y los planos corregidos en formato digital protegido (PDF) y en formato DXF georeferenciado con las coordenadas NAD83, de acuerdo con nuestros comentarios y requisitos, y ésta deberá consultar a la Oficina de Control de Accesos de esta Autoridad para la evaluación correspondiente. Los documentos y planos requeridos deberán estar firmados y sellados por un profesional colegiado autorizado y deberán cumplir con los requisitos de presentación de esta Autoridad. Se deberá hacer referencia al número de esta recomendación en la nueva solicitud.

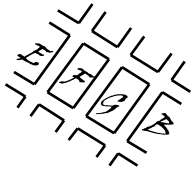
Esta comunicación tiene un año de vigencia, **no constituye un endoso** ni una autorización para comenzar obra de construcción alguna, por lo que se deberán cumplir con los requisitos indicados en la misma y aplica al proyecto “The Dawn Hotel at Dorado y Paseo San Antonio Village”, el cual consiste de 153 habitaciones de hotel, 17,500 pies cuadrados de área comercial, centro de envejecientes de 80,150 pies cuadrados y remanente para futuro desarrollo de usos comerciales, propuesto en el predio de terreno de referencia. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen.

Para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse con la División de Asesoramiento al Proponente de la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 52805, haciendo referencia al número de control de esta carta. Las llamadas y visitas serán atendidas los días laborables de 8:30 a 11:00 de la mañana y de 1:00 a 2:30 de la tarde.

Cordialmente,



Lissette Lugo Colón, PE
Directora
Área de Ingeniería de Tránsito y Operaciones



EFGB CONSULTING ENGINEERS

Project Managing, Construction Oversight, Transportation Planning, Traffic Engineering

24 de julio de 2023

Lissette Lugo Colón PE
Directora
Área de Ingeniería de Tránsito y Operaciones
Autoridad de Carreteras y Transportación
Centro Gubernamental Roberto Sánchez Vilella, Torre Sur
PO Box 42007
San Juan Puerto Rico 00940-2007

Vía correo electrónico

Re: Caso Núm.: 2019-252023-SRI-068783 "The Dawn Hotel at Dorado" y Paseo San Antonio Village (Hotel de 153 habitaciones, área comercial de 17,500 pies cuadrados, Centro de Envejecientes de 80,150 pies cuadrados y remanente) carretera PR-693, km 8.6 Barrio Higuillar, Dorado. Caso núm.: 2019-252023-SRI-023440; Caso núm.: 2019-252023-SRI-032232 Caso núm.: 2019-252023-SRI-050784

Estimada ingeniera Lugo:

En contestación a su carta del 30 de junio de 2023 relacionada al Caso Núm.: 2019-252023-SRI-068783, 2019-252023-SRI-023440; 2019-252023-SRI-032232; 2019-252023-SRI-050784, tenemos las siguientes respuestas:

Primero, "El ingeniero concluye que el proyecto no tiene impacto en las intersecciones evaluadas. Sin embargo, aunque no tiene un impacto significativo en dichas intersecciones, de igual manera de dicho estudio se desprende que la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), acceso sur, operará de manera deficiente, por lo que se deberán someter mejoras para reducir las demoras en dicho acceso."

En cuanto al primer señalamiento, entendemos que el impacto a un acceso específico de una intersección está fuera del alcance de la Autoridad de Carreteras y Transportación y sus Guías para el desarrollo de Estudio Operacionales de Tránsito y Accesos, dado a que según esbozan las guías de la ACT en el inciso 7 de los requisitos enumerados en la página 11 y las tablas VI y VII en la página 12, **toda medida de impacto es a nivel de intersección y no de accesos independientes**. Más aún, diferimos vehementemente de la caracterización de que el "acceso sur, operará de manera deficiente". El acceso sur opera con un nivel de servicio E, por lo que según la definición del Manual de Capacidad de Carreteras (HCM en inglés) según publicado por la Junta de Investigaciones en Transportación (TRB en inglés), esta opera a capacidad y no en una forma deficiente.

Segundo, *“El acceso principal del desarrollo operará de forma deficiente, por lo que se deberán someter alternativas para reducir las demoras en dicho acceso”.*

En cuanto al segundo señalamiento, entendemos que el impacto a un acceso específico de una intersección está fuera del alcance de la Autoridad de Carreteras y Transportación y sus Guías para el desarrollo de Estudio Operacionales de Tránsito y Accesos, dado a que según esbozan las guías de la ACT en el inciso 7 de los requisitos enumerados en la página 11 y las tablas VI y VII en la página 12, **toda medida de impacto es a nivel de intersección y no de accesos independientes**, más aún, se entiende que el impacto a un acceso privado y/o una calle municipal están fuera del alcance de la Autoridad de Carreteras y Transporte y sus Guías para el desarrollo de Estudio Operacionales de Tránsito y Accesos.

Tercero, *“Se deberán realizar conteos en la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), de acuerdo con los requisitos mínimos de esta Autoridad para la reprogramación del sistema de semáforos existente en dicha intersección y se deberá reprogramar dicho sistema de semáforo de acuerdo a dichos conteos.”*

En cuanto al tercer señalamiento, entendemos que dado que no hay impacto sobre dicha intersección y por ende no se requieren mejoras que mitiguen el impacto, los trabajos mencionados en este señalamiento son de carácter de mantenimiento y son responsabilidad del Departamento de Transportación y Obras Públicas y no la Autoridad de Carreteras y Transportación.

Cuarto, *“Se deberán instalar un controlador y MMU nuevos, de forma tal, que se pueda implantar la programación obtenida en el punto anterior. Adicional, se deberá poner en funcionamiento el sistema de detección de dicha intersección.”*

En cuanto al cuarto señalamiento, entendemos que dado que no hay impacto sobre dicha intersección y por ende no se requieren mejoras que mitiguen el impacto, los trabajos mencionados en este señalamiento son de carácter de mantenimiento y son responsabilidad del Departamento de Transportación y Obras Públicas y no la Autoridad de Carreteras y Transportación.

Esperando que las respuestas provistas satisfagan las interrogantes de la ACT, sin nada más por el momento esperamos su pronta atención a este asunto.

Cordialmente;



Evan González Baker, PE
Presidente



GOBIERNO DE PUERTO RICO
Autoridad de Carreteras y Transportación

Ref. C#5005-19-107

RECOMENDACIONES

17 de julio de 2020

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Departamento de Desarrollo Económico
y Comercio de Puerto Rico
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

CASO NÚM.: 2019-252023-SRI-032232
PASEO SAN ANTONIO VILLAGE
Y “THE DAWN AT DORADO”
(120 HABITACIONES DE HOTEL,
51,161 PIES CUADRADOS DE CLÍNICA DE CUIDO ESPECIALIZADO,
14,400 PIES CUADRADOS DE ÁREA COMERCIAL DE HOTEL
Y UN REMANENTE DE 4,000 PIES CUADRADOS DE ÁREA COMERCIAL)
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO
CASO NÚM.: 2019-252023-SRI-023440

Estimado ingeniero Hernández Rodríguez:

Hacemos referencia a nuestra comunicación del 30 de junio de 2020, en la cual se informó que la Oficina de Estudios Ambientales del Área de Programación y Estudios Especiales de esta Autoridad se encontraba evaluando el estudio de sonido ambiental sometido para el proyecto mencionado en el asunto.

Dicha Oficina de Estudios Ambientales evaluó el estudio de sonido ambiental sometido e informó que el nivel de ruido proyectado está dentro de los parámetros establecidos, por lo que no tienen objeción a dicho estudio de sonido.



Ing. Gabriel Hernández Rodríguez
Caso Núm.: 2019-252023-SRI-032232
17 de julio de 2020
Página 2

Se deberán cumplir con los demás comentarios, recomendaciones y requisitos informados en dicha comunicación del 30 de junio de 2020, no enmendados por esta carta, los cuales continúan vigentes.

El proponente deberá solicitar una nueva recomendación a la Oficina de Gerencia de Permisos, en donde se deberán someter los planos corregidos en formato digital protegido (PDF) y en formato DXF georeferenciado con las coordenadas NAD83, de acuerdo con nuestros comentarios y requisitos, y ésta deberá consultar a la Oficina de Control de Accesos de esta Autoridad para la evaluación correspondiente. Los documentos y planos requeridos deberán estar firmados y sellados por un profesional colegiado autorizado y deberán cumplir con los requisitos de presentación de esta Autoridad. Se deberá hacer referencia al número de esta recomendación en la nueva solicitud.

Esta comunicación tiene un año de vigencia, **no constituye un endoso** ni una autorización para comenzar obra de construcción alguna, por lo que se deberán cumplir con los requisitos indicados en la misma y aplica al proyecto “Paseo San Antonio Village y The Dawn at Dorado”, de 120 habitaciones de hotel, 51,161 pies cuadrados de clínica de cuido especializado, 14,400 pies cuadrados de área comercial y un remanente de 4,000 pies cuadrados de uso comercial futuro, propuesto en el predio de terreno de referencia. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen.

Debido a la emergencia por la que estamos atravesando del COVID-19, para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse mediante correo electrónico a “RHernandez@dtop.pr.gov” y se canalizará su información al técnico correspondiente. Una vez se restablezcan las labores en las oficinas de esta Agencia, deberá comunicarse con la División de Asesoramiento al Proponente de la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 2805, haciendo referencia al número de control de esta carta. Las llamadas y visitas serán atendidas los días laborables de 8:30 a 11:00 de la mañana y de 1:00 a 2:30 de la tarde.

Cordialmente,



Moisés A. Sánchez Loperena
Ayudante Especial
Oficina de la Directora Ejecutiva



GOBIERNO DE PUERTO RICO

Departamento de Recursos Naturales y Ambientales

APR 29 2019

JULIA M COLÓN PADILLA
2386 BENTLEY DRIVE
PALM HARBOR FL 34684

Estimada señora Colón Padilla:

**Certificación para Categorización de
Hábitats Naturales para Vida Silvestre**
The Dawn at Dorado
Carr. PR-693, km 8.6
Bo. Higuillar, Dorado
O-SE-CCH01-SJ-01520-23042019

El Departamento de Recursos Naturales y Ambientales (DRNA) evaluó una Solicitud de Certificación para Categorización de Hábitats Naturales para la Vida Silvestre para el proyecto de epígrafe. La misma fue evaluada de acuerdo con las disposiciones relacionadas con la fauna y la flora de la Ley 416 del 2004, según enmendada (*Ley Sobre Política Pública Ambiental*), su Reglamento 7948 de 2010 (*Reglamento de evaluación y trámite de documentos ambientales de la Junta de Calidad Ambiental*), la Ley 23 del 1972, según enmendada (*Ley Orgánica del Departamento de Recursos Naturales y Ambientales de Puerto Rico*), de la Ley 241 del 1999, según enmendada (*Nueva Ley de vida silvestre de Puerto Rico*) y sus Reglamentos 6765 de 2004 (*Reglamento para regir la conservación y el manejo de la vida silvestre, las especies exóticas y la caza en el Estado Libre Asociado de Puerto Rico*) y 6766 del 2004 (*Reglamento para regir las especies vulnerables y en peligro de extinción en el Estado Libre Asociado de Puerto Rico*), así como de la Orden Administrativa del DRNA 2010-09.

El predio del proyecto ocupa unas 6 cdas. Es un predio suburbano baldío. Para el 2012 se removió la capa vegetal y se nivelaron los terrenos. Han mantenido la finca libre de vegetación desde entonces. Se propone el desarrollo de un proyecto turístico-residencial con un hotel de 106 habitaciones y una estructura residencial unifamiliar de 80 unidades. No hay reportes de especies amenazadas ni en peligro de extinción.

Como resultado de dicha evaluación, hemos categorizado el predio como **Hábitat Natural con Bajo Potencial de Convertirse en Hábitat Esencial, de Alto Valor Ecológico o de Valor Ecológico (Categoría 6)**. El Artículo 2.03 del Reglamento 6765, *supra*, establece lo siguiente para esta Categoría:

“La meta de la mitigación es minimizar el impacto al hábitat... y que evite el impacto a otro hábitat fuera del área a impactarse”.

Este documento es una cualificación de los hábitats naturales sitios en el predio de epígrafe, requerida por los estatutos legales vigentes. **No constituye un permiso para la construcción u operación del proyecto propuesto.**



APR 29 2019

Julia M. Colón Padilla

O-SE-CCH01-SJ-01520-23042019

Página 2

Esta certificación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso y la Secretaría se reserva el derecho de evaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente de surgir nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente o cuando la certificación original se emitió bajo premisas falsas o fraudulentas.

Si tiene alguna pregunta o necesita orientación sobre este asunto, puede escribirnos a la dirección indicada o comunicarse al teléfono 787-999-2200 extensiones 2834 y 2846.

Cordialmente,



Joanna C. Cepeda Díaz

Secretaria Auxiliar Interna de Permisos, Endosos y Servicios Especializados

JCCD/fgr

**Autorización de Planos de Inscripción**

Paseo San Antonio, Inc.

Datos de Localización

De conformidad con las disposiciones legales y reglamentarias vigentes, se expide la presente Autorización de Planos de Inscripción, Certificado, Turístico, Privada, en un predio de terreno ubicado en:

Dirección Física:

LOTE 24 CARR 693 BO HIGUILLAR , Dorado,
Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Dueño(s)

Gerard Gil Bonar

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Accesos: Privado, Público

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Coordenadas Lambert: NAD 83

X=215487.06885384 Y=269859.34685203

Datos Registrales de la Finca

Tomo: 255

Folio: 219

Finca: 13041

Certificado por

Agrimensor Carlos Pagan, Lic. No. 5380

Infraestructuras existentes

Acueductos (AAA), Alcantarillado (AAA),
Electricidad (AEE), Vía municipal de acceso
(Municipio), Vía estatal de acceso (DTOP),
Telecomunicaciones (PRTC)

Colindantes

Sur : PALMAS PASEO LAS
Este : DEVELOPMENT C E
Oeste : EDGAR REYES COLON
Oeste : GULLERMO VILLAMARZO
FERNANDEZ
Oeste : JORGE LOSADA GONZALEZ
Norte : INC THC UNIVERSAL

* Porcentaje total de unidades inscritas: 100

* Total de Unidades inscritas previo a la
presente certificación: 1

* Unidades solicitadas en la presente
certificación: 1

* Indique el total de unidades autorizadas en el
Permiso de Construcción: 1

Datos del permiso

Tipo de Caso: Urbanización

Inscripción Final

Descripción del predio**Cabida (mc)**

Parcel 1	12417.1470
Parcel 2	6802.2789
Parcel 3 Private Access	1132.2362
Remnant	2966.6803
Parcel 4 (D.U.P.)	170.9761

Condiciones Especiales

NINGUNA





Autorización de Planos de Inscripción

Condiciones Generales

Una parte adversamente afectada por una actuación, determinación final o resolución podrá presentar una moción de reconsideración, dentro del término jurisdiccional de veinte (20) día contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Además, la parte adversamente afectada podrá solicitar la celebración de una vista administrativa para la consideración de la Moción de Reconsideración.

La celebración de la vista será una determinación discrecional. Presentada la moción, la división correspondiente de la Oficina de Gerencia de Permisos, el Profesional Autorizado, o el Municipio Autónomo con Jerarquía de la I a la V, elevará a la división de reconsideración de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.

Una parte adversamente afectada por una actuación, determinación final o resolución de la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique, podrá presentar una solicitud de revisión administrativa ante la División de Revisiones Administrativas, dentro del término jurisdiccional de veinte (20) día contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la solicitud de revisión administrativa, la división correspondiente de la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, elevará a la División de Revisiones Administrativas de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.

La parte recurrente utilizará el mecanismo que proveerá el Sistema Unificado de Información al presentar el recurso electrónicamente ante la División de Revisiones Administrativas para notificar simultáneamente a la Oficina de Gerencia de Permisos, a la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique. Además, la parte recurrente notificará copia de la solicitud de revisión administrativa, por correo certificado con acuse de recibo u mediante otro mecanismo dispuesto por reglamento, a las partes, incluyendo a la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique, y a los interventores, dentro del término de cuarenta y ocho (48) horas desde la presentación de la solicitud. La oportuna notificación es un requisito de carácter jurisdiccional y su cumplimiento deberá ser certificado y evidenciado oportunamente ante la División de Revisiones Administrativas.

El Juez Administrativo de la División de Revisiones Administrativas tendrá un término de quince (15) días para determinar si acoge la misma. Si en este término se denegase o no se emitiese una determinación a esos fines, en cuyo caso se entenderá rechazada de plano, perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones desde que se notifique la denegatoria o desde que expiren esos quince (15) días, según sea el caso.

La División de Revisiones Administrativas dispondrá de las solicitudes acogidas ante su consideración dentro de un periodo de noventa (90) días naturales desde su presentación. Dicho término podrá ser prorrogado por treinta (30) días adicionales contados a partir de la fecha de vencimiento, en casos excepcionales. Si la División de Revisiones Administrativas no adjudicara la solicitud dentro del término aquí dispuesto, dicho foro perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones. Las resoluciones de la División de Revisiones Administrativas serán consideradas determinaciones finales de la Oficina de Gerencia de Permisos.

La presentación de una solicitud de revisión administrativa no es un requisito jurisdiccional previo a la presentación de una solicitud de revisión de decisión administrativa ante el Tribunal de Apelaciones. No obstante, su oportuna presentación paralizará los términos para recurrir ante dicho Tribunal.

Cualquier parte adversamente afectada por una determinación final, permiso o resolución de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la determinación final, permiso o resolución de la agencia o a partir de la fecha aplicable





Autorización de Planos de Inscripción

cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una solicitud de revisión administrativa. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo.

Aviso

Por sus características especiales la Aprobación de Planos de Inscripción no está sujeta a los términos de vigencia establecidos en el Reglamento Conjunto.

Firma / Sellos

Fecha de Expedición:

02-02-2022



Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos



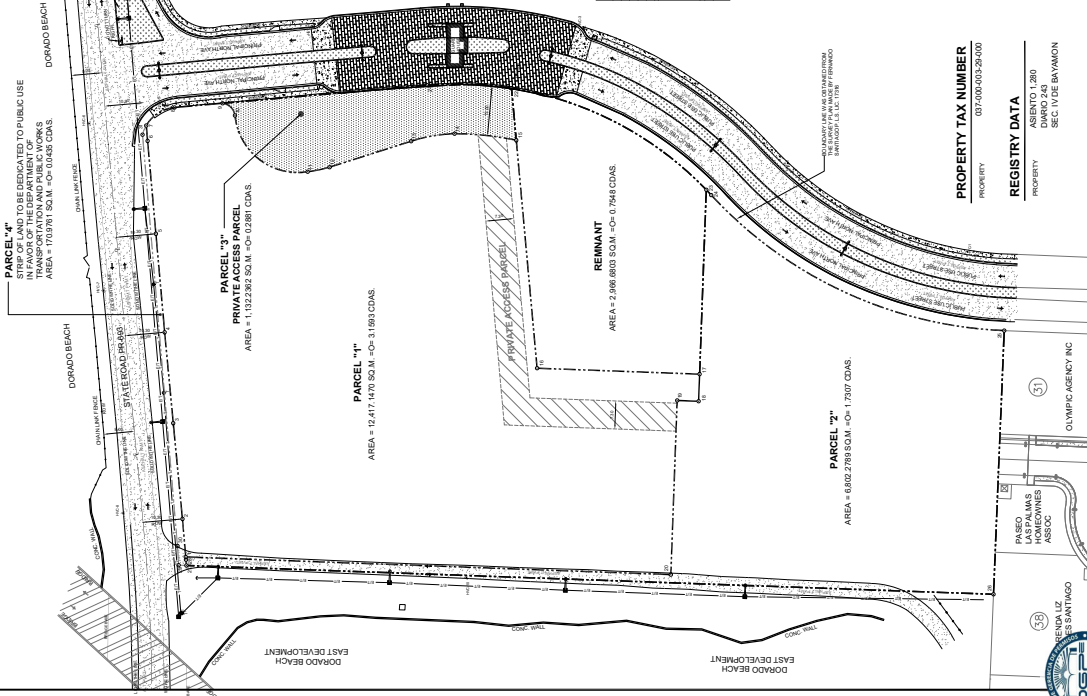
SEGREGATION PLAN

PROPERTY OF:
PASEO SAN ANTONIO INC.

OWNERS

LOCATED AT:
STATE ROAD PR-693 KM-9.2, SECT. SARDINERA
HIGUILLAR WARD, MUNICIPALITY OF DORADO, P.R.

ADDRESS



SURVEY DATA FOR PARCEL 1

POINT	LINE	CO-ORDINATE	BEARING	DESCRIPTION
1	1-2	2552.0000	90.00°	15.00' 00.00" E
2	2-3	2552.0000	90.00°	15.00' 00.00" E
3	3-4	2552.0000	90.00°	15.00' 00.00" E
4	4-5	2552.0000	90.00°	15.00' 00.00" E
5	5-6	2552.0000	90.00°	15.00' 00.00" E
6	6-7	2552.0000	90.00°	15.00' 00.00" E
7	7-8	2552.0000	90.00°	15.00' 00.00" E
8	8-9	2552.0000	90.00°	15.00' 00.00" E
9	9-10	2552.0000	90.00°	15.00' 00.00" E
10	10-11	2552.0000	90.00°	15.00' 00.00" E
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61	61-62	2552.0000	90.00°	15.00' 00.00" E
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64	64-65	2552.0000	90.00°	15.00' 00.00" E
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67	67-68	2552.0000	90.00°	15.00' 00.00" E
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77	77-78	2552.0000	90.00°	15.00' 00.00" E
78	78-79	2552.0000	90.00°	15.00' 00.00" E
79	79-80	2552.0000	90.00°	15.00' 00.00" E
80	80-81	2552.0000	90.00°	15.00' 00.00" E
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83	83-84	2552.0000	90.00°	15.00' 00.00" E
84	84-85	2552.0000	90.00°	15.00' 00.00" E
85	85-86	2552.0000	90.00°	15.00' 00.00" E
86	86-87	2552.0000	90.00°	15.00' 00.00" E
87	87-88	2552.0000	90.00°	15.00' 00.00" E
88	88-89	2552.0000	90.00°	15.00' 00.00" E
89	89-90	2552.0000	90.00°	15.00' 00.00" E
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111	111-112	2552.0000	90.00°	15.00' 00.00" E
112	112-113	2552.0000	90.00°	15.00' 00.00" E
113	113-114	2552.0000	90.00°	15.00' 00.00" E
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180	180-181	2552.000		



GOBIERNO DE PUERTO RICO
INSTITUTO DE CULTURA PUERTORRIQUEÑA
Programa Patrimonio Histórico Edificado

2 DE NOVIEMBRE DE 2022

Arqta. María Cintrón Flores
Secretaria Interina

DEPARTAMENTO DE DESARROLLO ECONÓMICO Y COMERCIO

Oficina de Gerencia de Permisos

PO Box 41179

San Juan, Puerto Rico 00940-1179

NO OBJECCIÓN

CASO OGPE:	2019-252023-SRA-061322
DESCRIPCIÓN:	THE DAWN AT DORADO
MUNICIPIO:	DORADO
UBICACIÓN:	LOTE 24 CARRETERA 693, BARRIO HIGUILLAR
CATASTRO:	037-000-003-29
CALIFICACIÓN:	RT-1
PROPIETARIO:	GERARD GIL BONAR
PROPONENTE:	GERARD GIL BONAR

El Instituto de Cultura Puertorriqueña (ICP), por medio de su Programa de Patrimonio Histórico Edificado (ICP-PPHE), ha examinado el proyecto de referencia para determinar si afecta Propiedades de Valor Histórico y Arquitectónico que estén protegidas, o sean elegibles a serlo, bajo las leyes y reglamentos que nuestra agencia tiene responsabilidad de administrar, como agencia primaria, endosante o recomendante. Estas leyes y reglamentos incluyen, entre otros:

1. La Ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en especial el inciso 4(a)(7), “Determinar que edificios o estructuras son de valor histórico o artístico en Puerto Rico. (...)” y el inciso 4(a)(8), “Asesorar a la Junta de Planificación en la reglamentación de construcción en aquellas zonas que determine como zonas de valor histórico. (...)”.
2. La Ley 89 del 21 de junio de 1955 S.E., Ley Orgánica del Instituto de Cultura Puertorriqueña, en su inciso 4(b)(3) según enmendado por la ley 119 del 26 de septiembre de 2005, que permite “adoptar, enmendar o derogar, por conducto de su Junta de Directores, las reglas que gobiernen [el] funcionamiento y el descargo de los poderes” concedidos e impuestos al ICP por ley, y la imposición de multas administrativas y/u otras sanciones por su incumplimiento o violación.
 - a. Reglamento de Procedimientos Administrativos del Programa de Patrimonio Histórico Edificado del Instituto de Cultura Puertorriqueña registrado en el Departamento de Estado como Reglamento Núm. 7746 con vigencia del 3 de abril de 2009.

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787.724.0700 | www.icp.pr.gov



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CATASTRO: 037-000-003-29
CALIFICACIÓN: RT-1
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3. Ley Núm. 161 de 1 de diciembre de 2009, S.E., Ley para la Reforma del Proceso de Permisos de Puerto Rico, Artículo 1.5, inciso 31, el Instituto de Cultura Puertorriqueña es identificado como una de las agencias gubernamentales concernidas y con injerencia sobre el proceso de evaluación de solicitudes para el desarrollo y uso de terrenos, consultas, permisos, licencias, certificaciones, autorizaciones o cualquier trámite para la operación de negocios en Puerto Rico. Esta Ley establece claramente el requerimiento de autorización escrita previa del ICP para toda intervención y operación en las propiedades incluidas en el Registro de Sitios y Zonas Históricas de Puerto Rico, *plazas de recreo* y centros fundacionales (ver Reglamento Conjunto).
 - A. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021. Tomo X: Conservación de Recursos Históricos
 - B. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021. Tomos II, III, IV, VI, VII, IX (ver anejo 1 con identificación de Reglas correspondientes).
4. La Ley Núm. 183 de 21 de agosto de 2000, S.E., Ley Orgánica de la Oficina Estatal de Conservación Histórica, Artículo 7(b) y Artículo 8 (b), establece implícitamente el requerimiento de la recomendación favorable previa del ICP en permisos para proyectos que cuenten con fondos, permisos o asistencia de alguna agencia federal para realizar intervenciones que puedan impactar propiedades localizadas en el territorio de Puerto Rico que hayan sido incluidas en el Registro Nacional de Lugares Históricos en Washington o sean elegibles al mismo.¹
5. Ley Núm. 60 de 1 de julio de 2019, S.E., Código de Incentivos de Puerto Rico, Capítulo 7 Infraestructura y Energía Verde, Sección 2071.01, Inciso 1: Se provee para que un negocio establecido, o que será establecido, en Puerto Rico por una Persona, organizado o no bajo un nombre común, pueda solicitarle al Secretario del DDEC la Concesión de Incentivos cuando la Entidad se establece en Puerto Rico para dedicarse a una de las siguientes actividades elegibles: Realizar obras de mejoras, restauración o reconstrucción de edificios existentes, u obras de reestructuración o nueva construcción en solares baldíos en las **Zonas Históricas de Puerto Rico**, y los alquileres de tales edificios localizados en tales zonas una vez hayan sido mejorados, restaurados, reconstruidos, reestructurados o construidos, según sea el caso. Se requiere la Recomendación del ICP.
6. La exigencia de endoso o comentario del ICP aplicable a propiedades designadas de valor histórico y arquitectónico por otros medios, tales como:
 - a. Resolución de la Asamblea Legislativa.
 - b. Monumentos Históricos designados por la Junta de Directores del ICP.
 - c. Propiedades designadas por un plan de ordenamiento territorial de un Municipio Autónomo y que esté en vigor, o por el Plan de Uso de Terrenos de Puerto Rico.
 - d. Ser declaradas históricas en un plan especial de zonificación.
 - e. Otras propiedades referidas por cualquier componente del Sistema Unificado de Información/Single Business Portal (SUI/SBP), la Oficina de Permisos de un Municipio

¹ La OECH asiste a las agencias federales en el proceso de cumplimiento con el 54 USC 306108 (Sección 106 de la Ley de Preservación Histórica Nacional) y el 36 CFR Parte 800: Protección de Propiedades Históricas, pero esta consulta no sustituye los permisos ni las recomendaciones requeridos en Puerto Rico para intervenciones en propiedades históricas en virtud de la Ley 161-2009, según enmendada, Ley para la Reforma del Proceso de Permisos de Puerto Rico y la Ley 89-1955, según enmendada, Ley Orgánica del Instituto de Cultura Puertorriqueña.



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CATASTRO: 037-000-003-29
CALIFICACIÓN: RT-1
PROPIETARIO: GERARD GIL BONAR
PROPONENTE: GERARD GIL BONAR
FECHA: 2 DE NOVIEMBRE DE 2022
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Autónomo con poder de otorgar permisos, la Junta de Planificación, el Programa de Arqueología y Etnohistoria del ICP, u otra agencia o entidad de gobierno con poder reglamentario.

7. Petición a solicitud voluntaria de un propietario o derechohabiente de una propiedad.

De acuerdo a nuestros expedientes y la información provista:

1. Esta propiedad no tiene valor histórico ni arquitectónico.
2. Se solicita la variación no sustancial para lotificar 4 lotes y tres fases: Fase 1. Desarrollo de un hotel, Fase 2. Desarrollo hospedaje especializado en envejecientes, Fase3. Remanente para uso comercial.
3. La variación propuesta no implica impacto adverso a recursos culturales pertenecientes al patrimonio histórico construido.

Por lo tanto, se emite una determinación de **NO OBJECIÓN A LA VARIACIÓN PROPUESTA.**

Esta evaluación no incluye los elementos a evaluarse conforme a la Ley 112-1988, Ley para la Protección del Patrimonio Arqueológico Terrestre, lo cual debe hacerse mediante solicitud separada al Programa de Arqueología y Etnohistoria del ICP. Las evaluaciones de ambos programas son necesarias para concluir el proceso con esta agencia.

Este documento tiene vigencia de un (1) año a partir de su emisión.

Sin otro particular, quedo.

Mildred González Valentín, BDA, MARq.
Subdirectora
Programa Patrimonio Histórico Edificado

MGV/ejc

Cc: Elliott J. Cruz, Conservacionista IV, Evaluador caso ICP-PPHE
Expediente caso ICP-PHE

ANEJO 1

1. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021.
Tomo X: Conservación de Recursos Históricos
 - a. Capítulo 10.2 Conservación de Sitios Históricos, Zonas Históricas y Centros Fundacionales,
 1. Regla 10.2.2 Requerimiento Expedición de Permisos y Recomendaciones en Sitios y Zonas Históricas, Sección 10.2.2.3, Sección 10.2.2.4, Sección 10.2.2.3 y Sección 10.2.2.4
 2. Regla 10.2.5 Normas Generales de Intervención
 3. Regla 10.2.7 Intervención en Espacios Públicos y Estacionamientos donde ubican Sitios y Zonas Históricas
 4. Regla 10.2.8 Obras en las Plazas, Plazuelas, Plazas de Recreo y en las Propiedades Circundantes a éstas, en Zonas Históricas Designadas o en Proceso de Designación
 5. Regla 10.2.9 Estacionamiento en Sitios y Zonas Históricas
 6. Regla 10.2.10 Rótulos, Cortinas y Toldos en Sitios y Zonas Históricas
 7. Regla 10.2.11 Conservación del Patrimonio Inmueble, Sección 10.2.11.5 Requerimiento de Recomendaciones o Certificaciones



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2. Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operaciones de Negocios (RC-2020); registrado en el Departamento de Estado de Puerto Rico bajo el Número 9233 con vigencia de 2 de enero de 2021. Tomos II, III, IV, VI, VII, IX
- a. Regla 2.1.8, Sección 2.1.8.7, Inciso “b”: Todo proyecto público o privado que conlleve movimiento de terreno, excavación, extracción de corteza terrestre o construcción, reconstrucciones o canalizaciones deberá solicitar a la División o Unidad de Evaluación Ambiental (DECA) la recomendación del ICP sobre Arqueología y Conservación Histórica, ya sea a través de la OGPe, los Municipios Autónomos con Jerarquía 1 a la III o el Profesional Autorizado.
 - b. Regla 2.2.8, Inciso c-10: Consultas de Ubicación a proyectos de mejoras públicas municipales en propiedades y estructuras que ubiquen en los centros fundacionales, dentro de Zonas Históricas o designadas como sitio histórico deberán contar con la recomendación del ICP, previo comienzo de la obra.
 - c. Regla 2.3.1: El PA requerirá una Recomendación del ICP en todo aquel permiso único a otorgarse en las estructuras oficialmente designadas e incluidas en el Registro de Sitios y Zonas Históricas de la JP y en los centros fundacionales de los Municipios. Los permisos y determinaciones finales a un permiso de construcción y para la demolición, reparación, restauración o remodelación de una estructura con valor histórico requerirán de la recomendación del ICP.
 - d. Regla 3.2.1 Permisos de Construcción, Sección 3.2.1.2, inciso “l”: El proyecto que se encuentre en una zona histórica, centros urbanos tradicionales y yacimientos arqueológicos, la OGPe, Los Municipios Autónomos con jerarquías de la I a la III o los PA, requerirán la recomendación escrita del ICP antes de autorizar cualquier permiso de construcción, conforme a la Regla 10.2.11 de Conservación del Patrimonio Inmueble, en el Tomo X de este Reglamento Conjunto.
 - e. Regla 3.2.2, inciso “b-6”: Si el proyecto se encuentre en una zona histórica, centros urbanos tradicionales y yacimientos arqueológicos, la OGPe, los Municipios Autónomos con Jerarquía I a la III, o los PA, requerirán la recomendación escrita del ICP antes de autorizar la actividad de demolición. En caso de ser una propiedad histórica, estará conforme a lo establecido en este Reglamento Conjunto sobre Conservación de Sitios y Zonas Históricas, entiéndase Tomo X, o cualquier documento formal emitido por las Entidades Gubernamentales Concernidas cuando existe una situación de emergencia previamente decretada por el Gobierno de Puerto Rico o el Gobierno Federal.
 - f. Regla 3.2.4 Obras Exentas de Permisos de Construcción
 - 1. Sección 3.2.4.1 Actividades que no se consideran obras de Construcción, inciso “c”: Cuando la actividad se vaya a realizar en Sitios y Zonas Históricas así declaradas por la JP, el ICP o la Asamblea Legislativa, o en otras áreas especiales donde así se establezca mediante Reglamento o resolución, deberá obtener la autorización correspondiente del ICP, mediante una solicitud de recomendación de arqueología y conservación histórica (“SRA”).
 - 2. Sección 3.2.4.2 Obras de Carácter Menor Exentas, inciso “b”: Cuando la obra exenta se vaya a realizar en Sitios y Zonas Históricas así declaradas por la JP, el ICP o la Asamblea Legislativa, o en otras áreas especiales donde así se establezca mediante Reglamento o resolución, deberá obtener la autorización correspondiente del ICP, mediante una solicitud de recomendación de arqueología y conservación histórica (“SRA”).
 - g. Regla 3.5.9 Permiso Formal para la Extracción, Excavación, Remoción y Dragado de los Componentes de la Corteza Terrestre, Sección 3.5.9.4, inciso “u”: Recomendación del ICP para el área donde se propone la extracción, cuando la misma haya sido predeterminada por ICP o la Asamblea Legislativa como zona de valor histórico o arqueológico.
 - h. Regla 3.7.1 Permiso Único, Sección 3.7.1.7, inciso “g”: Se requerirá la recomendación del ICP en Sitios y Zonas históricas antes de expedir este tipo de permiso para actividades cuya duración exceda de treinta (30) días.
 - i. Regla 4.4.1.2 Licencias Traficantes al Detalle de Bebidas Alcohólicas, Sección 4.4.1.2, inciso “c”: Recomendación del ICP en los casos en que la propiedad ubique en una zona histórica
 - j. Regla 6.1.27 Distrito S-H: Sitio Histórico, Sección 6.6.27.2 (ver Tabla 6.85 – Usos permitidos en Distrito S-H) y Sección 6.1.27.4 (ver Tabla 6.86 – Parámetros de Diseño Distrito S-H).
 - k. Regla 6.1.28 Distrito C-H: Conservación Histórica, Sección 6.1.28.2 (ver Tabla 6.87 – Usos permitidos en Distrito C-H) y Sección 6.1.28.4 (ver Tabla 6.88- Parámetros de Diseño Distrito C-H).
 - l. Regla 7.3.6 Centro Urbano (CU), Sección 7.3.6.1, Inciso “d”: Toda intervención en los centros urbanos delimitados se hará en conformidad con el Plan de Ordenación Territorial, Plan de área del Centro Urbano Tradicional o Plan de Rehabilitación del Centro Urbano, cumpliendo con las disposiciones de la Regla 10.2.11 en el Tomo X de este Reglamento Conjunto.
 - m. Capítulo 9.1 Obras Eléctricas, Sección 9.1.2.2 inciso “k”: Los permisos y autorizaciones en Sitios y Zonas Históricas, Plazas de recreo y bloques circundantes, entiéndase centros fundacionales de los pueblos requerirán de la recomendación del ICP.
 - n. Capítulo 9.6 Obras de Acueductos y Alcantarillados, Sección 9.6.2.2, Inciso “l”: Los permisos y Autorizaciones en Sitios y Zonas Históricas, plazas de recreo y bloques circundantes, entiéndase centros fundacionales de los pueblos requerirán de la recomendación del ICP.
 - o. Capítulo 9.8 Sistemas Individuales de Disposición de Desperdicios Domésticos (SIDDD), Sección 9.8.3.1, inciso “d”.
 - p. Capítulo 9.11 Proyectos de Construcción, Instalación y Ubicación de Torres e Instalaciones de Telecomunicaciones, Sección 9.11.6.3, inciso “e” Zonas Históricas y Centros Fundacionales.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
PO Box 491
Boquerón, PR 00622



In Reply Refer To:
FWS/R4/CESFO/72051-031

Andrew G. Bonilla Seda
GEC Group
Box 193851
San Juan, Puerto Rico 00919-3851

Re: The Dawn at Dorado Hotel Bo. Higuillar,
Dorado, Puerto Rico

Dear Mr. Bonilla:

Thank you for your December 12, 2021, letter requesting consultation regarding the construction of a hotel and elderly home in Dorado. The project is requesting financial assistance from the Department of Agriculture Rural Development (USDA-RD). Our comments are issued as technical assistance in accordance with the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.) and the Endangered Species Act (16 U.S.C. 1531 et seq. as amended).

The project consists of the construction of “The Dawn at Dorado” Hotel a four story, 107 room structure with associated parking lot. The hotel will be built as the first phase; the elderly home will be 3 stories and 88 rooms and will be built as a second phase. The property has an approximate area of 5.98 cuerdas. The proposed project is located south of PR 693 and between two existing residential projects.

You have identified the following species to be within the action area:

Puerto Rican Boa	<i>Epicrates inornatus</i> , now known as <i>Chilabothrus inornatus</i>
Puerto Rican Crested Toad	<i>Peltophryne lemur</i>
flowering plant	<i>Chamaecrista glandulosa</i> var. <i>mirabilis</i>

Documentation provided and aerial images indicate that this site was previously cleared and partially filled sometime in 2010 and has continually been maintained in grass and free of woody vegetation since. Based on the land use history of the action area, you have concluded that the project is not likely to adversely affect the fauna/flora of the area.

We have reviewed the information provided in your letter and our files and concur with your determination that the proposed action may affect, but is not likely to adversely affect, the above referenced species. No adverse impacts to designated critical habitat are anticipated.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on his action, if you have any questions please contact Félix López of my staff at (787) 510-5208.

Sincerely yours,

EDWIN MUNIZ

Edwin E. Muñiz
Field Supervisor

Digitally signed by EDWIN
MUNIZ
Date: 2022.02.08 11:55:21
-04'00'

fhl

cc:

DNER, San Juan O-SE-CCH01-SJ-01520-23042019
OGPe, San Juan 2019-252023-DEA-002791



Recomendaciones

Hotel Hilton Garden Inn

Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Privada en:

Dirección Física

PR-693, KM. 8.6, BO. HIGUILAR
, PR

Dorado Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Dueño

Eugenio Alemany

Certificado por

Arquitecto: EUGENIO ALEMANY, Lic. No. 12456

Cabida

Cabida según escritura: 22509.12 metros cuadrados

Condiciones Especiales

División de Salud y Seguridad – SALUD Se incluyen comentarios correspondientes a Salud para el proyecto propuesto. Evaluado por OGPe - Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios, Reglamento Conjunto (vigente). Esta recomendación favorable no garantiza el otorgamiento del permiso o de la licencia sanitaria. Disponiéndose, además, que deberá cumplir con los requisitos. El proyectista cumplió con los requisitos de presentación de la OGPe. Además, el proyectista presentó ante la OGPe la documentación necesaria mediante certificación a tono con la Ley Núm. 135 de 15 de junio de 1967, según enmendada, conocida como la "Ley de Certificación de Planos o Proyectos." Por lo cual, en lo que corresponde a salud, la OGPe recomienda de manera favorable esta solicitud de recomendaciones para este proyecto, siempre y cuando cumpla con los requisitos para el diseño propuesto establecidos en el Tomo IV Capítulo 4.3 del Reglamento Conjunto para las estructurales pertinentes para la operación propuesta. Además, deberá cumplir con las disposiciones de Ley ADA y el Plan de Manejo de Desperdicios Sólidos y/o Exención de ADS.

Condiciones Generales

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos

Fecha de Expedición:

13/SEP/2023





Recomendaciones

Hotel Hilton Garden Inn



Lcdo. Félix E. Rivera Torres
Secretario Auxiliar de la OGPe





NEGOCIADO DE PREVENCIÓN DE INCENDIOS

DIVISIÓN TÉCNICA

Recomendaciones - Bomberos

HOTEL HILTON GARDEN INN

Proyecto

2023-506866-SRS-073829

Dueño(s) o Solicitante:

Arq. Eugenio Alemañy Alvares

Dirección Física:

Calle Baldorioty #64, Urb.
Colimar, Guaynabo, PR, 00969

Estimado (a) Eugenio Alemañy Alvares:

Hacemos acuse de recibo de la notificación recibida a este Negociado de Prevención de Incendios sobre el asunto en referencia. Le informamos que el Cuerpo de Bomberos no tiene objeción al desarrollo del proyecto siempre y cuando se cumpla con el Código International Fire Code 2018", enmendado en el PRBC 2018.

Condiciones Generales

Se recomienda de manera favorable este proyecto, toda vez que cumple con los requisitos, en cuanto a medios de salida, equipos de protección contra incendios y medidas de seguridad en general, conforme establece el "Puerto Rico Fire Code 2018" y el Puerto Rico Codes 2018, según la evaluación y recomendación emitida por el Cuerpo de Bomberos de Puerto Rico. Esta recomendación está basada en el memorial explicativo, planos y documentos del proyecto presentados a la OGPe. Se advierte que los requerimientos adicionales podrán requerirse como parte de la Inspección, por lo que esta recomendación no le exime de una inspección en cualquier momento razonable para velar porque se cumpla con la Reglamentación Vigente, conforme se establece en el Capítulo 4.2 del Reglamento Conjunto de 2019. Esta Recomendación no le garantiza el otorgamiento del permiso que se requiera por cualquier otro organismo gubernamental.

Nota: Grupo- R1 100,870 p/c Aprox. 7-niveles


Insp. I Ivan Rosado Maestre
Técnico Evaluador Planos
Negociado Prevención de Incendio
irosadom@bomberos.pr.gov





RECOMENDACIONES

15 de diciembre de 2023

ll

Lcdo. Félix Rivera Torres
Secretario Auxiliar
Departamento de Desarrollo Económico y Comercio de PR
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

CASO NÚM.: 2019-252023-SRI-076290
“THE DAWN HOTEL AT DORADO” Y
PASEO SAN ANTONIO VILLAGE
(HOTEL DE 153 HABITACIONES, ÁREA COMERCIAL
DE 17,500 PIES CUADRADOS, CENTRO DE ENVEJECIENTES
DE 80,150 PIES CUADRADOS Y REMANENTE)
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO

CASO NÚM.: 2019-252023-SRI-023440; CASO NÚM.: 2019-252023-SRI-032232
CASO NÚM.: 2019-252023-SRI-050784; CASO NÚM.: 2019-252023-SRI-068783
CASO NÚM.: 2019-252023-SRI-072770

Estimado licenciado Rivera Torres:

Hacemos referencia a los documentos recibidos digitalmente el 16 de octubre de 2023, en la Oficina de Control de Accesos de esta Autoridad, relacionados con este asunto.

Esta Autoridad revisó los planteamientos indicados en la comunicación del 12 de octubre de 2023 del Ing. Evan González Baker relacionados al proyecto propuesto e informó los siguientes comentarios, recomendaciones y requisitos:

- 
1. En lo relacionado al punto número uno de dicha comunicación, no se tiene objeción a dicha contestación, ya que el ingeniero González Baker realizó modelaciones adicionales a la intersección de las Carreteras PR-693 con la PR-6696.
 2. En lo relacionado al punto número dos, el ingeniero González Baker certifica que se realizarán mejoras en la Carretera PR-693 incorporando un carril de viraje para acceder al desarrollo propuesto, por lo que se deberán ilustrar en el plano dichas mejoras para verificar los parámetros de diseño y operación de dicho carril de viraje.
 3. El ingeniero González Baker mencionó que los conteos para reprogramar el semáforo de la intersección de la Carretera PR-693 con la Ave. José Efrón, de acuerdo a los requisitos mínimos de esta Autoridad para la reprogramación de semáforos los realizará más adelante, por lo que, no se tiene objeción a dicha solicitud, por lo que será condición "Sine Qua Non" que dichos semáforos deberán estar programados para la apertura del mismo al igual que la instalación del Controlador y el MMU.

Por lo tanto, esta Autoridad, luego de revisar los documentos radicados en el SBP del caso mencionado en el asunto, informó que no tiene objeción al proyecto propuesto, según el plano sometido, en el cual se ilustraron los siguientes detalles geométricos:

1. La media sección futura de la Carretera PR-693 de 10.30 metros, medidos desde el eje central de dicha vía estatal, la cual consiste de un pavimento de rodaje de 7.30 metros, franja de siembra de 1.50 metros y acera de 1.50 metros.
2. El acceso al proyecto, a través de la Avenida Principal Norte, existente al este de la propiedad, retirado a una distancia de 12.19 metros de la media sección futura de la Carretera PR-693, excluyendo los radios de curvatura.
3. Las áreas de carga y descarga dentro del predio del proyecto, de forma tal que no afectan el flujo de tránsito en la vía pública municipal ni en el acceso.

No obstante, **será condición "Sine Qua Non"** que se deberán cumplir con los siguientes requisitos, recomendaciones y comentarios:

1. Se deberá dedicar a uso público, a favor del Departamento de Transportación y Obras Públicas, la franja de terreno adicional que sea necesaria para completar la media sección futura de 10.30 metros de la Carretera PR-693, mediante la escritura correspondiente. Se deberá ilustrar e identificar en el plano dicha franja de terreno como "Franja De Terreno A Ser Dedicada A Uso Público A Favor Del Departamento De Transportación Y Obras Públicas" e incluir una tabla de estado de área para dicha franja. En donde la servidumbre de paso existente de la carretera sea mayor o igual que la requerida, la misma permanecerá inalterada.

- 
2. No se permitirá la construcción de verja ni estructura alguna dentro de la media sección futura de la Carretera PR-693.
 3. El largo y la transición del carril de viraje a la izquierda propuesto en la Carretera PR-693 deberá ser 35.00 metros mínimo cada uno. Se deberá ilustrar en el plano dichas dimensiones.
 4. El ancho, largo y la transición del carril de deceleración propuesto en la Carretera PR-693 deberá cumplir con el Manual de Diseño de Carreteras, vigente.
 5. Se deberán proveer suficientes espacios de estacionamientos dentro del predio del proyecto, de forma tal, que estos no ocurran en los márgenes de la Carretera PR-693 ni en la calle municipal.
 6. Para los estacionamientos propuestos cerca del límite de la media sección futura de la Carretera PR-693, se deberán instalar “Wheel Stop” a una distancia mínima de 0.91 metro del límite de dicha media sección futura. Se deberán ilustrar en el plano dichos aditamentos y dichas distancias.
 7. Se deberá instalar una verja sobre un muro de hormigón de ocho pulgadas de alto en el límite de colindancia del proyecto con la media sección futura de la Carretera PR-693. Se deberá ilustrar e identificar en el plano dicha verja sobre el muro e incluir un detalle transversal del mismo.
 8. El diseño del proyecto propuesto deberá cumplir con los criterios establecidos por el American Disabilities Act (ADA), para el diseño de aceras, rampas y accesos peatonales, así como los espacios de estacionamientos para personas con diversidad funcional. Los espacios de estacionamientos para personas con diversidad funcional deberán cumplir con lo establecido en el 2010 Standards for Accessible Design en el capítulo 2 (ADA Chapter 2: Scoping Requirements; 208 parking spaces) y en el capítulo 5: General Site and Building Elements). Las rampas para personas con diversidad funcional deberán diseñarse de acuerdo a los planos modelos de esta Autoridad, por lo que se deberá hacer referencia a dichos Planos Modelos, ADA 01 – 08 de junio de 2012.
 9. Se deberán incluir en los planos el plan de mantenimiento de tránsito (MOT, por sus siglas en inglés), el marcado de pavimento y la rotulación final, que cumplan con el “Manual on Uniform Traffic Control Devices for Streets and Highways” (MUTCD), Edición 2009, con el Manual de Rotulación para las Vías Públicas de Puerto Rico, Edición 2020 y con el Manual de la “American Association Of State Highway and Transportation Officials” (AASHTO). Se deberán indicar en el plano los rótulos, los cuales deberán estar en el idioma español y las distancias requeridas, las cuales deberán estar en metros.
 10. Se deberá obtener el endoso del Municipio de Dorado con relación al acceso y a las mejoras que sean necesarias en la vía municipal.

- 
11. El Artículo 31 del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, establece que el concesionario vendrá obligado a relocalizar cualquier poste del tendido eléctrico, de teléfono, de alumbrado o de otro tipo o tuberías utilizadas para servicios públicos y cualquier obstáculo que pudiera interferir con las obras o facilidades propuestas para lo cual deberá obtener el permiso de la agencia o compañía correspondiente. Los gastos en que se incurran serán sufragados por dicho concesionario. A su vez, se deberá cumplir con el “Roadside Design Guide”, vigente.
 12. De requerirse la instalación de infraestructura nueva o la relocalización de infraestructura existente (tales como: tubería de agua potable, sanitaria, Cable TV, etc.) dentro de la servidumbre de paso existente de la Carretera PR-693, éstas deberán cumplir con la Política de Acomodo de Utilidades dentro del ROW de Carreteras de esta Autoridad, con el “Roadside Design Guide”, vigente y las normas de seguridad de la “American Association Of State Highway and Transportation Officials” (AASHTO). Se deberán someter los planos incluyendo la nueva infraestructura propuesta o a ser relocalizada para la evaluación correspondiente, si aplica.

El incumplimiento de cualquiera de estos requisitos y comentarios o información falsa ilustrada en los planos sometidos será razón suficiente para la revocación del endoso concedido.

El proponente deberá someter el plano corregido del proyecto y la evidencia de pago del cargo de exacción por impacto de \$313,225.00 o del acuerdo de pago debidamente formalizado con el Área de Finanzas de esta Autoridad en la Oficina de Gerencia de Permisos para obtener el permiso reglamentario de la Oficina Regional de Arecibo del Departamento de Transportación y Obras Públicas por el procedimiento de Certificación de Planos de Construcción. Deberá coordinar con dicha oficina regional todo lo relacionado al marcado de pavimento, al plan para el mantenimiento de tránsito, a la rotulación final, a los desagües pluviales y cualquier otra obra que afecte las vías estatales.

Esta comunicación tiene un año de vigencia, no constituye una autorización para comenzar obra de construcción alguna, por lo que se deberán cumplir con los requisitos indicados en la misma y aplica al proyecto “The Dawn Hotel at Dorado y Paseo San Antonio Village”, el cual consiste de 153 habitaciones de hotel, 17,500 pies cuadrados de área comercial, centro de envejecientes de 80,150 pies cuadrados y remanente para futuro desarrollo de usos comerciales, propuesto en el predio de terreno de referencia. No obstante, para el proyecto mencionado en el asunto, será condición “sine qua non” que la Oficina de Gerencia de Permisos no expedirá permisos de uso hasta tanto el Departamento de Transportación y Obras Públicas, conforme al Reglamento para Certificación de Planos de Construcción (Ley 7 del 19 julio de 1985 y Reglamento #3836 del 7 de febrero de 1989) apruebe preliminarmente las obras, según los Planos Certificados. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a dicha Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen

Lcdo. Félix Rivera Torres
Caso Núm.: 2019-252023-SRI-076290
15 de diciembre de 2023
Página 5/5

Para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse con la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 52805, haciendo referencia al número de control de esta carta. Las llamadas y visitas serán atendidas los días laborables de 8:30 a 11:00 de la mañana y de 1:00 a 2:30 de la tarde.

Cordialmente,



Lissette Lugo Colón, PE
Directora
Área de Ingeniería de Tránsito y Operaciones

5005-JRZH-GAG-grh
Ref. C#5005-19-107



GOBIERNO DE PUERTO RICO

Departamento de Desarrollo Económico y Comercio
Oficina de Gerencia de Permisos

26 de marzo de 2020

Arq. Eugenio Alemañy
PMB 354 PO Box 7891
Guaynabo, PR 00970

Determinación de Variación No Sustancial

2019-252023-PCD-006222

The Dawn at Dorado

Carr 693 Lote 24

Bo. Higuillar

Dorado Puerto Rico, 00646

2019-252023-DEA-002791

Estimado arquitecto Alemañy:

La División de Evaluación de Cumplimiento Ambiental (DECA) evaluó la petición de Determinación de Variación No Sustancial, relacionada con el proyecto de referencia.

Este proyecto obtuvo cumplimiento ambiental mediante el documento ambiental Núm. 2019-252023-DEA-002791, con fecha del 12 de junio de 2019. Bajo este documento se propone el desarrollo de un proyecto en dos (2) fases en una finca con cabida total de 5.98 cuerdas: la primera fase será la construcción del hotel “The Dawn at Dorado”, con un área de 79,315 pies cuadrados con capacidad de 107 habitaciones, 4 niveles, un área de apoyo de 23,492 pies cuadrados y 186 estacionamientos; la segunda fase será la construcción de una Egida o “Home Care” de 88 habitaciones, con 3 niveles y 58 estacionamientos.

Ahora mediante esta Pre-Consulta se solicita evaluar una Solicitud de “Variación No-Sustancial” en la que se propone hacer una enmienda al proyecto aprobado para atemperarlo a las condiciones del mercado y poder diversificar los usos propuestos para lograr el financiamiento necesario de la banca privada. La enmienda propuesta propone lotificar la finca en cuatro (4) lotes y fases.

- La Fase-1 propone un Hotel con un área de construcción de 191,596 pies cuadrados, los cuales incluyen 14,457 pies cuadrados para usos accesorios comerciales. El edificio principal del Hotel consiste de seis pisos y el área para usos accesorios comerciales es de una sola planta. El Hotel tendrá 120 habitaciones. El mismo ubica en un predio de terreno de 12,512.5000 metros cuadrados. El proyecto propone 203 espacios de estacionamientos, de los cuales 194 son de tamaño regular, 8 de impedidos, 1 de carga y descarga.
- La Fase-2 propone un Hospedaje con un área de construcción de 59,161 pies para un Hospedaje Especializado o “Nursing Home para el cuidado de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín

OGPE

interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El área bruta de piso de este nivel es de unos 18,463 pies cuadrados y ubica en un predio de terreno de 6,102.2700 metros cuadrados. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 54 habitaciones con facilidades de una y dos camas y baños y 8 suites privadas con facilidades para una cama y baño. El área bruta de piso de ambos niveles es de unos 40,698 pies cuadrados para un total de área bruta de piso en los tres niveles de unos 59,161.00 pies cuadrados y un total de 70 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El proyecto del Hospedaje cuenta además con 61 estacionamientos de los cuales 54 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

- La Fase-3 propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,926.4500 metros cuadrados.

El proyecto propuesto se enfoca en mantener el mismo uso comercial y de servicios para todos los lotes y en la misma área de espacio que estaba contemplada a ser impactada en el proyecto original. Por lo que no se modifica el impacto ambiental contemplado originalmente y no constituye una variación no sustancial.

Luego de la evaluación correspondiente y dado todo lo antes señalado, mediante la presente comunicación, y de acuerdo con la Regla 139 (B) del RPEA de la JCA, la DECA entiende que la petición sometida ante la OGPe no constituye una variación sustancial al concepto original presentado para el proyecto, por lo que no requerirá de ningún trámite adicional como parte del proceso de planificación ambiental. A tales efectos, la Determinación de Cumplimiento Ambiental, 2019-252023-DEA-002791, con fecha del 12 de junio de 2019, emitida para el proyecto, continúa vigente incorporándose a la misma la variación propuesta.

Le recordamos que deberá presentar esta comunicación con la Determinación de Cumplimiento Ambiental al momento de acudir a las Entidades Gubernamentales concernidas donde se le requiera la correspondiente evidencia de cumplimiento ambiental.

Cordialmente,





Lotificación Ministerial (PCU-MI)

Paseo San Antonio, Inc.

Datos de Localización

De conformidad con las disposiciones contenidas en las leyes y los reglamentos vigentes, se expide la presente Lotificación Ministerial, Privado, para las obras a realizarse en un predio de terreno ubicado en:

Dirección Física

LOTE 24 CARR 693 BO HIGUILLAR
Dorado, Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Coordenadas Lambert

(X/Y): 215487.06885384 / 269859.34685203

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Colindantes

Este : DEVELOPMENT C E
Norte : INC THC UNIVERSAL
Sur : PALMAS PASEO LAS
Oeste : JORGE LOSADA GONZALEZ
GULLERMO VILLAMARZO FERNANDEZ
EDGAR REYES COLON

Dueño

Gerard Gil Bonar

Proyectista

Agrimensor: Carlos Pagan, Lic. No. 5380

Infraestructura existente

Acueductos (AAA), Alcantarillado (AAA), Electricidad (AEE), Vía municipal de acceso (Municipio), Vía estatal de acceso (DTOP)

Tipo de Acceso

Privado, Público

Tipo de Solicitud

Nueva

Datos de permiso

Lotificación Ministerial, Privado

Detalles de la Obra

Cantidad de Solares	Tipo de Uso	MC	%
1	Remanente	2966.6803	12.63
1	Calles (D.U.P)	170.9761	0.73
1	Acceso Privado	1132.2362	4.82
2	Turístico	19219.4259	81.82

Condiciones Generales

A tenor con la Ley Núm. 161 para la Reforma del Proceso de Permisos de Puerto Rico, será responsabilidad del dueño de la obra instalar un rótulo en la entrada principal de la propiedad donde se llevará acabo la obra y cargar evidencia del mismo en el sistema electrónico de la OGPe, según dispuesto en el Reglamento Conjunto.





Lotificación Ministerial (PCU-MI)

Paseo San Antonio, Inc.

La autorización aquí emitida no tiene el propósito ni alcance de anular cualquier restricción privada (servidumbre en equidad) que resulten inconsistentes con el permiso aquí concedido. La parte que se sienta así agraviada, podrá radicar un procedimiento civil de sentencia declaratoria e interdicto en el Tribunal de Primera Instancia con competencia.

Todo permiso de construcción expedido bajo las disposiciones del Reglamento Conjunto, quedará sin efecto si luego de haberse expedido éste las obras certificadas no fuesen comenzadas dentro del término de dos (2) años a partir de la fecha de su expedición o si dichas obras una vez comenzadas, no fuesen terminadas dentro del término prescrito en el mismo o no se cumpla con disposiciones establecidas por la OGPe o la Junta de Planificación.

Una parte adversamente afectada por una actuación, determinación final o resolución de la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique, podrá presentar una solicitud de revisión administrativa ante la División de Revisiones Administrativas, dentro del término jurisdiccional de veinte (20) día contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la solicitud de revisión administrativa, la división correspondiente de la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, elevará a la División de Revisiones Administrativas de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.

La parte recurrente utilizará el mecanismo que proveerá el Sistema Unificado de Información al presentar el recurso electrónicamente ante la División de Revisiones Administrativas para notificar simultáneamente a la Oficina de Gerencia de Permisos, a la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique. Además, la parte recurrente notificará copia de la solicitud de revisión administrativa, por correo certificado con acuse de recibo u mediante otro mecanismo dispuesto por reglamento, a las partes, incluyendo a la Oficina de Gerencia de Permisos, la Junta Adjudicativa, los Municipios Autónomos con la Jerarquía de la I a la V, el Profesional Autorizado, según aplique, y a los interventores, dentro del término de cuarenta y ocho (48) horas desde la presentación de la solicitud. La oportuna notificación es un requisito de carácter jurisdiccional y su cumplimiento deberá ser certificado y evidenciado oportunamente ante la División de Revisiones Administrativas.

El Juez Administrativo de la División de Revisiones Administrativas tendrá un término de quince (15) días para determinar si acoge la misma. Si en este término se denegase o no se emitiese una determinación a esos fines, en cuyo caso se entenderá rechazada de plano, perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones desde que se notifique la denegatoria o desde que expiren esos quince (15) días, según sea el caso.

La División de Revisiones Administrativas dispondrá de las solicitudes acogidas ante su consideración dentro de un periodo de noventa (90) días naturales desde su presentación. Dicho término podrá ser prorrogado por treinta (30) días adicionales contados a partir de la fecha de vencimiento, en casos excepcionales. Si la División de Revisiones Administrativas no adjudicara la solicitud dentro del término aquí dispuesto, dicho foro perderá jurisdicción sobre la misma y comenzará a decursar el término de treinta (30) días para recurrir al Tribunal de Apelaciones. Las resoluciones de la División de Revisiones Administrativas serán consideradas determinaciones finales de la Oficina de Gerencia de Permisos.

La presentación de una solicitud de revisión administrativa no es un requisito jurisdiccional previo a la presentación de una solicitud de revisión de decisión administrativa ante el Tribunal de Apelaciones. No obstante, su oportuna presentación paralizará los términos para recurrir ante dicho Tribunal.

Cualquier parte adversamente afectada por una determinación final, permiso o resolución de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la determinación final, permiso o resolución de la agencia o a partir de la fecha aplicable cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una solicitud de revisión administrativa. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo.





Notificación Ministerial (PCU-MI)

Paseo San Antonio, Inc.

Aviso

Si la OGPe determinara que el costo estimado del valor de la obra ha sido calculado incorrectamente, la OGPe, mediante orden a tales efectos, calculará el mismo y exigirá al solicitante que se paguen los derechos de conformidad con ese valor corregido.

En toda obra de construcción, cuyo costo total final de construcción resulte mayor al costo estimado, el solicitante efectuará el pago del arancel y se cancelarán estampillas adicionales por la diferencia.

En aquellos casos en que no se hayan utilizado las guías adoptadas por la OGPe y el valor final de la obra representará una diferencia de un diez por ciento (10%) adicional al costo estimado original, el solicitante efectuará el pago de arancel y se cancelarán estampillas adicionales sobre el total de la diferencia más un veinte por ciento (20%) de dicha diferencia del costo de los aranceles y la cancelación de estampillas no pagada como penalidad inicial por un estimado de costo incorrecto.

Firma / Sellos

Fecha de Expedición:

17/DEC/2021


Agrim. Josué O. Quinonez Moret
Secretario Auxiliar Interino
Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos





Núm. Caso
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CONTESTACIÓN A PRE-CONSULTA

DESCRIPCIÓN Y LOCALIZACIÓN

Nombre del Proyecto:
The Dawn at Dorado

DATOS DE PRE-CONSULTA

El Proyecto propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

Descripción	Área (metros cuadrados)	Uso Propuesto
Fase 1	12,512.5000	Hotel/Comercial
Fase 2	6,102.2700	Egida
Fase 3	2,926.4500	Remanente
Área Verde	837.1700	"Buffer Zone"
Calle Acceso	1,125.3400	Acceso
Total	23,503.7300	--



Plano Conceptual para el Proyecto (Aprobado)



CONTESTACIÓN A PRE-CONSULTA

La descripción del Proyecto aprobado es la siguiente:

La **Fase-1** propone un Hotel con un área de construcción de 191,596 pies cuadrados, los cuales incluyen 14,457 pies cuadrados para usos accesorios comerciales. El edificio principal del Hotel consiste de seis pisos y el área para usos accesorios comerciales es de una sola planta. El Hotel tendrá 120 habitaciones. El mismo ubica en un predio de terreno de 12,512.5000 metros cuadrados. El proyecto propone 203 espacios de estacionamientos, de los cuales 194 son de tamaño regular, 8 de impedidos, 1 de carga y descarga.

La **Fase-2** propone un Hospedaje con un área de construcción de 59,161 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El área bruta de piso de este nivel es de unos 18,463 pies cuadrados y ubica en un predio de terreno de 6,102.2700 metros cuadrados.

El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y 54 habitaciones con facilidades de una y dos camas y baños y 8 suites privadas con facilidades para una cama y baño.

El área bruta de piso de ambos niveles es de unos 40,698 pies cuadrados para un total de área bruta de piso en los tres niveles de unos 59,161.00 pies cuadrados y un total de 70 habitaciones con 100 camas disponibles y 10 suites privadas de una cama. El proyecto del Hospedaje cuenta además con 61 estacionamientos de los cuales 54 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,926.4500 metros cuadrados.

Paseo San Antonio, Inc. es el dueño de una finca con cabida total de 5.98 cuerdas (23,503.7320 metros cuadrados) con el número de catastro 037-000-003-29 y coordenadas lambert en el sistema NAD 83, x=215,487.0689 y=269,859.3469. Ahora, Paseo San Antonio, Inc. propone hacer una enmienda al Proyecto aprobado para atemperarlo a las condiciones del mercado y poder diversificar los usos propuestos para lograr el financiamiento necesario de la banca privada. La enmienda propuesta propone lotificar la finca en cuatro (4) lotes y fases, según se indica en la siguiente tabla:

<i>Descripción</i>	<i>Area (metros cuadrados)</i>	<i>Uso Propuesto</i>
Fase 1	12,417.1470	Hotel/Comercial
Fase 2	6,802.2789	Egida
Fase 3	2,966.6803	Remanente
Uso Publico	156.5661	PR-693
Calle Acceso	1,132.2362	Acceso
Total	23,503.7320	--



CONTESTACIÓN A PRE-CONSULTA



La descripción del Proyecto propuesto es la siguiente:

La **Fase-1** El desarrollo del hotel, a conocerse como “*The Dawn Hotel at Dorado*”, contará con un edificio de seis y siete (6 y 7) niveles que contará con 153 habitaciones, para un área bruta de piso de 100,870 pies cuadrados. El edificio para el área comercial, se conectará con el edificio del hotel y contará con un (1) nivel para un total de quince (10) locales, y con un área bruta de piso de 17,500 pies cuadrados para usos accesorios comerciales. Mientras tanto, el edificio para el centro de envejecientes consistirá de cuatro (4) niveles que contarán con un total de 93 habitaciones, y con un área bruta de piso de 80,150 pies cuadrados. Se proponen 212 espacios de estacionamiento, de los cuales 206 serán de tamaño regular, 10 de impedidos y 1 de carga y descarga, para servir al hotel y áreas comerciales.

La **Fase-2** propone un Hospedaje con un área de construcción de 80,150 pies para un Hospedaje Especializado o “Nursing Home para el cuido de envejecientes. El mismo incluye en el primer nivel un área de recepción con oficinas administrativas, Salón comedor, lavandería, capilla, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar, jardín interior y 16 habitaciones con facilidades de dos camas, baños y 2 suites privadas de una cama. El segundo y tercer nivel incluye Salón de terapias, almacén, estación de enfermeras, oficinas médicas, cuarto de medicinas, sala de estar y habitaciones con facilidades de una y dos camas y baños y suites privadas con facilidades para una cama y baño. Se propone un total de 93 habitaciones. El proyecto del Hospedaje cuenta además con 59 estacionamientos de los cuales 55 son de tamaño regular, 4 de impedidos, 1 de carga y descarga y 2 de ambulancias.

La **Fase-3** propone un lote remanente para futuro uso comercial de 5,500 pies cuadrados, según permitido en la calificación del predio y con cabida superficial de 2,966.6803 metros cuadrados.

El área total de construcción propuesta por todos los edificios descritos anteriormente es de 204,020 pies cuadrados. Se propone un acceso para el desarrollo por la Avenida Principal Norte desde la Carretera PR 693 que ubica al extremo Este de la propiedad, y que actualmente sirve como uno de los dos accesos a la Urb. Paseos de Dorado.

NORMATIVA SOBRE DOCUMENTOS AMBIENTALES Y LA VARIACIÓN NO SUSTANCIAL

La determinación de cumplimiento ambiental, según la Regla 104 del Reglamento de Evaluación y Trámite de Documentos Ambientales de la Junta de Calidad Ambiental (“RETDA”), Reglamento 7948 con vigencia del 30 de noviembre de 2010, es una determinación para un proceso informal no contencioso que no conlleva determinaciones adjudicativas. Por tal razón, el RETDA reconoce que la determinación de un documento ambiental es un “componente de la determinación final” de la agencia que estará tomando la determinación final sobre el permiso. Ante este escenario, queda establecido que la vigencia



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de los documentos ambientales, al ser un componente de la determinación final del permiso, mantienen su vigencia siempre y cuando el permiso aún permanezca vigente.

Según se ha descrito en la sección anterior sobre el Cumplimiento Ambiental y Permisos, la Determinación de Cumplimiento Ambiental bajo el caso número 2019- 252023-DEA-002791 con fecha del 12 de junio de 2019 y una variación no sustancial aprobada bajo el caso número 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020, aún mantiene su validez y vigencia. Dado que el dueño de la parcela, Paseo San Antonio, Inc., propone un proyecto comercial y de servicios, pero con ciertas modificaciones en el número de estructuras, lotes y sus dimensiones de lo que fue originalmente aprobado, entonces procede hacer una aclaración con relación a la DEA aún vigente. El mecanismo establecido por el RETDA para evaluar cualquier modificación o variación al proyecto propuesto en un documento ambiental válido y vigente, es el procedimiento de una Variación No Sustancial ante la Oficina de Gerencia de Permisos ("OGPe"). Como veremos, la determinación de variación no sustancial para el caso que nos ocupa es totalmente aplicable y viable.

La Regla 112 F (3) del RETDA indica lo siguiente con relación a la determinación de una variación no sustancial: "Las variaciones o cambios sustanciales en el concepto original de una acción para el que ya se ha emitido una determinación sobre cumplimiento ambiental para una DIA, o una determinación final, requerirán un reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales. Las variaciones que no sean sustanciales en el concepto original de un proyecto no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental."

Si revisamos la definición de una Variación o Cambio Sustancial en la Regla 109 (BBB), se aclara: "**VARIACIONES O CAMBIOS SUSTANCIALES** – Aquella variación o cambio ocurrido o por ocurrir no considerado en un documento ambiental y que puede tener un impacto adicional que requiere una modificación a la determinación final emitida o al documento ambiental bajo evaluación. La determinación de una variación sustancial la puede hacer la agencia proponente o la OGPe." Por ende, para la OGPe poder concluir que una Variación No Sustancial es de aplicabilidad a una DEA, tiene entonces que poder concluir que la modificación propuesta no tendrá un impacto ambiental adicional al ya discutido en el documento.

DETERMINACIÓN

Basado en lo discutido en la sección anterior, la evaluación a realizarse por la OGPe es considerar si las modificaciones al proyecto que ahora propone Paseo San Antonio, Inc., al compararse con el previamente aprobado en la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791, constituyen un impacto ambiental adicional al ya discutido en la DEA.

De una revisión del documento ambiental aprobado, se puede concluir que el proyecto según propuesto en este escrito NO resulta en una modificación sustancial ya que la DEA siempre contempló la impermeabilización total del suelo de la finca principal de 5.98 cuerdas donde se propone el Proyecto, para establecer allí cuatro (4) estructuras comerciales y de servicio para un total de 204,020 pies cuadrados y sus estacionamientos. El proyecto propuesto se enfoca entonces en extender y mantener el mismo uso comercial y de servicios para todos los lotes, por lo que se propone el Proyecto en la misma área de espacio que estaba contemplada ser impactada en el proyecto original. Por todo lo anterior, el proyecto ahora propuesto no modifica el impacto ambiental contemplado originalmente para el proyecto, ya que todos los lotes contemplaban ser impactados por la construcción. Esto permite con facilidad concluir que el proyecto propuesto constituye una variación no sustancial a la determinación de cumplimiento ambiental emitida por la Determinación de Cumplimiento Ambiental bajo el caso número 2019-252023-DEA-002791.

CERTIFICACIÓN

Certifico que la información suministrada para la presentación de este proyecto es cierta y correcta a mi mejor entender, según la información disponible al momento de preparar este documento.



CONTESTACIÓN A PRE-CONSULTA

COMENTARIOS DE LA OGPE Y DISPOSICIONES LEGALES:

Dispone el Artículo 1.5 de la Ley 161-2009, según enmendada, conocida como “Ley para la Reforma del Proceso de Permisos de Puerto Rico” que una Pre-Consulta es una “orientación que podrá ser solicitada a la Oficina de Gerencia [de Permisos, en adelante OGPe, previo a la radicación de una solicitud para un proyecto propuesto, en la cual se identificará la conformidad del mismo con las disposiciones estatutarias y reglamentarias aplicables”.

El 2 de enero de 2021, entró en vigencia el Reglamento Conjunto para la Evaluación y Expedición de Permisos Relacionados al Desarrollo, Uso de Terrenos y Operación de Negocios¹, y en su Glosario de Términos que se encuentra en el Tomo XII del en adelante Reglamento Conjunto, en el Inciso (P) (136), define el concepto de Pre-consulta como una “[o]rientación que, de solicitarse, será dada por la Oficina de Gerencia de Permisos, una Entidad Gubernamental Concernida o Municipio Autónomo con Jerarquía I a la V previo a la radicación de una solicitud para un proyecto propuesto. En la pre-consulta se identificarán las disposiciones legales y reglamentarias aplicables a tal acción, actividad o proyecto propuesto, así como la información que conforme a ésta deberá, en su día, presentar el solicitante”.

La Sección 2.1.8.7 (a) del Reglamento Conjunto, supra, intitulada “Solicitud de Pre Consulta” establece que:

1. Cualquier persona que interese un permiso, licencia, certificaciones, autorizaciones, recomendaciones y cualquier trámite necesario o que incida de forma alguna en la operación de un negocio en Puerto Rico podrá solicitar a la OGPe o al Municipio Autónomo con Jerarquía de la I a la III, según aplique, una orientación en la cual se identificarán las disposiciones de ley y reglamentarias aplicables a tal acción, actividad o proyecto propuesto y la información que conforme a ésta deberá, en su día, presentar el solicitante.
2. El solicitante podrá requerir a la agencia, que le provea una lista de los permisos o autorizaciones que, a tenor con las disposiciones de ley y reglamentarias aplicables, deberá obtener para poder comenzar la construcción u operación del proyecto.
3. Los Gerentes de Permisos, el Director de la División de Evaluación de Cumplimiento Ambiental o sus representantes, participarán en la evaluación de la Pre-Consulta, según aplique, a discreción del Secretario Auxiliar o del Director Regional de la OGPe.
4. Como parte de la Pre-Consulta, el solicitante incluirá de manera escrita y detallada, como mínimo, la ubicación propuesta y una descripción del proyecto.
5. La respuesta de la OGPe o del Municipio Autónomo con Jerarquía de la I a la III, según corresponda a la Pre-Consulta se hará por escrito y ésta, al igual que la información presentada por el solicitante, estará disponible para examen por el público en el SUI, a menos que el solicitante reclame y justifique la confidencialidad de dichos documentos, por contener secretos de negocio que no pueden ser divulgados.
6. El proceso Pre-Consulta solo será a los fines de aclarar, previo a la radicación de cualquier solicitud, los requisitos o exenciones aplicables al proyecto, sujeto al pago de los cargos aplicables.
7. Cuando se reclame la confidencialidad de documentos se podrá requerir el pago de un cargo adicional por el manejo del proceso.
8. Aunque la Pre-Consulta pudiera incluir recomendaciones de la OGPe, este proceso no se considerará en ningún caso como una determinación final en cuanto a la aprobación o rechazo a la acción propuesta.
9. Si el peticionario ha solicitado una reunión como parte de la Pre-Consulta, en un término no mayor de cinco (5) días de la fecha de radicación, se le notificará al cliente los documentos requeridos.
10. Las solicitudes de Pre-Consultas incluidas en la Regla 3.2.4 (Obras Exentas de Permisos de Construcción) inciso (c) de este Reglamento incluirán lo siguiente:
 - a) Memorial Explicativo que incluya:
 - 1) Datos de Localización
 - 2) Número de Catastro
 - 3) Pietaje
 - 4) Descripción detallada de los trabajos a realizar
 - 5) Materiales (cuando aplique)

¹ Reglamento Núm. 9233 del 2 de enero de 2021



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- 6) Volumen o Cantidad (cuando aplique)
- 7) Calificación
- b) Croquis o fotos del área que se va a impactar
- c) Para cambio de paredes interiores deberá incluir croquis de la distribución existente y la propuesta.
- d) La OGPe o el Municipio Autónomo con Jerarquía de la I a la III podrán solicitar cualquier documento información adicional.

Por su parte, el Reglamento para el Proceso de Evaluación Ambiental (“RPEA”), Reglamento Número 8858 del 23 de noviembre de 2016, define en su Regla 113- Pre Consulta como: “Orientación no vinculante que podrá ser solicitada a la OGPe previo a la radicación de una solicitud para un proyecto propuesto, en la cual se identificará la conformidad del mismo con las disposiciones estatutarias y reglamentarias aplicables”

Conforme a las disposiciones previamente citadas, el Secretario Auxiliar de la OGPe, cuenta con la facultad para contestar la Pre Consulta presentada por la parte.

El Proyecto según aprobado en la Determinación de Cumplimiento Ambiental para Evaluación Ambiental aprobado el 12 de junio de 2019, posteriormente, y según surge del expediente digital y la relación de hechos de la Pre -Consulta que nos ocupa, se presentó una Determinación de Variación, la cual fue resuelta mediante 2019-252023-PCD-006222-2282756 con fecha del 26 de marzo de 2020. Para la evaluación de la variación solicitada, procede hacer el análisis de variación a la luz de la determinación original y no de cualquier enmienda posterior.

	Uso Propuesto	Determinación EA 2019	Variación 2021	Variación 2022
Fase I Hotel	Hotel/ Comercial	14,255.86 metros cuadrados	12,512.5000 metros cuadrados.	12,417.1470 metros cuadrados
Fase II	Egida	6,431.27 metros cuadrados	6,102.2700 metros cuadrados.	6,802. 2789 metros cuadrados
Calle de Acceso	-----	2,802.188 metros cuadrados	1,132.2362 metros cuadrados	1,132.2362 metros cuadrados
Uso Público	-----			156.5661 metros cuadrados
Fase III	Remanente		2,926.4500 metros cuadrados.	2,966.6803 metros cuadrados.
TOTAL		23,492 pies cuadrados	23,503.7320 pies cuadrados	23,503.7320 pies cuadrados

Procedería entonces determinar si las obras propuestas, constituyen una modificación que conforme a la Regla 138 F del RPEA, lo cual requeriría la evaluación de los impactos ambientales. Para efectos del RPEA las modificaciones están catalogadas como variaciones, y de acuerdo a la definición empleada en la Regl. 113 del RPEA, la Variación o Cambios Sustanciales se define como: “[..] aquella variación o cambio ocurrido o por ocurrir en la acción propuesta, no considerado y evaluado en un documento ambiental y que pueda tener un impacto ambiental adicional o diferente, que requiera una modificación a la determinación final emitida o a documento ambiental bajo evaluación”.

El RPEA, en su Regla 113- Definiciones, incluye los términos que a continuación transcribimos:

Documento ambiental

Documento de planificación detallado sobre cualquier acción propuesta que deberá incluir un análisis, evaluación y discusión de los posibles impactos ambientales asociados a dicha acción. Para efectos de este Reglamento, el término aplica solamente a una EA y a una DIA en cualquiera de sus modalidades o etapas.

Impacto ambiental

Los efectos directos, indirectos y/o acumulativos de una acción propuesta sobre cualquier aspecto o elemento de ambiente, incluyendo factores o condiciones tales como: usos del terreno, aire, agua, minerales, flora, fauna, ruido



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objetos o áreas de valor histórico, arqueológico, estético, lumínico, y aspectos económicos, sociales, culturales o de salud pública.

Impacto ambiental significativo

El efecto substancial de cualquier acción propuesta sobre uno o varios aspectos o elementos del ambiente, tales como, pero sin limitarse a: una población biótica, un recurso natural, el ambiente estético o cultural, la calidad de vida, la salud pública, los recursos renovables o no renovables; o que pueda sacrificar los usos beneficiosos del ambiente a largo plazo a favor de los usos a corto plazo o viceversa. Cada uno de los elementos mencionados será evaluado tanto de forma independiente como en conjunto.

Variaciones o cambios sustanciales

Para propósitos de este Reglamento, es aquella variación o cambio ocurrido o por ocurrir en la acción propuesta, no considerado y evaluado en un documento ambiental y que pueda tener un impacto ambiental adicional o diferente, que requiera una modificación a la determinación final emitida o al documento ambiental bajo evaluación.

Por su parte, la Regla 139 - Variaciones sustanciales, establece:

- Las variaciones o cambios sustanciales **en el concepto original de una acción** para la que ya se ha emitido una determinación de cumplimiento ambiental, requerirán el reinicio de los procesos de trámite de evaluación ambiental, siempre y cuando dichas variaciones conlleven impactos ambientales adicionales.
- Las variaciones **que no sean sustanciales en el concepto original de un proyecto**, no requerirán de ningún trámite adicional como parte del proceso de planificación ambiental. No obstante, dichas variaciones deberán estar documentadas en el expediente del documento ambiental que obra en la OGPe, mediante la solicitud de una pre-consulta ante dicha agencia.
- La agencia proponente, en coordinación con la OGPe, determinará si la variación propuesta es o no sustancial.

RESULTADOS DE LA EVALUACION:

Conforme a las disposiciones previamente citados y los hechos relatados, la acción propuesta, constituye una configuración de los usos dentro de la huella original, manteniendo el mismo uso comercial y de servicios. Por lo anterior, la variación en el impacto ambiental contemplado originalmente no constituye una variación no sustancial, por lo que no requerirá de ningún trámite adicional como parte del proceso de planificación ambiental.

A tales efectos, la Determinación de Cumplimiento Ambiental, 2019-252023-DEA-002791, con fecha del 12 de junio de 2019, emitida para el proyecto, continúa vigente incorporándose a la misma la variación propuesta.

FIRMAS Y SELLOS

FECHA DE EXPEDICION

28 de abril de 2022





Recomendaciones

The Dawn at Dorado

Datos de Localización

De acuerdo a la información suministrada se propone una actividad: Privada en:

Dirección Física

LOTE 24 CARR 693 BO HIGUILLAR
Dorado Puerto Rico, 00646

Número(s) de Catastro

037-000-003-29

Calificación

Distrito(s) de Calificación: RT-I (92%), RE (8%)

Distrito en el Mapa de Inundabilidad: X

Tipo de Suelo: Ud

Dueño

Gerard Gil Bonar

Cabida

Cabida según escritura: 23489.3185 metros cuadrados

Casos de Referencia

2019-252023-REA-002981-1037515

Arqueología y Conservación Histórica

COMENTARIO DACH-ICP A CASO NÚM. 2019-252023-SRA-023508: I.

BASE LEGAL Se emite el siguiente comentario en base a la Ley 374 del 14 de marzo de 1949, según enmendada, Ley de Zonas Antiguas o Históricas y Zonas de Interés Turístico, Ley 3 del 2 de marzo de 1951, Ley de Edificios y otras Estructuras Históricas y la Ley 89 del 21 de junio de 1955, según enmendada, conocida como Ley Orgánica del Instituto de Cultura Puertorriqueña y la Ley 161 del 1 de diciembre de 2009, conocida como Ley para la Reforma del Proceso de Permisos de Puerto Rico. Estas leyes le confieren jurisdicción sobre los siguientes asuntos: 1. Edificios, lugares y zonas incluidas en el Registro de Sitios y Zonas Históricas de Puerto Rico de la Junta de Planificación (REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS); 2. Edificios, lugares y zonas declaradas históricas a través de legislación (o de resolución de la JUNTA DE DIRECTORES DEL ICP; 3. Plazas de recreo y edificios circundantes (REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS); 4. Propiedades zonificadas "P" construidas previo a 1960 (RESOLUCIÓN JPE-25 Y RESOLUCIÓN JPE-047); 5. Propiedades zonificadas "CRH", "SH" o "R-ZH"- Según REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENO; 6. Propiedades elegibles a sitios históricos; propiedades de valor histórico que satisfacen los criterios de elegibilidad como sitios históricos para ser designada como tal individualmente (LEY NÚM. 89 DE 1955; REGLAMENTO CONJUNTO DE PERMISOS PARA OBRAS DE CONSTRUCCIÓN Y USOS DE TERRENOS); II. EVALUACION: El Instituto de Cultura Puertorriqueña a través de los Programas de Patrimonio Histórico Edificado y Arqueología y Etnohistoria han evaluado los documentos relacionados al proyecto de referencia, recibidos a través de la División de Arqueología y Conservación Histórica de la Oficina de Gerencia de Permisos (OGPe). El Programa de Patrimonio Histórico Edificado, en comunicación del 4 de abril de 2019, emitió los siguientes comentarios: "Luego de la evaluación del caso propuesto se determina que el proyecto propuesto para el desarrollo mixto de un hogar especializado para envejecientes y un hotel se encuentra fuera de nuestra competencia y no afecta adversamente ninguna propiedad de valor histórico. Por lo tanto, el Programa de Patrimonio Histórico Edificado emite su No Objeción al mismo. Este documento tiene vigencia de un (1) año a partir de su emisión." Por su parte, el Programa de Arqueología y Etnohistoria comentó, en carta del 8 de febrero de 2019 bajo el caso 2019-252023-REA-002981, lo siguiente: "La evaluación realizada sugiere que, basado en los datos existentes al presente, las probabilidades de impactar un recurso arqueológico, según definido por la Ley 112 del 20 de julio de 1988, según enmendada, son mínimas. Por lo tanto, en lo concerniente a recursos culturales de naturaleza arqueológica, no tenemos objeción al proyecto según fue radicado y evaluado. Le notificamos que esta autorización es de tipo parcial y que el proponente queda sujeto a las responsabilidades y obligaciones que impone la Ley 112 del 20 de julio de 1988, según enmendada. Esta establece que, se deberá paralizar todo tipo de actividad de excavación, movimiento y remoción de la corteza terrestre, y notificar en un plazo de veinticuatro (24) horas al Consejo de Arqueología Terrestre, en caso de que, durante el desarrollo del proyecto, se descubra o impacte algún depósito, elemento, estructura o vestigio de naturaleza arqueológica. Se le apercibe que el incumplimiento de estos requerimientos podrá ser objeto de





Recomendaciones

The Dawn at Dorado

autorización tiene vigencia de (1) año." III. RECOMENDACIÓN: La División de Arqueología y Conservación Histórica de la OGPe recomienda Favorablemente el proyecto, según establecido por los Programas que componen el Instituto de Cultura Puertorriqueña. Se anejan documentos al expediente digital.

Condiciones Especiales

NINGUNA

Condiciones Generales

Esta recomendación es solamente aplicable a la situación de hechos y los datos según presentados y evaluados en el caso. La OGPe se reserva el derecho de reevaluar, variar o modificar el mismo en cualquier momento anterior a la emisión del permiso o la acción administrativa correspondiente por parte de la agencia solicitante o proponente cuando surja nueva información oficial específica estableciendo que el derecho aplicable o las condiciones ambientales en el predio han cambiado sustancialmente, o cuando la recomendación original se emitió bajo premisas falsas o fraudulentas.

Las vigencias de las diferentes agencias del proceso de recomendación serán las establecidas en los comunicados que estas emiten conforme a sus reglamentos.

Firma / Sellos

Fecha de Expedición:

08/APR/2019



Arq. Maria R. Cintrón Flores
Secretaria Auxiliar

Departamento de Desarrollo Económico y Comercio de Puerto Rico
Oficina de Gerencia de Permisos

Arq. Maria R. Cintrón Flores

Secretaria Auxiliar de la OGPe, DDEC



Appendix J
Geotechnical Report



REVISED GEOTECHNICAL
REPORT AT THE SITE OF THE
PROPOSED THE DAWN AT
DORADO HOTEL PROJECT AT
PASEO SAN ANTONIO VILLAGE,
HIGUILLAR WARD, DORADO,
PUERTO RICO

Submitted to:
Arch. Eugenio Alemañy, AIA
teknika Design Group
Prepared by:
Marcos O. Arocho-Ramírez, P.E.
President/ Geotechnical Engineer
Earth Engineers, Inc./Earth Engineering, PSC
February 9, 2022

Job No: EEI-19-07369

*Geotechnical
Consulting Engineers
Last Rev. Feb. 2022*

REVISED GEOTECHNICAL REPORT

**ON THE SUBSOIL EXPLORATION
PERFORMED AT SITE FOR THE PROPOSED
THE DAWN AT DORADO HOTEL AT
PASEO SAN ANTONIO VILLAGE
DEVELOPMENT AT STATE ROAD PR-693,
DORADO, PUERTO RICO**

Submitted to:

Eng. Carlos J. Sánchez-González. P.E.

CPH, Corp.

Arch. Eugenio Alemañy, AIA

Teknica Design Group



Prepared by:

Marcos O. Arocho-Ramírez, P.E.

Geotechnical Engineer/President

EARTH Engineering, PSC

EARTH Engineers, Inc.

Job No. EEI-19-07369

February 9, 2022

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Appendix A - Boring Logs

Appendix B - Figures

1. Site Location Map
2. Geologic Map
3. Borings Location Map

REVISED GEOTECHNICAL REPORT

ON THE SUBSOIL EXPLORATION PERFORMED AT SITE FOR THE PROPOSED THE DAWN AT DORADO HOTEL AT PASEO SAN ANTONIO VILLAGE DEVELOPMENT AT STATE ROAD PR-693, DORADO, PUERTO RICO

1. INTRODUCTION

The purpose of this exploration was to collect information regarding the prevailing subsoil conditions required to deal with a site improvement and determine the geotechnical parameters for design and construction of the intended project. The project site is located at state road PR-693 Km-9.2, Sardinera Sector, Higuillar Ward, in the municipality area of Dorado, Puerto Rico. The planned construction project consist in developing a multi-level (7-story) Hotel Mid-rise Building, Hotel Ancillary Commercial area (level-terrain building), and 226 parking lots. The geotechnical exploratory program was accepted by Eng. Carlos J. Sánchez-González, P.E., who is the civil engineer consultant.

This report has been prepared for the exclusive use of the owners, their architects, and others involved in the preparation of the plans, specifications and construction of the project.

2. FIELD EXPLORATION

The field exploration consisted of drilling twelve (12) tests borings. These were drilled to a depth in the order of 25.5 to 40.5-ft. below existing ground surface with a



total footage of 411.0 lineal feet. Test borings were established at previously mention buildings' pad using the “*Preliminary Site Grading*” document provided by Eng. Carlos J. Sánchez, P.E. and prepared by *Teknica Design Group*. Then, Earth Engineers, Inc. field personnel proceed to locate the borings using a Garmin GPS handheld device. Please, refer to the enclosed Appendix B section for detailed description image of test boring locations.

Test borings were drilled with a CME-55 drilling rig using a hollow stem auger - dry sample - method of sampling system. Soil samples were collected from split spoon samplers after the performance of the Standard Penetration Test (SPT) following ASTM D 1586. Samples were then placed in closed jars for laboratory analyses of moisture content, unconfined compressive strength which values were obtained using a pocket penetrometer and visual-manual description. The combined data collected was eventually used to formulate the engineering recommendations given in this report.

3. GENERAL SUBSOIL CONDITIONS

3.1 Site Geologic Setting

Geologic Map - The Department of the Interior, through its U.S. Geologic Survey offices, published a Geologic Map of the Vega Alta Quadrangle, designated as Geologic Map GQ-191. Watson H. Monroe (1963) investigated this Geologic Survey. Based on this Geologic Map, the project site falls in the following map unit:



Ancient Deltaic and Mud Flat Deposits

Q_d – In the northern third of the quadrangle extensive deposits of carbonaceous sandy clay seemingly are parts of an ancient delta and related mud flats deposited by the Río de la Plata at the time the river flowed through the Higuillar gap.

Silica Sand

Q_{ss} – In the northern third of the quadrangle are extensive deposits of white, nearly pure, fine to very fine-grained quartz sand. At a few outcrops this sand rests on quartz sand that is loosely cemented by yellow clay, from which it may have been derived. Because the silica sand is loose and easily blown by the wind, at most places its surface is a succession of low dunes and blow-out depressions.

3.2 Site Subsoil Conditions

The test borings performed for the proposed mid-rise structure are covered by man-made fill deposit described as a silty clay with limestone gravel with sand. Standard Penetration Test (SPT) N-values denote “dense to very dense” relative density. This limestone gravel layer extended through the first 4.0-ft. to 6.0-ft.

At the ancillary building area, this limestone gravel was found blended with silty clay. SPT N-values at this area denote very stiff to hard consistency.



Below that stratum, fine grained sand was found. Standard Penetration Test N-values varied from 11 to 35 blows per foot (bpf). Natural moisture contents ranged from 13 to 22%.

Beneath this sandy layer, silty clay was found. Some samples present few organic materials between 14.0-ft and 24.0-ft. SPT N- Values varied from 6 to 37 bpf, denoting soft to hard consistency. Natural moisture contents ranged from 10 to 48%. Unconfined compression strengths averaged to 3.00 TSF.

Please refer to the enclosed Boring Logs for more detailed information regarding soil profile, field and laboratory test results (Appendix A).

3.3 Ground Water Conditions

The ground water level of the explored site was based on observations made during our drilling works. The ground water level was found fluctuating between 4.0-ft. and 20.0-ft. below the existing ground surface (b.e.g.s.) during the time of our field exploratory work.

However, the groundwater level can be influenced by other factors as the distance of the water source (Atlantic Ocean), seasonal changes or variation, precipitation, rate of infiltration or permeability characteristics of the soils, among others.

The above information corresponds to a general description of the subsoil conditions of the explored area. However, for a more detailed description regarding the soil profile, field and laboratory test results, please refer to the enclosed boring logs.



4. RESULTS AND RECOMMENDATIONS

The under-consideration site, which is located at State Road PR-693 in the Higuillar Ward, is planned to be developed as a combined light-weight steel girders and joist with reinforced concrete structure with maximum of 7-story structure and an adjacent ancillary one-story building with 226 spaces parking lot area. The preliminary grading requirement of the project was established by the project designer at the Finished Floor Elevation (FFE) of 12.60-mts. for the 7-levels structure. According to this plan, an earthwork operation will involve a filling procedure in the order of 0.2 to 0.8 meters to reach the preliminary FFE. In the Ancillary building, cut and fill operation it will be necessary to reach the preliminary FFE of 12.30-mts. In this building a maximum cut and fill sections are in the order of 0.7 to 1.3 meters, respectively. However, we can infer that current lot levels will be modified to provide free entrance from State Road PR-693 to the proposed project.

According to the previous statement, our recommendations are based on the drilled points, the existing site conditions, and the assumption that the current ground surface levels of the site would be taken as the reference elevations for the evaluation of the site improvements and foundation design system for the contemplated hotel structure. Any change or new design considerations should be informed to us for further evaluation. Final grading, structural loads and foundation plans must be submitted for additional geotechnical engineering assessment.



According to the subsoil site circumstances and the preliminary structural loading conditions (**1,700 psf**) established by the structural Eng. Manuel Sánchez-Galloza, P.E., the soil material encountered will be susceptible for differential settlement due its different soil stiffness matrix. Partial soil replacement of the existing material should be considered in conjunction with a combined geosynthetic and geotextile reinforcements at the bottom excavation and two additional layers. This recommendation will provide a Mechanically Stabilized Layer (MSL) system for the loads that will be applied to the subsoil. This MSL will dissipated the building contact load pressure to the underlying soil horizons. This soil improvement will minimize settlements to values accepted in the geotechnical engineering practice. We highly recommend the use of a rigid mat foundation system.

4.1 Ground Improvement by Soil Replacement with Reinforcement

According to the analysis performed using the geotechnical design program Settle3 from Rocscience Inc. software, an excavation depth of 5.0-ft. below finished floor elevation (FFE) including an offset of 10.0-ft. (beyond building's footprint) must be performed at both the Ancillary Commercial Building and the 7-story Hotel building. These excavations are for the replacement of existing layer deposits by an engineered fill using reinforcements.



Immediately, project contractor must achieve a smooth surface after undercut process using a compaction roller. Compaction roller equipment should pass cross-length and cross-wide at the entirely new structure footprint to achieve a competent subgrade before proof rolling is performed. Unless otherwise specified proof rolling test results must be obtained before engineered fill is deposited.

A *Mirafi*® RS580i geosynthetic layer should be installed at each building bottom excavation after proof rolling. Then, two (2) additional *Mirafi*® HP570 geotextile layers must be placed each foot referenced from bottom excavation until reaching minus three (-3) feet measured from the proposed FFE at each building pad. This soil improvement will minimize the differential settlement potential.

The MSL will reinforced the zone obtaining the following benefits: a) Differential Settlement Reduction, b) Improvement of the Bearing Performance of the Subgrade and c) Long-term Protection of the MSL (reinforced foundation fill). Under any circumstance project designers can increase the stress above 1,700 psf. The site improvement (MSL) will provide a competent foundation fill pad or platform for the construction of the planned project development over a rigid mat foundation system.

The material obtained from the earthwork operation can be used for filling purposes. Nevertheless, project contractor should use a competent geomaterial that can be utilized as an engineered fill. The contractor shall perform classification tests to determine, with the professional geotechnical engineer, if the borrow or in-situ fill material are suitable for filling purposes.



The material must be classified as an A-2-4 or A-1-a following ASTM D 3282 and AASHTO Classification System as applied in the analysis. This kind of soil shall be used as a selected borrow fill material to reach the final grade elevation below the structure's footprint, and driveway areas. Therefore, suitable granular fill materials (A-2-4 or A-1-a AASHTO) will have to be imported from elsewhere to the project site. Rock sizes of 6 inches or greater in maximum dimension cannot be allowed as part of borrow fill.

4.2 Site Preparation

The site preparation, prior to any filling or construction, shall consist of a partial excavation process of the proposed buildings. Prior to any filling or construction, project earthwork operation shall consist of the construction of a mechanically stabilized layer (MSL) platform as discussed before. The MSL must be extended 10.0-ft. (minimum) beyond each building periphery of the proposed commercial retail structures.

Before the implementation of the MSL or site improvement operation mentioned above within the building areas, a proof rolling procedure must be performed. This will be done using a heavy loaded truck to detect weak or soft spots, which must be excavated and engineered replaced using selected fill material. It must be properly placed and compacted as specified in the fill placement guidelines presented ahead in



this report. Special attention should be given to these site improvements, excavations and proof rolling recommendations since it is extremely important to furnish a competent subgrade soil. Also, project grading must be designed with a positive drainage to avoid water running toward structures.

As previously mentioned, the excavation of unsuitable materials and their replacement with properly placed and compacted fill, is a matter that needs to be handled during the progress of the proof rolling operations and subsequent earthwork operations. These operations shall be made under the direct supervision of a qualified geotechnical engineering laboratory that will enforce the guidelines covered in this soil report.

A geotechnical engineering observation must be performed and stating during the clearing and grubbing phase. Project contractor must perform the earthwork operation under the direct observation of the geotechnical engineer on record or its authorized representative. Also, project grading must be designed with a positive drainage to avoid water running toward structures.

The excavation of unsuitable materials and their replacement with properly placed and compacted fill, is a matter that needs to be handled during the progress of the proof rolling operations and subsequent earthwork operations. Construction debris or unsuitable excavated materials must be wasted from areas to be graded and disposed off-site during the excavation procedures. Those operations shall be performed under



the direct observation of the geotechnical engineer or their geotechnical field staff that will enforce the guides covered in this soil report. The observations must include the stone column installations and quality control by the geotechnical engineer on record or its authorized field staff.

4.3 General Fill Placement Guidelines

This engineered fill placement must be designed as a Mechanically Stabilized Layer Platform (MSL). The MSL is composed with *Mirafi® RS580i* geosynthetics, *Mirafi® HP570* geotextiles and selected borrow fill compacted to a 95% of the relative density of the selected material. We estimated at least of one (1) *Mirafi® RS580i* geosynthetic and (2) *Mirafi® HP570* geotextiles reinforcement layers within the MSL, as previously mentioned. The first geogrid layer must be installed below of five (5) feet of the proposed FFE. Under no circumstances may the recommended geosynthetic and geotextile be substituted for another reinforcement product. If the project contractor submits a different geosynthetic or geotextile, the geotechnical engineer on record must be consulted for the pertinent geotechnical engineering evaluation. The borrow material to be used for filling and replacement of any weak or unsuitable soil to reach final grade elevation of proposed structure needs to be placed as follows:

- a. After the excavation process and under the direct observation of the geotechnical engineering staff, project contractor and engineering inspection must inform to our office to check the resulted subgrade after the excavation.



- Then, direct observations of the geotechnical engineer on record or by its authorized representative must be continuous until earthwork operation reach the final grade elevation following the above recommendations.
- b. The fill material shall consist of a non-expansive and inorganic soil material, meeting the requirements of an A-2-4 or better (A-1-a or A-1-b) granular material, in accordance with ASTM D 3282.
 - c. The compacted fill material should be placed in thin horizontal lifts not exceeding eight (8) inches in loose thickness prior to compaction. Each layer should be watered or dried as needed and thoroughly blended to achieve near the optimum-moisture conditions ($\pm 2.0\%$). It should be compacted by mechanical methods to a minimum of 95 percent immediately, based on its maximum laboratory dry density determined from a Modified Proctor Compaction Test, as per ASTM D 1557.
 - d. Compacted fill should be tested for compliance with the recommended relative compaction and moisture conditions. Field density tests should be in accordance with *“Standard Test Method for In-Place Density Test and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth) as per ASTM D 6938”*.



4.4 Foundation Recommendations

Once the site preparation works are concluded, the structure foundation can be placed over an engineered fill layer (reinforced). The design of the rigid mat foundation shall be based on an allowable soil bearing pressure of 2,500-psf. The peripheral apron shall be casted at a minimum depth of 2.0-ft. below the final grade elevation. The structural engineer can consider an equivalent modulus of subgrade reaction in the order of 200 pci to 250 pci.

The undersigned shall be notified during the phase of the excavation operations to perform a visual inspection of exposed soil and submit further recommendations, if deemed necessary. It is our opinion that any water encountered during excavation may be handled by direct pumping from sump pits.

4.5 Seismic Site Classification

According to the analysis of the relative density of the ground based on the SPT N-values, it is our opinion that this site corresponds to a site classification D (stiff soil profile), according to the PR Building Code 2018 (S_D) and ASCE/SEI 7-16, "*Minimum Design Loads and Associated Criteria for Buildings and Other Structures*", ASCE Standard. An adjusted peak ground acceleration (PGA_M) of 0.3g shall be considered for the site class effect. This PGA value was determined using the ASCE/SEI 7-16, Chapter 11, Section 11.8.3 and Table 11.8.1 – site coefficient F_{PGA} .



5. ADDITIONAL COMMENTS

This report has been developed to assist the architect/engineer in the design of the proposed The Dawn at Dorado Hotel project. The project site is situated at State Road PR-693 in the Higuillar Ward, in the municipality area of Dorado, Puerto Rico.

The scope is limited to the project and locations described here. The description of the project's design parameters corresponds to our understanding based on the major relevant aspects regarding soil and foundation characteristics. In the event of any change to the design or location of the structure, as planned and delineated in this report, we should be notified. Therefore, changes may be reviewed and recommendations on this report modified, if necessary, and approved in writing by EARTH Engineers, Inc.

This soil report must be carefully analyzed on the current project design stage, to organize indispensable office meetings for discussion and clarification of any geotechnical aspects of the submitted general foundation design and earthwork construction recommendations. These highly recommended office meetings during the project design stage are essential, since our project general analysis, evaluations and formulation of the pertinent general foundation design and earthwork construction recommendations have been formulated using preliminary drawings and advanced information. The suggested office reunions are also directed to discuss and cover up additional site improvements and foundation analysis and general earthwork



recommendations not covered or included in the current present soil report.

Coordinated meetings at the project design stage will be of great support in the contractor pre-bid meeting.

This soil report, with any necessary additional revisions as Addendum to Soil Report, shall be available to the bidding contractors to avoid any future claims. Based on the results of the test borings program, the above geotechnical considerations are submitted for the preparation of the project design and cost estimates. Any contractor bidding in this project shall obtain the opinion of a geotechnical engineer regarding the construction consideration for the preparation of his/her own project construction cost estimates.

The given recommendations are based on the spot checks, which constitute the test borings made within the buildable area of the site and considered as representative subsoil conditions, which are or might be present along the project. However, the fact does not exclude the disclosures of a different condition to those found once the construction phase starts. Please notice that the extensions mentioned are determined by the boring locations for the purpose of estimated value. The actual extension and limits occur in a transition zone, and as a result, variations of the specified test borings shall be expected. Any abnormal condition between boring locations during the construction phase shall be notified to the geotechnical engineer for further evaluation and pertinent recommendations.



A contracted geotechnical laboratory should be present to assist the project inspector in the monitoring of the geotechnical procedures and to perform the necessary quality control tests. If our company is not chosen for field monitoring, the selected geotechnical laboratory and its professional engineers should receive our soil report, evaluate it, and adopt it as their own. The selected geotechnical laboratory may ask for additional site investigation to corroborate or adjust the recommendations to their knowledge, thus fully waiving EARTH Engineers, Inc. from any responsibility regarding the project.

Project designer, selected project contractor and geotechnical engineer on record, among others; must establish a pre-construction meeting to coordinate every single task related to the earthwork operations or soil improvement. This meeting is particularly important since it will be a great opportunity to clarify several aspects or questions about this phase before starting the construction of the project.

It is important to emphasize that all depths on this report are referred to the lot existing ground surface at the time of field exploration.



Final grading and foundation plans should be submitted to our office, to revise it and provide additional recommendations, if deemed necessary. We highly recommend to perform test pits at difficult or unreachable drilling areas before any earthwork operation in order to observe any unsuitable subsoil condition and submit further recommendations.

Respectfully submitted,
EARTH Engineers, Inc.

A handwritten signature in blue ink, reading 'Marcos O. Arocho Ramirez'.

Marcos O. Arocho Ramírez, P.E.
Geotechnical Engineer/President

February 9, 2022

Job No. EEI-19-07369

Enclosures



APPENDIX A

Boring Logs

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 1
SHEET 1 OF 2
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269931.248 m

EAST 215515.166 m

STATION _____

DEPTH OF WATER: 12.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/16/19

DATE COMPLETED 7/16/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 40.5

WATER TABLE 12.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _L	I _p	q _u *	ø**
0	0.0	SS-1	14 18 33	51	LIMESTONE GRAVEL, with sand, few silty clay, moist, very dense, very pale brown and strong brown		GP	83		13					
	-0.6	SS-2	45 20 29 16	45	Same as Above, dense			79		18					
	-1.2	SS-3	17 16 23 25	48	Same as Above			75		9					
5	-1.8	SS-4	32 50/2"	50/2"	LIMESTONE GRAVEL some sand, moist, very dense, very pale brown		GP	4		2					
	-2.4	SS-5	8 17 13 11	30	FINE GRAINED SAND some silt, few limestone gravel, moist, medium, brown		SP	75		20					
10															
	-4.3	SS-6	17 10 10	20	SILTY CLAY with sand, wet, high plasticity, very stiff, gray		CH/MH	75		12				4.50a	
15															
	-5.8	SS-7	7 7 11	18	Same as Above			75		14				3.25a	
20															
	-7.3	SS-8	6 7 7	14	Same as Above, few peat, stiff			75		18				0.75a	
25															

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

JOB NO. EEI-19-07369

[illegible]

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 2
SHEET 1 OF 2
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269912.631 m

EAST 215488.915 m

STATION _____

DEPTH OF WATER: 10.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/17/19

DATE COMPLETED 7/17/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 40.5

WATER TABLE 10.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _L	I _p	q _u *	ø**
0	0.0	SS-1	13	33	LIMESTONE GRAVEL with sand, some silty clay, moist, dense, very pale brown and strong brown		GP	71		19					
			20												
			13												
	-0.6	SS-2	21	36	Same as Above			83		10					
			15												
			15												
			21												
	-1.2	SS-3	14	35	FINE GRAINED SAND some silt, few limestone gravel, moist, dense, brown		SP	83		13					
5			14												
			20												
	-1.8	SS-4	15	32	Same as Above, no limestone gravel, dark brown			92		17					
			16												
			15												
			17												
	-2.4	SS-5	17	29	Same as Above, medium			96		18					
			10												
			13												
10			16												
			15												
	-4.3	SS-6	11	32	SANDY SILT, wet, low plasticity, hard, gray		SM	75		10				2.50a	
15			14												
			18												
	-5.8	SS-7	13	29	SILTY CLAY with sand, wet, high plasticity, very stiff, gray		CH/MH	75		15				3.50a	
20			12												
			17												
	-7.3	SS-8	3	8	Same as Above, stiff			75		17				2.50a	
25			4												
			4												

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- A. POCKET PENETROMETER
- B. SPRING TEST
- C. UNCONFINED COMPRESSION TEST
- D. TRIAXIAL TEST
- E. VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

1. DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
2. DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
3. DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
4. TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
5. TRIAXIAL TEST REPORTING PEAK VALUE ø_p
6. TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

JOB NO. EEI-19-07369

[illegible]

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 3
SHEET 1 OF 2
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269926.919 m

EAST 215468.128 m

STATION _____

DEPTH OF WATER: 10.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/17/19

DATE COMPLETED 7/17/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 40.5

WATER TABLE 10.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _L	I _p	q _u *	ø**
0	0.0	SS-1	22	72	LIMESTONE GRAVEL with sand, some silty clay, moist, very dense, very pale brown and strong brown		GP	92		10					
	-0.6	SS-2	36	50/3"	Same as Above			25		10					
	-1.2	SS-3	32												
	-1.8	SS-4	28												
5	-2.4	SS-5	50/3"												
			5	15	SAND some silt, few limestone gravel, moist, medium, very dark brown and dark brown		SP	96		15					
			8												
			7												
			7												
			6	14	Same as Above, no limestone gravel			83		19					
			7												
			7												
			11												
10			8	25	Same as Above			96		19					
			13												
			12												
			14												
	-4.3	SS-6	5	13	SILTY CLAY with sand, wet, high plasticity, stiff, gray		CH/MH	75		13				2.75a	
			6												
			7												
15															
	-5.8	SS-7	5	18	Same as Above, very stiff			75		15				4.25a	
			7												
			11												
20															
	-7.3	SS-8	7	10	SILTY CLAY few sand and peat, wet, high plasticity, stiff, gray, black		CH/MH	75		16					
			5												
			5												
25															

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

JOB NO. EEI-19-07369

[illegible]

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG
BORING NO. 4
SHEET 1 OF 2
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269911.143 m

EAST 215452.912 m

STATION _____

DEPTH OF WATER: 6.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/18/19

DATE COMPLETED 7/18/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 40.5

WATER TABLE 6.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _l	I _p	q _u *	ø**
0	0.0	SS-1	8 14 11	25	SILTY CLAY with sand and limestone, moist, high plasticity, very stiff, strong brown and very pale brown		CH/MH	92		12					
	-0.6	SS-2	34 43 32	75	Limestone with sand, few silt, moist, very dense, very pale brown and light gray		GP	79		7					
	-1.2	SS-3	25 5 5	11	FINE GRAINED SAND, with silt, moist, medium, very dark brown		SP	83		21					
5	-1.8	SS-4	8 5 10 16	26	Same as Above			96		18					
	-2.4	SS-5	10 6 6 8 10	14	Same as Above			92		16					
10															
	-4.3	SS-6	10 10 12	22	SILTY CLAY with sand, wet, high plasticity, very stiff, gray		CH/MH	75		12				4.00a	
15															
	-5.8	SS-7	8 8 10	18	Same as Above			75		16				3.75a	
20															
	-7.3	SS-8	3 3 4	7	Same as Above, stiff			75		16					
25															

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAxIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAxIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAxIAL TEST REPORTING PEAK VALUE ø_p
- TRIAxIAL TEST REPORTING BOTH ø_p AND ø_r

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 5
SHEET 1 OF 1
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269889.074 m

EAST 215458.595 m

STATION _____

DEPTH OF WATER: 10.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/18/19

DATE COMPLETED 7/18/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 25.5

WATER TABLE 10.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _L	I _p	q _u *	ø**
0	0.0	SS-1	13	17	SILTY CLAY with sand and limestone gravel, moist, high plasticity, very stiff, strong brown and very pale brown		CH/MH	79		15					
	-0.6	SS-2	8	44	Same as Above, hard, strong brown, very pale brown and gray			75		10					
	-1.2	SS-3	21	21	FINE GRAINED SAND some silt, moist, medium, very dark brown		SP	96		20					
5	-1.8	SS-4	10	23	Same as Above, very dark brown and dark gray			88		16					
	-2.4	SS-5	11	23	Same as Above, dark yellowish brown and brown			83		15					
10			12												
	-4.3	SS-6	8	27	SILTY CLAY with sand, wet, high plasticity, very stiff, gray		CH/MH	71		12				4.50a	
15			12												
	-5.8	SS-7	7	19	Same as Above			75		14				2.50a	
20			9												
	-7.3	SS-8	4	14	Same as Above, stiff			75		16				1.50a	
25			6												
	-7.8		8		END OF BORING										

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 6
SHEET 1 OF 1
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269855.297 m

EAST 215444.123 m

STATION _____

DEPTH OF WATER: 6.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/19/19

DATE COMPLETED 7/19/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 25.5

WATER TABLE 6.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _L	I _p	q _u *	σ ^{**}
0	0.0	SS-1	6	16	SILTY CLAY with sand and limestone gravel, moist, high plasticity, very stiff, strong brown and very pale brown		CH/MH	42		19					
	-0.6	SS-2	12	25	FINE GRAINED SAND some silt, moist, medium, dark grayish brown		SP	83		22					
	-1.2	SS-3	16	20	SANDY SILT some limestone gravel, few clay, moist, low plasticity, very stiff, gray, strong brown		SM	17		22					
5	-1.8	SS-4	12	26	SILTY CLAY with sand, wet, high plasticity, very stiff, gray		CH/MH	83		12					
	-2.4	SS-5	12	22	Same as Above			100		12					
10			10												
	-4.3	SS-6	6	18	Same as Above few peat			75		15					
15			8												
	-5.8	SS-7	4	12	Same as Above, no peat, stiff			75		28					
20			6												
	-7.3	SS-8	5	26	SILTY CLAY few sand, wet, high plasticity, very stiff, yellowish brown and gray		CH/MH	75		32					
25	-7.8		10												
			16												
					END OF BORING										

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAxIAL TEST
- VANE TEST

** σ - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, σ_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES σ_r
- DIRECT SHEAR TEST REPORTING BOTH σ_p AND σ_r
- TRIAxIAL TEST REPORTING RESIDUAL VALUE, σ_r
- TRIAxIAL TEST REPORTING PEAK VALUE σ_p
- TRIAxIAL TEST REPORTING BOTH σ_p AND σ_r

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 7
SHEET 1 OF 1
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269831.129 m

EAST 215456.773 m

STATION _____

DEPTH OF WATER: 18.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/16/19

DATE COMPLETED 7/16/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 25.5

WATER TABLE 18.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _l	I _p	q _u *	ø**
0	0.0	SS-1	19	32	SILTY CLAY with sand and limestone gravel, moist, high plasticity, hard, strong brown and very pale brown		CH/MH	42		7					
	-0.6	SS-2	16	16	SILTY CLAY with sand few limestone gravel, moist, high plasticity, very stiff, gray		CH/MH	54		13				2.75a	
	-1.2	SS-3	12	12	Same as Above, stiff			83		10				4.50a	
5	-1.8	SS-4	33	33	Same as Above, hard			100		12				4.50a	
	-2.4	SS-5	34	34	Same as Above			96		13				3.00a	
10															
	-4.3	SS-6	6	6	Same as Above, stiff			75		20				1.00a	
15															
	-5.8	SS-7	7	7	Same as Above, wet, medium			75		29				1.50a	
20															
	-7.3	SS-8	23	23	SILTY CLAY few sand, wet, high plasticity, very stiff, yellowish brown and gray		CH/MH	75		28				3.00a	
25															
	-7.8				END OF BORING										

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p - W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- A. POCKET PENETROMETER
- B. SPRING TEST
- C. UNCONFINED COMPRESSION TEST
- D. TRIAXIAL TEST
- E. VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

1. DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
2. DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
3. DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
4. TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
5. TRIAXIAL TEST REPORTING PEAK VALUE ø_p
6. TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

EARTH ENGINEERS, INC.

#4 Terrazas de Carraizo, San Juan, PR 00926
Tel. (787) 922-5579

BORING LOG

BORING NO. 8
SHEET 1 OF 1
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269830.428 m

EAST 215435.773 m

STATION _____

DEPTH OF WATER: 4.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140# DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 7/19/19

DATE COMPLETED 7/19/19

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. 0.0

DEPTH OF HOLE 25.5

WATER TABLE 4.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _L	I _p	q _u *	ø**
0	0.0	SS-1	3	23	FINE GRAINED SAND some silt, moist, medium, gray		SP	79		14					
			10												
			13												
	-0.6	SS-2	12	30	Same as Above, few clay			83		13					
			13												
			17												
	-1.2	SS-3	13	29	SILTY SAND some clay, wet, high plasticity, medium, gray		SM	100		13					
5			14												
			15												
	-1.8	SS-4	13	37	Same as Above, with clay, dense			92		11				4.50a	
			16												
			17												
	-2.4	SS-5	20	27	Same as Above, medium			96		11				1.75a	
			17												
			10												
10			13												
			14												
			16												
	-4.3	SS-6	2	6	Same as Above, few peat, loose			75		24					
15			3												
	-5.8	SS-7	4	10	Same as Above, no peat			75		29					
			4												
			6												
20															
	-7.3	SS-8	6	25	SILTY CLAY few sand, wet, high plasticity, very stiff, yellowish brown and gray		CH/MH	75		30				4.25a	
25			10												
			15												
	-7.8				END OF BORING										

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p = W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES

OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

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Tel. (787) 922-5579

BORING LOG

BORING NO. 9

SHEET 1 OF 1

JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269842.249 m

EAST 215447.935 m

STATION

SAMPLER:

HAMMER: WT 140 lbs DROP 30"

TYPE Split Spoon SIZE 1.375"

DEPTH OF WATER: 20.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

DATE STARTED 01/28/21

DATE COMPLETED 01/28/21

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV.

DEPTH OF HOLE 25.5

WATER TABLE 20.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH (TSF)	
										W _n	W _p	W _l	I _p	q _u *	ø**
0	0.0	SS-1	11	25	FILL: WELL-GRADED LIMESTONE GRAVEL, with silty clay, with medium-to-coarse sand, moist, medium, yellowish red		FILL	25		16					
	-0.6	SS-2	12	30	SILTY SAND, fine grained sand, moist, dense, very dark brown		SM-ML	88		15					
	-1.2	SS-3	13	25	SANDY CLAY, fine grained sand, with silt, moist, very stiff, medium plasticity, gray		CL-ML	96		11				3.25a	
5	-1.8	SS-4	9	21	Same as above, high plasticity		CH-MH	83		12				3.5a	
	-2.4	SS-5	10	24	Same as above			92		13				4.5a	
10	-3.0	SS-6	11	22	SANDY CLAY, fine grained sand, with silt, wet, very stiff, low plasticity, light gray		CL-ML	100		19				3.5a	
	-4.3	SS-7	13	14	Same as above, stiff, greenish gray			100		25				2.5a	
15	-5.8	SS-8	5	22	SILTY CLAY, few medium-to-coarse grained sand, wet, very stiff, high plasticity, greensih gray, yellowish brown		CH-MH	100		37				4.0a	
20	-7.8		6		END OF BORING										
25			8												

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

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BORING LOG

BORING NO. 10

SHEET 1 OF 2

JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269932.157 m

EAST 215451.212 m

STATION

DEPTH OF WATER: 4.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140 lbs DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 01/27/21

DATE COMPLETED 01/27/21

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV.

DEPTH OF HOLE 40.5

WATER TABLE 4.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH	
										W _n	W _p	W _l	I _p	q _u *	ø**
0	0.0	SS-1	30 22 50/4"	40	FILL: SILTY CLAY, with medium-to-coarse grained sand, with limestone gravel, moist, hard, low plasticity, yellowish red		FILL	58		11				4.5a	
	-0.6	SS-2	21 20 25 29	45	Same as above, very pale brown			75		14					
5	-1.2	SS-3	11 17 20 20	37	SILTY SAND, fine grained sand, wet, dense, light gray, very dark gray		SM	92		20					
	-1.8	SS-4	13 14 16 20	30	Same as above, very dark gray, very dark brown,			92		17					
	-2.4	SS-5	7 7 16 18	23	Same as above, with clay, fine grained sand, wet, medium, low plasticity, gray			88		15					
10	-3.0	SS-6	7 9 12	21	SANDY CLAY, fine grained sand, with silt, wet, very stiff, high plasticity, light greenish gray		CH-MH	100		15				4.25a	
15	-4.3	SS-7	6 7 10	17	Same as above			100		16				4.5a	
20	-5.8	SS-8	6 8 8	16	SILTY CLAY, with silt, few fine grained sand, wet, very stiff, low plasticity, greenish gray		CL-ML	100		24				2.0a	
25	-7.3	SS-9	6 7 9	16	Same as above, little sand, yellow, greenish gray			100		35				2.5a	

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_n, W_p, W_l AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p W_l - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

BORING NO. 10
SHEET 2 **OF** 2
JOB NO. EEI-19-07369

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BORING LOG

BORING NO. 11
SHEET 1 OF 2
JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269912.276 m

EAST 215513.897 m

STATION _____

DEPTH OF WATER: 14.0- ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140 lbs DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 01/27/21

DATE COMPLETED 01/27/21

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. _____

DEPTH OF HOLE 40.5

WATER TABLE 14.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH (TSF)	
										W _n	W _p	W _L	I _p	q _u *	ø**
0	0.0	SS-1	14	22	fill: SILTY CLAY, with medium-to-coarse grained sand, with limestone gravel, moist, very stiff, low plasticity, yellowish red		FILL	67		16					
	-0.6	SS-2	23	49	Same as above, hard			79		14				3.0a	
	-1.2	SS-3	35	67	Same as above			75		13					
5	-1.8	SS-4	5	39	SILTY SAND, fine grained sand, moist, dense, very dark brown		SM	54		19					
	-2.4	SS-5	15	32	Same as above			79		14					
	-3.0	SS-6	24	24	SILTY CLAY, with fine grained sand, wet, very stiff, high plasticity, light gray			100		12				4.5a	
10	-4.3	SS-7	9	31	SANDY CLAY, fine grained sand, wet, hard, high plasticity, light greenish gray		CH-MH	100		13				4.5a	
15	-5.8	SS-8	8	26	Same as above, very stiff			100		15				4.5a	
20	-7.3	SS-9	8	18	Same as above, low plasticity			100		23					
25															

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p W_L - W_p) RESPECTIVELY.

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- POCKET PENETROMETER
- SPRING TEST
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- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

BORING NO. 11
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BORING LOG

BORING NO. 12

SHEET 1 OF 2

JOB NO. EEI-19-07369

PROJECT Dawn at Dorado Hotel and Retails

LOCATION Dorado, PR

COORDINATES (State Plane, NAD83):

NORTH 269911.944 m

EAST 215466.916 m

STATION _____

DEPTH OF WATER: 10.0 ft. AFTER COMPLETION

N/A ft. N/A HOURS AFTER COMPLETION

SAMPLER:

HAMMER: WT 140 lbs DROP 30"

TYPE Split Spoon SIZE 1.375"

DATE STARTED 01/28/21

DATE COMPLETED 01/28/21

DRILL MACHINE CME-55

DRILLER L. Garcia

GROUND ELEV. _____

DEPTH OF HOLE 40.5

WATER TABLE 10.0-ft.

DEPTH (ft)	ELEV. (m)	SAMPLE NO.	Blows per 6 in. incr.	SPT N VALUE (BLOWS/FT)	MATERIAL DESCRIPTION	SYMBOL	U.S.C.S. DESIGNATION	% RECOVERY	R.Q.D.	MOISTURE CONTENT				STRENGTH (TSF)	
										W _n	W _p	W _l	I _p	q _u *	ø**
0	0.0	SS-1	16	26	FILL: SILTY CLAY, with fine grained sand, with limestone gravel, moist, very stiff, low plasticity, yellowish red		FILL	83		13					
	-0.6	SS-2	13	51	Same as above, hard			88		16					
			16												
			23												
			27												
			24												
	-1.2	SS-3	27	31	SILTY SAND, fine grained sand, moist, dense, very dark brown		SM	83		16					
5			19												
			17												
			14												
	-1.8	SS-4	15	39	Same as above, very dark brown, dark gray			83		17					
			15												
			18												
			21												
	-2.4	SS-5	23	28	Same as above, very dark brown			92		16					
			13												
			14												
			14												
10	-3.0	SS-6	13	28	SANDY CLAY, fine grained sand, wet, very stiff, low plasticity, light gray		CL-ML	100		11				2.5a	
			6												
			13												
			15												
	-4.3	SS-7	7	27	Same as above, high plasticity, greenish gray			100		13				4.5a	
15			12												
			15												
	-5.8	SS-8	6	13	SILTY CLAY, few fine grained sand, low plasticity, greenish gray			100		24				2.5a	
			6												
20			7												
	-7.3	SS-9	5	17	Same as above, few-to-some fine grained sand			100		30				2.0a	
			7												
25			10												

U.S.C.S. - UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION.

R.Q.D. - ROCK QUALITY DESIGNATION, IN PERCENT.

W_N, W_p, W_L AND I_p - NATURAL WATER CONTENT, PLASTIC LIMIT, LIQUID LIMIT AND PLASTICITY INDEX (I_p W_L - W_p) RESPECTIVELY.

*q_u - UNCONFINED COMPRESSION STRENGTH; REPORTED VALUES OBTAINED FROM:

- POCKET PENETROMETER
- SPRING TEST
- UNCONFINED COMPRESSION TEST
- TRIAXIAL TEST
- VANE TEST

** ø - EFFECTIVE INTERNAL FRICTION ANGLE; REPORTED VALUES OBTAINED FROM:

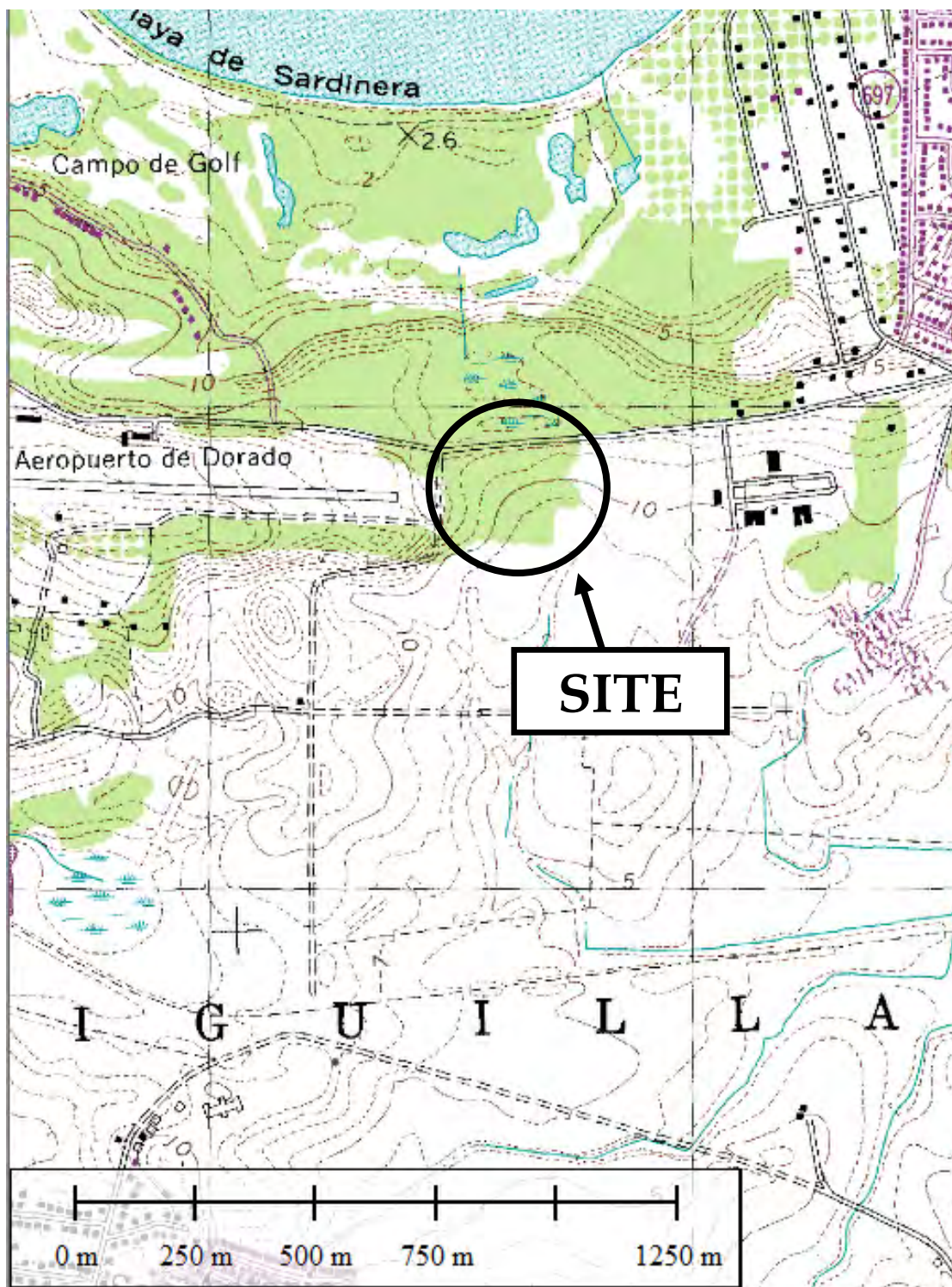
- DIRECT SHEAR TEST REPORTING PEAK VALUE, ø_p
- DIRECT SHEAR TEST REPORTING RESIDUAL VALUES ø_r
- DIRECT SHEAR TEST REPORTING BOTH ø_p AND ø_r
- TRIAXIAL TEST REPORTING RESIDUAL VALUE, ø_r
- TRIAXIAL TEST REPORTING PEAK VALUE ø_p
- TRIAXIAL TEST REPORTING BOTH ø_p AND ø_r

BORING NO. 12
SHEET 2 **OF** 2
JOB NO. EEI-19-07369

[illegible]

APPENDIX B

Figures



Earth Engineers

Geotechnical Engineering,
Soils and Materials Testing,
Earthwork Monitoring

Figure 1 Site Location Map

Adapted from the Vega Alta Topographic
Quadrangle (USGS Latest Rev. 1969)



Earth Engineers

Geotechnical Engineering,
Soils and Materials Testing,
Earthwork Monitoring

Figure 2 Geologic Map

Adapted from the Geologic Map of Vega Alta Quadrangle
(Watson H. Monroe, 1963)



Figure 3 Boring Locations on Aerial Image
(Approximated) **Job No. EEI-19-07369**

Appendix K
H-H study

DETENTION ANALYSIS THE DAWN AT DORADO HOTEL, DORADO, PUERTO RICO



November 2020

Prepared for:



Prepared by:



P.O. BOX 9024157
San Juan, PR 00902
Tel. (787) 723-800

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-
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DETENTION ANALYSIS THE DAWN AT DORADO HOTEL, DORADO, PUERTO RICO

1 INTRODUCTION

1.1 Project Description and Location

The Dawn at Dorado Hotel is proposed on a 5.8-acre property located south of state road PR-693, in the intersection of Ave. Principal Norte and PR-693, in the Municipality of Dorado. Figure 1 and Figure 2 show the location of the project site on the United States Geological Survey (USGS) topographic quadrangle, and on recent aerial photography, respectively. The hotel development consists of hotel building, commercial area and associated parking area, as seen in Figure 3.

1.2 Scope and Purpose of Study

This document contains the results of the detention analysis for the proposed development. The study also analyzes the existing hydraulic capacity of the storm sewer system that runs along Principal Norte Avenue.

1.3 Authorization

CPH Engineers has authorized preparation of this report through a written agreement with GLM Engineering COOP.

1.4 Report Limitations and Warnings

It shall be the responsibility of the site engineer or the project's geotechnical consultant to adapt the hydraulic design recommendations to the soil and other conditions at the site in any matters concerning slope stability, conflicts with other infrastructure, etc.

2 STUDY AREA DESCRIPTION

2.1 Site Topography and Water Bodies

The project site, where elevations range from 13.8 to 8.5 m-msl, drains east towards Ave. Principal Norte. Runoff generated by the site drains into an existing storm sewer system located along Ave. Principal Norte. Figure 4 shows the existing topographic features of the project site.

The existing storm sewer that runs along Ave. Principal Norte serves approximately 114 acres of fully developed residential area. The system begins south of state road PR-693 and discharges into an open channel located south of Paseo del Plata Shopping Center.

2.2 Prior Studies and Flood Mapping

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 310J dated November 18, 2009 (Figure 5), the site is located outside of Special Flood Hazard Area (SFHA).

In 2018 the Puerto Rico Planning Board adopted a FEMA Advisory Flood Map for the study area. Figure 6 shows the site location on the FEMA Advisory Flood Map panel 310J dated April 13, 2018. The site is located outside of SFHA.

2.3 Field Data

Surveyor Carlos M. Pagán Serrano provided site and existing storm sewer topography referenced to mean sea level. Site data was taken in August 2019, and storm sewer data was taken on July 2020.

2.4 Field Observations

The site was visited in June 2019. The following conditions were observed:

- Land use conditions were observed. The project site is currently vegetated with pasture, trees and brush.
- The existing catch basins located along the storm sewer system at Ave. Principal Norte were not obstructed with sediment, garbage or debris at the time of the field visit.

3 PROJECT SITE DETENTION ANALYSIS

3.1 Approach and Methodology

A detention analysis requires the generation of storm hydrographs showing the variation of runoff over time. The runoff hydrographs in this analysis were generated using the Natural Resources Conservation Service (NRCS) Unit Hydrograph (UH) methodology as implemented in the ICPR model. A peaking factor of 484 was used in the analysis, which is appropriate for sloping watersheds. The detention volume temporarily stores runoff and releases it more slowly through a hydraulic structure. Sizes of the required storage and hydraulic configuration of the outlet structure were determined by hydrologic and hydraulic modeling, comparing existing and proposed condition runoff hydrographs at the point of analysis.

The ICPR unsteady flow hydrologic-hydraulic modeling system (Streamline Technologies v3.0, Winter Park, Florida) dynamically routes stormwater through open channels, closed conduits and detention ponds. The program's solution algorithm allows it to simulate a variety of complex conveyance systems. Each node in ICPR represents a control volume. Change in storage for each node is calculated based on the difference between inflows and outflows at each time step during the simulation period. The change in storage is used to determine elevations at each node at the end of each time step. Flow through each link is calculated from the known elevations at each end of the link and the hydraulic properties of the link. The analysis was performed for the 2-, and 100-year events.

The hydraulic system for pre-development conditions was conceptualized as an on-site draining to a node located at the downstream limit of the site, where the peak discharge produced was determined. For the post-development condition, land use parameters for onsite basins were altered to account for the proposed grading plan and change in hydrologic parameters at the site.

3.2 Site Hydrology

3.2.1 Project Site Drainage Areas

Figure 7 shows the proposed project drainage areas. The area identified as "Pond North" correspond to the northern portion of the site that will drain into a detention pond identified as " North Pond", and the area identified as "Pond South" correspond to the southern portion of the site that will drain into a detention pond identified as " South Pond".

3.2.2 Time of Concentration

The Time of Concentration is the time required for a drop of water falling on the most distant point of the watershed to influence discharge at the watershed exit. The time of concentration was calculated using Soil Conservation Service method (TR-55). For sheet flow calculation the following equation was used:

$$t_c = \frac{0.007 * (n * L)^{0.8}}{P_2^{0.5} * S^{0.4}}$$

where:

t_c = time of concentration (minutes)

n = Manning's roughness coefficient

L = flow length (ft)

P_2 = 2-year, 24-hour rainfall: 4.8 in

S = slope of hydraulic grade line (land slope, ft/ft)

For shallow concentrated flow calculation the following equation was used:

$$t_c = \frac{L}{60 * V}$$

where:

t_c = time of concentration (minutes)

L = flow length (ft)

V = average velocity of flow (ft/s)

Time of Concentration calculations are included in Appendix A.

3.2.3 Soil Types and Curve Number

The Curve Number (CN) represents the runoff potential within a watershed and is estimated based on soil type, Hydrologic Soil Group, land use and Antecedent Moisture Condition (AMC). In this study an AMC-II was used. The soil types within the watersheds were obtained from Soil Survey Geographic data base (SSURGO), which contains the most detailed level of soil mapping performed by NRCS. Figure 8 presents the Hydrologic Soil Group (HSG) found within the site. Soils in the site correspond to the HSG D, which are characterized by high runoff potential. Table 1 shows the site's hydrologic parameters under pre- and post-development conditions.

Table 1: Project Site's Hydrologic Parameters

Condition/Basin	Area (ac)	Tc (min)	CN
PRE-DEVELOPMENT			
Site Pre-dev	5.8	17.7	79
PROPOSED			
Pond North	4.2	5.0	95
Pond South	1.6	5.0	95

3.2.4 Hydrologic Parameter Sensitivity

The PR Planning Board (PB) and Department of Natural and Environmental Resources (DNER) document titled *“Guías para la Elaboración de Estudios Hidrológicos-Hidráulicos”* (June 15, 2016), Section 4.10, requires that a sensitivity analysis be performed for all hydrologic parameters to identify (or document) the most sensitive parameters, even if model calibration is not possible or hasn't been performed.

The hydrologic parameters used in this analysis are: 1) drainage area, which was delimited with site survey and verified through field visit, 2) Rainfall depth, obtained through NOAA-Atlas (Section 3.2.5), 3) Curve Number, obtained through NRCS soil mapping (Section 3.2.3), and 4) Time of Concentration, which was calculated based on the TR-55 methodology (Section 3.2.1) and using the site's topographic data.

We can identify the Time of Concentration as the most important and sensitive parameter in our hydrologic analysis. In addition, it is the only parameter that had to be calculated, as opposed to the other parameters that were obtained from known publications and mapping for this particular study area (Curve Number, rainfall data, drainage area). To ensure the accuracy of this parameter we utilized the NRCS TR-55 methodology recommended by the *“Guías para la Elaboración de Estudios Hidrológicos-Hidráulicos”* (Section 4.71.2, page 21), and widely accepted for this type of analysis.

3.2.5 Rainfall Depths and Temporal Distribution

Table 2 shows the 2- and 100-year rainfall depths used in this analysis and obtained from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 published October 26, 2006. Appendix B includes the NOAA Atlas-14 rainfall data used in the analysis, and the rainfall distribution calculations.

Table 2: Rainfall Durations and Depths (inches), NOAA Atlas-14

Duration (hrs)	2-year	10-year	25-year	100-year
0.5	1.43	1.07	1.15	2.03
1	2.12	1.71	1.85	3.02
2	2.73	2.54	2.74	4.31
3	2.96	3.44	3.80	5.00
6	3.54	3.86	4.32	6.93
12	4.06	4.98	5.77	9.49
24	4.80	6.21	7.47	12.10

The “*Guías para la Elaboración de Estudios Hidrológicos-Hidráulicos*”, Section 4.6.1, requires that HH studies use temporal rainfall distributions that represent storms where the largest volume of rainfall falls at the beginning and end of the temporal distribution, referred to as the 1st quartile (10% percentile) and 4th quartile (90% percentile), respectively. Table 3 and Table 4 present the 24-hr distribution data taken from Appendix I of “*Guías para la Elaboración de Estudios Hidrológicos-Hidráulicos*”.

Table 3: 1st quartile (10% percentile) Rainfall Distribution

% duration	% rainfall			
	1-hr	6-hr	12-hr	24-hr
0.0	0.0	0.0	0.0	0.0
8.3	19.3	35.3	45.3	55.8
16.7	38.2	66.0	79.8	89.1
25.0	53.7	87.0	95.8	97.2
33.3	63.8	97.2	99.5	99.6
41.7	70.2	99.3	100.0	100.0
50.0	76.2	100.0	100.0	100.0
58.3	82.3	100.0	100.0	100.0
66.7	88.3	100.0	100.0	100.0
75.0	93.0	100.0	100.0	100.0
83.3	96.4	100.0	100.0	100.0

% duration	% rainfall			
	1-hr	6-hr	12-hr	24-hr
91.7	98.3	100.0	100.0	100.0
100.0	100.0	100.0	100.0	100.0

Table 4: 1st quartile (10% percentile) Rainfall Distribution

% duration	% rainfall			
	1-hr	6-hr	12-hr	24-hr
0.0	0.0	0.0	0.0	0.0
8.3	0.7	2.1	1.6	1.8
16.7	1.3	4.5	2.7	2.7
25.0	2.5	6.2	3.9	3.7
33.3	4.1	9.4	6.2	5.1
41.7	6.5	13.7	10.5	6.6
50.0	11.2	18.3	15.2	7.7
58.3	17.5	24.3	20.0	10.2
66.7	25.1	33.2	26.5	14.9
75.0	35.9	45.3	36.0	21.6
83.3	52.9	60.8	49.7	33.8
91.7	76.4	79.5	71.1	57.1
100.0	100.0	100.0	100.0	100.0

3.2.6 Results of Site Hydrology

Table 5, Table 6, Table 7, and Table 8 show the 2-, 10-, 25- and 100-year peak discharges generated by the site under pre- and post-development conditions, respectively. We have included the results of modeling performed with the local rainfall distribution generated using the 100-yr NOAA Atlas-14 rainfall depths shown in Table 2 and included in Appendix B.

Table 5: Project Site's 2-yr Peak Discharge (ft³/s)

Duration	Site pre-dev			North Pond			South Pond		
	10%	90%	GME	10%	90%	GME	10%	90%	GME
1hr	4.6	10.0	7.0	17.9	24.9	34.0	17.9	24.9	34.0
6hr	7.2	6.4	9.4	10.5	6.3	23.7	10.5	6.3	23.7
12hr	5.9	5.4	8.5	8.0	5.1	16.6	8.0	5.1	16.6
24hr	5.3	5.0	7.6	5.8	4.5	10.3	5.8	4.5	10.3

Table 6: Project Site's 10-yr Peak Discharge (ft³/s)

Duration	Site pre-dev			North Pond			South Pond		
	10%	90%	GME	10%	90%	GME	10%	90%	GME
1hr	6.9	14.2	10.5	22.0	30.0	41.1	8.5	11.5	15.8
6hr	12.3	10.0	16.5	15.0	8.9	33.5	5.8	3.4	12.9
12hr	10.7	9.3	16.4	12.3	7.8	25.5	4.7	3.0	9.8
24hr	10.3	8.8	14.9	9.3	7.2	16.4	3.6	2.8	6.3

Table 7: Project Site's 25-yr Peak Discharge (ft³/s)

Duration	Site pre-dev			North Pond			South Pond		
	10%	90%	GME	10%	90%	GME	10%	90%	GME
1hr	8.1	16.3	12.2	24.0	32.4	44.5	9.2	12.5	17.1
6hr	15.2	12.0	20.6	17.4	10.3	38.9	6.7	4.0	14.9
12hr	14.1	11.6	21.2	14.8	9.4	30.7	5.7	3.6	11.8
24hr	13.3	11.1	19.3	11.4	8.8	20.1	4.4	3.4	7.7

Table 8: Project Site's 100-yr Peak Discharge (ft³/s)

Duration	Site pre-dev			North Pond			South Pond		
	10%	90%	GME	10%	90%	GME	10%	90%	GME
1hr	9.8	19.4	14.9	26.7	35.7	49.2	10.3	13.7	18.9
6hr	19.5	14.9	26.7	21.0	12.4	46.7	8.1	4.8	18.0
12hr	19.8	15.2	28.9*	18.8	12.0	39.0	7.2	4.6	15.0
24hr	18.3	14.9	26.5	14.8	11.4	26.1	5.7	4.4	10.0

*note: 12-hr event used for design of detention pond and comparison with proposed conditions

The table shows that the rainfall distribution developed using the NOAA Atlas-14 rainfall depths shown in Table 2 (identified in the table as "GME") more consistently produced the highest peak discharge when compared to the other rainfall distributions for most durations. Appendix C includes input data and results of the ICPR model for pre-development conditions.

3.2.7 Calibration and Verification of Site Hydrology

Calibration consists of the variation of hydrologic parameters within a hydrologic model to ensure that calculated discharge values match observed values. No calibration data exists for the project site or neighboring areas. However, the 24-hr, 100-year peak discharges for the analyzed watersheds under pre-development and post-development conditions were verified using the Rational Method, which is valid for drainage areas smaller than 150 acres, and is based on the following equation:

$$Q = C * i * A$$

where:

Q = peak discharge (ft³/s)

C = runoff coefficient

i = rainfall intensity (in/hr)

A = drainage area (ac)

The values for rainfall intensity were obtained from "Precipitation-Frequency Atlas of the United States", NOAA Atlas 14 (See Appendix B). The runoff coefficients were obtained from "Normas de Diseño de Sistemas de Alcantarillado Pluvial" (PR Planning Board, 1975). Table 9 shows the parameters used with the Rational Method and compares peak discharges obtained with the Rational Method and ICPR modeling.

Table 9: Parameters used for 100-yr Site Hydrology Verification with Rational Method

Condition/Basin	Area (ac)	C	i (in/hr)
PRE-DEVELOPMENT			
Site Pre-dev	5.8	0.65	4.90
PROPOSED			
Pond North	4.2	0.75	8.69
Pond South	1.6	0.75	8.69

Table 10 presents the results of the site hydrology verification with the Rational Method. Based on the verification, the discharges obtained with the ICPR model were considered reasonable for this analysis.

Table 10: Verification of Site Hydrology

Condition/Basin	24-hr, 100-yr Peak Discharge (ft ³ /s)			
	Rational Method	10% percentile	90% percentile	GLME
PRE-DEVELOPMENT				
Site Pre-dev	18.5	18.3	14.9	26.5
PROPOSED				
Pond North	27.3	14.8	11.4	26.1
Pond South	10.6	5.7	4.4	10.0

3.3 Results of Project Site Detention Analysis

The following ICPR models were prepared for this analysis:

Pre-development Condition Model: The Pre-development Condition Model was prepared to determine peak discharge at the downstream limit of the site under pre-development conditions. The model consists of a single 5.8-acre onsite basin, which represents the site under pre-development conditions, draining into a node that represents the existing storm sewer at Principal Norte Avenue Appendix C shows input data and results of the ICPR Pre-development Condition Model.

Proposed Condition Model: This model was prepared to determine the peak discharge generated at the downstream limit of the site under post-development conditions, with detention storage provided at the site. Two proposed detention tanks were modeled to receive site runoff only. Figure 9 shows a schematic diagram of the node-link

configuration in the Proposed Condition Model. Appendix D shows input data and results of the Proposed Condition Model.

Onsite drainage area (see Figure 7) "Pond North" will discharge into the detention tank identified as "North Pond ". The detention tank will discharge along the existing 18-inch pipe that enters the project site, and is located just south of the existing Guard House at Principal Norte Avenue.

Onsite drainage area (see Figure 7) "Pond South" will discharge into the detention tank identified as "South Pond". The detention tank will discharge at the existing Principal Norte Avenue catch basin located on the southeastern corner of the project site.

Table 11: 12-hr Peak Discharge Exiting the Site (reaching existing storm sewer at Principal Norte Avenue)

Return Interval	Pre-development		Proposed	
	ft ³ /s	m ³ /s	ft ³ /s	m ³ /s
2-yr	8.4	0.24	8.4	0.24
10-yr	16.4	0.46	13.7	0.39
25-yr	21.1	0.60	15.4	0.44
100-yr	28.8	0.82	19.1	0.54

3.4 Detention Tank Hydraulic Design Parameters

The proposed detention structures were designed to only receive runoff from the 5.8-acre site. The detention tanks were modeled to ensure that proposed condition discharge does not exceed pre-development condition discharge entering the existing storm sewer at Ave. Principal Norte. The outlet structure consists of a standpipe combined with a low-level orifice to control flow rate. The orifice is placed at the bottom of the tank, and it is designed to mitigate the smaller event. The additional volume provided below the top of the standpipe will mitigate the 100-year event. Figure 10 shows a schematic drawing of proposed detention tanks.

The proposed detention tank identified as "North Pond" will receive runoff from 4.2 acres of project site (Figure 7). Table 12 presents the design parameters of "North Pond".

Table 12: Hydraulic Design Parameters of "North Pond"

Parameter	Value
TANK	
Surface Area	280 m ²
Top Elevation	12.0 m-sml
Bottom Elevation	9.0 m-msl
100-yr Water Level	11.9 m-msl
OUTLET STRUCTURE	
Orifice Shape	Circular
Orifice Diameter	12 inches
Orifice Invert Elevation	9.0 m-msl
Standpipe Shape	Circular
Standpipe Diameter	36 inches
Standpipe Invert Elevation	10.5 m-msl
OUTLET PIPE	
Pipe Diameter	12 inches
Discharge Pipe Invert Elevation	9.0 m-msl

The proposed detention tank identified as "South Pond" will receive runoff from 1.6 acres of project site (Figure 7). Table 13 presents the design parameters of "South Pond".

Table 13: Hydraulic Design Parameters of "South Pond"

Parameter	Value
TANK	
Surface Area	100 m ²
Top Elevation	11.0 m-sml
Bottom Elevation	9.0 m-msl
100-yr Water Level	10.7 m-msl
OUTLET STRUCTURE	
Orifice Shape	Circular
Orifice Diameter	12 inches
Orifice Invert Elevation	9.0 m-msl
Standpipe Shape	Circular
Standpipe Diameter	12 inches
Standpipe Invert Elevation	10.5 m-msl
OUTLET PIPE	
Pipe Diameter	12 inches
Discharge Pipe Invert Elevation	9.0 m-msl

4 EXISTING STORM SEWER ANALYSIS

4.1 Study Approach and Methodology

The existing storm sewer hydraulic model was prepared using the StormCAD CONNECT (Bentley, v10) program. Input data and results of the StormCAD model can be seen in Appendix E. The system's outlet was modeled as free-flow outlet.

4.2 Layout of Existing Storm Sewer

The analyzed system consists of approximately 1,411 meters of concrete pipeline that runs south from the project site, and drains into an open channel located south of Paseo del Plata Shopping Center. Figure 11 shows the location of the existing storm sewer on aerial photography. Figure 12, Figure 13, Figure 14, Figure 15, Figure 16 and Figure 17 show the layout of the existing storm sewer system analyzed in this report. Table 14 presents the existing storm sewer pipes modeled. A Manning's n-values of 0.013 (concrete) was used for all pipes. Table 15 presents the existing manholes and catch basis found along the storm sewer system, moving downstream.

Table 14: Summary of Pipes along Existing Storm Sewer

Pipe	Length (m)	Dimension	Upstream node	Downstream node
Pipe 1	15.22	18" diam	CB-1	CB-2
Pipe 2	76.46	18" diam	CB-2	MH-1
Pipe 20	18.41	18" diam	HW-1	MH-1
Pipe 3	89.66	18" diam	MH-1	MH-2
Pipe 4	35.95	18" diam	MH-2	CB-4
Pipe 19	13.66	24" diam	CB-5	CB-4
Pipe 6	117.54	24" diam	CB-4	CB-6
Pipe 7	29.43	30" diam	CB-6	CB-7
Pipe 8	55.79	30" diam	CB-7	CB-8
Pipe 9	52.12	30" diam	CB-8	CB-9
Pipe 10*	54.90	24" diam	CB-9	CB-10
		30" diam		
Pipe 22*	54.10	30" diam	CB-10	CB-13
		24" diam		

Pipe	Length (m)	Dimension	Upstream node	Downstream node
Pipe 16	47.38	30" diam	CB-14	CB-13
Pipe 12	20.61	2 x 36" diam	CB-13	CB-15
Pipe 13	120.72	2 x 36" diam	CB-15	CB-17
Pipe 24	51.25	5' x 10' (HxW)	CB-17	CB-18
Pipe 25	174.80	5' x 10' (HxW)	CB-18	CB-19
Pipe 26	87.00	5' x 10' (HxW)	CB-19	CB-20
Pipe 27	68.30	5' x 10' (HxW)	CB-20	CB-21
Pipe 28	59.20	5' x 10' (HxW)	CB-21	CB-22
Pipe 29	57.80	5' x 10' (HxW)	CB-22	CB-23
Pipe 30	85.27	5' x 10' (HxW)	CB-23	CB-24
Pipe 31	25.03	5' x 10' (HxW)	CB-24	outlet

*note: parallel pipes modeled as equivalent 24" pipe

Pipe 10 and Pipe 22 both correspond to two parallel pipes of 24 and 30 inches in diameter, 54.9 and 54.10 meters in length, respectively. These pipes were modeled as equivalent pipes having an equivalent diameter of 24 inches.

Table 15: Summary of Manholes or Catch Basins along Existing Storm Sewer

Catch Basin/Manhole	T.E. (m-msl)	I.E. (m-msl)
CB-1	10.30	8.64
CB-2	10.29	8.58
HW-1	9.30	8.47
MH-1	10.36	8.36
MH-2	9.41	7.69
CB-4	8.74	7.16
CB-5	8.76	7.48
CB-6	8.17	6.61
CB-7	8.17	6.15
CB-8	7.94	5.91
CB-9	7.69	5.64
CB-10	7.49	5.39
CB-13	7.39	5.13
CB-14	7.55	5.56
CB-15	7.17	5.05
CB-17	6.75	4.46
CB-18	7.11	3.69
CB-19	8.60	3.18
CB-20	8.09	3.07
CB-21	7.65	2.96
CB-22	8.04	2.77
CB-23	8.33	2.68
CB-24	7.74	2.61

4.3 Storm Sewer Hydrology

The peak discharges entering the different catch basins along the existing storm sewer were also calculated with the Rational Method as explained in Section 3.2.7 of this report.

Figure 18 shows the areas draining to the existing catch basins, which were determined based on field observation. Table 16 presents the hydrologic parameters for the existing storm sewer's drainage areas.

Table 16: Drainage Areas that Drain into Existing Storm Sewer

Basin	Point of Discharge	Area (ac)	Tc (min)
street cb1	CB-1	0.17	5.0
street cb2	CB-2	0.18	5.0
pa mar cb4	CB-4	10.46	20.7
street cb5	CB-5	0.33	5.0
street cb4	CB-4	0.40	5.0
street cb6	CB-6	0.23	5.2
street cb7	CB-7	0.35	6.4
street cb8	CB-8	0.88	6.0
pa palmas cb9	CB-9	12.64	19.8
street cb9	CB-9	2.21	5.4
street cb10	CB-10	0.75	5.7
street cb14	CB-14	2.77	6.3
street cb13	CB-13	1.42	5.5
street cb15	CB-15	0.07	5.0
pa sol cb17	CB-17	18.56	31.3
pa coral 1 cb17	CB-17	16.63	24.7
street cb17	CB-17	0.69	6.2
pa reales cb18	CB-18	10.16	17.4
pa coral 2 cb18	CB-18	7.71	12.2
pa coral 2 cb21	CB-21	4.05	7.8
pa coral 2 cb22	CB-22	2.84	6.6
pa coral 2 cb23	CB-23	3.08	5.8
pa coral 2 cb24	CB-24	7.71	12.3

Table 17 shows the rainfall intensities used in the Rational Method to calculate discharge along the existing storm sewer. A Runoff Coefficient of 0.75 was used for all basins.

Table 17: Rainfall Intensities used in Rational Method for existing storm sewer

Basin	Rainfall Intensity (in/hr)			
	2-yr	10-yr	25-yr	100-yr
street cb1	6.11	7.30	7.90	8.69
street cb2	6.11	7.30	7.90	8.69
pa mar cb4	3.30	3.95	4.27	4.70
street cb5	6.11	7.30	7.90	8.69
street cb4	6.11	7.30	7.90	8.69
street cb6	6.03	7.21	7.80	8.58
street cb7	5.57	6.65	7.20	7.92
street cb8	5.72	6.84	7.40	8.14
pa palmas cb9	3.34	4.00	4.33	4.76
street cb9	5.96	7.12	7.70	8.47
street cb10	5.84	6.98	7.55	8.31
street cb14	5.61	6.70	7.25	7.98
street cb13	5.92	7.07	7.65	8.42
street cb15	6.11	7.30	7.90	8.69
pa sol cb17	2.83	3.38	3.66	4.02
pa coral 1 cb17	3.11	3.72	4.03	4.43
street cb17	5.65	6.75	7.30	8.03
pa reales cb18	3.46	4.13	4.47	4.92
pa coral 2 cb18	3.91	4.67	5.05	5.56
pa coral 2 cb21	5.03	6.01	6.49	7.15
pa coral 2 cb22	5.49	6.56	7.10	7.81
pa coral 2 cb23	5.80	6.93	7.50	8.25
pa coral 2 cb24	3.90	4.66	5.04	5.54

Table 18 presents the peak discharges used for the analysis of the existing storm sewer system.

Table 18: Peak Discharges (ft³/s) used for Analyzed Basins

Basin	2-yr	10-yr	25-yr	100-yr
street cb1	0.8	0.9	1.0	1.1
street cb2	0.8	1.0	1.1	1.2
pa mar cb4	25.9	31.0	33.5	36.8
street cb5	1.5	1.8	2.0	2.2
street cb4	1.8	2.2	2.4	2.6
street cb6	1.0	1.2	1.3	1.5
street cb7	1.5	1.7	1.9	2.1
street cb8	3.8	4.5	4.9	5.4
pa palmas cb9	31.7	37.9	41.0	45.1
street cb9	9.9	11.8	12.8	14.0
street cb10	3.3	3.9	4.2	4.7
street cb14	11.7	13.9	15.1	16.6
street cb13	6.3	7.5	8.1	9.0
street cb15	0.3	0.4	0.4	0.5
pa sol cb17	39.4	47.1	50.9	56.0
pa coral 1 cb17	38.8	46.4	50.2	55.2
street cb17	2.9	3.5	3.8	4.2
pa reales cb18	26.3	31.5	34.1	37.5
pa coral 2 cb18	22.6	27.0	29.2	32.2
pa coral 2 cb21	15.3	18.2	19.7	21.7
pa coral 2 cb22	11.7	14.0	15.1	16.6
pa coral 2 cb23	13.4	16.0	17.3	19.1
pa coral 2 cb24	36.0	43.0	46.5	51.1

Table 19 summarizes the peak discharge flowing along the existing storm sewer system.

Table 19: Peak Discharge Flowing Along the Existing Storm Sewer

Catch Basin/ Manhole	Peak Discharges (ft ³ /s)			
	2-yr	10-yr	25-yr	100-yr
CB-1	0.8	0.9	1.0	1.1
CB-2	1.6	1.9	2.1	2.3
HW-1*	10.0	16.5	21.2	28.9
MH-1	11.6	18.4	23.3	31.2
MH-2	11.6	18.4	23.3	31.2
CB-4	39.0	51.2	58.7	70.2
CB-5	1.5	1.8	2.0	2.2
CB-6	40.0	52.4	60.1	71.7
CB-7	41.5	54.2	62.0	73.7
CB-8	45.2	58.7	66.8	79.1
CB-9	86.8	108.4	120.6	138.2
CB-10	90.1	112.3	124.9	142.9
CB-13	108.0	133.8	148.1	168.5
CB-14	11.7	13.9	15.1	16.6
CB-15	108.4	134.1	148.5	168.9
CB-17	189.5	231.1	253.4	284.3
CB-18	238.4	289.6	316.7	353.9
CB-19	238.4	289.6	316.7	353.9
CB-20	238.4	289.6	316.7	353.9
CB-21	253.7	307.9	336.4	375.7
CB-22	265.4	321.9	351.5	392.3
CB-23	278.8	337.9	368.8	411.3
CB-24	314.8	380.8	415.3	462.5

*note: discharge from project site under pre-development conditions

4.4 Storm Sewer Analysis Results

Table 20 shows the water surface elevation along the existing storm sewer system. Water levels that are above the catch basin top elevation indicate that the catch basin is flooded during the particular rainfall event.

Table 20: Results of Storm Sewer Analysis

Catch Basin/Manhole	T.E. (m-msl)	Water Surface Elevation (m-msl)			
		2-yr	10-yr	25-yr	100-yr
CB-1	10.30	10.29	10.29	10.29	10.29
CB-2	10.29	10.29	10.29	10.29	10.29
MH-1	9.30	10.53	10.77	11.02	11.53
MH-2	10.36	9.53	9.72	9.90	10.29
CB-4	9.41	20.34	28.89	35.14	46.68
CB-5	8.74	8.75	8.76	8.76	8.76
CB-6	8.76	8.36	8.50	8.60	8.78
CB-7	8.17	8.34	8.46	8.55	8.71
CB-8	8.17	8.18	8.34	8.46	8.68
CB-9	7.94	9.84	11.05	11.87	13.18
CB-10	7.69	11.38	13.54	14.99	17.30
CB-13	7.49	6.79	7.66	7.86	8.00
CB-14	7.39	6.84	7.47	7.48	7.50
CB-15	7.55	6.41	7.07	7.54	7.65
CB-17	7.17	5.41	5.55	5.67	6.27
CB-18	6.75	4.74	5.25	5.56	6.08
CB-19	7.11	4.53	4.96	5.19	5.63
CB-20	8.60	4.39	4.76	4.96	5.34
CB-21	8.09	4.27	4.59	4.76	5.09
CB-22	7.65	4.17	4.42	4.55	4.82
CB-23	8.04	4.04	4.22	4.32	4.54
CB-24	8.33	3.80	3.96	4.04	4.15

Even though the existing storm sewer system lacks hydraulic capacity, the proposed project detention system will ensure that flooding conditions along the system are not worsened under post-development conditions.

5 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

- 1 The Dawn at Dorado Hotel is proposed on a 5.8-acre property located south of state road PR-693, in the intersection of Ave. Principal Norte and PR-693, in the Municipality of Dorado. The hotel development consists of hotel building, commercial area and associated parking area, as seen in Figure 3.
- 2 The project site drains east towards Ave. Principal Norte. Runoff generated by the site drains into an existing storm sewer system located along Ave. Principal Norte. Figure 4 shows the existing topographic features of the project site.
- 3 The existing storm sewer that runs along Ave. Principal Norte serves approximately 114 acres of fully developed residential area. The system begins south of state road PR-693 and discharges into an open channel located south of Paseo del Plata Shopping Center.
- 4 The detention tanks have been sized for this project so that the pre-development peak discharges entering the existing storm sewer at Ave. Principal Norte are not exceeded under post-development conditions.
- 5 The detention tanks were designed to receive discharge runoff from the project site only. It is the responsibility of the site engineer to direct project stormwater into the detention structures and any offsite runoff into the downstream limit of the project site.
- 6 The site grading must provide overland flow paths to direct stormwater from the project to the detention tanks by flowing along roads, landscaped areas and parking without flooding any structure, in case stormwater pipes are clogged or their capacity is exceeded.
- 7 Figure 7 shows the proposed project drainage areas. The area identified as "Pond North" correspond to the northern portion of the site that will drain into a detention pond identified as "North Pond", and the area identified as "Pond South" correspond to the southern portion of the site that will drain into a detention pond identified as "South Pond".
- 8 Table 20 shows the water surface elevation along the existing storm sewer system. Water levels that are above the catch basin top elevation indicate that the catch basin is flooded during the particular rainfall event.
- 9 The detention tanks will ensure that the existing flooding conditions along the storm sewer are not worsened under post-development conditions.

6 CERTIFICATION

I hereby certify that the document "Detention Analysis of The Dawn at Dorado Hotel, Dorado, Puerto Rico" has been prepared in accordance with the best hydrologic and hydraulic practices as described in this document and that, based on the studies and field measurements provided by other parties, results are true and correct.

Certified today November 10, 2020



José D. Miranda, MECE, PE



7 REFERENCES

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Puerto Rico Planning Board, 1975. "Normas de Diseño para Sistemas de Alcantarillado Pluvial". San Juan PR.

Singhofen P.J., and L.M. Eaglin. 1995. "ICPR Advanced: User's Manual". Streamline Technologies Inc., Winter Park, FL.

US Department of Agriculture, Soil Conservation Service. 1986. "Technical Release 55 (Urban Hydrology for Small Watersheds)". Washington DC.

FIGURES

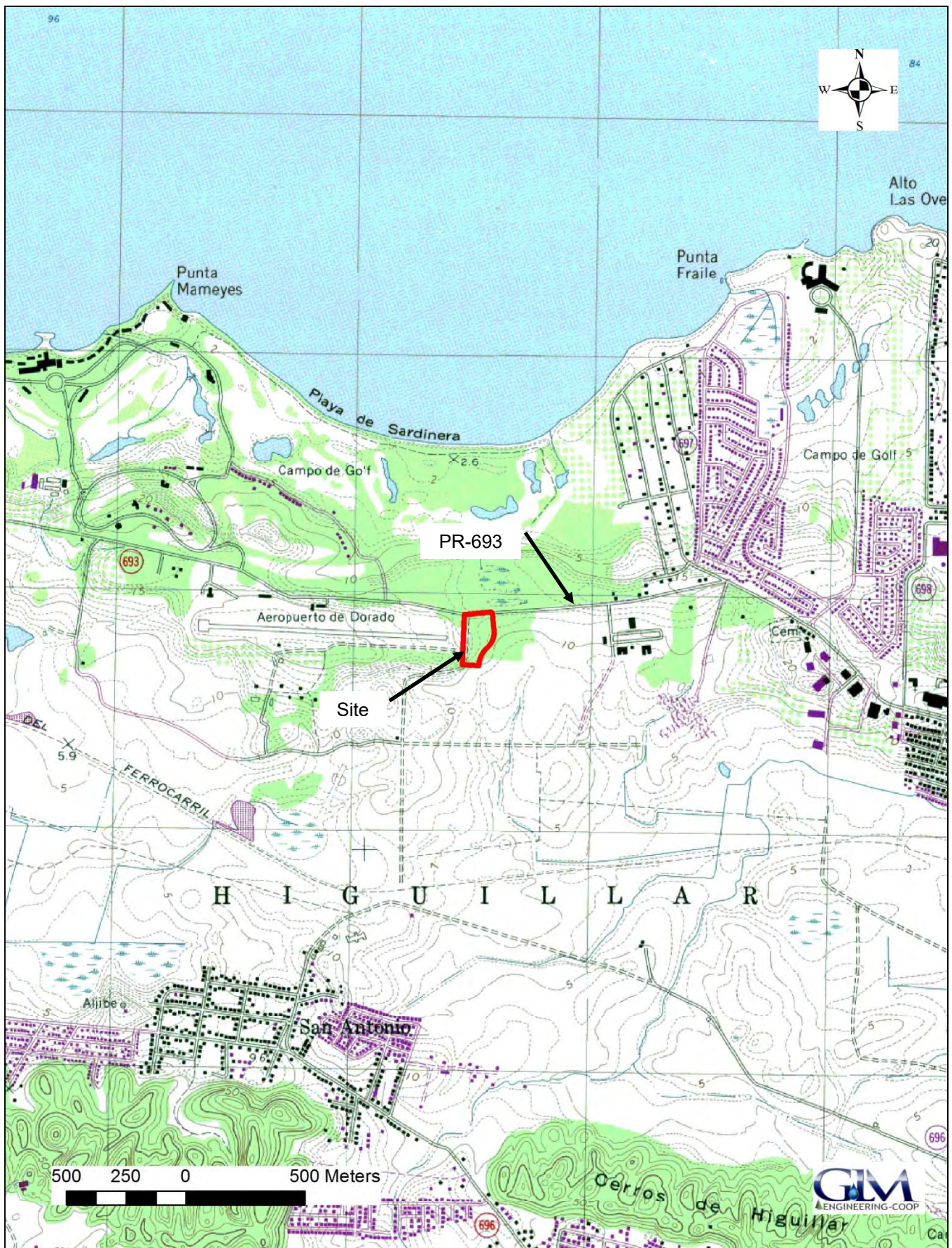


Figure 1: Location of project site on USGS topographic quadrangle



Figure 2: Location of project site on aerial photography





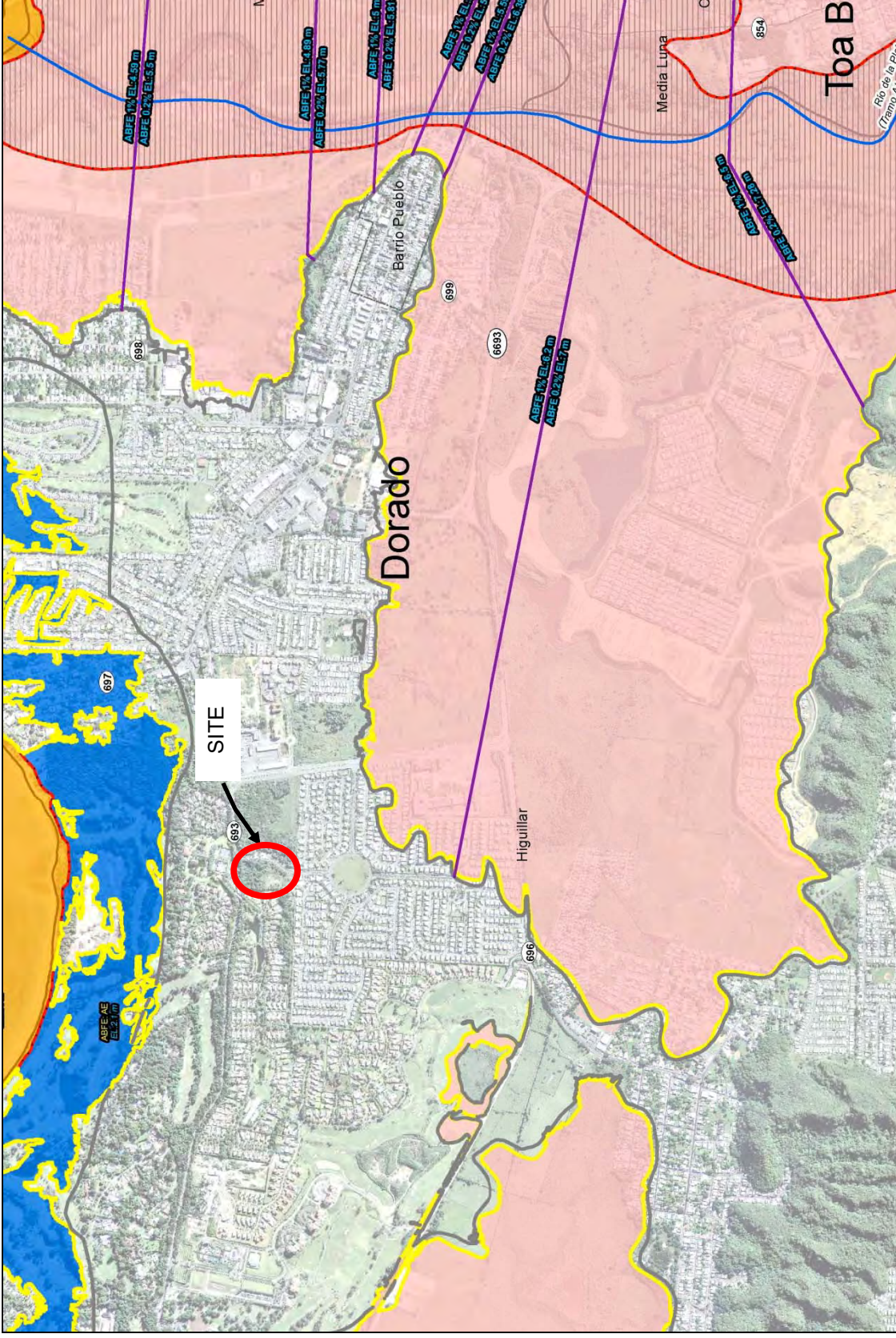
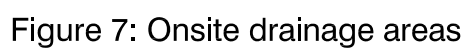


Figure 6: Site location on FEMA Advisory Flood Map panel 310H dated April 13, 2018



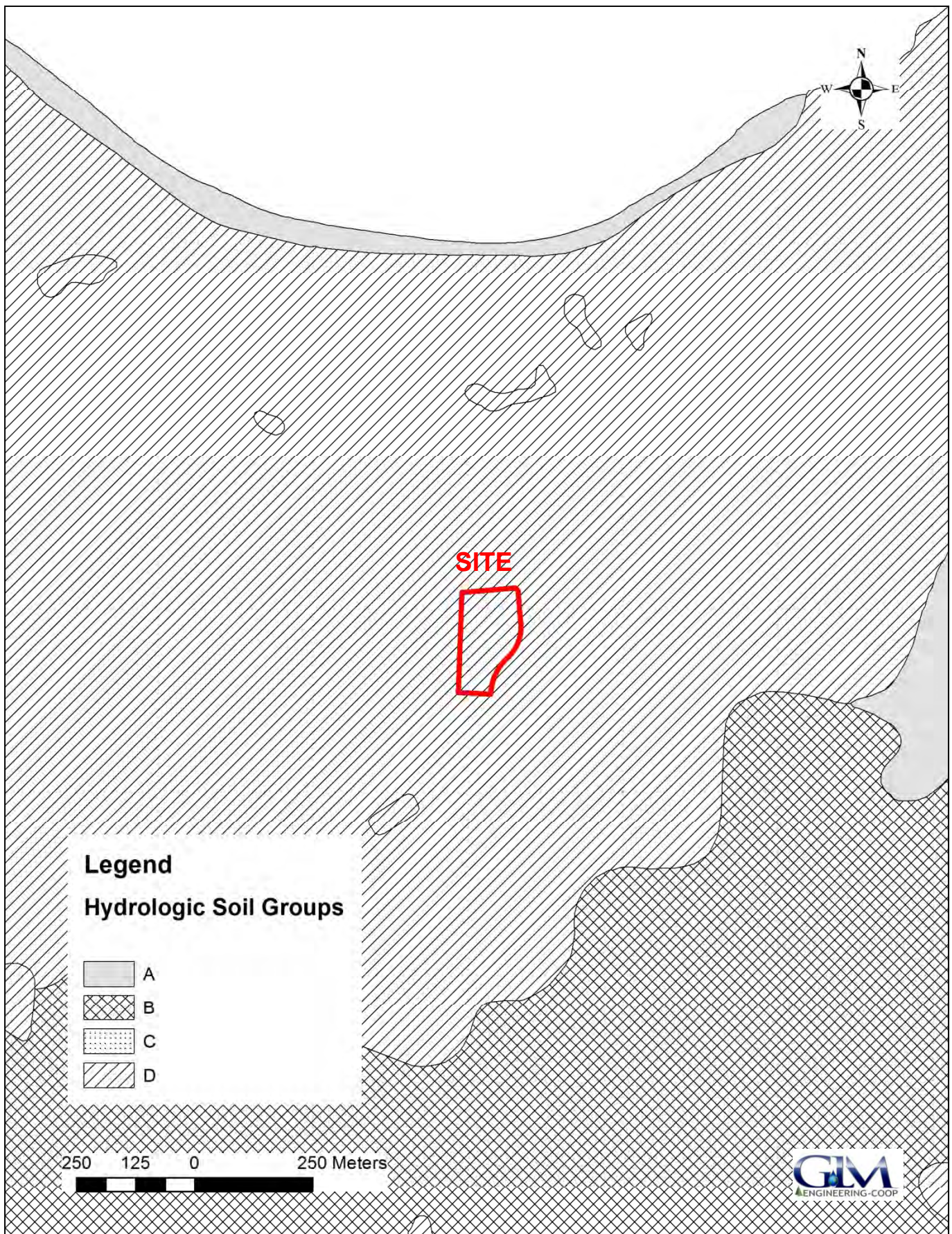


Figure 8: Hydrologic Soil Groups found within project site

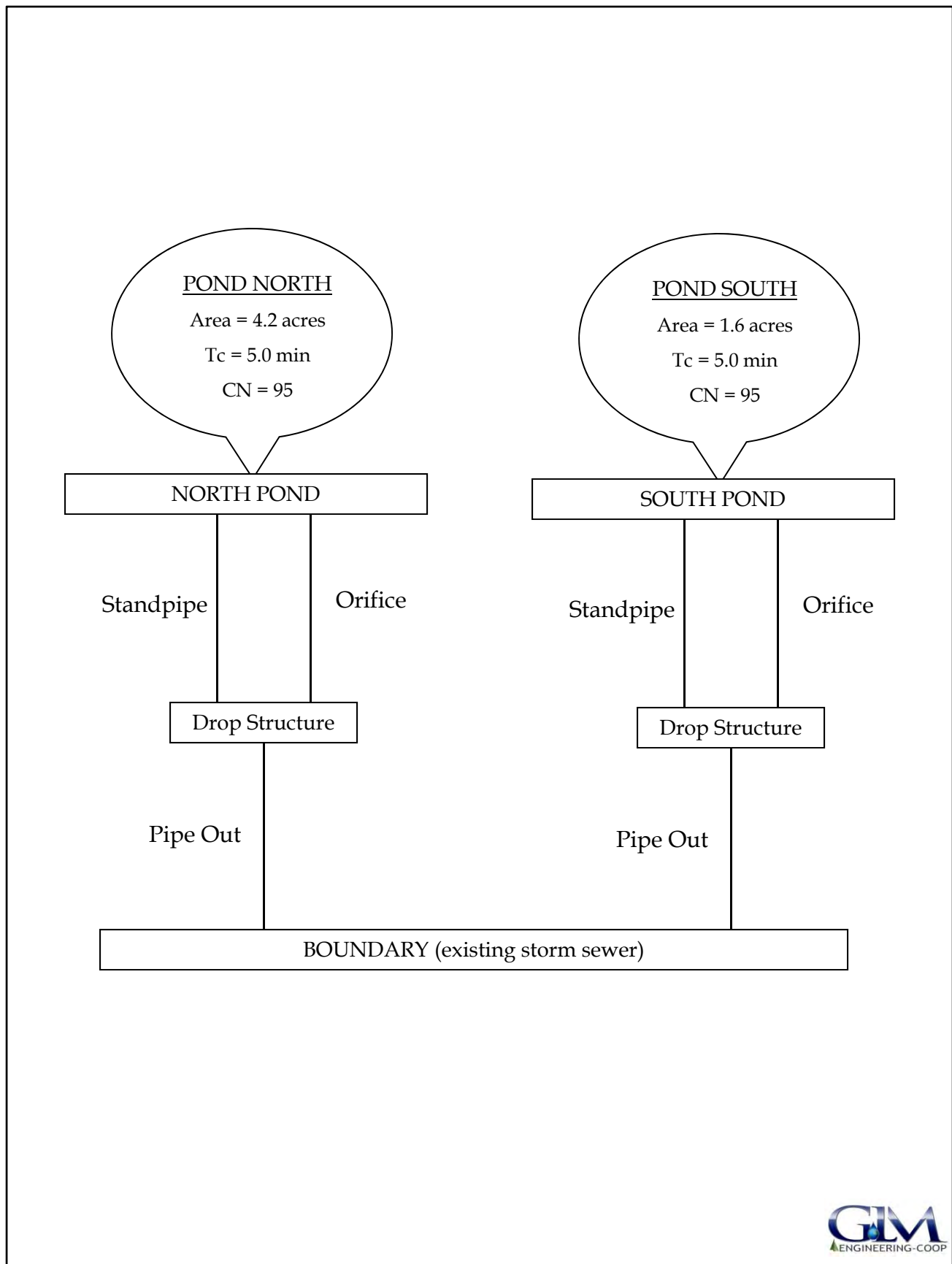


Figure 9: Schematic node-link diagram of ICPR Proposed Conditions Model

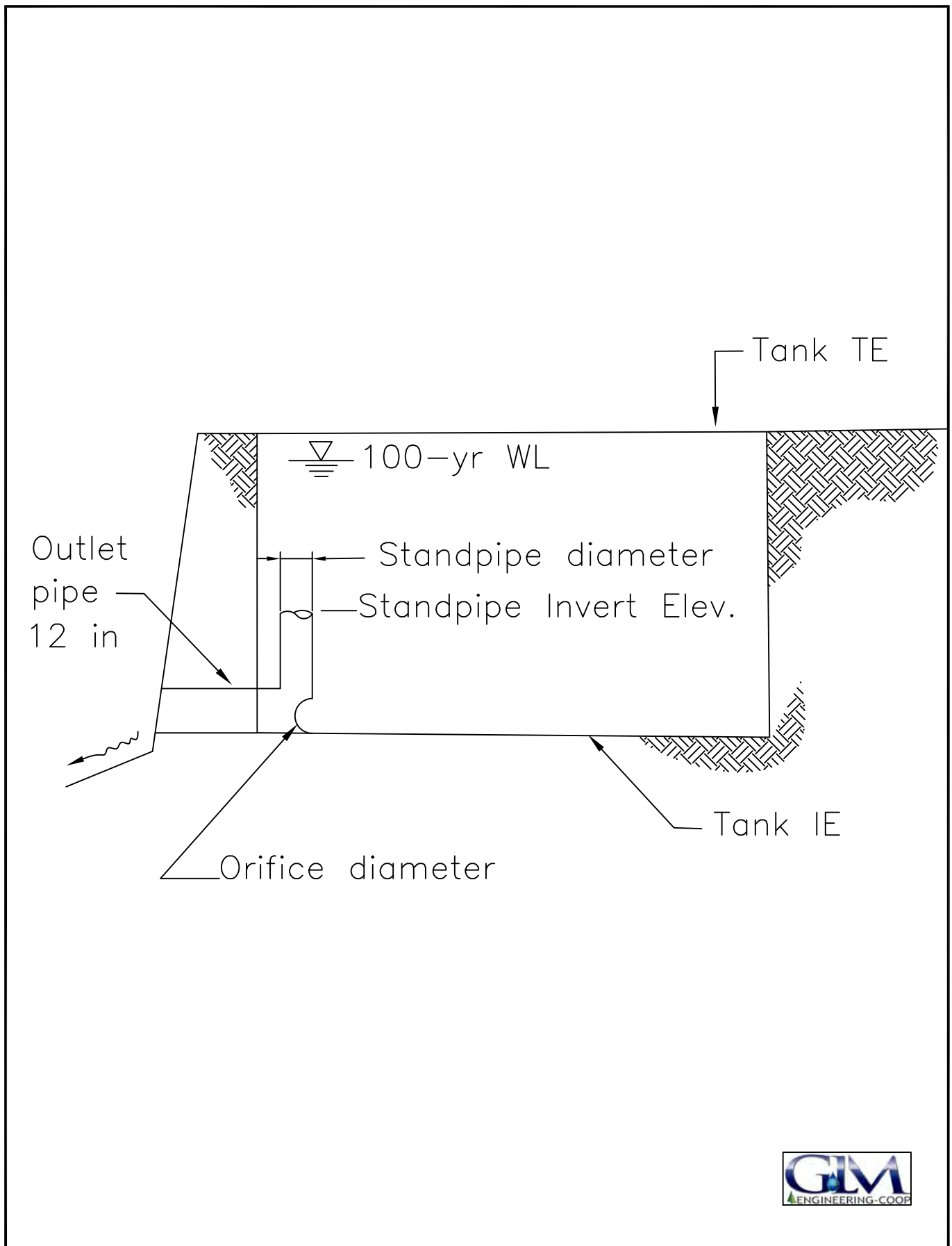


Figure 10: Schematic drawing of proposed detention tanks

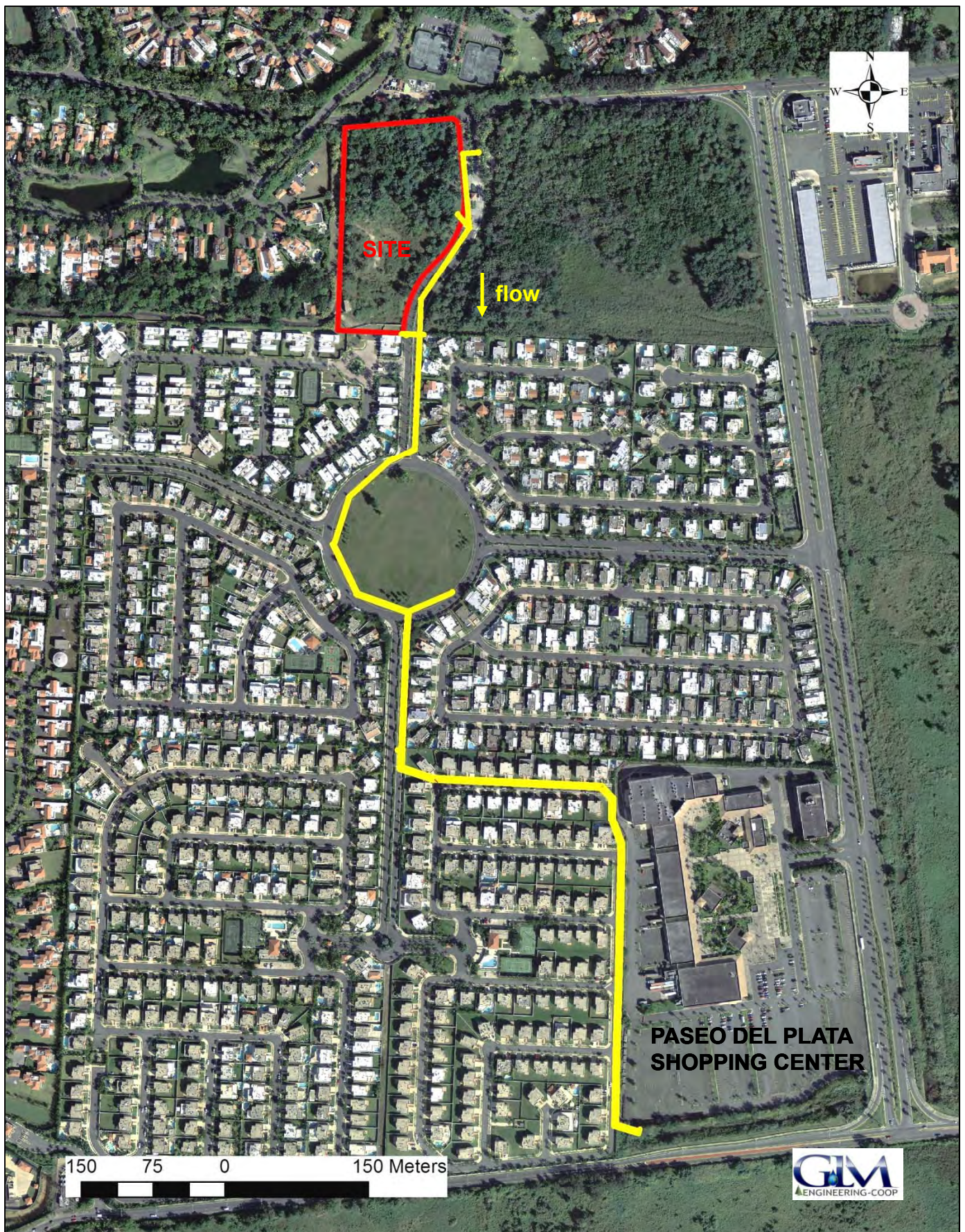


Figure 11: Location of existing storm sewer on aerial photography

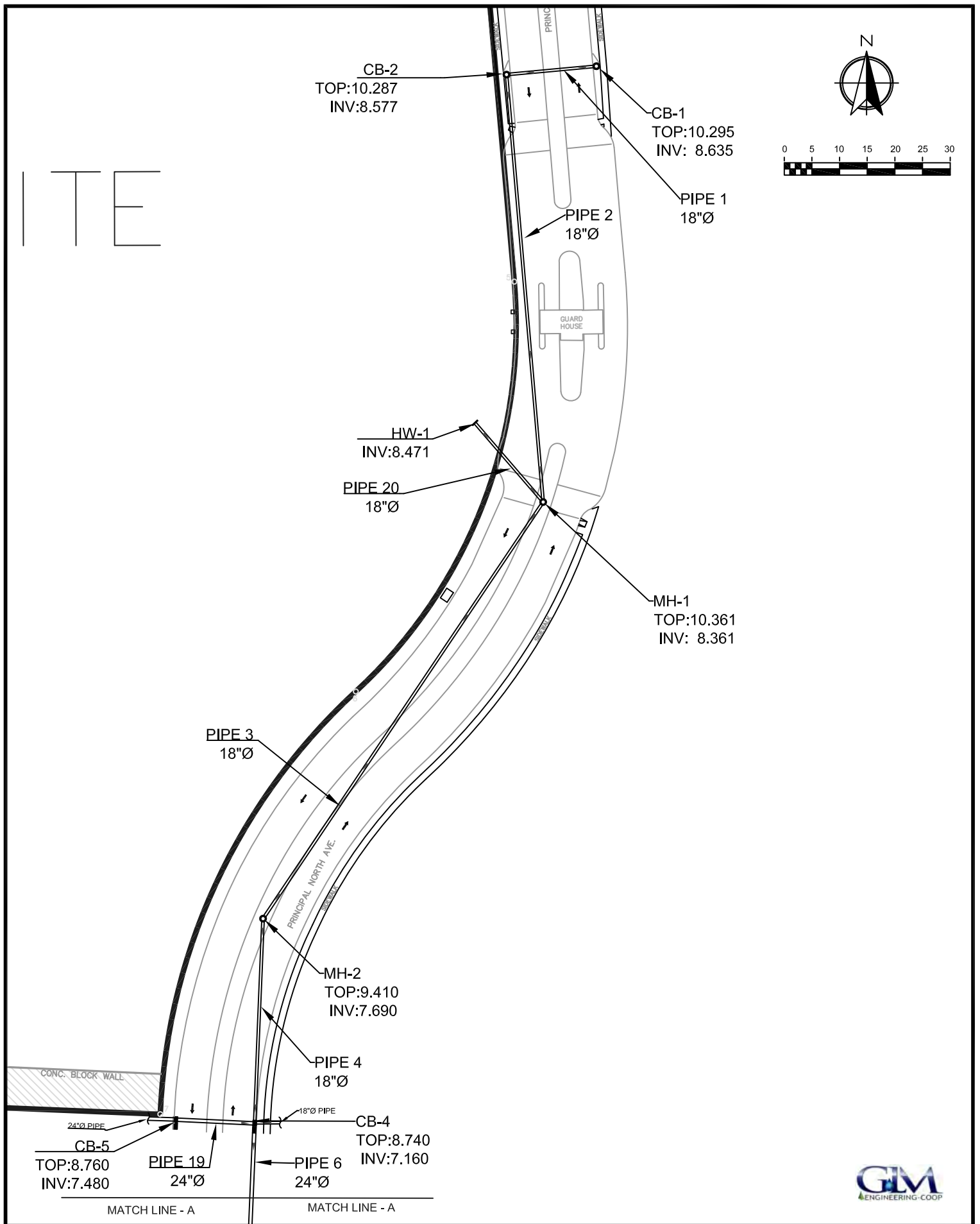


Figure 12: Layout of existing storm sewer (1 of 6)

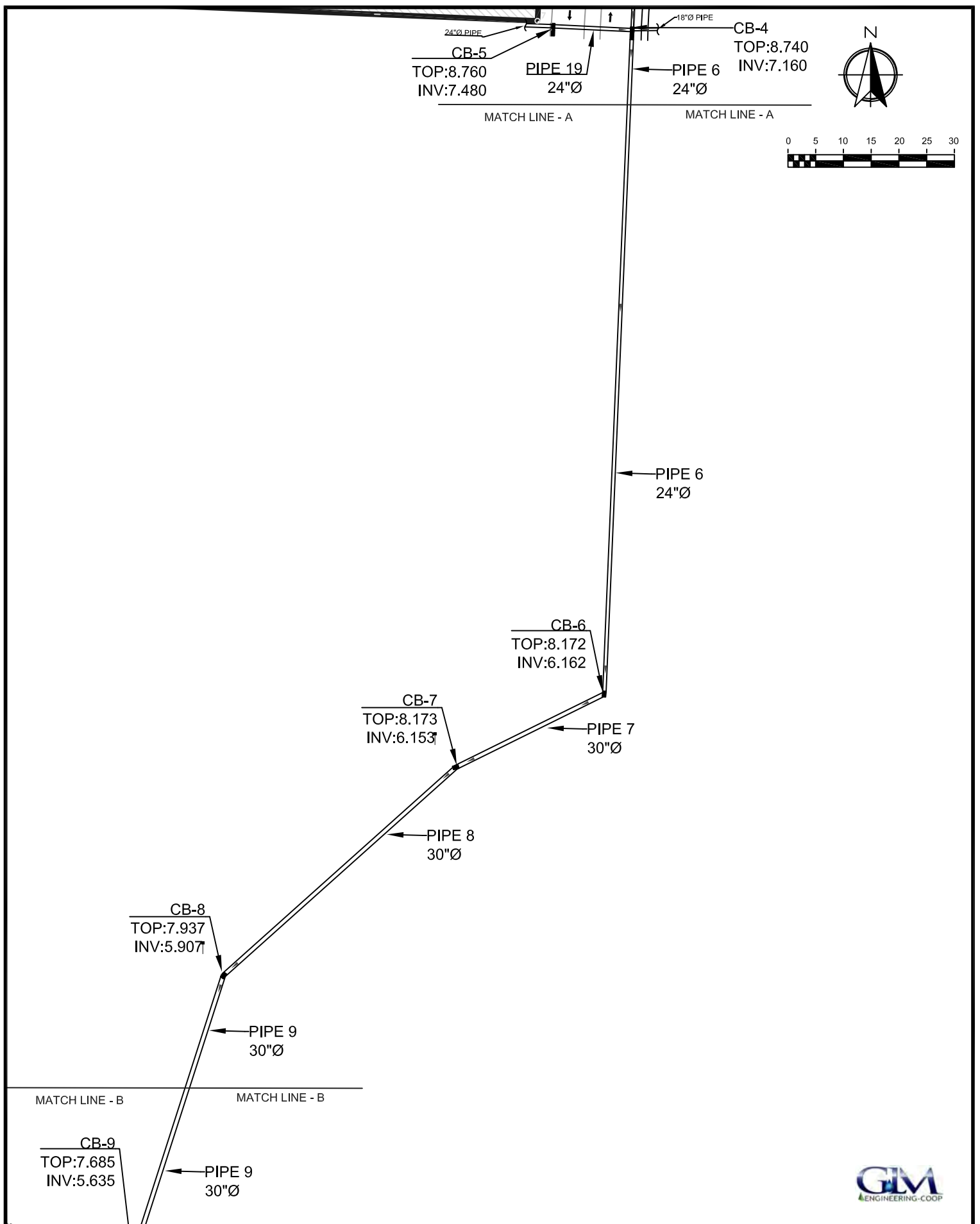


Figure 13: Layout of existing storm sewer (2 of 6)

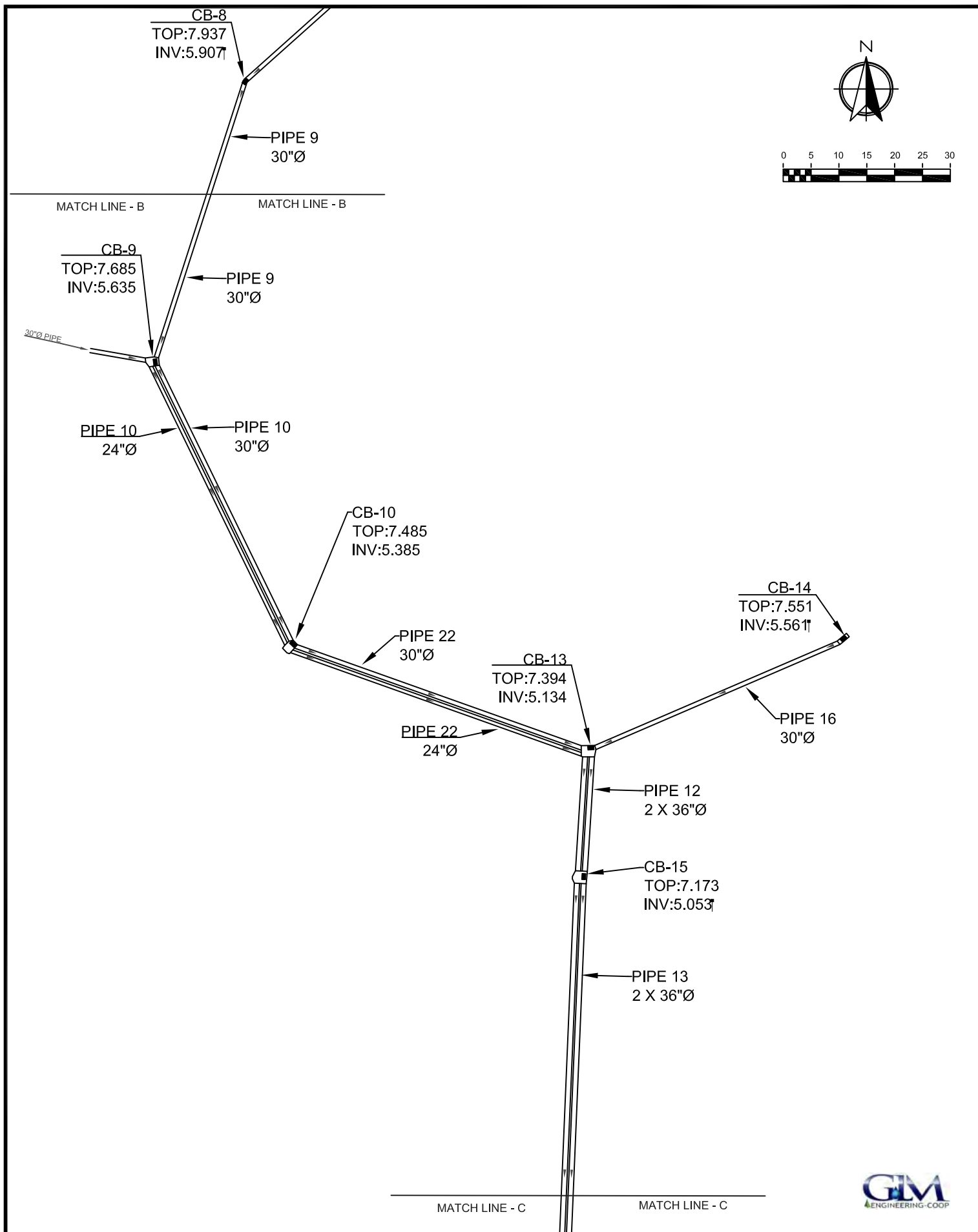


Figure 14: Layout of existing storm sewer (3 of 6)

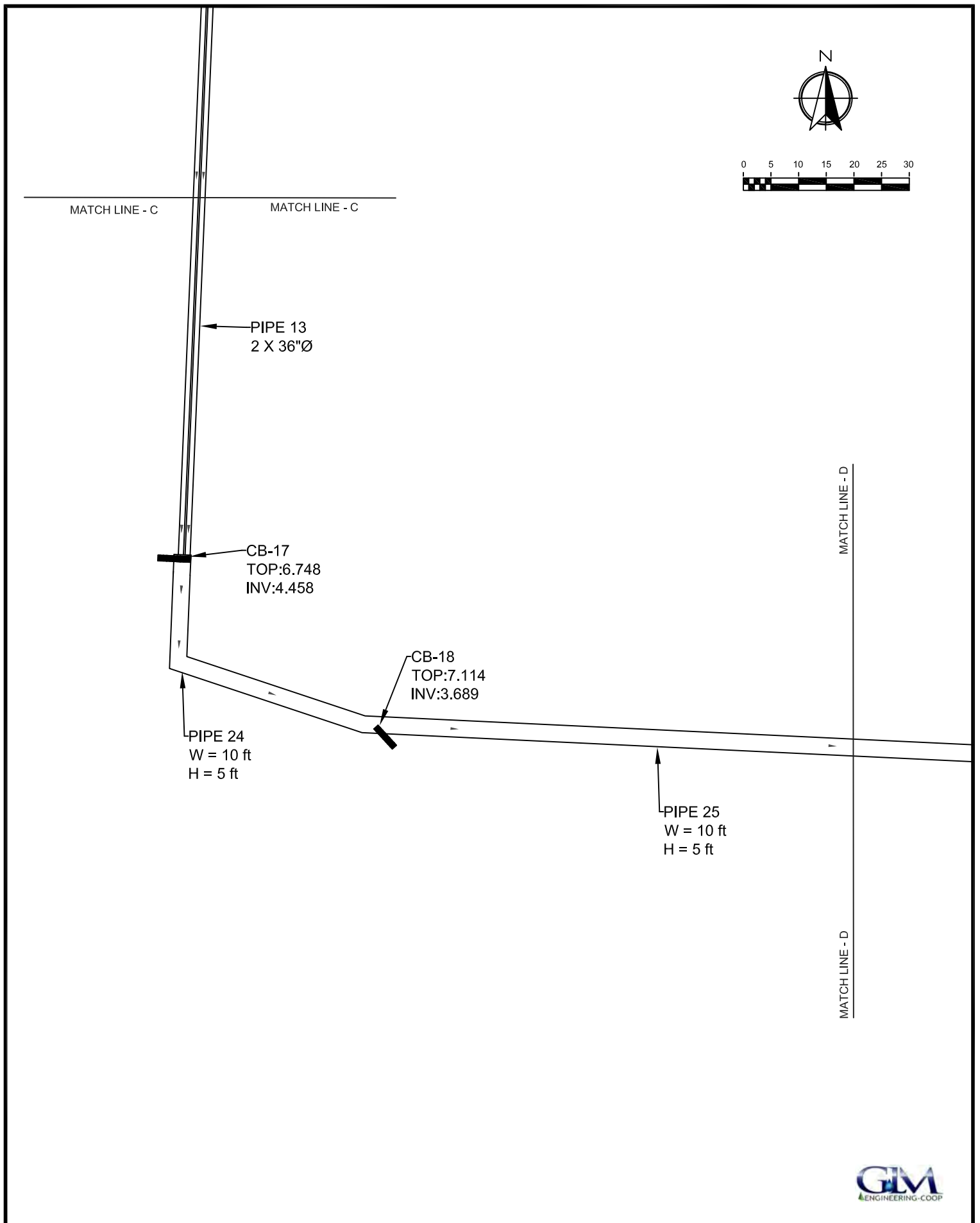


Figure 15: Layout of existing storm sewer (4 of 6)

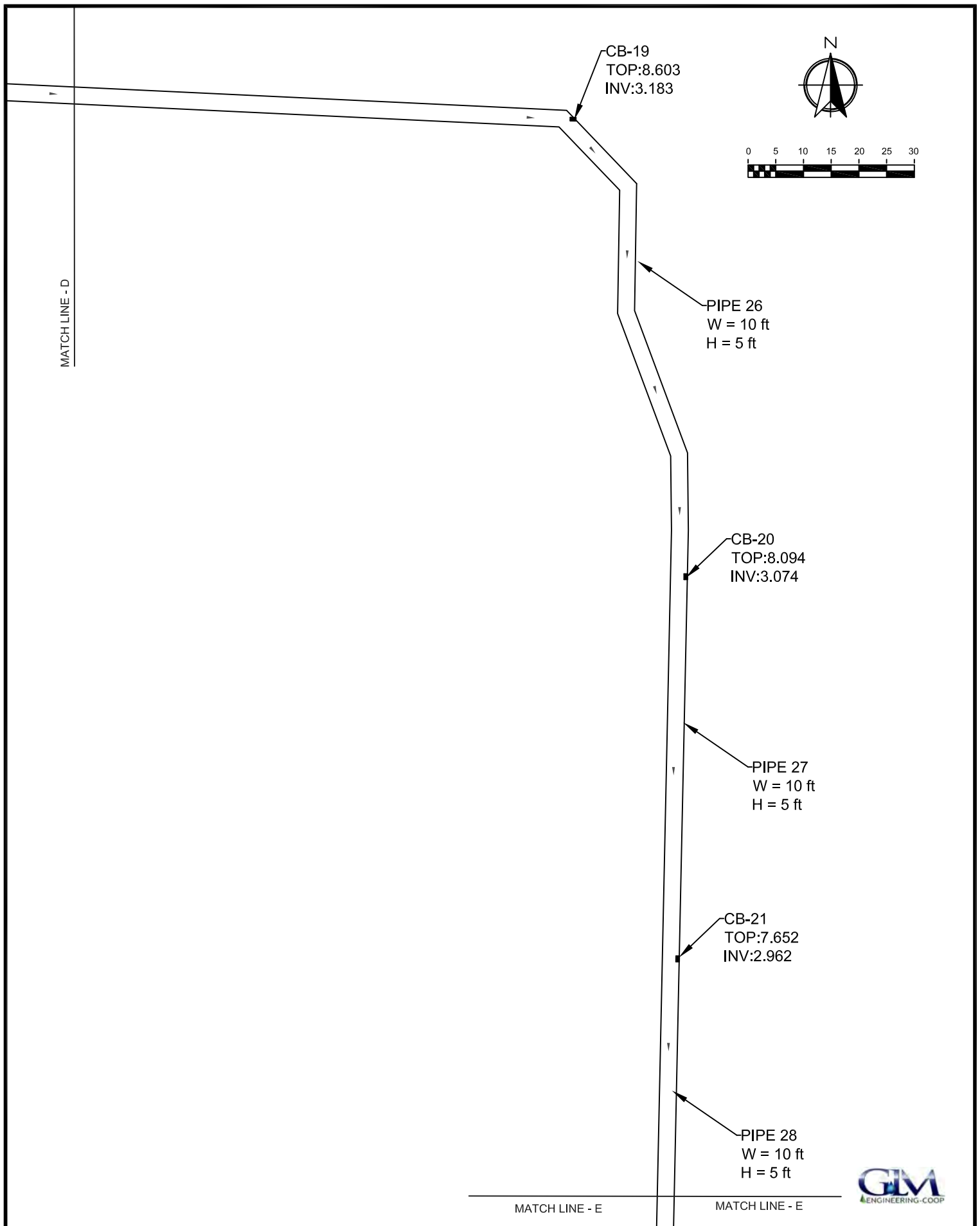


Figure 16: Layout of existing storm sewer (5 of 6)

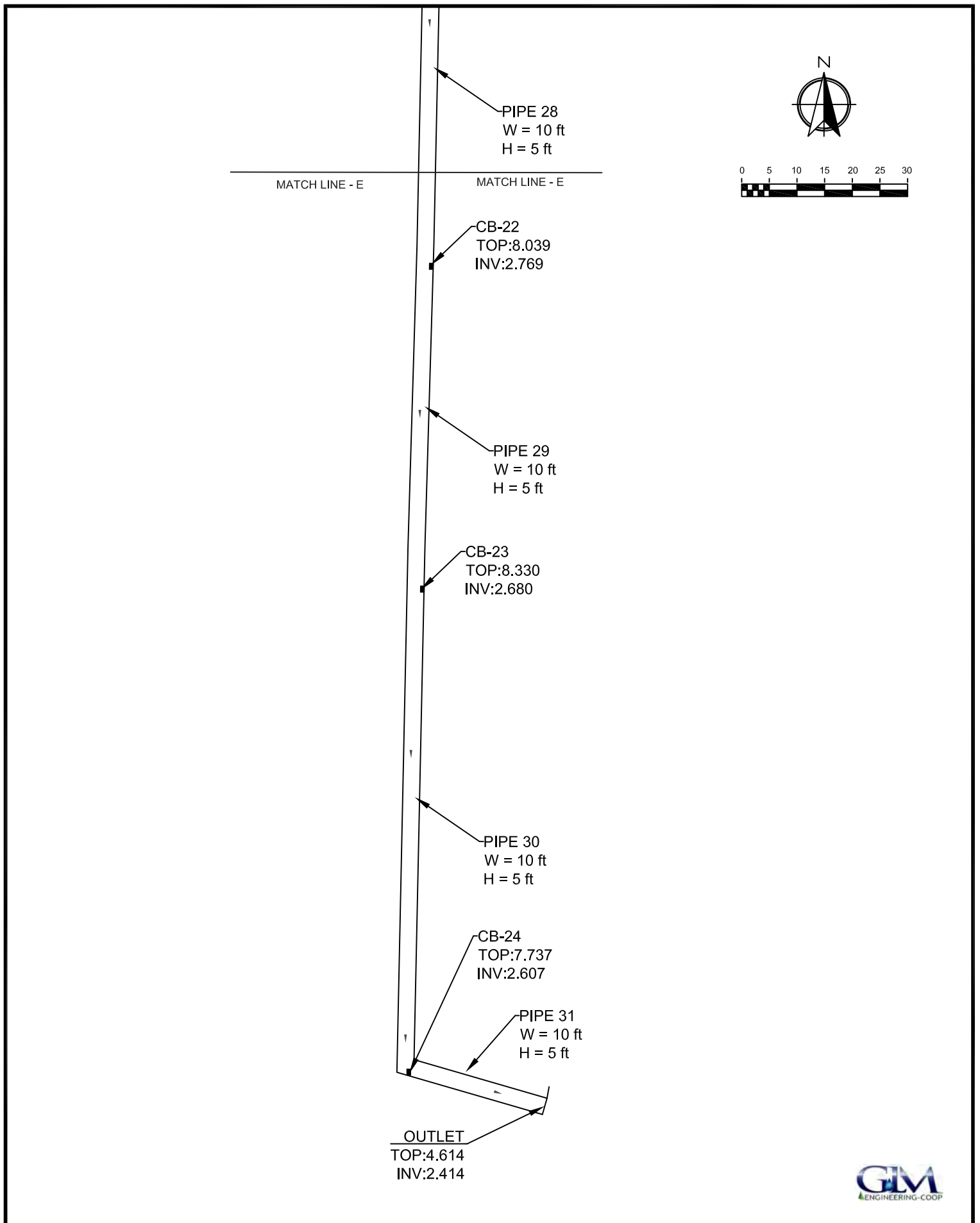


Figure 17: Layout of existing storm sewer (6 of 6)



Figure 18: Drainage areas discharging into existing storm sewer

Appendix A

Time of Concentration Calculations

Time of Concentration:		Site-predev		A=	5.80 ac	2.35 ha	23,489.3	m2	0.009	mi2	
						2-yr					
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44	12.865	10.384	0.027	4.8	0.130	---	---	0.10	15.21	0.25
2 Shallow Conc. Flow	49	10.384	9.95	0.009	---	---	n	---	0.5	1.75	0.03
4 Channel Flow (Manning)	44	9.95	8.471	0.034	---	0.040	---	0.10	1.0	0.74	0.01
Total Distance	183.94							Total Time of Conc.		17.7	0.29

Land Use, cover condition HSG CN
woods/grass comb, good cond D 79

Time of Concentration: Paseos Reales cb18											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.002	4.8	0.011	---	---	0.25	5.98	0.10
2 Shallow Conc. Flow	190			0.002	---	---	Y	---	0.3	11.38	0.19
Total Distance		281.44						Total Time of Conc.		17.4	0.29
Time of Concentration: Paseo del Mar (cb4)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.002	4.8	0.011	---	---	0.25	5.98	0.10
2 Shallow Conc. Flow	245			0.002	---	---	Y	---	0.3	14.67	0.24
Total Distance		336.44						Total Time of Conc.		20.7	0.34
Time of Concentration: Paseo Las Palmas (cb9)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.002	4.8	0.011	---	---	0.25	5.98	0.10
2 Shallow Conc. Flow	230			0.002	---	---	Y	---	0.3	13.77	0.23
Total Distance		321.44						Total Time of Conc.		19.8	0.33
Time of Concentration: Paseo del Sol (cb17)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.0020	4.8	0.011	---	---	0.25	5.98	0.10
2 Shallow Conc. Flow	423			0.0020	---	---	Y	---	0.3	25.33	0.42
Total Distance		514.44						Total Time of Conc.		31.3	0.52
Time of Concentration: Paseo Corales 1 (cb17)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.0020	4.8	0.011	---	---	0.25	5.98	0.10
2 Shallow Conc. Flow	312			0.0020	---	---	Y	---	0.3	18.68	0.31
Total Distance		403.44						Total Time of Conc.		24.7	0.41

Time of Concentration: Paseo los Corales 2 (cb18)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.0013	4.8	0.011	---	---	0.21	7.11	0.12
2 Shallow Conc. Flow	174			0.0084	---	---	Y	---	0.6	5.08	0.08
Total Distance		265.44						Total Time of Conc.		12.2	0.20
Time of Concentration: Paseo los Corales 2 (cb21)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.008	4.8	0.011	---	---	0.44	3.44	0.06
2 Shallow Conc. Flow	136			0.007	---	---	Y	---	0.5	4.35	0.07
Total Distance		227.44						Total Time of Conc.		7.8	0.13
Time of Concentration: Paseo los Corales 2 (cb23)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.008	4.8	0.011	---	---	0.44	3.44	0.06
2 Shallow Conc. Flow	80			0.008	---	---	Y	---	0.6	2.40	0.04
Total Distance		171.44						Total Time of Conc.		5.8	0.10
Time of Concentration: Paseo Los Corales2 (cb22)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.008	4.8	0.011	---	---	0.44	3.44	0.06
2 Shallow Conc. Flow	107			0.008	---	---	Y	---	0.6	3.20	0.05
Total Distance		198.44						Total Time of Conc.		6.6	0.11
Time of Concentration: Paseo Corales 2 (cb24)											
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.008	4.8	0.011	---	---	0.44	3.44	0.06
2 Shallow Conc. Flow	296			0.008	---	---	Y	---	0.6	8.86	0.15
Total Distance		387.44						Total Time of Conc.		12.3	0.20

Time of Concentration:		street cb1		A=		0.17 ac		2-yr		0.07 ha		701.5		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)						
1 Sheet Flow (L<300 ft)	48.00	11.896	10.295	0.033	4.8	0.011	---	---	0.69	1.16	0.02						
Total Distance	48.00							Total Time of Conc.		1.2	0.02						

Time of Concentration:		street cb2		A=		0.18 ac		0.07 ha		719.5		m2		0.00 mi2	
------------------------	--	------------	--	----	--	---------	--	---------	--	-------	--	----	--	----------	--

Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	50.00	11.692	10.287	0.028	4.8	0.011	---	---	0.65	1.28	0.02
Total Distance	50.00							Total Time of Conc.		1.3	0.02

Time of Concentration:		street cb4		A=		0.40 ac		0.16 ha		1,620.9		m2		0.00 mi2	
------------------------	--	------------	--	----	--	---------	--	---------	--	---------	--	----	--	----------	--

Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44	10.627	9.5	0.012	4.8	0.011	---	---	0.53	2.89	0.05
2 Shallow Conc. Flow	65	9.5	8.74	0.012	---	---	Y	---	0.7	1.61	0.03
Total Distance	156.44							Total Time of Conc.		4.5	0.08

Time of Concentration:		street cb5		A=		0.33 ac		0.14 ha		1,350.6		m2		0.00 mi2	
------------------------	--	------------	--	----	--	---------	--	---------	--	---------	--	----	--	----------	--

Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44	10.623	9.446	0.013	4.8	0.011	---	---	0.54	2.84	0.05
2 Shallow Conc. Flow	68	9.446	8.76	0.010	---	---	Y	---	0.6	1.81	0.03
Total Distance	159.44							Total Time of Conc.		4.7	0.08

Time of Concentration:		street cb6		A=		0.23 ac		0.10 ha		950.8		m2		0.00 mi2	
------------------------	--	------------	--	----	--	---------	--	---------	--	-------	--	----	--	----------	--

Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	2-yr Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.005	4.8	0.011	---	---	0.37	4.15	0.07
2 Shallow Conc. Flow	28			0.005	---	---	Y	---	0.4	1.06	0.02
Total Distance	119.44							Total Time of Conc.		5.2	0.09

Time of Concentration: street cb7												
A=		0.35 ac	2-yr		0.14 ha		1,429.2		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)	
1 Sheet Flow (L<300 ft)	91.44			0.004	4.8	0.011	---	---	0.34	4.53	0.08	
2 Shallow Conc. Flow	43			0.004	---	---	Y	---	0.4	1.82	0.03	
Total Distance		134.44										
Time of Concentration: street cb8												
A=		0.88 ac	2-yr		0.36 ha		3,571.2		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)	
1 Sheet Flow (L<300 ft)	91.44			0.005	4.8	0.011	---	---	0.37	4.15	0.07	
2 Shallow Conc. Flow	49			0.005	---	---	Y	---	0.4	1.86	0.03	
Total Distance		140.44										
Time of Concentration: street cb9												
A=		2.21 ac	2-yr		0.90 ha		8,950.6		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)	
1 Sheet Flow (L<300 ft)	91.44			0.005	4.8	0.011	---	---	0.37	4.15	0.07	
2 Shallow Conc. Flow	32			0.005	---	---	Y	---	0.4	1.21	0.02	
Total Distance		123.44										
Time of Concentration: street cb10												
A=		0.75 ac	2-yr		0.30 ha		3,048.8		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)	
1 Sheet Flow (L<300 ft)	91.44			0.005	4.8	0.011	---	---	0.37	4.15	0.07	
2 Shallow Conc. Flow	41			0.005	---	---	Y	---	0.4	1.55	0.03	
Total Distance		132.44										
Time of Concentration: street cb13												
A=		1.42 ac	2-yr		0.57 ha		5,739.2		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)	
1 Sheet Flow (L<300 ft)	91.44			0.005	4.8	0.011	---	---	0.37	4.15	0.07	
2 Shallow Conc. Flow	36			0.005	---	---	Y	---	0.4	1.36	0.02	
Total Distance		127.44										
Time of Concentration: street cb14												
A=		2.77 ac	2-yr		1.12 ha		11,217.7		m2		0.00 mi2	
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)	
1 Sheet Flow (L<300 ft)	91.44			0.005	4.8	0.011	---	---	0.37	4.15	0.07	
2 Shallow Conc. Flow	119			0.005	---	---	Y	---	0.4	1.36	0.02	
Total Distance		210.44										

Time of Concentration:		street cb15		A=		0.07 ac	2-yr	0.03 ha	280.2	m2	0.00 mi2
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	42.00			0.005	4.8	0.011			0.31	2.23	0.04
Total Distance	42.00							Total Time of Conc.		2.2	0.04
Time of Concentration:		street cb17		A=		0.69 ac	2-yr	0.28 ha	2,776.6	m2	0.00 mi2
Segment	Length (m)	U/S Elev (m)	D/S Elev (m)	Slope	Precip (in)	n-value	Paved? (Y or N)	Avg. Flow Depth (m)	Vel (m/s)	Tc (min)	Tc (hrs)
1 Sheet Flow (L<300 ft)	91.44			0.0035	4.8	0.011			0.32	4.78	0.08
2 Shallow Conc. Flow	31			0.0035			Y		0.4	1.40	0.02
Total Distance	122.44							Total Time of Conc.		6.2	0.10

Appendix B

NOAA Rainfall Data and Rainfall Distribution Calculations



NOAA Atlas 14, Volume 3, Version 4
Location name: Higuillar, Puerto Rico, PRI*
Latitude: 18.4645°, Longitude: -66.2868°
Elevation: 42.65 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.390 (0.386-0.427)	0.509 (0.492-0.528)	0.566 (0.551-0.587)	0.608 (0.590-0.631)	0.658 (0.636-0.683)	0.693 (0.669-0.720)	0.724 (0.697-0.756)	0.755 (0.725-0.795)	0.792 (0.757-0.838)	0.819 (0.782-0.871)
10-min	0.533 (0.528-0.584)	0.696 (0.673-0.722)	0.774 (0.753-0.802)	0.831 (0.807-0.862)	0.899 (0.870-0.933)	0.947 (0.914-0.984)	0.990 (0.953-1.03)	1.03 (0.991-1.09)	1.08 (1.03-1.15)	1.12 (1.07-1.19)
15-min	0.684 (0.677-0.749)	0.893 (0.864-0.927)	0.994 (0.967-1.03)	1.07 (1.04-1.11)	1.15 (1.12-1.20)	1.22 (1.17-1.26)	1.27 (1.22-1.33)	1.32 (1.27-1.40)	1.39 (1.33-1.47)	1.44 (1.37-1.53)
30-min	1.10 (1.08-1.20)	1.43 (1.38-1.48)	1.59 (1.55-1.65)	1.71 (1.66-1.77)	1.85 (1.79-1.92)	1.95 (1.88-2.02)	2.03 (1.96-2.12)	2.12 (2.04-2.23)	2.22 (2.13-2.35)	2.30 (2.20-2.44)
60-min	1.63 (1.61-1.78)	2.12 (2.05-2.20)	2.36 (2.30-2.44)	2.54 (2.46-2.63)	2.74 (2.65-2.85)	2.89 (2.79-3.00)	3.02 (2.91-3.15)	3.14 (3.02-3.31)	3.30 (3.16-3.49)	3.41 (3.26-3.63)
2-hr	2.02 (2.00-2.29)	2.73 (2.63-2.85)	3.15 (3.03-3.28)	3.44 (3.31-3.60)	3.80 (3.64-3.99)	4.06 (3.87-4.27)	4.31 (4.09-4.56)	4.54 (4.30-4.86)	4.85 (4.55-5.23)	5.08 (4.74-5.50)
3-hr	2.36 (2.26-2.50)	2.96 (2.83-3.13)	3.48 (3.33-3.68)	3.86 (3.68-4.07)	4.32 (4.10-4.58)	4.67 (4.40-4.97)	5.00 (4.68-5.36)	5.33 (4.97-5.78)	5.76 (5.32-6.29)	6.08 (5.58-6.69)
6-hr	2.78 (2.61-3.00)	3.54 (3.33-3.83)	4.38 (4.11-4.72)	4.98 (4.66-5.36)	5.77 (5.34-6.22)	6.35 (5.84-6.90)	6.93 (6.32-7.58)	7.51 (6.79-8.32)	8.28 (7.41-9.26)	8.87 (7.88-9.99)
12-hr	3.15 (2.88-3.48)	4.06 (3.73-4.50)	5.27 (4.83-5.83)	6.21 (5.64-6.86)	7.47 (6.72-8.30)	8.48 (7.52-9.45)	9.49 (8.34-10.7)	10.6 (9.16-12.0)	12.0 (10.2-13.8)	13.1 (11.1-15.2)
24-hr	3.68 (3.39-4.02)	4.80 (4.41-5.25)	6.37 (5.86-6.94)	7.62 (6.98-8.28)	9.33 (8.51-10.2)	10.7 (9.69-11.7)	12.1 (10.9-13.2)	13.6 (12.2-15.0)	15.7 (14.0-17.3)	17.3 (15.3-19.1)
2-day	4.63 (4.23-5.10)	6.02 (5.51-6.64)	7.96 (7.28-8.76)	9.51 (8.68-10.5)	11.7 (10.6-12.9)	13.4 (12.1-14.8)	15.2 (13.6-16.9)	17.1 (15.2-19.1)	19.7 (17.3-22.1)	21.8 (18.9-24.6)
3-day	4.88 (4.46-5.39)	6.34 (5.79-7.00)	8.36 (7.63-9.23)	10.00 (9.10-11.0)	12.3 (11.1-13.6)	14.1 (12.7-15.7)	16.0 (14.3-17.8)	18.0 (15.9-20.2)	20.8 (18.2-23.4)	23.0 (19.9-26.1)
4-day	5.14 (4.68-5.68)	6.66 (6.07-7.37)	8.77 (7.99-9.70)	10.5 (9.52-11.6)	12.9 (11.6-14.3)	14.8 (13.3-16.5)	16.8 (14.9-18.8)	18.9 (16.7-21.3)	21.8 (19.0-24.7)	24.2 (20.9-27.6)
7-day	6.01 (5.50-6.62)	7.73 (7.08-8.53)	9.99 (9.10-11.0)	11.8 (10.7-13.0)	14.3 (12.9-15.8)	16.4 (14.7-18.1)	18.4 (16.4-20.5)	20.6 (18.2-23.1)	23.7 (20.7-26.7)	26.1 (22.6-29.6)
10-day	6.77 (6.21-7.42)	8.64 (7.93-9.49)	10.9 (9.98-12.0)	12.8 (11.6-14.0)	15.2 (13.8-16.7)	17.2 (15.5-19.0)	19.2 (17.2-21.3)	21.3 (18.9-23.7)	24.2 (21.3-27.0)	26.5 (23.2-29.8)
20-day	9.20 (8.52-9.99)	11.6 (10.7-12.6)	14.1 (13.0-15.4)	16.1 (14.8-17.6)	18.8 (17.2-20.5)	20.9 (19.0-22.8)	23.0 (20.8-25.2)	25.2 (22.6-27.7)	28.1 (25.0-31.1)	30.3 (26.8-33.7)
30-day	11.5 (10.7-12.3)	14.4 (13.4-15.5)	17.1 (15.9-18.4)	19.2 (17.9-20.7)	22.0 (20.3-23.7)	24.1 (22.2-26.1)	26.2 (23.9-28.4)	28.3 (25.8-30.8)	31.1 (28.1-34.0)	33.2 (29.8-36.4)
45-day	14.4 (13.5-15.4)	17.9 (16.8-19.3)	21.1 (19.8-22.7)	23.6 (22.1-25.4)	26.9 (25.0-29.0)	29.4 (27.3-31.8)	31.8 (29.4-34.6)	34.3 (31.5-37.4)	37.6 (34.3-41.2)	40.1 (36.4-44.1)
60-day	17.4 (16.5-18.6)	21.6 (20.4-23.0)	25.0 (23.6-26.7)	27.7 (26.1-29.5)	31.3 (29.3-33.4)	34.0 (31.7-36.3)	36.6 (34.0-39.2)	39.3 (36.3-42.2)	42.8 (39.3-46.1)	45.4 (41.6-49.2)

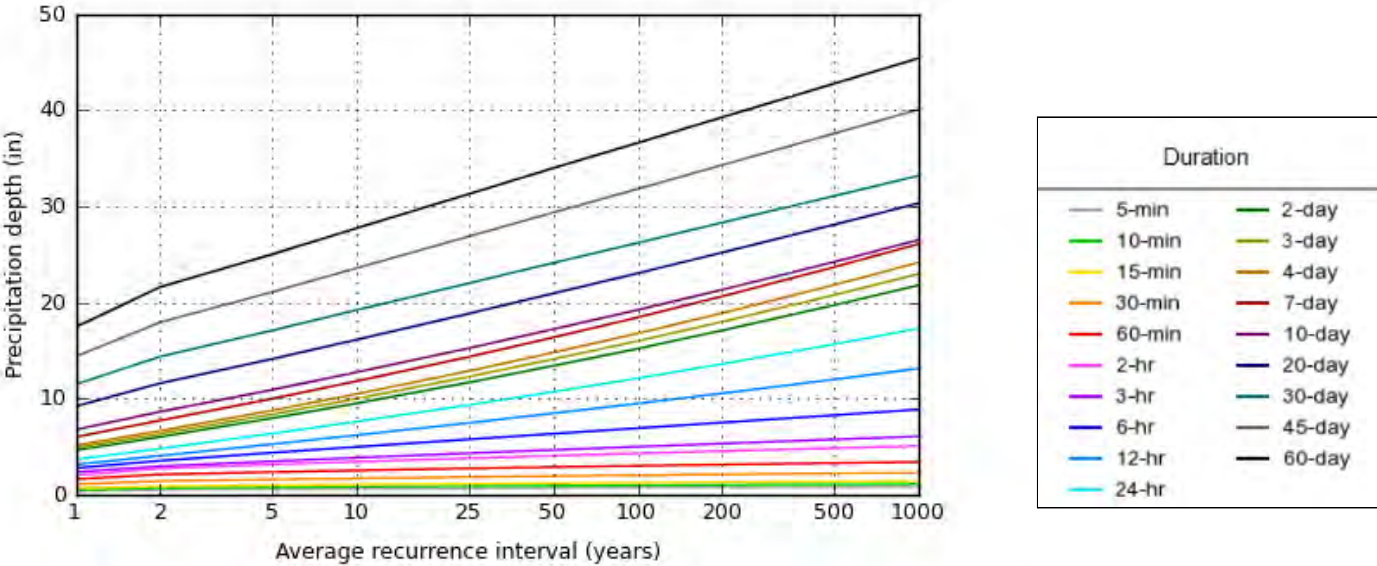
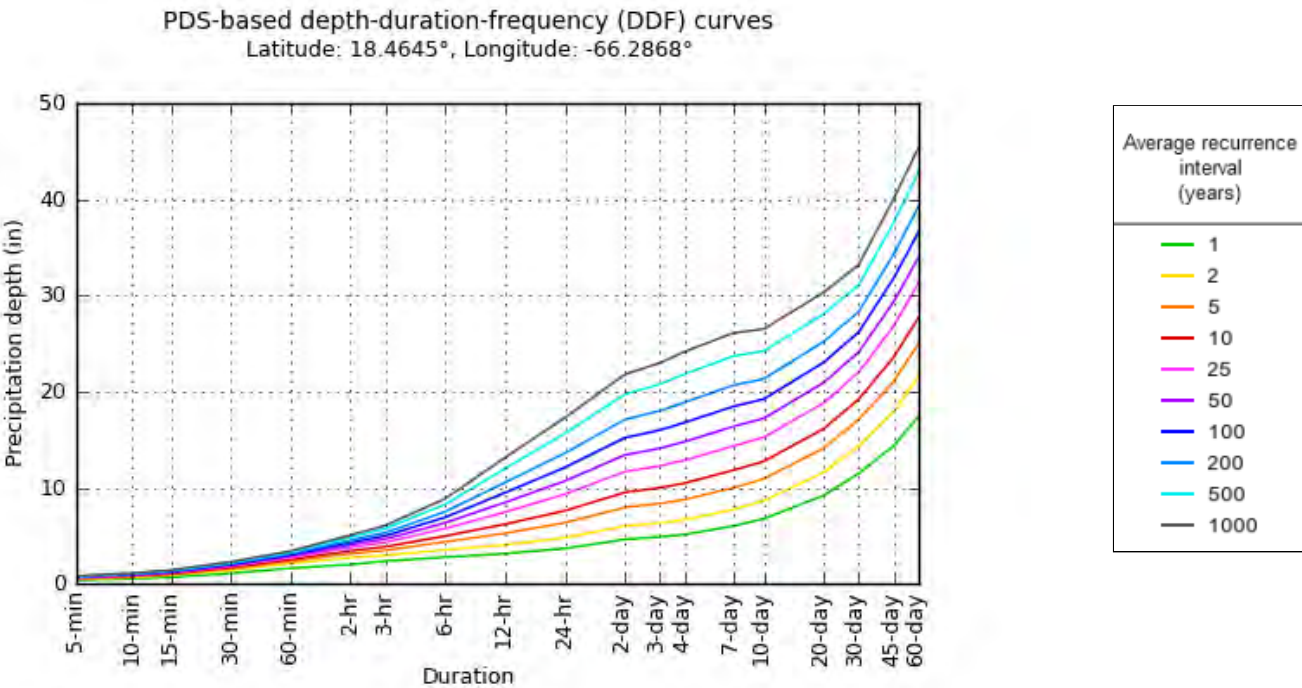
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

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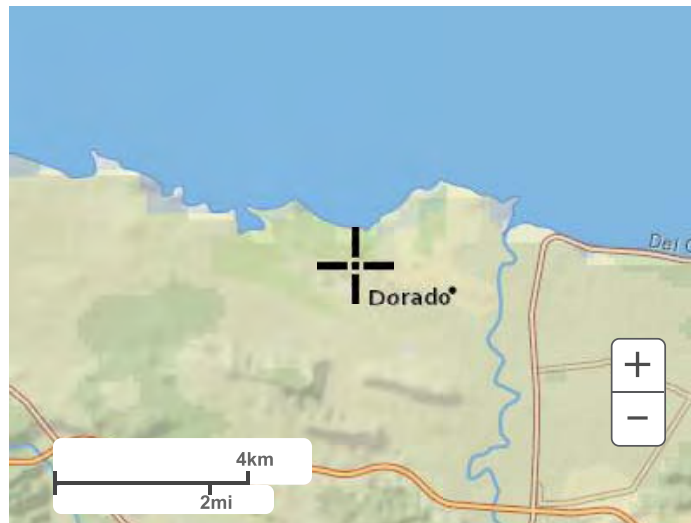
PF graphical



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Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



NOAA Atlas 14, Volume 3, Version 4
Location name: Higuillar, Puerto Rico, PRI*
Latitude: 18.4645°, Longitude: -66.2868°
Elevation: 42.65 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

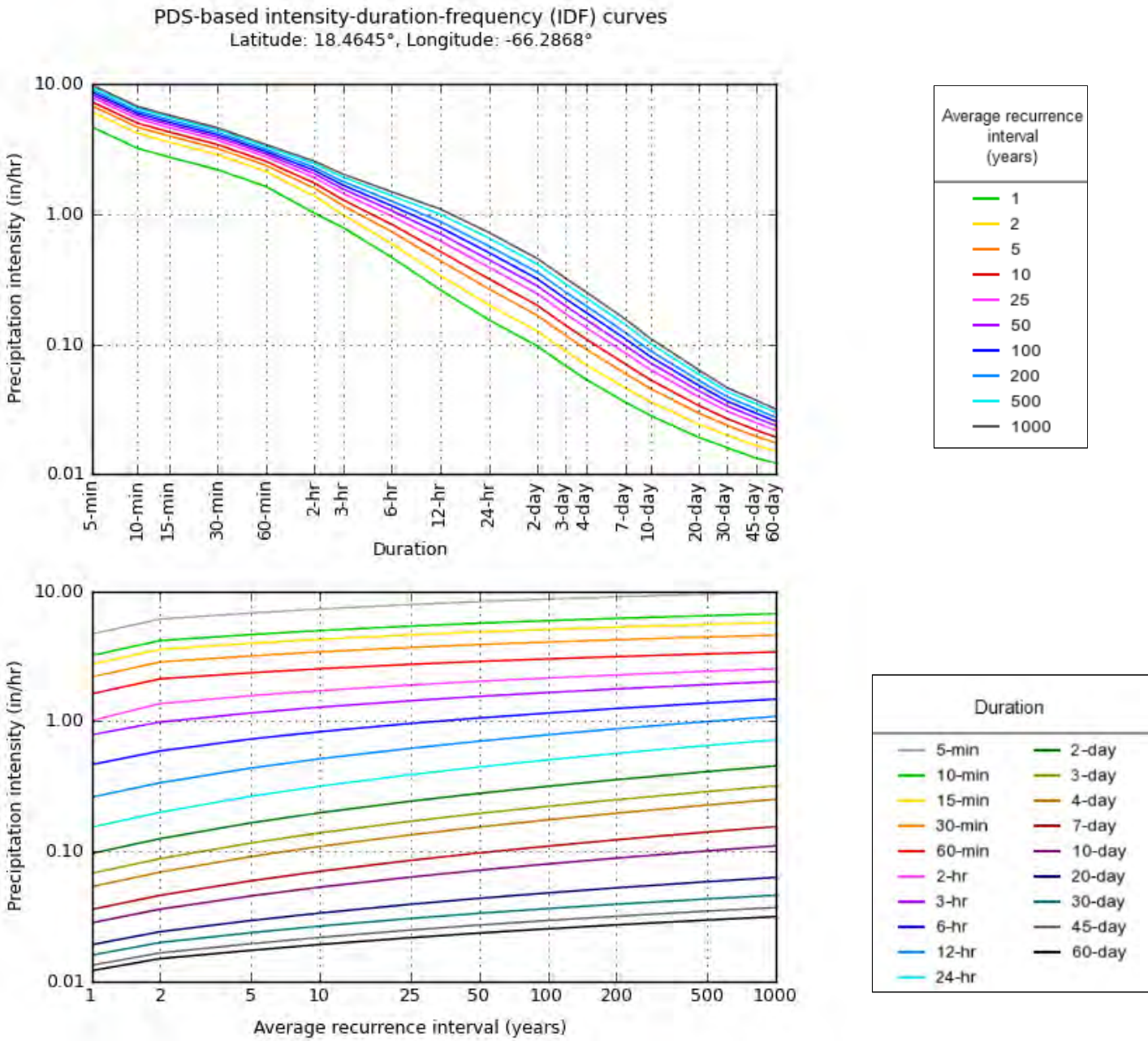
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.68 (4.63-5.12)	6.11 (5.90-6.34)	6.79 (6.61-7.04)	7.30 (7.08-7.57)	7.90 (7.63-8.20)	8.32 (8.03-8.64)	8.69 (8.36-9.07)	9.06 (8.70-9.54)	9.50 (9.08-10.1)	9.83 (9.38-10.5)
10-min	3.20 (3.17-3.50)	4.18 (4.04-4.33)	4.64 (4.52-4.81)	4.99 (4.84-5.17)	5.39 (5.22-5.60)	5.68 (5.48-5.90)	5.94 (5.72-6.20)	6.19 (5.95-6.52)	6.49 (6.21-6.87)	6.71 (6.41-7.14)
15-min	2.74 (2.71-3.00)	3.57 (3.46-3.71)	3.98 (3.87-4.12)	4.27 (4.14-4.43)	4.62 (4.46-4.79)	4.86 (4.69-5.05)	5.08 (4.89-5.31)	5.30 (5.08-5.58)	5.56 (5.32-5.88)	5.74 (5.49-6.11)
30-min	2.19 (2.17-2.40)	2.86 (2.77-2.97)	3.18 (3.10-3.30)	3.42 (3.32-3.54)	3.70 (3.57-3.84)	3.89 (3.76-4.04)	4.07 (3.92-4.25)	4.24 (4.07-4.47)	4.45 (4.25-4.71)	4.60 (4.39-4.89)
60-min	1.63 (1.61-1.78)	2.12 (2.05-2.20)	2.36 (2.30-2.44)	2.54 (2.46-2.63)	2.74 (2.65-2.85)	2.89 (2.79-3.00)	3.02 (2.91-3.15)	3.14 (3.02-3.31)	3.30 (3.16-3.49)	3.41 (3.26-3.63)
2-hr	1.01 (1.00-1.14)	1.37 (1.31-1.42)	1.57 (1.51-1.64)	1.72 (1.65-1.80)	1.90 (1.82-1.99)	2.03 (1.93-2.14)	2.15 (2.04-2.28)	2.27 (2.15-2.43)	2.43 (2.28-2.61)	2.54 (2.37-2.75)
3-hr	0.787 (0.751-0.832)	0.987 (0.943-1.04)	1.16 (1.11-1.23)	1.29 (1.23-1.36)	1.44 (1.36-1.53)	1.56 (1.47-1.66)	1.67 (1.56-1.78)	1.77 (1.66-1.92)	1.92 (1.77-2.10)	2.02 (1.86-2.23)
6-hr	0.465 (0.435-0.502)	0.592 (0.555-0.639)	0.731 (0.687-0.788)	0.832 (0.778-0.896)	0.963 (0.892-1.04)	1.06 (0.976-1.15)	1.16 (1.06-1.27)	1.25 (1.13-1.39)	1.38 (1.24-1.55)	1.48 (1.32-1.67)
12-hr	0.261 (0.239-0.289)	0.337 (0.309-0.374)	0.437 (0.401-0.484)	0.515 (0.468-0.569)	0.620 (0.558-0.688)	0.704 (0.624-0.784)	0.788 (0.692-0.886)	0.876 (0.760-0.998)	0.996 (0.850-1.15)	1.09 (0.919-1.26)
24-hr	0.154 (0.141-0.168)	0.200 (0.184-0.219)	0.265 (0.244-0.289)	0.317 (0.291-0.345)	0.389 (0.354-0.424)	0.446 (0.404-0.486)	0.505 (0.455-0.552)	0.567 (0.509-0.623)	0.653 (0.581-0.720)	0.721 (0.639-0.798)
2-day	0.096 (0.088-0.106)	0.125 (0.115-0.138)	0.166 (0.152-0.182)	0.198 (0.181-0.218)	0.243 (0.221-0.268)	0.279 (0.252-0.309)	0.317 (0.283-0.351)	0.356 (0.316-0.397)	0.411 (0.360-0.461)	0.454 (0.394-0.512)
3-day	0.068 (0.062-0.075)	0.088 (0.080-0.097)	0.116 (0.106-0.128)	0.139 (0.126-0.153)	0.170 (0.154-0.189)	0.196 (0.176-0.218)	0.222 (0.198-0.248)	0.250 (0.221-0.280)	0.288 (0.252-0.326)	0.319 (0.276-0.362)
4-day	0.054 (0.049-0.059)	0.069 (0.063-0.077)	0.091 (0.083-0.101)	0.109 (0.099-0.121)	0.134 (0.121-0.149)	0.154 (0.138-0.172)	0.175 (0.156-0.196)	0.197 (0.174-0.222)	0.227 (0.198-0.258)	0.252 (0.218-0.287)
7-day	0.036 (0.033-0.039)	0.046 (0.042-0.051)	0.059 (0.054-0.066)	0.070 (0.064-0.077)	0.085 (0.077-0.094)	0.097 (0.087-0.108)	0.110 (0.097-0.122)	0.123 (0.108-0.137)	0.141 (0.123-0.159)	0.155 (0.135-0.176)
10-day	0.028 (0.026-0.031)	0.036 (0.033-0.040)	0.045 (0.042-0.050)	0.053 (0.048-0.058)	0.064 (0.058-0.070)	0.072 (0.065-0.079)	0.080 (0.072-0.089)	0.089 (0.079-0.099)	0.101 (0.089-0.113)	0.110 (0.097-0.124)
20-day	0.019 (0.018-0.021)	0.024 (0.022-0.026)	0.029 (0.027-0.032)	0.034 (0.031-0.037)	0.039 (0.036-0.043)	0.044 (0.040-0.048)	0.048 (0.043-0.053)	0.052 (0.047-0.058)	0.059 (0.052-0.065)	0.063 (0.056-0.070)
30-day	0.016 (0.015-0.017)	0.020 (0.019-0.021)	0.024 (0.022-0.026)	0.027 (0.025-0.029)	0.031 (0.028-0.033)	0.033 (0.031-0.036)	0.036 (0.033-0.039)	0.039 (0.036-0.043)	0.043 (0.039-0.047)	0.046 (0.041-0.051)
45-day	0.013 (0.013-0.014)	0.017 (0.016-0.018)	0.020 (0.018-0.021)	0.022 (0.020-0.024)	0.025 (0.023-0.027)	0.027 (0.025-0.029)	0.029 (0.027-0.032)	0.032 (0.029-0.035)	0.035 (0.032-0.038)	0.037 (0.034-0.041)
60-day	0.012 (0.011-0.013)	0.015 (0.014-0.016)	0.017 (0.016-0.019)	0.019 (0.018-0.020)	0.022 (0.020-0.023)	0.024 (0.022-0.025)	0.025 (0.024-0.027)	0.027 (0.025-0.029)	0.030 (0.027-0.032)	0.032 (0.029-0.034)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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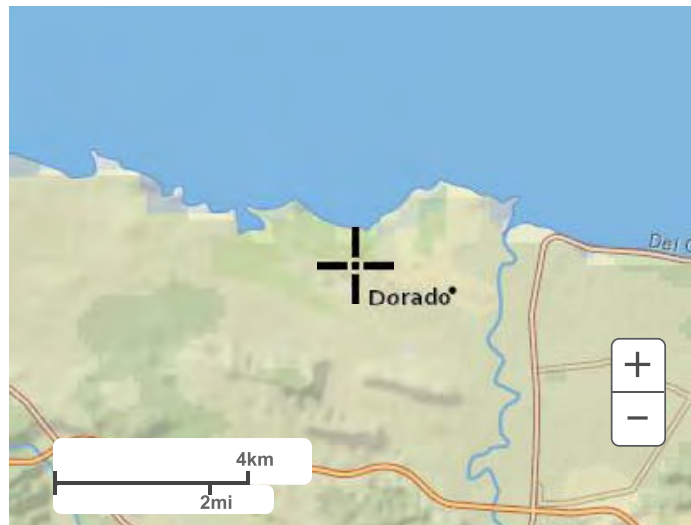
PF graphical

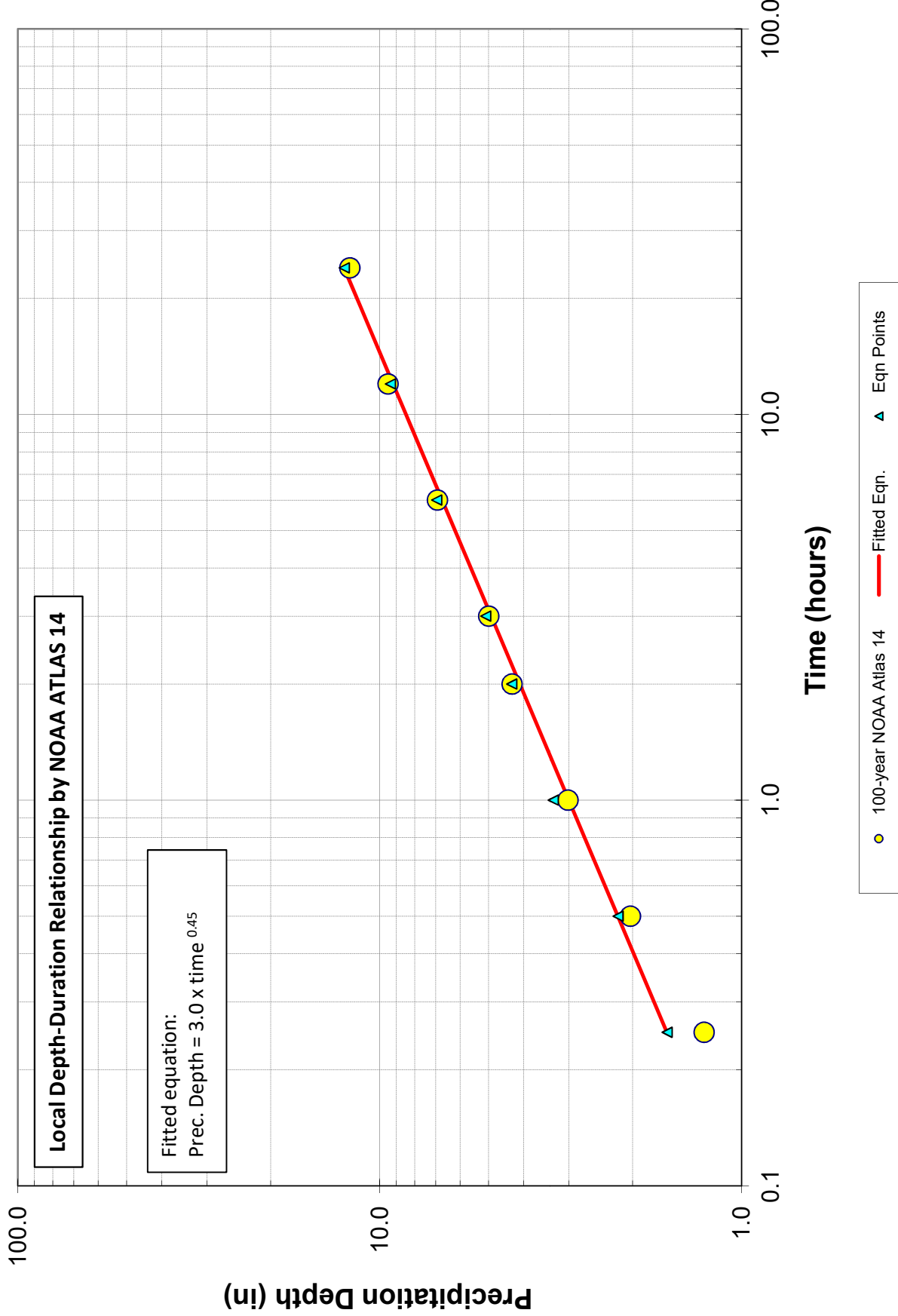


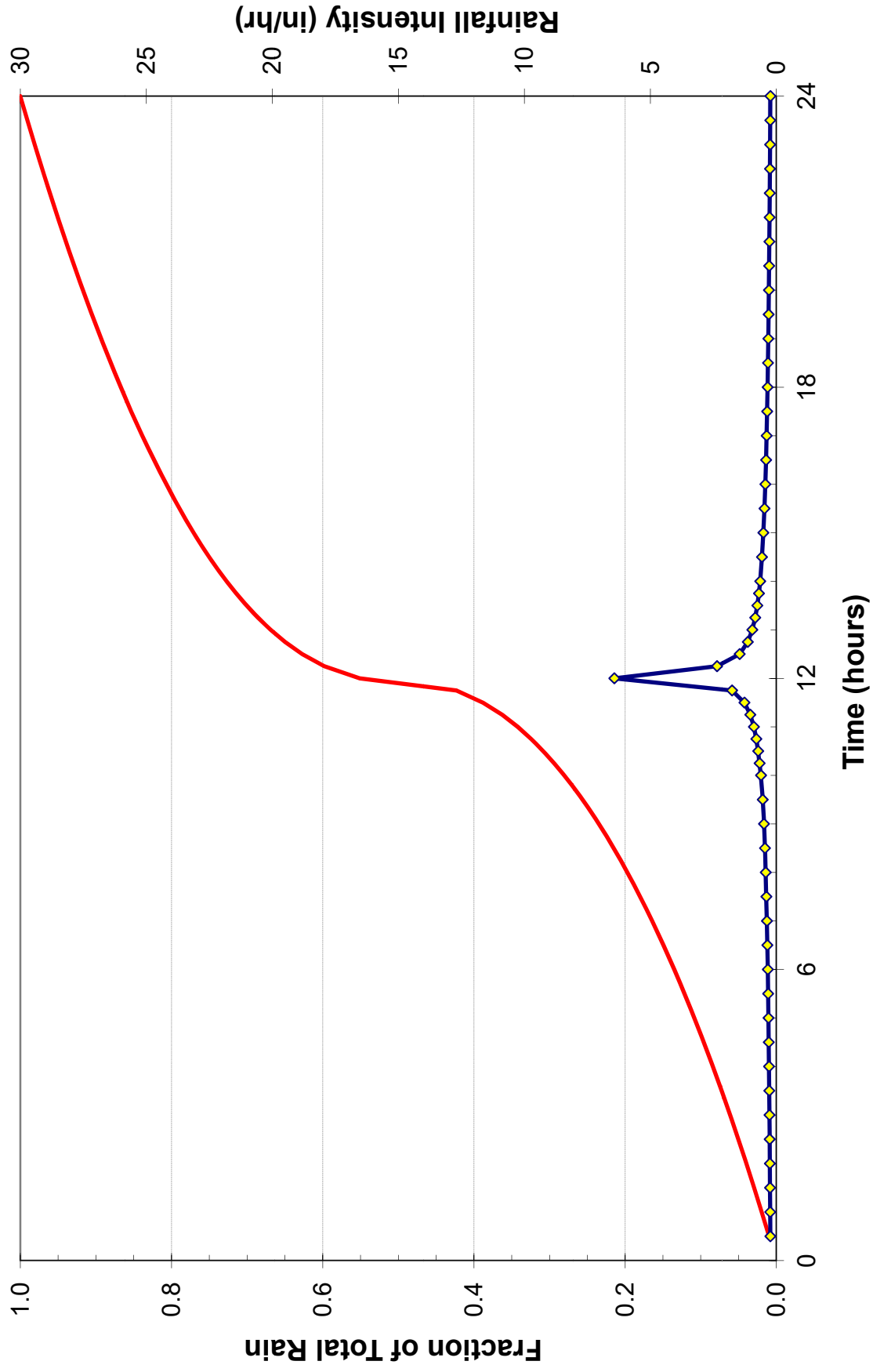
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Maps & aerials

Small scale terrain

**Large scale terrain****Large scale map****Large scale aerial**





This sheet presents the intensity-duration computations based on the fitted power equation. Results from this sheet are used to compute time-sequential hyetograph values.

Intensity-Duration Relationship

Hour	Cumulative Depth by Eqn		Decimal Increment by Equation
	(decimal)	(inch)	
0.00	0	0	0.0000
0.25	0.128	1.608	0.1282
0.50	0.175	2.196	0.0469
0.75	0.210	2.636	0.0351
1.00	0.239	3.000	0.0291
1.25	0.265	3.317	0.0253
1.50	0.287	3.600	0.0226
1.75	0.308	3.859	0.0206
2.00	0.327	4.098	0.0191
2.25	0.345	4.321	0.0178
2.50	0.361	4.531	0.0167
2.75	0.377	4.730	0.0158
3.00	0.392	4.918	0.0151
3.25	0.407	5.099	0.0144
3.50	0.420	5.272	0.0138
3.75	0.434	5.438	0.0133
4.00	0.447	5.598	0.0128
4.50	0.471	5.903	0.0243
5.00	0.494	6.190	0.0229
5.50	0.515	6.461	0.0216
6.00	0.536	6.719	0.0206
6.50	0.556	6.965	0.0197
7.00	0.574	7.201	0.0188
7.50	0.592	7.428	0.0181
8.00	0.610	7.647	0.0175
8.50	0.627	7.859	0.0169
9.00	0.643	8.064	0.0163
9.50	0.659	8.262	0.0158
10.00	0.674	8.455	0.0154
10.50	0.689	8.643	0.0150
11.00	0.704	8.826	0.0146
11.50	0.718	9.004	0.0142

Sequential Depth Hyetograph - Distribution (30 minute)

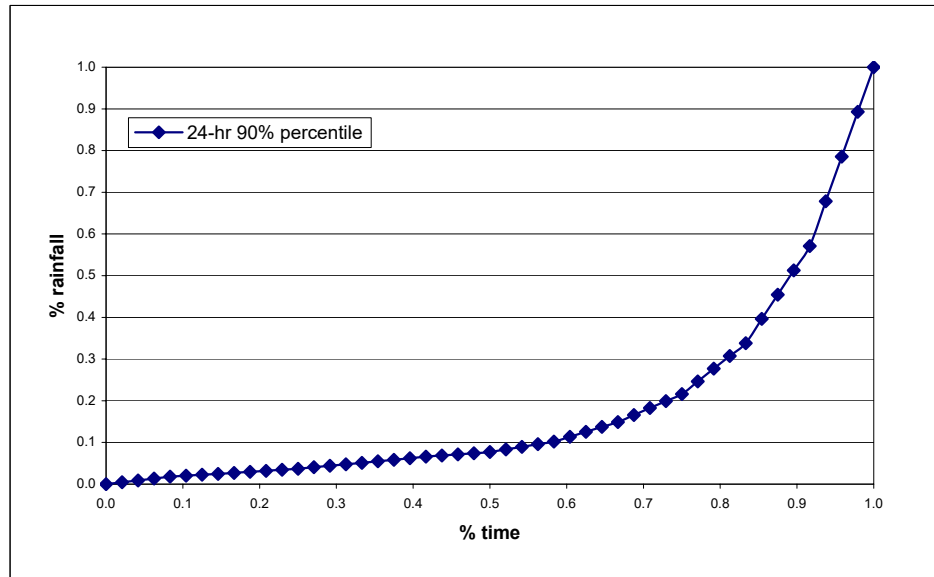
Hour	Ordered Intensities	Incremental Depth		Cumulative Depth		Intensity
		(decimal)	(inches)	(decimal)	(inches)	(inch/hr)
0.00		0.0000	0	0	0	
0.50	23.5	0.0095	0.120	0.010	0.120	0.239
1.00	22.5	0.0098	0.123	0.019	0.242	0.245
1.50	21.5	0.0100	0.126	0.029	0.368	0.251
2.00	20.5	0.0103	0.129	0.040	0.497	0.258
2.50	19.5	0.0106	0.133	0.050	0.630	0.265
3.00	18.5	0.0109	0.137	0.061	0.766	0.273
3.50	17.5	0.0112	0.141	0.072	0.907	0.282
4.00	16.5	0.0116	0.146	0.084	1.053	0.291
4.50	15.5	0.0120	0.151	0.096	1.204	0.302
5.00	14.5	0.0125	0.157	0.108	1.360	0.313
5.50	13.5	0.0130	0.163	0.121	1.523	0.326
6.00	12.5	0.0136	0.170	0.135	1.693	0.340
6.50	11.5	0.0142	0.178	0.149	1.872	0.357
7.00	10.5	0.0150	0.188	0.164	2.059	0.375
7.50	9.5	0.0158	0.199	0.180	2.258	0.397
8.00	8.5	0.0169	0.212	0.197	2.470	0.423
8.50	7.5	0.0181	0.227	0.215	2.697	0.454
9.00	6.5	0.0197	0.246	0.235	2.943	0.493
9.50	5.5	0.0216	0.271	0.256	3.214	0.542
10.00	4.5	0.0243	0.305	0.281	3.519	0.609
10.25	3.75	0.0133	0.166	0.294	3.685	0.665
10.50	3.25	0.0144	0.180	0.308	3.866	0.722
10.75	2.75	0.0158	0.199	0.324	4.064	0.794
11.00	2.25	0.0178	0.223	0.342	4.287	0.892
11.25	1.75	0.0206	0.259	0.363	4.546	1.034
11.50	1.25	0.0253	0.317	0.388	4.863	1.268
11.75	0.75	0.0351	0.440	0.423	5.302	1.758
12.00	0.25	0.1282	1.608	0.551	6.910	6.431
12.25	0.50	0.0469	0.588	0.598	7.498	2.354
12.50	1.00	0.0291	0.364	0.627	7.863	1.457
12.75	1.50	0.0226	0.284	0.650	8.146	1.134
13.00	2.00	0.0191	0.239	0.669	8.385	0.956
13.25	2.50	0.0167	0.210	0.686	8.595	0.839
13.50	3.00	0.0151	0.189	0.701	8.784	0.755
13.75	3.50	0.0138	0.173	0.714	8.957	0.692
14.00	4	0.0128	0.160	0.727	9.117	0.641
14.50	5	0.0229	0.287	0.750	9.404	0.573
15.00	6	0.0206	0.258	0.771	9.662	0.516
15.50	7	0.0188	0.236	0.789	9.898	0.472
16.00	8	0.0175	0.219	0.807	10.117	0.438
16.50	9	0.0163	0.205	0.823	10.322	0.410
17.00	10	0.0154	0.193	0.839	10.515	0.386
17.50	11	0.0146	0.183	0.853	10.697	0.366
18.00	12	0.0139	0.174	0.867	10.872	0.348
18.50	13	0.0133	0.166	0.880	11.038	0.333
19.00	14	0.0127	0.160	0.893	11.198	0.319
19.50	15	0.0123	0.154	0.905	11.351	0.307
20.00	16	0.0118	0.148	0.917	11.499	0.296
20.50	17	0.0114	0.143	0.929	11.643	0.287
21.00	18	0.0111	0.139	0.940	11.781	0.278
21.50	19	0.0107	0.135	0.950	11.916	0.269
22.00	20	0.0104	0.131	0.961	12.047	0.262
22.50	21	0.0102	0.127	0.971	12.174	0.255
23.00	22	0.0099	0.124	0.981	12.298	0.248
23.50	23	0.0097	0.121	0.991	12.419	0.242
24.00	24	0.0094	0.118	1.000	12.538	0.236

ICPR input

Hour	Cumulative depth (decimal)
0.0000	0.0000
0.0208	0.0095
0.0417	0.0193
0.0625	0.0293
0.0833	0.0396
0.1042	0.0502
0.1250	0.0611
0.1458	0.0724
0.1667	0.0840
0.1875	0.0960
0.2083	0.1085
0.2292	0.1215
0.2500	0.1351
0.2708	0.1493
0.2917	0.1643
0.3125	0.1801
0.3333	0.1970
0.3542	0.2151
0.3750	0.2347
0.3958	0.2564
0.4167	0.2807
0.4271	0.2939
0.4375	0.3083
0.4479	0.3242
0.4583	0.3419
0.4688	0.3626
0.4792	0.3879
0.4896	0.4229
0.5000	0.5511
0.5104	0.5981
0.5208	0.6271
0.5313	0.6498
0.5417	0.6688
0.5521	0.6855
0.5625	0.7006
0.5729	0.7144
0.5833	0.7272
0.6042	0.7500
0.6250	0.7706
0.6458	0.7895
0.6667	0.8069
0.6875	0.8233
0.7083	0.8386
0.7292	0.8532
0.7500	0.8671
0.7708	0.8804
0.7917	0.8931
0.8125	0.9054
0.8333	0.9172
0.8542	0.9286
0.8750	0.9397
0.8958	0.9504
0.9167	0.9609
0.9375	0.9710
0.9583	0.9809
0.9792	0.9906
1.0000	1.0000

24-hr, 90% percentile**time (hrs) % time % rain**

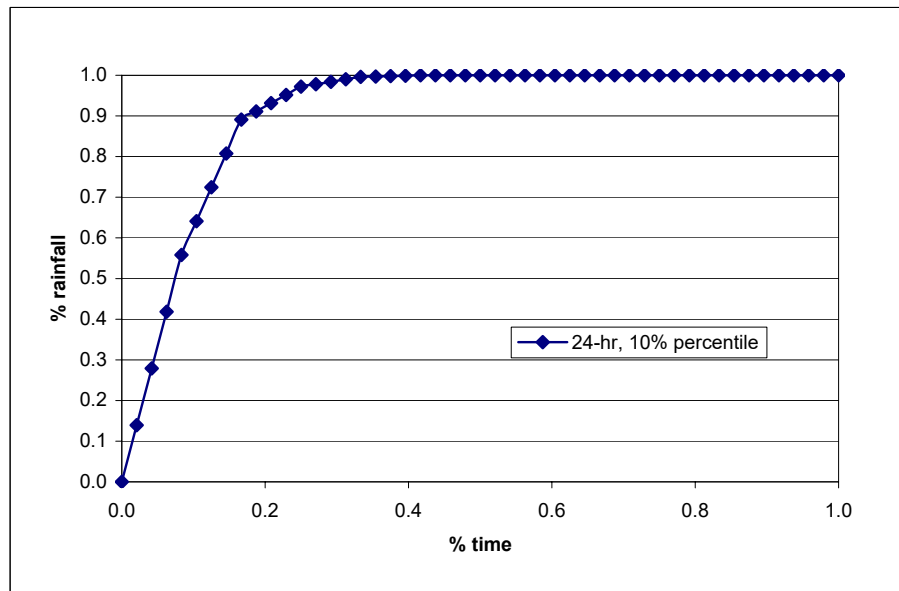
0.0	0.0	0.0000
0.5	0.021	0.0045
1.0	0.042	0.0090
1.5	0.063	0.0135
2.0	0.083	0.0180
2.5	0.104	0.0203
3.0	0.125	0.0225
3.5	0.146	0.0248
4.0	0.167	0.0270
4.5	0.188	0.0295
5.0	0.208	0.0320
5.5	0.229	0.0345
6.0	0.250	0.0370
6.5	0.271	0.0405
7.0	0.292	0.0440
7.5	0.313	0.0475
8.0	0.333	0.0510
8.5	0.354	0.0548
9.0	0.375	0.0585
9.5	0.396	0.0623
10.0	0.417	0.0660
10.5	0.438	0.0688
11.0	0.458	0.0715
11.5	0.479	0.0743
12.0	0.500	0.0770
12.5	0.521	0.0833
13.0	0.542	0.0895
13.5	0.563	0.0958
14.0	0.583	0.1020
14.5	0.604	0.1138
15.0	0.625	0.1255
15.5	0.646	0.1373
16.0	0.667	0.1490
16.5	0.688	0.1658
17.0	0.708	0.1825
17.5	0.729	0.1993
18.0	0.750	0.2160
18.5	0.771	0.2465
19.0	0.792	0.2770
19.5	0.813	0.3075
20.0	0.833	0.3380
20.5	0.854	0.3963
21.0	0.875	0.4545
21.5	0.896	0.5128
22.0	0.917	0.5710
22.5	0.938	0.6783
23.0	0.958	0.7855
23.5	0.979	0.8928
24.0	1.000	1.0000



24-hr, 10% percentile

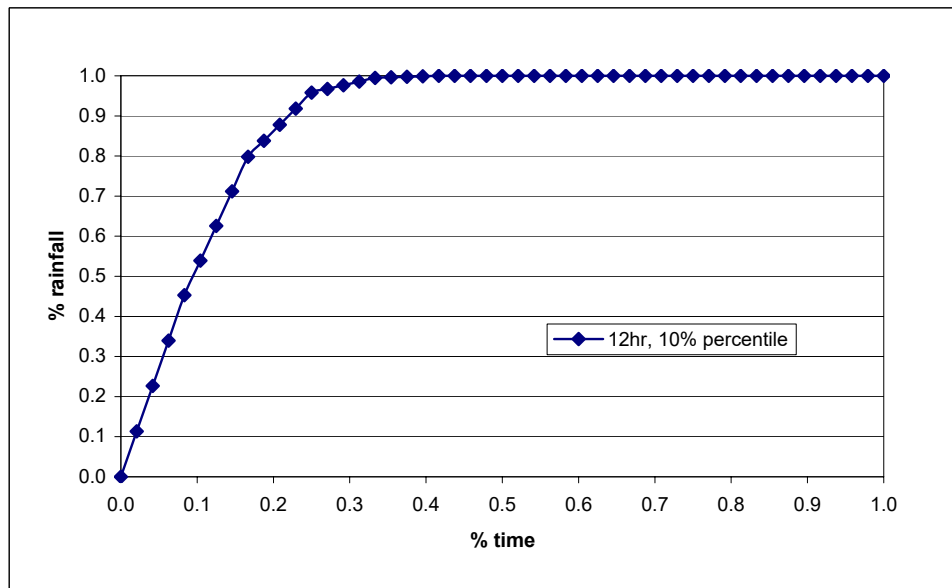
time (hrs) % time % rain

0.0	0.0	0.0000
0.5	0.021	0.1395
1.0	0.042	0.2790
1.5	0.063	0.4185
2.0	0.083	0.5580
2.5	0.104	0.6413
3.0	0.125	0.7245
3.5	0.146	0.8078
4.0	0.167	0.8910
4.5	0.188	0.9113
5.0	0.208	0.9315
5.5	0.229	0.9518
6.0	0.250	0.9720
6.5	0.271	0.9780
7.0	0.292	0.9840
7.5	0.313	0.9900
8.0	0.333	0.9960
8.5	0.354	0.9970
9.0	0.375	0.9980
9.5	0.396	0.9990
10.0	0.417	1.000
10.5	0.438	1.000
11.0	0.458	1.000
11.5	0.479	1.000
12.0	0.500	1.000
12.5	0.521	1.000
13.0	0.542	1.000
13.5	0.563	1.000
14.0	0.583	1.000
14.5	0.604	1.000
15.0	0.625	1.000
15.5	0.646	1.000
16.0	0.667	1.000
16.5	0.688	1.000
17.0	0.708	1.000
17.5	0.729	1.000
18.0	0.750	1.000
18.5	0.771	1.000
19.0	0.792	1.000
19.5	0.813	1.000
20.0	0.833	1.000
20.5	0.854	1.000
21.0	0.875	1.000
21.5	0.896	1.000
22.0	0.917	1.000
22.5	0.938	1.000
23.0	0.958	1.000
23.5	0.979	1.000
24.0	1.000	1.000



12-hr, 10% percentile

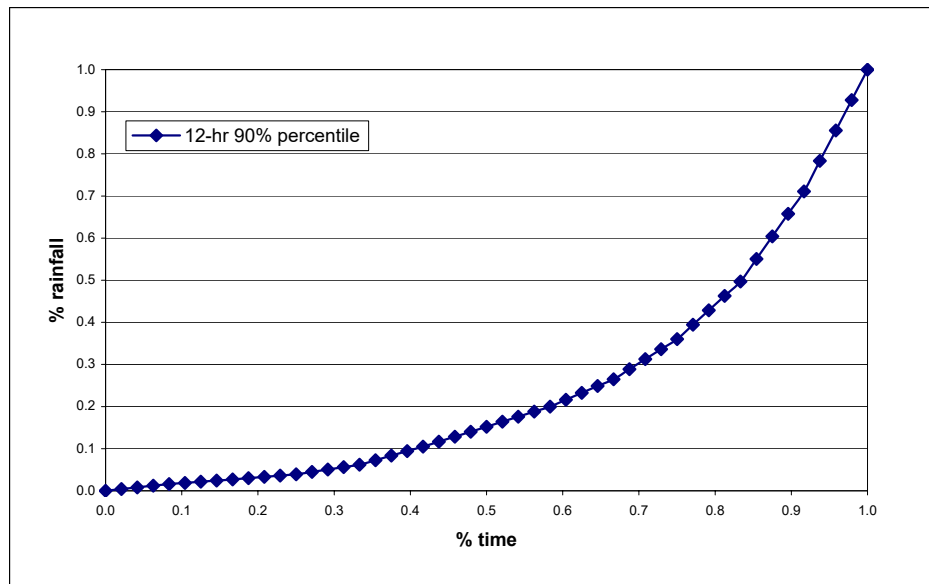
time (hrs)	% time	% rain
0.00	0.0	0.0000
0.25	0.021	0.1133
0.50	0.042	0.2265
0.75	0.063	0.3398
1.00	0.083	0.4530
1.25	0.104	0.5393
1.50	0.125	0.6255
1.75	0.146	0.7118
2.00	0.167	0.7980
2.25	0.188	0.8380
2.50	0.208	0.8780
2.75	0.229	0.9180
3.00	0.250	0.9580
3.25	0.271	0.9673
3.50	0.292	0.9765
3.75	0.313	0.9858
4.00	0.333	0.9950
4.25	0.354	0.9963
4.50	0.375	0.9975
4.75	0.396	0.9988
5.00	0.417	1.000
5.25	0.438	1.000
5.50	0.458	1.000
5.75	0.479	1.000
6.00	0.500	1.000
6.25	0.521	1.000
6.50	0.542	1.000
6.75	0.563	1.000
7.00	0.583	1.000
7.25	0.604	1.000
7.50	0.625	1.000
7.75	0.646	1.000
8.00	0.667	1.000
8.25	0.688	1.000
8.50	0.708	1.000
8.75	0.729	1.000
9.00	0.750	1.000
9.25	0.771	1.000
9.50	0.792	1.000
9.75	0.813	1.000
10.00	0.833	1.000
10.25	0.854	1.000
10.50	0.875	1.000
10.75	0.896	1.000
11.00	0.917	1.000
11.25	0.938	1.000
11.50	0.958	1.000
11.75	0.979	1.000
12.00	1.000	1.000



12-hr, 90% percentile

time (hrs) % time % rain

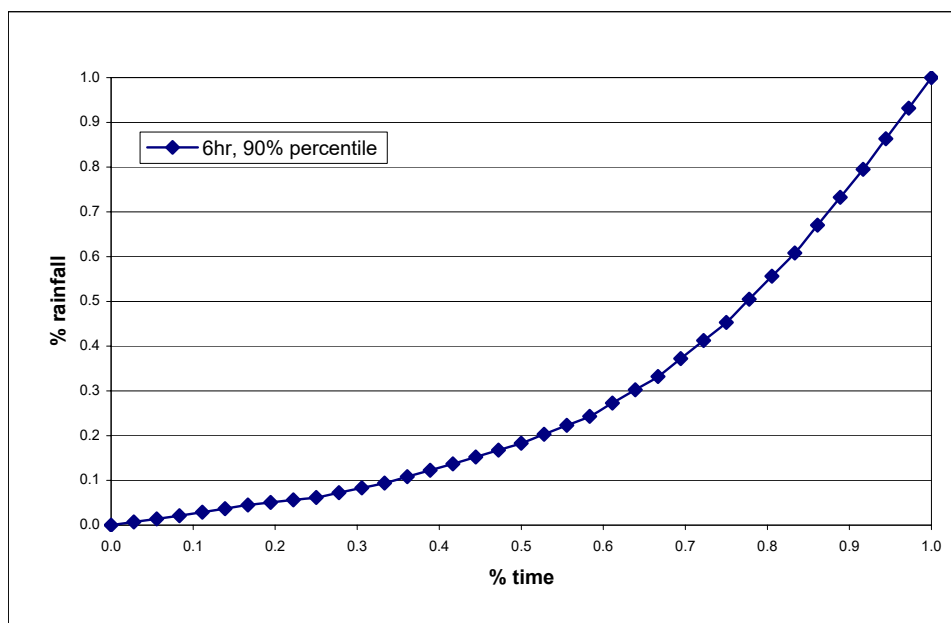
0.00	0.0	0.0000
0.25	0.021	0.0040
0.50	0.042	0.0080
0.75	0.063	0.0120
1.00	0.083	0.0160
1.25	0.104	0.0188
1.50	0.125	0.0215
1.75	0.146	0.0243
2.00	0.167	0.0270
2.25	0.188	0.0300
2.50	0.208	0.0330
2.75	0.229	0.0360
3.00	0.250	0.0390
3.25	0.271	0.0448
3.50	0.292	0.0505
3.75	0.313	0.0563
4.00	0.333	0.0620
4.25	0.354	0.0728
4.50	0.375	0.0835
4.75	0.396	0.0943
5.00	0.417	0.1050
5.25	0.438	0.1168
5.50	0.458	0.1285
5.75	0.479	0.1403
6.00	0.500	0.1520
6.25	0.521	0.1640
6.50	0.542	0.1760
6.75	0.563	0.1880
7.00	0.583	0.2000
7.25	0.604	0.2163
7.50	0.625	0.2325
7.75	0.646	0.2488
8.00	0.667	0.2650
8.25	0.688	0.2888
8.50	0.708	0.3125
8.75	0.729	0.3363
9.00	0.750	0.3600
9.25	0.771	0.3943
9.50	0.792	0.4285
9.75	0.813	0.4628
10.00	0.833	0.4970
10.25	0.854	0.5505
10.50	0.875	0.6040
10.75	0.896	0.6575
11.00	0.917	0.7110
11.25	0.938	0.7833
11.50	0.958	0.8555
11.75	0.979	0.9278
12.00	1.000	1.0000



6-hr, 90% percentile

time (hrs) % time % rain

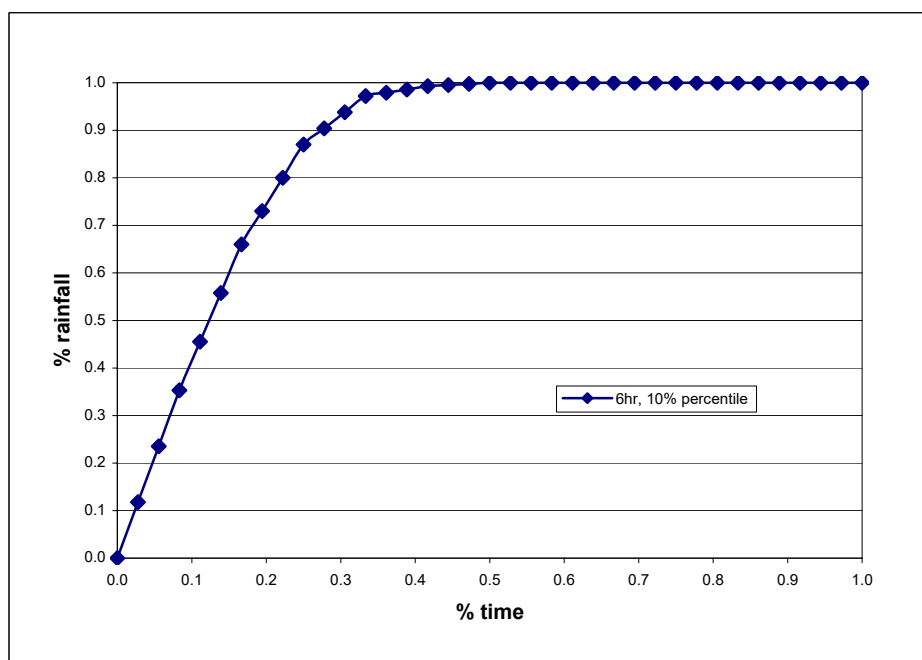
0.000	0.0	0.0000
0.167	0.028	0.0070
0.333	0.056	0.0140
0.500	0.083	0.0210
0.667	0.111	0.0290
0.833	0.139	0.0370
1.000	0.167	0.0450
1.167	0.194	0.0507
1.333	0.222	0.0563
1.500	0.250	0.0620
1.667	0.278	0.0727
1.833	0.306	0.0833
2.000	0.333	0.0940
2.167	0.361	0.1083
2.333	0.389	0.1227
2.500	0.417	0.1370
2.667	0.444	0.1523
2.833	0.472	0.1677
3.000	0.500	0.1830
3.167	0.528	0.2030
3.333	0.556	0.2230
3.500	0.583	0.2430
3.667	0.611	0.2727
3.833	0.639	0.3023
4.000	0.667	0.332
4.167	0.694	0.3723
4.333	0.722	0.4127
4.500	0.750	0.453
4.667	0.778	0.5047
4.833	0.806	0.5563
5.000	0.833	0.608
5.167	0.861	0.6703
5.333	0.889	0.7327
5.500	0.917	0.795
5.667	0.944	0.8633
5.833	0.972	0.9317
6.000	1.000	1.000



6-hr, 10% percentile

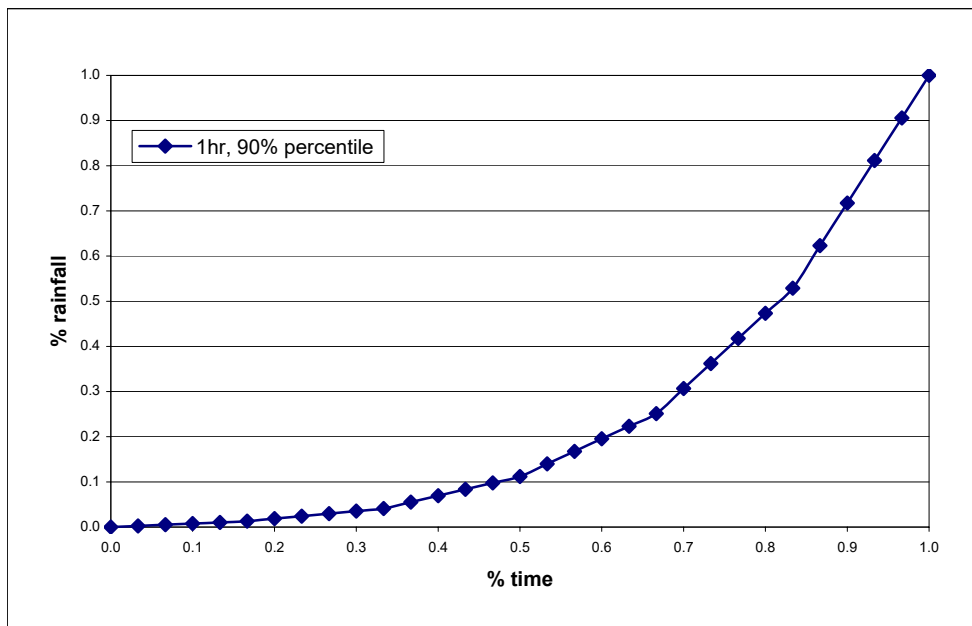
time (hrs) % time % rain

0.000	0.0	0.0000
0.167	0.028	0.1177
0.333	0.056	0.2353
0.500	0.083	0.3530
0.667	0.111	0.4553
0.833	0.139	0.5577
1.000	0.167	0.6600
1.167	0.194	0.7300
1.333	0.222	0.8000
1.500	0.250	0.8700
1.667	0.278	0.9040
1.833	0.306	0.9380
2.000	0.333	0.9720
2.167	0.361	0.9790
2.333	0.389	0.9860
2.500	0.417	0.9930
2.667	0.444	0.9953
2.833	0.472	0.9977
3.000	0.500	1.0000
3.167	0.528	1.0000
3.333	0.556	1.0000
3.500	0.583	1.0000
3.667	0.611	1.0000
3.833	0.639	1.0000
4.000	0.667	1.000
4.167	0.694	1.000
4.333	0.722	1.000
4.500	0.750	1.000
4.667	0.778	1.000
4.833	0.806	1.000
5.000	0.833	1.000
5.167	0.861	1.000
5.333	0.889	1.000
5.500	0.917	1.000
5.667	0.944	1.000
5.833	0.972	1.000
6.000	1.000	1.000



1-hr, 90% percentile

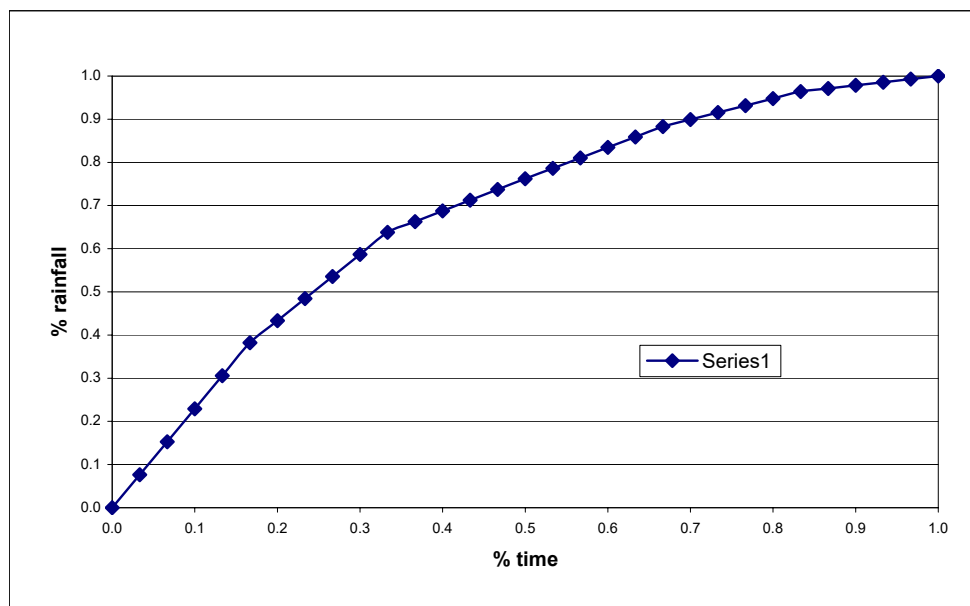
time (hrs)	% time	% rain
0.000	0.0	0.0000
0.033	0.033	0.0026
0.067	0.067	0.0052
0.100	0.100	0.0078
0.133	0.133	0.0104
0.167	0.167	0.0130
0.200	0.200	0.0186
0.233	0.233	0.0242
0.267	0.267	0.0298
0.300	0.300	0.0354
0.333	0.333	0.0410
0.367	0.367	0.0552
0.400	0.400	0.0694
0.433	0.433	0.0836
0.467	0.467	0.0978
0.500	0.500	0.1120
0.533	0.533	0.1398
0.567	0.567	0.1676
0.600	0.600	0.1954
0.633	0.633	0.2232
0.667	0.667	0.251
0.700	0.700	0.3066
0.733	0.733	0.3622
0.767	0.767	0.4178
0.800	0.800	0.4734
0.833	0.833	0.5290
0.867	0.867	0.6232
0.900	0.900	0.7174
0.933	0.933	0.8116
0.967	0.967	0.9058
1.000	1.000	1.0000



1-hr, 10% percentile

time (hrs) % time % rain

0.000	0.0	0.0000
0.033	0.033	0.0764
0.067	0.067	0.1528
0.100	0.100	0.2292
0.133	0.133	0.3056
0.167	0.167	0.3820
0.200	0.200	0.4332
0.233	0.233	0.4844
0.267	0.267	0.5356
0.300	0.300	0.5868
0.333	0.333	0.6380
0.367	0.367	0.6628
0.400	0.400	0.6876
0.433	0.433	0.7124
0.467	0.467	0.7372
0.500	0.500	0.7620
0.533	0.533	0.7862
0.567	0.567	0.8104
0.600	0.600	0.8346
0.633	0.633	0.8588
0.667	0.667	0.883
0.700	0.700	0.8992
0.733	0.733	0.9154
0.767	0.767	0.9316
0.800	0.800	0.9478
0.833	0.833	0.9640
0.867	0.867	0.9712
0.900	0.900	0.9784
0.933	0.933	0.9856
0.967	0.967	0.9928
1.000	1.000	1.0000



Appendix C

Input Data and Results of ICPR Pre-development Conditions Model

=====
==== Basins =====
=====

Name: pre-dev Node: node Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Dorado Storm Duration(hrs): 24.00
Rainfall Amount(cm): 30.730 Time of Conc(min): 17.70
Area(ha): 2.350 Time Shift(hrs): 0.00
Curve Number: 79.00 Max Allowable Q(cms): 28316.822
DCIA(%): 0.00

Name: site pond north Node: node Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Dorado Storm Duration(hrs): 24.00
Rainfall Amount(cm): 30.730 Time of Conc(min): 5.00
Area(ha): 1.690 Time Shift(hrs): 0.00
Curve Number: 98.00 Max Allowable Q(cms): 28316.822
DCIA(%): 0.00

Name: site pond south Node: node Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Dorado Storm Duration(hrs): 24.00
Rainfall Amount(cm): 30.730 Time of Conc(min): 5.00
Area(ha): 0.650 Time Shift(hrs): 0.00
Curve Number: 98.00 Max Allowable Q(cms): 28316.822
DCIA(%): 0.00

=====
==== Drop Structures =====
=====

Name: tank out From Node: tank Length(m): 2.00
Group: BASE To Node: bndry Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(cm): 30.48	30.48	Flow: Both
Rise(cm): 30.48	30.48	Entrance Loss Coef: 0.000
Invert(m): 33.500	33.500	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(cm): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(cm): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure tank out ***

Count: 1	Bottom Clip(cm): 0.000
Type: Vertical: Mavis	Top Clip(cm): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(cm): 15.24	Invert(m): 33.500
Rise(cm): 15.24	Control Elev(m): 33.500

TABLE

*** Weir 2 of 2 for Drop Structure tank out ***

Count: 1	Bottom Clip(cm): 0.000
Type: Horizontal	Top Clip(cm): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(cm): 30.48	Invert(m): 34.600
Rise(cm): 30.48	Control Elev(m): 34.600

TABLE

==== Hydrology Simulations =====

Name: 100yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr12hr10%.R32
Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 24.10

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 100yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr12hr90%.R32
Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 24.10

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 100yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr12hrGLME.R32
Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 24.10

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 100yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr1hr10%.R32
Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 7.67

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 100yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr1hr90%.R32
Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 7.67

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 100yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr1hrGLME.R32
Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 7.67

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 100yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr24hr10%.R32
Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%

Rainfall Amount(cm): 30.73

Time(hrs)	Print	Inc(min)
13.000	1.00	
24.000	10.00	

Name: 100yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 30.73

Time(hrs)	Print	Inc(min)
13.000	10.00	
24.000	1.00	

Name: 100yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr24hrGLME.R32

Override Defaults: No

Time(hrs)	Print	Inc(min)
10.000	10.00	
13.000	1.00	
24.000	10.00	

Name: 100yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 17.60

Time(hrs)	Print	Inc(min)
6.000	1.00	

Name: 100yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 17.60

Time(hrs)	Print	Inc(min)
6.000	1.00	

Name: 100yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\100yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 17.60

Time(hrs)	Print	Inc(min)
6.000	1.00	

Name: 10yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr12hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 15.77

Time(hrs)	Print	Inc(min)
12.000	1.00	

Name: 10yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr12hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 15.77

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 10yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 15.77

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 10yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr1hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 6.45

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 10yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 6.45

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 10yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 6.45

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 10yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 19.35

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 10yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 19.35

Time(hrs)	Print Inc(min)
13.000	10.00

Pre-development conditions
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24.000 1.00

Name: 10yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr24hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Dorado
Rainfall Amount(cm): 19.35

Time(hrs)	Print Inc(min)
10.000	10.00
13.000	1.00
24.000	10.00

Name: 10yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 12.65

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 10yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 12.65

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 10yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\10yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 12.65

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 25yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr12hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 18.97

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 25yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr12hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 18.97

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 25yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00

Rainfall File: Dorado
Rainfall Amount(cm): 18.97

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 25yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr1hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 6.96

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 25yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 6.96

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 25yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 6.96

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 25yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 23.70

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 25yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 23.70

Time(hrs)	Print Inc(min)
13.000	10.00
24.000	1.00

Name: 25yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr24hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Dorado
Rainfall Amount(cm): 23.70

Time(hrs)	Print Inc(min)
10.000	10.00
13.000	1.00
24.000	10.00

Name: 25yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 14.66

Time(hrs) Print Inc(min)

6.000 1.00

Name: 25yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 14.66

Time(hrs) Print Inc(min)

6.000 1.00

Name: 25yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\25yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 14.66

Time(hrs) Print Inc(min)

6.000 1.00

Name: 2yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr12hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 10.31

Time(hrs) Print Inc(min)

12.000 1.00

Name: 2yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr12hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 10.31

Time(hrs) Print Inc(min)

12.000 1.00

Name: 2yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 10.31

Time(hrs) Print Inc(min)

12.000 1.00

Name: 2yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr1hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 5.38

Pre-development conditions
input data

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 2yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 5.38

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 2yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 5.38

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 2yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 12.19

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 2yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 12.19

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 2yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr24hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Dorado
Rainfall Amount(cm): 12.19

Time(hrs)	Print Inc(min)
10.000	10.00
13.000	1.00
24.000	10.00

Name: 2yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 8.99

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 2yr6hr90%

Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 8.99

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 2yr6hrGLME

Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Pre-development\2yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 8.99

Time(hrs)	Print Inc(min)
6.000	1.00

Pre-development conditions
basin max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100yr12hr10%	pre-dev	BASE	1.06	19.76	6.898	145395
100yr12hr90%	pre-dev	BASE	11.60	15.20	6.888	145198
100yr12hrGLME	pre-dev	BASE	6.14	28.91	6.896	145369
100yr1hr10%	pre-dev	BASE	0.47	9.84	1.193	25153
100yr1hr90%	pre-dev	BASE	1.06	19.41	1.099	23159
100yr1hrGLME	pre-dev	BASE	0.71	14.87	1.185	24971
100yr24hr10%	pre-dev	BASE	2.01	18.25	9.393	197994
100yr24hr90%	pre-dev	BASE	23.05	14.86	9.375	197614
100yr24hrGLME	pre-dev	BASE	12.08	26.52	9.391	197960
100yr6hr10%	pre-dev	BASE	1.06	19.45	4.514	95143
100yr6hr90%	pre-dev	BASE	5.98	14.93	4.458	93980
100yr6hrGLME	pre-dev	BASE	3.19	26.67	4.503	94927
10yr12hr10%	pre-dev	BASE	1.10	10.68	3.861	81396
10yr12hr90%	pre-dev	BASE	11.64	9.27	3.856	81273
10yr12hrGLME	pre-dev	BASE	6.14	16.41	3.861	81380
10yr1hr10%	pre-dev	BASE	0.51	6.88	0.857	18055
10yr1hr90%	pre-dev	BASE	1.10	14.18	0.783	16515
10yr1hrGLME	pre-dev	BASE	0.75	10.46	0.850	17915
10yr24hr10%	pre-dev	BASE	2.01	10.25	5.147	108485
10yr24hr90%	pre-dev	BASE	23.05	8.77	5.136	108256
10yr24hrGLME	pre-dev	BASE	12.08	14.86	5.146	108465
10yr6hr10%	pre-dev	BASE	1.06	12.25	2.781	58622
10yr6hr90%	pre-dev	BASE	5.98	10.00	2.744	57835
10yr6hrGLME	pre-dev	BASE	3.19	16.51	2.774	58476
25yr12hr10%	pre-dev	BASE	1.10	14.10	5.008	105574
25yr12hr90%	pre-dev	BASE	11.60	11.56	5.001	105423
25yr12hrGLME	pre-dev	BASE	6.14	21.20	5.007	105554
25yr1hr10%	pre-dev	BASE	0.47	8.06	0.994	20951
25yr1hr90%	pre-dev	BASE	1.06	16.29	0.912	19222
25yr1hrGLME	pre-dev	BASE	0.71	12.24	0.986	20793
25yr24hr10%	pre-dev	BASE	2.01	13.31	6.749	142256
25yr24hr90%	pre-dev	BASE	23.05	11.11	6.735	141969
25yr24hrGLME	pre-dev	BASE	12.08	19.32	6.747	142230
25yr6hr10%	pre-dev	BASE	1.06	15.15	3.472	73183
25yr6hr90%	pre-dev	BASE	5.98	12.01	3.427	72244
25yr6hrGLME	pre-dev	BASE	3.19	20.60	3.464	73009
2yr12hr10%	pre-dev	BASE	2.01	5.86	2.009	42345
2yr12hr90%	pre-dev	BASE	12.00	5.43	2.005	42273
2yr12hrGLME	pre-dev	BASE	6.14	8.47	2.008	42336
2yr1hr10%	pre-dev	BASE	0.55	4.59	0.587	12384
2yr1hr90%	pre-dev	BASE	1.10	9.96	0.533	11231
2yr1hrGLME	pre-dev	BASE	0.75	7.04	0.582	12278
2yr24hr10%	pre-dev	BASE	2.05	5.28	2.626	55357
2yr24hr90%	pre-dev	BASE	23.99	5.03	2.620	55224
2yr24hrGLME	pre-dev	BASE	12.08	7.61	2.626	55345
2yr6hr10%	pre-dev	BASE	1.10	7.15	1.595	33611
2yr6hr90%	pre-dev	BASE	5.98	6.35	1.570	33105
2yr6hrGLME	pre-dev	BASE	3.19	9.35	1.590	33517
100yr12hr10%site	pond north	BASE	0.99	18.77	9.235	140000
100yr12hr90%site	pond north	BASE	11.49	12.00	9.235	139987
100yr12hrGLMEsite	pond north	BASE	6.01	39.01	9.235	139998
100yr1hr10%site	pond north	BASE	0.18	26.66	2.784	42205
100yr1hr90%site	pond north	BASE	1.00	35.71	2.784	42202
100yr1hrGLMEsite	pond north	BASE	0.54	49.20	2.784	42205
100yr24hr10%site	pond north	BASE	1.99	14.77	11.841	179502
100yr24hr90%site	pond north	BASE	22.99	11.36	11.840	179479
100yr24hrGLMEsite	pond north	BASE	12.00	26.11	11.841	179500
100yr6hr10%site	pond north	BASE	0.50	20.97	6.681	101282
100yr6hr90%site	pond north	BASE	5.76	12.38	6.681	101275
100yr6hrGLMEsite	pond north	BASE	3.02	46.71	6.681	101281
10yr12hr10%site	pond north	BASE	0.99	12.25	5.962	90385
10yr12hr90%site	pond north	BASE	11.49	7.84	5.962	90377
10yr12hrGLMEsite	pond north	BASE	6.01	25.47	5.962	90384
10yr1hr10%site	pond north	BASE	0.18	22.00	2.307	34969
10yr1hr90%site	pond north	BASE	1.00	29.95	2.307	34967
10yr1hrGLMEsite	pond north	BASE	0.54	41.11	2.307	34969
10yr24hr10%site	pond north	BASE	1.99	9.29	7.369	111704
10yr24hr90%site	pond north	BASE	22.99	7.15	7.368	111690
10yr24hrGLMEsite	pond north	BASE	12.00	16.41	7.369	111703
10yr6hr10%site	pond north	BASE	0.50	14.97	4.737	71812
10yr6hr90%site	pond north	BASE	5.76	8.89	4.737	71808
10yr6hrGLMEsite	pond north	BASE	3.02	33.47	4.737	71811
25yr12hr10%site	pond north	BASE	0.99	14.76	7.219	109441
25yr12hr90%site	pond north	BASE	11.49	9.44	7.219	109431
25yr12hrGLMEsite	pond north	BASE	6.01	30.67	7.219	109440
25yr1hr10%site	pond north	BASE	0.18	23.95	2.506	37993
25yr1hr90%site	pond north	BASE	1.00	32.36	2.506	37990
25yr1hrGLMEsite	pond north	BASE	0.54	44.50	2.506	37993
25yr24hr10%site	pond north	BASE	1.99	11.39	9.078	137617
25yr24hr90%site	pond north	BASE	22.99	8.76	9.077	137599
25yr24hrGLMEsite	pond north	BASE	12.00	20.12	9.078	137615
25yr6hr10%site	pond north	BASE	0.50	17.41	5.526	83776
25yr6hr90%site	pond north	BASE	5.76	10.30	5.526	83771
25yr6hrGLMEsite	pond north	BASE	3.02	38.85	5.526	83775
2yr12hr10%site	pond north	BASE	0.99	7.95	3.819	57892

Pre-development conditions
basin max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
2yr12hr90%site	pond north	BASE	11.49	5.12	3.819	57887
2yr12hrGLMEsite	pond north	BASE	6.01	16.57	3.819	57891
2yr1hr10%site	pond north	BASE	0.19	17.93	1.889	28635
2yr1hr90%site	pond north	BASE	1.00	24.90	1.889	28633
2yr1hrGLMEsite	pond north	BASE	0.54	33.97	1.889	28635
2yr24hr10%site	pond north	BASE	1.99	5.83	4.557	69075
2yr24hr90%site	pond north	BASE	22.99	4.50	4.556	69066
2yr24hrGLMEsite	pond north	BASE	12.00	10.30	4.557	69074
2yr6hr10%site	pond north	BASE	0.50	10.51	3.301	50045
2yr6hr90%site	pond north	BASE	5.76	6.30	3.301	50042
2yr6hrGLMEsite	pond north	BASE	3.02	23.65	3.301	50045
100yr12hr10%site	pond south	BASE	0.99	7.22	9.235	53846
100yr12hr90%site	pond south	BASE	11.49	4.61	9.235	53841
100yr12hrGLMEsite	pond south	BASE	6.01	15.00	9.235	53845
100yr1hr10%site	pond south	BASE	0.18	10.26	2.784	16233
100yr1hr90%site	pond south	BASE	1.00	13.73	2.784	16232
100yr1hrGLMEsite	pond south	BASE	0.54	18.92	2.784	16233
100yr24hr10%site	pond south	BASE	1.99	5.68	11.841	69039
100yr24hr90%site	pond south	BASE	22.99	4.37	11.840	69030
100yr24hrGLMEsite	pond south	BASE	12.00	10.04	11.841	69039
100yr6hr10%site	pond south	BASE	0.50	8.07	6.681	38955
100yr6hr90%site	pond south	BASE	5.76	4.76	6.681	38952
100yr6hrGLMEsite	pond south	BASE	3.02	17.96	6.681	38954
10yr12hr10%site	pond south	BASE	0.99	4.71	5.962	34763
10yr12hr90%site	pond south	BASE	11.49	3.02	5.962	34760
10yr12hrGLMEsite	pond south	BASE	6.01	9.80	5.962	34763
10yr1hr10%site	pond south	BASE	0.18	8.46	2.307	13450
10yr1hr90%site	pond south	BASE	1.00	11.52	2.307	13449
10yr1hrGLMEsite	pond south	BASE	0.54	15.81	2.307	13450
10yr24hr10%site	pond south	BASE	1.99	3.57	7.369	42963
10yr24hr90%site	pond south	BASE	22.99	2.75	7.368	42958
10yr24hrGLMEsite	pond south	BASE	12.00	6.31	7.369	42963
10yr6hr10%site	pond south	BASE	0.50	5.76	4.737	27620
10yr6hr90%site	pond south	BASE	5.76	3.42	4.737	27618
10yr6hrGLMEsite	pond south	BASE	3.02	12.87	4.737	27620
25yr12hr10%site	pond south	BASE	0.99	5.68	7.219	42093
25yr12hr90%site	pond south	BASE	11.49	3.63	7.219	42089
25yr12hrGLMEsite	pond south	BASE	6.01	11.80	7.219	42092
25yr1hr10%site	pond south	BASE	0.18	9.21	2.506	14613
25yr1hr90%site	pond south	BASE	1.00	12.45	2.506	14612
25yr1hrGLMEsite	pond south	BASE	0.54	17.11	2.506	14613
25yr24hr10%site	pond south	BASE	1.99	4.38	9.078	52930
25yr24hr90%site	pond south	BASE	22.99	3.37	9.077	52923
25yr24hrGLMEsite	pond south	BASE	12.00	7.74	9.078	52929
25yr6hr10%site	pond south	BASE	0.50	6.70	5.526	32222
25yr6hr90%site	pond south	BASE	5.76	3.96	5.526	32219
25yr6hrGLMEsite	pond south	BASE	3.02	14.94	5.526	32221
2yr12hr10%site	pond south	BASE	0.99	3.06	3.819	22266
2yr12hr90%site	pond south	BASE	11.49	1.97	3.819	22264
2yr12hrGLMEsite	pond south	BASE	6.01	6.37	3.819	22266
2yr1hr10%site	pond south	BASE	0.19	6.89	1.889	11013
2yr1hr90%site	pond south	BASE	1.00	9.58	1.889	11013
2yr1hrGLMEsite	pond south	BASE	0.54	13.07	1.889	11013
2yr24hr10%site	pond south	BASE	1.99	2.24	4.557	26567
2yr24hr90%site	pond south	BASE	22.99	1.73	4.556	26564
2yr24hrGLMEsite	pond south	BASE	12.00	3.96	4.557	26567
2yr6hr10%site	pond south	BASE	0.50	4.04	3.301	19248
2yr6hr90%site	pond south	BASE	5.76	2.42	3.301	19247
2yr6hrGLMEsite	pond south	BASE	3.02	9.10	3.301	19248

Appendix D

Input Data and Results of ICPR Proposed Conditions Model

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==== Basins =====
=====

Name: pre-dev Node: node Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Dorado Storm Duration(hrs): 24.00
Rainfall Amount(cm): 30.730 Time of Conc(min): 17.70
Area(ha): 2.350 Time Shift(hrs): 0.00
Curve Number: 79.00 Max Allowable Q(cms): 28316.822
DCIA(%): 0.00

Name: site pond north Node: pond north Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Dorado Storm Duration(hrs): 24.00
Rainfall Amount(cm): 30.730 Time of Conc(min): 5.00
Area(ha): 1.690 Time Shift(hrs): 0.00
Curve Number: 98.00 Max Allowable Q(cms): 28316.822
DCIA(%): 0.00

Name: site pond south Node: pond south Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Dorado Storm Duration(hrs): 24.00
Rainfall Amount(cm): 30.730 Time of Conc(min): 5.00
Area(ha): 0.650 Time Shift(hrs): 0.00
Curve Number: 98.00 Max Allowable Q(cms): 28316.822
DCIA(%): 0.00

=====
==== Nodes =====
=====

Name: bndry Base Flow(cms): 0.000 Init Stage(m): 0.000
Group: BASE Warn Stage(m): 0.000
Type: Time/Stage

Time(hrs)	Stage(m)
0.00	0.000
24.00	0.000

Name: node Base Flow(cms): 0.000 Init Stage(m): 0.000
Group: BASE Warn Stage(m): 0.000
Type: Time/Stage

Time(hrs)	Stage(m)
0.00	0.000
24.00	0.000

Name: pond north Base Flow(cms): 0.000 Init Stage(m): 9.000
Group: BASE Warn Stage(m): 12.000
Type: Stage/Area

Stage(m)	Area(ha)
9.000	0.0280
12.000	0.0280

Name: pond south Base Flow(cms): 0.000 Init Stage(m): 9.000
Group: BASE Warn Stage(m): 11.000
Type: Stage/Area

Proposed condition
input data

Stage (m)	Area (ha)
9.000	0.0100
11.000	0.0100

==== Drop Structures =====

Name: pond north out	From Node: pond north	Length (m): 2.00
Group: BASE	To Node: bndry	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span (cm): 30.48	30.48	Flow: Both
Rise (cm): 30.48	30.48	Entrance Loss Coef: 0.500
Invert (m): 9.000	8.500	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip (cm): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip (cm): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure pond north out ***

Count: 1	Bottom Clip (cm): 0.000
Type: Vertical: Mavis	Top Clip (cm): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span (cm): 30.48	Invert (m): 9.000
Rise (cm): 30.48	Control Elev (m): 9.000

TABLE

*** Weir 2 of 2 for Drop Structure pond north out ***

Count: 1	Bottom Clip (cm): 0.000
Type: Horizontal	Top Clip (cm): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span (cm): 91.44	Invert (m): 10.500
Rise (cm): 91.44	Control Elev (m): 10.500

TABLE

Name: pond south out	From Node: pond south	Length (m): 2.00
Group: BASE	To Node: bndry	Count: 1
UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span (cm): 30.48	30.48	Flow: Both
Rise (cm): 30.48	30.48	Entrance Loss Coef: 0.500
Invert (m): 9.000	7.500	Exit Loss Coef: 1.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip (cm): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip (cm): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure pond south out ***

Count: 1	Bottom Clip (cm): 0.000
Type: Vertical: Mavis	Top Clip (cm): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span (cm): 30.48	Invert (m): 9.000
Rise (cm): 30.48	Control Elev (m): 9.000

TABLE

*** Weir 2 of 2 for Drop Structure pond south out ***

Count: 1	Bottom Clip (cm): 0.000
Type: Horizontal	Top Clip (cm): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600

TABLE

Proposed condition
input data

Span(cm): 30.48
Rise(cm): 30.48

Invert(m): 10.500
Control Elev(m): 10.500

==== Hydrology Simulations =====

Name: 100yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr12hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 24.10

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 100yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr12hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 24.10

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 100yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 24.10

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 100yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr1hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 7.67

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 100yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 7.67

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 100yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 7.67

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 100yr24hr10%

Proposed condition
input data

Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 30.73

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 100yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 30.73

Time(hrs)	Print Inc(min)
13.000	10.00
24.000	1.00

Name: 100yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr24hrGLME.R32

Override Defaults: No

Time(hrs)	Print Inc(min)
10.000	10.00
13.000	1.00
24.000	10.00

Name: 100yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 17.60

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 100yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 17.60

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 100yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 17.60

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 10yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr12hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 15.77

Time(hrs)	Print Inc(min)
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Proposed condition
input data

12.000	1.00
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Name: 10yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr12hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 15.77

Time(hrs)	Print	Inc(min)
-----	-----	-----
12.000		1.00

Name: 10yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 15.77

Time(hrs)	Print	Inc(min)
-----	-----	-----
12.000		1.00

Name: 10yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr1hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 6.45

Time(hrs)	Print	Inc(min)
-----	-----	-----
1.000		1.00

Name: 10yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 6.45

Time(hrs)	Print	Inc(min)
-----	-----	-----
1.000		1.00

Name: 10yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 6.45

Time(hrs)	Print	Inc(min)
-----	-----	-----
1.000		1.00

Name: 10yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 19.35

Time(hrs)	Print	Inc(min)
-----	-----	-----
13.000		1.00
24.000		10.00

Name: 10yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%

Proposed condition
input data

Rainfall Amount (cm): 19.35

Time (hrs)	Print	Inc (min)
13.000	10.00	
24.000	1.00	

Name: 10yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr24hrGLME.R32

Override Defaults: Yes
Storm Duration (hrs): 24.00
Rainfall File: Dorado
Rainfall Amount (cm): 19.35

Time (hrs)	Print	Inc (min)
10.000	10.00	
13.000	1.00	
24.000	10.00	

Name: 10yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr6hr10%.R32

Override Defaults: Yes
Storm Duration (hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount (cm): 12.65

Time (hrs)	Print	Inc (min)
6.000	1.00	

Name: 10yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr6hr90%.R32

Override Defaults: Yes
Storm Duration (hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount (cm): 12.65

Time (hrs)	Print	Inc (min)
6.000	1.00	

Name: 10yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr6hrGLME.R32

Override Defaults: Yes
Storm Duration (hrs): 6.00
Rainfall File: Dorado
Rainfall Amount (cm): 12.65

Time (hrs)	Print	Inc (min)
6.000	1.00	

Name: 25yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr12hr10%.R32

Override Defaults: Yes
Storm Duration (hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount (cm): 18.97

Time (hrs)	Print	Inc (min)
12.000	1.00	

Name: 25yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr12hr90%.R32

Override Defaults: Yes
Storm Duration (hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount (cm): 18.97

Time (hrs)	Print	Inc (min)
12.000	1.00	

Proposed condition
input data

Name: 25yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 18.97

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 25yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr1hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 6.96

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 25yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 6.96

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 25yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 6.96

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 25yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 23.70

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 25yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 23.70

Time(hrs)	Print Inc(min)
13.000	10.00
24.000	1.00

Name: 25yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr24hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Dorado
Rainfall Amount(cm): 23.70

Proposed condition
input data

Time(hrs)	Print Inc(min)
10.000	10.00
13.000	1.00
24.000	10.00

Name: 25yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 14.66

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 25yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 14.66

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 25yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 14.66

Time(hrs)	Print Inc(min)
6.000	1.00

Name: 2yr12hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr12hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr10%
Rainfall Amount(cm): 10.31

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 2yr12hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr12hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: 12hr90%
Rainfall Amount(cm): 10.31

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 2yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr12hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 12.00
Rainfall File: Dorado
Rainfall Amount(cm): 10.31

Time(hrs)	Print Inc(min)
12.000	1.00

Name: 2yr1hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr1hr10%.R32

Proposed condition
input data

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr10%
Rainfall Amount(cm): 5.38

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 2yr1hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr1hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: 1hr90%
Rainfall Amount(cm): 5.38

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 2yr1hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr1hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: Dorado
Rainfall Amount(cm): 5.38

Time(hrs)	Print Inc(min)
1.000	1.00

Name: 2yr24hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr24hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr10%
Rainfall Amount(cm): 12.19

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 2yr24hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr24hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: 24hr90%
Rainfall Amount(cm): 12.19

Time(hrs)	Print Inc(min)
13.000	1.00
24.000	10.00

Name: 2yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr24hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Dorado
Rainfall Amount(cm): 12.19

Time(hrs)	Print Inc(min)
10.000	10.00
13.000	1.00
24.000	10.00

Name: 2yr6hr10%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr6hr10%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr10%
Rainfall Amount(cm): 8.99

Time(hrs)	Print Inc(min)
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Proposed condition
input data

6.000 1.00

Name: 2yr6hr90%
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr6hr90%.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: 6hr90%
Rainfall Amount(cm): 8.99

Time(hrs) Print Inc(min)

6.000 1.00

Name: 2yr6hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr6hrGLME.R32

Override Defaults: Yes
Storm Duration(hrs): 6.00
Rainfall File: Dorado
Rainfall Amount(cm): 8.99

Time(hrs) Print Inc(min)

6.000 1.00

==== Routing Simulations =====
=====

Name: 100yr12hrGLME Hydrology Sim: 100yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr12hrGLME.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(m): 0.30 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 12.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

12.000 1.000

Group Run

BASE Yes

Name: 100yr24hrGLME Hydrology Sim: 100yr24hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\100yr24hrGLME.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(m): 0.30 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)

10.000 10.000
13.000 1.000
24.000 10.000

Group Run

BASE Yes

Name: 10yr12hrGLME Hydrology Sim: 10yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\10yr12hrGLME.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Proposed condition
input data

Max Delta Z(m): 0.30
Time Step Optimizer: 10.000
Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000
Boundary Stages:

Delta Z Factor: 0.00500
End Time(hrs): 12.00
Max Calc Time(sec): 60.0000
Boundary Flows:

Time(hrs)	Print Inc(min)
12.000	1.000

Group	Run
BASE	Yes

Name: 25yr12hrGLME Hydrology Sim: 25yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\25yr12hrGLME.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(m): 0.30
Time Step Optimizer: 10.000
Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000
Boundary Stages:

Delta Z Factor: 0.00500
End Time(hrs): 12.00
Max Calc Time(sec): 60.0000
Boundary Flows:

Time(hrs)	Print Inc(min)
12.000	1.000

Group	Run
BASE	Yes

Name: 2yr12hrGLME Hydrology Sim: 2yr12hrGLME
Filename: P:\Dorado\Water Resources\Dawn Hotel Dorado, Drenaje ACT\icpr\Proposed\2yr12hrGLME.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(m): 0.30
Time Step Optimizer: 10.000
Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000
Boundary Stages:

Delta Z Factor: 0.00500
End Time(hrs): 12.00
Max Calc Time(sec): 60.0000
Boundary Flows:

Time(hrs)	Print Inc(min)
12.000	1.000

Group	Run
BASE	Yes

Proposed condition
basin max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100yr12hr10%	pre-dev	BASE	1.06	19.76	6.898	145395
100yr12hr90%	pre-dev	BASE	11.60	15.20	6.888	145198
100yr12hrGLME	pre-dev	BASE	6.14	28.91	6.896	145369
100yr1hr10%	pre-dev	BASE	0.47	9.84	1.193	25153
100yr1hr90%	pre-dev	BASE	1.06	19.41	1.099	23159
100yr1hrGLME	pre-dev	BASE	0.71	14.87	1.185	24971
100yr24hr10%	pre-dev	BASE	2.01	18.25	9.393	197994
100yr24hr90%	pre-dev	BASE	23.05	14.86	9.375	197614
100yr24hrGLME	pre-dev	BASE	12.08	26.52	9.391	197960
100yr6hr10%	pre-dev	BASE	1.06	19.45	4.514	95143
100yr6hr90%	pre-dev	BASE	5.98	14.93	4.458	93980
100yr6hrGLME	pre-dev	BASE	3.19	26.67	4.503	94927
10yr12hr10%	pre-dev	BASE	1.10	10.68	3.861	81396
10yr12hr90%	pre-dev	BASE	11.64	9.27	3.856	81273
10yr12hrGLME	pre-dev	BASE	6.14	16.41	3.861	81380
10yr1hr10%	pre-dev	BASE	0.51	6.88	0.857	18055
10yr1hr90%	pre-dev	BASE	1.10	14.18	0.783	16515
10yr1hrGLME	pre-dev	BASE	0.75	10.46	0.850	17915
10yr24hr10%	pre-dev	BASE	2.01	10.25	5.147	108485
10yr24hr90%	pre-dev	BASE	23.05	8.77	5.136	108256
10yr24hrGLME	pre-dev	BASE	12.08	14.86	5.146	108465
10yr6hr10%	pre-dev	BASE	1.06	12.25	2.781	58622
10yr6hr90%	pre-dev	BASE	5.98	10.00	2.744	57835
10yr6hrGLME	pre-dev	BASE	3.19	16.51	2.774	58476
25yr12hr10%	pre-dev	BASE	1.10	14.10	5.008	105574
25yr12hr90%	pre-dev	BASE	11.60	11.56	5.001	105423
25yr12hrGLME	pre-dev	BASE	6.14	21.20	5.007	105554
25yr1hr10%	pre-dev	BASE	0.47	8.06	0.994	20951
25yr1hr90%	pre-dev	BASE	1.06	16.29	0.912	19222
25yr1hrGLME	pre-dev	BASE	0.71	12.24	0.986	20793
25yr24hr10%	pre-dev	BASE	2.01	13.31	6.749	142256
25yr24hr90%	pre-dev	BASE	23.05	11.11	6.735	141969
25yr24hrGLME	pre-dev	BASE	12.08	19.32	6.747	142230
25yr6hr10%	pre-dev	BASE	1.06	15.15	3.472	73183
25yr6hr90%	pre-dev	BASE	5.98	12.01	3.427	72244
25yr6hrGLME	pre-dev	BASE	3.19	20.60	3.464	73009
2yr12hr10%	pre-dev	BASE	2.01	5.86	2.009	42345
2yr12hr90%	pre-dev	BASE	12.00	5.43	2.005	42273
2yr12hrGLME	pre-dev	BASE	6.14	8.47	2.008	42336
2yr1hr10%	pre-dev	BASE	0.55	4.59	0.587	12384
2yr1hr90%	pre-dev	BASE	1.10	9.96	0.533	11231
2yr1hrGLME	pre-dev	BASE	0.75	7.04	0.582	12278
2yr24hr10%	pre-dev	BASE	2.05	5.28	2.626	55357
2yr24hr90%	pre-dev	BASE	23.99	5.03	2.620	55224
2yr24hrGLME	pre-dev	BASE	12.08	7.61	2.626	55345
2yr6hr10%	pre-dev	BASE	1.10	7.15	1.595	33611
2yr6hr90%	pre-dev	BASE	5.98	6.35	1.570	33105
2yr6hrGLME	pre-dev	BASE	3.19	9.35	1.590	33517
100yr12hr10%site	pond north	BASE	0.99	18.77	9.235	140000
100yr12hr90%site	pond north	BASE	11.49	12.00	9.235	139987
100yr12hrGLMEsite	pond north	BASE	6.01	39.01	9.235	139998
100yr1hr10%site	pond north	BASE	0.18	26.66	2.784	42205
100yr1hr90%site	pond north	BASE	1.00	35.71	2.784	42202
100yr1hrGLMEsite	pond north	BASE	0.54	49.20	2.784	42205
100yr24hr10%site	pond north	BASE	1.99	14.77	11.841	179502
100yr24hr90%site	pond north	BASE	22.99	11.36	11.840	179479
100yr24hrGLMEsite	pond north	BASE	12.00	26.11	11.841	179500
100yr6hr10%site	pond north	BASE	0.50	20.97	6.681	101282
100yr6hr90%site	pond north	BASE	5.76	12.38	6.681	101275
100yr6hrGLMEsite	pond north	BASE	3.02	46.71	6.681	101281
10yr12hr10%site	pond north	BASE	0.99	12.25	5.962	90385
10yr12hr90%site	pond north	BASE	11.49	7.84	5.962	90377
10yr12hrGLMEsite	pond north	BASE	6.01	25.47	5.962	90384
10yr1hr10%site	pond north	BASE	0.18	22.00	2.307	34969
10yr1hr90%site	pond north	BASE	1.00	29.95	2.307	34967
10yr1hrGLMEsite	pond north	BASE	0.54	41.11	2.307	34969
10yr24hr10%site	pond north	BASE	1.99	9.29	7.369	111704
10yr24hr90%site	pond north	BASE	22.99	7.15	7.368	111690
10yr24hrGLMEsite	pond north	BASE	12.00	16.41	7.369	111703
10yr6hr10%site	pond north	BASE	0.50	14.97	4.737	71812
10yr6hr90%site	pond north	BASE	5.76	8.89	4.737	71808
10yr6hrGLMEsite	pond north	BASE	3.02	33.47	4.737	71811
25yr12hr10%site	pond north	BASE	0.99	14.76	7.219	109441
25yr12hr90%site	pond north	BASE	11.49	9.44	7.219	109431
25yr12hrGLMEsite	pond north	BASE	6.01	30.67	7.219	109440
25yr1hr10%site	pond north	BASE	0.18	23.95	2.506	37993
25yr1hr90%site	pond north	BASE	1.00	32.36	2.506	37990
25yr1hrGLMEsite	pond north	BASE	0.54	44.50	2.506	37993
25yr24hr10%site	pond north	BASE	1.99	11.39	9.078	137617
25yr24hr90%site	pond north	BASE	22.99	8.76	9.077	137599
25yr24hrGLMEsite	pond north	BASE	12.00	20.12	9.078	137615
25yr6hr10%site	pond north	BASE	0.50	17.41	5.526	83776
25yr6hr90%site	pond north	BASE	5.76	10.30	5.526	83771
25yr6hrGLMEsite	pond north	BASE	3.02	38.85	5.526	83775
2yr12hr10%site	pond north	BASE	0.99	7.95	3.819	57892

Proposed condition
basin max

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
2yr12hr90%site	pond north	BASE	11.49	5.12	3.819	57887
2yr12hrGLMESite	pond north	BASE	6.01	16.57	3.819	57891
2yr1hr10%site	pond north	BASE	0.19	17.93	1.889	28635
2yr1hr90%site	pond north	BASE	1.00	24.90	1.889	28633
2yr1hrGLMESite	pond north	BASE	0.54	33.97	1.889	28635
2yr24hr10%site	pond north	BASE	1.99	5.83	4.557	69075
2yr24hr90%site	pond north	BASE	22.99	4.50	4.556	69066
2yr24hrGLMESite	pond north	BASE	12.00	10.30	4.557	69074
2yr6hr10%site	pond north	BASE	0.50	10.51	3.301	50045
2yr6hr90%site	pond north	BASE	5.76	6.30	3.301	50042
2yr6hrGLMESite	pond north	BASE	3.02	23.65	3.301	50045
100yr12hr10%site	pond south	BASE	0.99	7.22	9.235	53846
100yr12hr90%site	pond south	BASE	11.49	4.61	9.235	53841
100yr12hrGLMESite	pond south	BASE	6.01	15.00	9.235	53845
100yr1hr10%site	pond south	BASE	0.18	10.26	2.784	16233
100yr1hr90%site	pond south	BASE	1.00	13.73	2.784	16232
100yr1hrGLMESite	pond south	BASE	0.54	18.92	2.784	16233
100yr24hr10%site	pond south	BASE	1.99	5.68	11.841	69039
100yr24hr90%site	pond south	BASE	22.99	4.37	11.840	69030
100yr24hrGLMESite	pond south	BASE	12.00	10.04	11.841	69039
100yr6hr10%site	pond south	BASE	0.50	8.07	6.681	38955
100yr6hr90%site	pond south	BASE	5.76	4.76	6.681	38952
100yr6hrGLMESite	pond south	BASE	3.02	17.96	6.681	38954
10yr12hr10%site	pond south	BASE	0.99	4.71	5.962	34763
10yr12hr90%site	pond south	BASE	11.49	3.02	5.962	34760
10yr12hrGLMESite	pond south	BASE	6.01	9.80	5.962	34763
10yr1hr10%site	pond south	BASE	0.18	8.46	2.307	13450
10yr1hr90%site	pond south	BASE	1.00	11.52	2.307	13449
10yr1hrGLMESite	pond south	BASE	0.54	15.81	2.307	13450
10yr24hr10%site	pond south	BASE	1.99	3.57	7.369	42963
10yr24hr90%site	pond south	BASE	22.99	2.75	7.368	42958
10yr24hrGLMESite	pond south	BASE	12.00	6.31	7.369	42963
10yr6hr10%site	pond south	BASE	0.50	5.76	4.737	27620
10yr6hr90%site	pond south	BASE	5.76	3.42	4.737	27618
10yr6hrGLMESite	pond south	BASE	3.02	12.87	4.737	27620
25yr12hr10%site	pond south	BASE	0.99	5.68	7.219	42093
25yr12hr90%site	pond south	BASE	11.49	3.63	7.219	42089
25yr12hrGLMESite	pond south	BASE	6.01	11.80	7.219	42092
25yr1hr10%site	pond south	BASE	0.18	9.21	2.506	14613
25yr1hr90%site	pond south	BASE	1.00	12.45	2.506	14612
25yr1hrGLMESite	pond south	BASE	0.54	17.11	2.506	14613
25yr24hr10%site	pond south	BASE	1.99	4.38	9.078	52930
25yr24hr90%site	pond south	BASE	22.99	3.37	9.077	52923
25yr24hrGLMESite	pond south	BASE	12.00	7.74	9.078	52929
25yr6hr10%site	pond south	BASE	0.50	6.70	5.526	32222
25yr6hr90%site	pond south	BASE	5.76	3.96	5.526	32219
25yr6hrGLMESite	pond south	BASE	3.02	14.94	5.526	32221
2yr12hr10%site	pond south	BASE	0.99	3.06	3.819	22266
2yr12hr90%site	pond south	BASE	11.49	1.97	3.819	22264
2yr12hrGLMESite	pond south	BASE	6.01	6.37	3.819	22266
2yr1hr10%site	pond south	BASE	0.19	6.89	1.889	11013
2yr1hr90%site	pond south	BASE	1.00	9.58	1.889	11013
2yr1hrGLMESite	pond south	BASE	0.54	13.07	1.889	11013
2yr24hr10%site	pond south	BASE	1.99	2.24	4.557	26567
2yr24hr90%site	pond south	BASE	22.99	1.73	4.556	26564
2yr24hrGLMESite	pond south	BASE	12.00	3.96	4.557	26567
2yr6hr10%site	pond south	BASE	0.50	4.04	3.301	19248
2yr6hr90%site	pond south	BASE	5.76	2.42	3.301	19247
2yr6hrGLMESite	pond south	BASE	3.02	9.10	3.301	19248

Proposed condition
node max

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
bndry	BASE	100yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.12	19.14	0.00	0.00
node	BASE	100yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	28.83	0.00	0.00
pond north	BASE	100yr12hrGLME	6.19	39.11	39.37	0.0050	3014	6.00	38.78	6.19	11.64
pond south	BASE	100yr12hrGLME	6.09	35.18	36.09	0.0049	1076	6.00	14.91	6.09	7.77
bndry	BASE	10yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.14	13.71	0.00	0.00
node	BASE	10yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	16.36	0.00	0.00
pond north	BASE	10yr12hrGLME	6.17	35.40	39.37	0.0050	3014	6.00	25.32	6.17	8.92
pond south	BASE	10yr12hrGLME	6.10	33.03	36.09	0.0050	1076	6.00	9.74	6.10	4.87
bndry	BASE	25yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.15	15.44	0.00	0.00
node	BASE	25yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	21.14	0.00	0.00
pond north	BASE	25yr12hrGLME	6.18	36.75	39.37	0.0050	3014	6.00	30.49	6.18	10.00
pond south	BASE	25yr12hrGLME	6.11	33.92	36.09	-0.0050	1076	6.00	11.73	6.11	5.51
bndry	BASE	2yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	8.46	0.00	0.00
node	BASE	2yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	8.44	0.00	0.00
pond north	BASE	2yr12hrGLME	6.19	33.37	39.37	0.0050	3014	6.00	16.47	6.19	4.95
pond south	BASE	2yr12hrGLME	6.08	31.63	36.09	0.0049	1076	6.00	6.33	6.08	3.66

Proposed condition
node max

Name	Group	Simulation	Max Time Stage hrs	Max Stage m	Warning Stage m	Max Delta Stage m	Max Surf Area m2	Max Time Inflow hrs	Max Inflow cms	Max Time Outflow hrs	Max Outflow cms
bndry	BASE	100yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.12	0.54	0.00	0.00
node	BASE	100yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	0.82	0.00	0.00
pond north	BASE	100yr12hrGLME	1.89	11.92	12.00	0.0015	280	6.00	1.10	6.19	0.33
pond south	BASE	100yr12hrGLME	1.86	10.72	11.00	0.0015	100	6.00	0.42	6.09	0.22
bndry	BASE	10yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.14	0.39	0.00	0.00
node	BASE	10yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	0.46	0.00	0.00
pond north	BASE	10yr12hrGLME	1.88	10.79	12.00	0.0015	280	6.00	0.72	6.17	0.25
pond south	BASE	10yr12hrGLME	1.86	10.07	11.00	0.0015	100	6.00	0.28	6.10	0.14
bndry	BASE	25yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.15	0.44	0.00	0.00
node	BASE	25yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	0.60	0.00	0.00
pond north	BASE	25yr12hrGLME	1.88	11.20	12.00	0.0015	280	6.00	0.86	6.18	0.28
pond south	BASE	25yr12hrGLME	1.86	10.34	11.00	-0.0015	100	6.00	0.33	6.11	0.16
bndry	BASE	2yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	0.24	0.00	0.00
node	BASE	2yr12hrGLME	0.00	0.00	0.00	0.0000	0	6.13	0.24	0.00	0.00
pond north	BASE	2yr12hrGLME	1.89	10.17	12.00	0.0015	280	6.00	0.47	6.19	0.14
pond south	BASE	2yr12hrGLME	1.85	9.64	11.00	0.0015	100	6.00	0.18	6.08	0.10

Appendix E

Input Data and Results of StormCad Storm Sewer Model

Input Data StormCad Storm Sewer Model

Multiple Element Report

CO-27

<General>			
ID	88	Hyperlinks	<Collection: 0 items>
Label	CO-27	Start Node	CB-20
Notes		Stop Node	CB-21

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.82	-440.58
66.01	-472.84

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	3.074 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	2.962 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	68.30 m
Number of Barrels	1	Length (Unified)	68.30 m
Roughness Type	Single Roughness	Slope (Calculated)	0.002 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	0.72 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	15		
Results (Flow)			
Flow	10.03 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	2.16 m/s	Capacity (Full Flow)	9.21 m ³ /s
Depth (Normal)	1.33 m	Capacity (Design)	9.21 m ³ /s
Depth (Critical)	1.03 m	Capacity (Excess Full Flow)	-0.82 m ³ /s
Froude Number (Normal)	0.559	Capacity (Excess Design)	-0.82 m ³ /s
Depth (Normal) / Rise	87.1 %	Flow / Capacity (Design)	108.9 %
Friction Slope	0.002 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	2.38 m	Area (Flow)	4.6 m ²
Specific Energy (Out)	2.36 m	Wetted Perimeter	9.14 m
Time (Pipe Flow)	0.009 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	2.14 m	Elevation Ground (Stop)	7.652 m
Depth (Out)	2.12 m	Elevation Crown (Start)	4.598 m
Energy Grade Line (In)	5.456 m	Elevation Crown (Stop)	4.486 m
Energy Grade Line (Out)	5.323 m	Cover (Start)	3.496 m
Hydraulic Grade Line (In)	5.218 m	Cover (Stop)	3.166 m
Hydraulic Grade Line (Out)	5.086 m	Cover (Minimum)	(N/A) m
Headloss	0.13 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.094 m	Cover (Average)	3.331 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	9.446 min	System Known Flow	10.03 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	10.03 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.238 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.119 m
Upstream Structure Hydraulic Grade Line (In)	5.337 m	Upstream Structure Energy Grade Line (In)	5.575 m

Multiple Element Report

Results (Upstream Structure)

Upstream Structure Velocity (In-Governing)	2.16 m/s	Upstream Structure	CB-20
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Results

Is Surcharged?	True	Velocity (Out)	2.16 m/s
Depth/Rise	140.0 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	2.16 m/s	Velocity Head (Out)	0.238 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-26

<General>			
ID	87	Hyperlinks	<Collection: 0 items>
Label	CO-26	Start Node	CB-19
Notes		Stop Node	CB-20

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.82	-406.46
65.82	-440.58

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	3.183 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	3.074 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	87.00 m
Number of Barrels	1	Length (Unified)	87.00 m
Roughness Type	Single Roughness	Slope (Calculated)	0.001 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	0.33 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	14		
Results (Flow)			
Flow	10.03 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	2.16 m/s	Capacity (Full Flow)	8.05 m ³ /s
Depth (Normal)	1.47 m	Capacity (Design)	8.05 m ³ /s
Depth (Critical)	1.03 m	Capacity (Excess Full Flow)	-1.98 m ³ /s
Froude Number (Normal)	0.559	Capacity (Excess Design)	-1.98 m ³ /s
Depth (Normal) / Rise	96.3 %	Flow / Capacity (Design)	124.6 %
Friction Slope	0.002 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	2.56 m	Area (Flow)	4.6 m ²
Specific Energy (Out)	2.50 m	Wetted Perimeter	9.14 m
Time (Pipe Flow)	0.011 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	2.32 m	Elevation Ground (Stop)	8.094 m
Depth (Out)	2.26 m	Elevation Crown (Start)	4.707 m
Energy Grade Line (In)	5.744 m	Elevation Crown (Stop)	4.598 m
Energy Grade Line (Out)	5.575 m	Cover (Start)	3.896 m
Hydraulic Grade Line (In)	5.506 m	Cover (Stop)	3.496 m
Hydraulic Grade Line (Out)	5.337 m	Cover (Minimum)	(N/A) m
Headloss	0.17 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.603 m	Cover (Average)	3.696 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	8.774 min	System Known Flow	10.03 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	10.03 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.238 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.119 m
Upstream Structure Hydraulic Grade Line (In)	5.625 m	Upstream Structure Energy Grade Line (In)	5.863 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	2.16 m/s	Upstream Structure	CB-19
Results			
Is Surcharged?	True	Velocity (Out)	2.16 m/s
Depth/Rise	150.5 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	2.16 m/s	Velocity Head (Out)	0.238 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-25

<General>			
ID	86	Hyperlinks	<Collection: 0 items>
Label	CO-25	Start Node	CB-18
Notes		Stop Node	CB-19

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
11.37	-404.59
65.82	-406.46

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	3.689 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	3.183 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	174.80 m
Number of Barrels	1	Length (Unified)	174.80 m
Roughness Type	Single Roughness	Slope (Calculated)	0.003 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	88.04 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	13		
Results (Flow)			
Flow	10.03 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	2.16 m/s	Capacity (Full Flow)	12.24 m ³ /s
Depth (Normal)	1.08 m	Capacity (Design)	12.24 m ³ /s
Depth (Critical)	1.03 m	Capacity (Excess Full Flow)	2.21 m ³ /s
Froude Number (Normal)	0.937	Capacity (Excess Design)	2.21 m ³ /s
Depth (Normal) / Rise	70.8 %	Flow / Capacity (Design)	81.9 %
Friction Slope	0.002 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	2.51 m	Area (Flow)	3.3 m ²
Specific Energy (Out)	2.68 m	Wetted Perimeter	5.21 m
Time (Pipe Flow)	0.022 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	2.28 m	Elevation Ground (Stop)	8.603 m
Depth (Out)	2.44 m	Elevation Crown (Start)	5.213 m
Energy Grade Line (In)	6.203 m	Elevation Crown (Stop)	4.707 m
Energy Grade Line (Out)	5.863 m	Cover (Start)	1.901 m
Hydraulic Grade Line (In)	5.965 m	Cover (Stop)	3.896 m
Hydraulic Grade Line (Out)	5.625 m	Cover (Minimum)	(N/A) m
Headloss	0.34 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.114 m	Cover (Average)	2.899 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	7.425 min	System Known Flow	10.03 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	10.03 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.238 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.119 m
Upstream Structure Hydraulic Grade Line (In)	6.084 m	Upstream Structure Energy Grade Line (In)	6.237 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	1.73 m/s	Upstream Structure	CB-18
Results			
Is Surcharged?	True	Velocity (Out)	2.16 m/s
Depth/Rise	154.8 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	2.16 m/s	Velocity Head (Out)	0.238 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-24

<General>			
ID	85	Hyperlinks	<Collection: 0 items>
Label	CO-24	Start Node	CB-17
Notes		Stop Node	CB-18

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-13.76	-373.46
11.37	-404.59

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	4.458 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	3.689 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	51.25 m
Number of Barrels	1	Length (Unified)	51.25 m
Roughness Type	Single Roughness	Slope (Calculated)	0.015 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	49.14 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	12		
Results (Flow)			
Flow	8.05 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	1.73 m/s	Capacity (Full Flow)	27.87 m ³ /s
Depth (Normal)	0.52 m	Capacity (Design)	27.87 m ³ /s
Depth (Critical)	0.89 m	Capacity (Excess Full Flow)	19.82 m ³ /s
Froude Number (Normal)	2.219	Capacity (Excess Design)	19.82 m ³ /s
Depth (Normal) / Rise	34.4 %	Flow / Capacity (Design)	28.9 %
Friction Slope	0.001 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	1.84 m	Area (Flow)	1.6 m ²
Specific Energy (Out)	2.55 m	Wetted Perimeter	4.10 m
Time (Pipe Flow)	0.008 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.69 m	Elevation Ground (Stop)	7.114 m
Depth (Out)	2.39 m	Elevation Crown (Start)	5.982 m
Energy Grade Line (In)	6.301 m	Elevation Crown (Stop)	5.213 m
Energy Grade Line (Out)	6.237 m	Cover (Start)	0.766 m
Hydraulic Grade Line (In)	6.148 m	Cover (Stop)	1.901 m
Hydraulic Grade Line (Out)	6.084 m	Cover (Minimum)	(N/A) m
Headloss	0.06 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	6.748 m	Cover (Average)	1.334 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	6.932 min	System Known Flow	8.05 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	8.05 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.153 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.800
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.122 m
Upstream Structure Hydraulic Grade Line (In)	6.271 m	Upstream Structure Energy Grade Line (In)	6.946 m

Multiple Element Report

Results (Upstream Structure)

Upstream Structure Velocity (In-Governing)	3.64 m/s	Upstream Structure	CB-17
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Results

Is Surcharged?	True	Velocity (Out)	1.73 m/s
Depth/Rise	134.0 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	1.73 m/s	Velocity Head (Out)	0.153 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

O-1

<General>			
ID	84	Hyperlinks	<Collection: 0 items>
Label	O-1	Station	0+00 m
Notes			

GIS-IDs

GIS-ID

<Geometry>			
X	92.49 m	Y	-571.12 m

Active Topology			
Is Active?	True		

Boundary Condition			
Boundary Condition Type	User Defined Tailwater	Elevation (User Defined Tailwater)	3.500 m

Design			
Local Pipe Matching Constraints?	False	Desired Sump Depth	0.00 m
Design Structure Elevation?	True		

Inflow (Wet) Collection			
Physical			
Update Ground Elevation from Terrain Model?	True	Elevation (Rim)	4.614 m
Elevation (Ground)	4.614 m	Elevation (Invert)	2.414 m
Set Rim to Ground Elevation?	True		

Results (Flow)			
Flow (Total Out)	13.10 m ³ /s	Flow (Local from Inflow Collection)	(N/A) m ³ /s
Local Inflow?	(N/A)		

Results (Hydraulic)			
Energy Grade Line	3.438 m		

Results (Lost Flow)			
Lost Surface CA	0.000 ha	Lost Surface Additional Carryover Flow	0.00 m ³ /s
Lost Surface Flow Time	5.000 min	Bypassed Known Flow	0.00 m ³ /s
Lost Surface Intensity	0.000 mm/h	Lost Surface Fixed Flow	0.00 m ³ /s
Lost Surface Rational Flow	0.00 m ³ /s	Lost Surface Total Flow	0.00 m ³ /s

Multiple Element Report

Results (Misc)			
Elevation (Invert in 1)	2.414 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert in 2)	(N/A) m	Elevation (Invert in 5)	(N/A) m
Elevation (Invert in 3)	(N/A) m		
Results (System Flow)			
System CA	0.000 ha	System Rational Flow	0.00 m ³ /s
Areal Reduction Factor	0.000	System Additional Flow	0.00 m ³ /s
System Flow Time	11.460 min	System Known Flow	13.10 m ³ /s
System Intensity	303.183 mm/h	System Fixed Flow	13.10 m ³ /s
Results			
Depth (Node)	1.02 m	Hydraulic Grade	3.438 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-24

<General>			
ID	83	Notes	
Label	CB-24	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	65.26 m	Station (Calculated)	0+25 m
Y	-555.46 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	13.10 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	In Sag		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	7.737 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	7.737 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	2.607 m	Depressed Gutter?	False
Structure Type	Transition Node		
Physical (Structure Losses)			

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	13.10 m ³ /s	Flow (Local In)	13.10 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	1.87 m	Specific Energy (Out)	1.85 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	<None>
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	13.10 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	13.10 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.234 m	Elevation (Invert in 1)	2.607 m
Downstream Conduit Flow	13.10 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	3.48 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.62 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	2.607 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Free Surface	Downstream Conduit	CO-31
Results (Profile)			
Depth (In)	1.54 m	Hydraulic Grade Line (In)	4.150 m
Depth (Out)	1.23 m	Hydraulic Grade Line (Out)	3.841 m
Energy Grade Line (In)	4.472 m	Headloss	0.31 m
Energy Grade Line (Out)	4.459 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	13.10 m ³ /s
System Flow Time	11.370 min	System Fixed Flow	13.10 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	3.48 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	2.51 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-23

<General>			
ID	82	Notes	
Label	CB-23	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	65.45 m	Station (Calculated)	1+10 m
Y	-527.67 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	11.65 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	8.330 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	8.330 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	2.680 m	Depressed Gutter?	False
Structure Type	Transition Node		

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	11.65 m ³ /s	Flow (Local In)	11.65 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.15 m	Specific Energy (Out)	2.02 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-24
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	11.65 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	11.65 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.695 m	Elevation (Invert in 1)	2.680 m
Downstream Conduit Flow	11.65 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	2.51 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.32 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	2.680 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-30
Results (Profile)			
Depth (In)	1.86 m	Hydraulic Grade Line (In)	4.536 m
Depth (Out)	1.70 m	Hydraulic Grade Line (Out)	4.375 m
Energy Grade Line (In)	4.829 m	Headloss	0.16 m
Energy Grade Line (Out)	4.697 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	11.65 m ³ /s
System Flow Time	10.805 min	System Fixed Flow	11.65 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	2.51 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	2.40 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-22

<General>			
ID	81	Notes	
Label	CB-22	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	65.82 m	Station (Calculated)	1+68 m
Y	-500.07 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	11.11 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	8.039 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	8.039 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	2.769 m	Depressed Gutter?	False
Structure Type	Transition Node		

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	11.11 m ³ /s	Flow (Local In)	11.11 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.32 m	Specific Energy (Out)	2.20 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-21
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	11.11 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	11.11 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.906 m	Elevation (Invert in 1)	2.769 m
Downstream Conduit Flow	11.11 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	2.40 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.29 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	2.769 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-29
Results (Profile)			
Depth (In)	2.05 m	Hydraulic Grade Line (In)	4.821 m
Depth (Out)	1.91 m	Hydraulic Grade Line (Out)	4.675 m
Energy Grade Line (In)	5.090 m	Headloss	0.15 m
Energy Grade Line (Out)	4.968 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	11.11 m ³ /s
System Flow Time	10.403 min	System Fixed Flow	11.11 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	2.40 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	2.30 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-21

<General>			
ID	80	Notes	
Label	CB-21	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	66.01 m	Station (Calculated)	2+27 m
Y	-472.84 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	10.64 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	In Sag		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	7.652 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	7.652 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	2.962 m	Depressed Gutter?	False
Structure Type	Transition Node		
Physical (Structure Losses)			

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	10.64 m ³ /s	Flow (Local In)	10.64 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.36 m	Specific Energy (Out)	2.26 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	<None>
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	10.64 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	10.64 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.989 m	Elevation (Invert in 1)	2.962 m
Downstream Conduit Flow	10.64 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	2.30 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.27 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	2.962 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-28
Results (Profile)			
Depth (In)	2.12 m	Hydraulic Grade Line (In)	5.086 m
Depth (Out)	1.99 m	Hydraulic Grade Line (Out)	4.951 m
Energy Grade Line (In)	5.323 m	Headloss	0.13 m
Energy Grade Line (Out)	5.220 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	10.64 m ³ /s
System Flow Time	9.973 min	System Fixed Flow	10.64 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	2.30 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	2.16 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-20

<General>			
ID	79	Notes	
Label	CB-20	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	65.82 m	Station (Calculated)	2+96 m
Y	-440.58 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	10.03 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	8.094 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	8.094 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	3.074 m	Depressed Gutter?	False
Structure Type	Transition Node		

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	10.03 m ³ /s	Flow (Local In)	10.03 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.50 m	Specific Energy (Out)	2.38 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-21
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	10.03 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	10.03 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	2.144 m	Elevation (Invert in 1)	3.074 m
Downstream Conduit Flow	10.03 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	2.16 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.24 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	3.074 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-27
Results (Profile)			
Depth (In)	2.26 m	Hydraulic Grade Line (In)	5.337 m
Depth (Out)	2.14 m	Hydraulic Grade Line (Out)	5.218 m
Energy Grade Line (In)	5.575 m	Headloss	0.12 m
Energy Grade Line (Out)	5.456 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	10.03 m ³ /s
System Flow Time	9.446 min	System Fixed Flow	10.03 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	2.16 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	2.16 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-19

<General>			
ID	78	Notes	
Label	CB-19	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	65.82 m	Station (Calculated)	3+83 m
Y	-406.46 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	10.03 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	8.603 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	8.603 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	3.183 m	Depressed Gutter?	False
Structure Type	Transition Node		

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	10.03 m ³ /s	Flow (Local In)	10.03 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.68 m	Specific Energy (Out)	2.56 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-20
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	10.03 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	10.03 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	2.323 m	Elevation (Invert in 1)	3.183 m
Downstream Conduit Flow	10.03 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	2.16 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.24 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	3.183 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-26
Results (Profile)			
Depth (In)	2.44 m	Hydraulic Grade Line (In)	5.625 m
Depth (Out)	2.32 m	Hydraulic Grade Line (Out)	5.506 m
Energy Grade Line (In)	5.863 m	Headloss	0.12 m
Energy Grade Line (Out)	5.744 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	10.03 m ³ /s
System Flow Time	8.774 min	System Fixed Flow	10.03 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	2.16 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	2.16 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-18

<General>			
ID	77	Notes	
Label	CB-18	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	11.37 m	Station (Calculated)	5+57 m
Y	-404.59 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	10.03 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	In Sag		
Physical			
Update Ground Elevation from Terrain Model?	True	Gutter Type	User Defined
Elevation (Ground)	7.114 m	Gutter Shape	Conventional
Set Rim to Ground Elevation?	True	Maximum Gutter Depth	0.00 m
Elevation (Rim)	7.114 m	Road Cross Slope	0.020 m/m
Elevation (Invert)	3.689 m	Depressed Gutter?	False
Structure Type	Transition Node		
Physical (Structure Losses)			

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	10.03 m ³ /s	Flow (Local In)	10.03 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.55 m	Specific Energy (Out)	2.51 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	<None>
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	10.03 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	10.03 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	2.276 m	Elevation (Invert in 1)	3.689 m
Downstream Conduit Flow	10.03 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	2.16 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.24 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	3.689 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-25
Results (Profile)			
Depth (In)	2.39 m	Hydraulic Grade Line (In)	6.084 m
Depth (Out)	2.28 m	Hydraulic Grade Line (Out)	5.965 m
Energy Grade Line (In)	6.237 m	Headloss	0.12 m
Energy Grade Line (Out)	6.203 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	10.03 m ³ /s
System Flow Time	7.425 min	System Fixed Flow	10.03 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	2.16 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	1.73 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-22

<General>			
ID	73	Hyperlinks	<Collection: 0 items>
Label	CO-22	Start Node	CB-10
Notes		Stop Node	CB-13

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-51.13	-233.51
-14.96	-248.16

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	5.385 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	5.134 m
Diameter	60.96 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	70.60 m
Number of Barrels	1	Length (Unified)	70.60 m
Roughness Type	Single Roughness	Slope (Calculated)	0.004 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	68.02 degrees
Conduit Description	Circle - 60.96 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	9		
Results (Flow)			
Flow	4.05 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	13.88 m/s	Capacity (Full Flow)	0.38 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.38 m ³ /s
Depth (Critical)	0.61 m	Capacity (Excess Full Flow)	-3.67 m ³ /s
Froude Number (Normal)	5.675	Capacity (Excess Design)	-3.67 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	1,060.4 %
Friction Slope	0.400 m/m	Area (Full Flow)	0.3 m ²
Specific Energy (In)	40.05 m	Area (Flow)	0.3 m ²
Specific Energy (Out)	12.08 m	Wetted Perimeter	1.92 m
Time (Pipe Flow)	0.001 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	30.23 m	Elevation Ground (Stop)	7.394 m
Depth (Out)	2.26 m	Elevation Crown (Start)	5.995 m
Energy Grade Line (In)	45.434 m	Elevation Crown (Stop)	5.744 m
Energy Grade Line (Out)	17.211 m	Cover (Start)	1.490 m
Hydraulic Grade Line (In)	35.616 m	Cover (Stop)	1.650 m
Hydraulic Grade Line (Out)	7.394 m	Cover (Minimum)	(N/A) m
Headloss	28.22 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.485 m	Cover (Average)	1.570 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	6.200 min	System Known Flow	4.05 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	4.05 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	9.817 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	1.000
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	9.817 m
Upstream Structure Hydraulic Grade Line (In)	17.302 m	Upstream Structure Energy Grade Line (In)	26.500 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	13.43 m/s	Upstream Structure	CB-10
Results			
Is Surcharged?	True	Velocity (Out)	13.88 m/s
Depth/Rise	2,665.0 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.61 m	Upstream Inlet C	(N/A)
Velocity (In)	13.88 m/s	Velocity Head (Out)	9.817 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-20

<General>			
ID	71	Hyperlinks	<Collection: 0 items>
Label	CO-20	Start Node	H-1
Notes		Stop Node	MH-1

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-37.58	-10.34
-19.35	-24.77

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	8.471 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	8.361 m
Diameter	45.72 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	18.41 m
Number of Barrels	1	Length (Unified)	18.41 m
Roughness Type	Single Roughness	Slope (Calculated)	0.006 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	81.64 degrees
Conduit Description	Circle - 45.72 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	1		
Results (Flow)			
Flow	0.82 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	4.99 m/s	Capacity (Full Flow)	0.23 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.23 m ³ /s
Depth (Critical)	0.45 m	Capacity (Excess Full Flow)	-0.59 m ³ /s
Froude Number (Normal)	2.359	Capacity (Excess Design)	-0.59 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	356.7 %
Friction Slope	0.076 m/m	Area (Full Flow)	0.2 m ²
Specific Energy (In)	4.56 m	Area (Flow)	0.2 m ²
Specific Energy (Out)	3.27 m	Wetted Perimeter	1.44 m
Time (Pipe Flow)	0.001 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	3.29 m	Elevation Ground (Stop)	10.361 m
Depth (Out)	2.00 m	Elevation Crown (Start)	8.928 m
Energy Grade Line (In)	13.032 m	Elevation Crown (Stop)	8.818 m
Energy Grade Line (Out)	11.633 m	Cover (Start)	0.372 m
Hydraulic Grade Line (In)	11.760 m	Cover (Stop)	1.543 m
Hydraulic Grade Line (Out)	10.361 m	Cover (Minimum)	(N/A) m
Headloss	1.40 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	9.300 m	Cover (Average)	0.957 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	0.000 min	System Known Flow	0.82 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.82 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	1.272 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	1.000
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.000 m
Upstream Structure Hydraulic Grade Line (In)	9.300 m	Upstream Structure Energy Grade Line (In)	10.572 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	4.99 m/s	Upstream Structure	H-1
Results			
Is Surcharged?	True	Velocity (Out)	4.99 m/s
Depth/Rise	578.4 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.46 m	Upstream Inlet C	(N/A)
Velocity (In)	4.99 m/s	Velocity Head (Out)	1.272 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-19

<General>			
ID	70	Hyperlinks	<Collection: 0 items>
Label	CO-19	Start Node	CB-5
Notes		Stop Node	CB-4

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-54.75	-87.14
-34.02	-85.55

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	7.480 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	7.163 m
Diameter	60.96 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	13.66 m
Number of Barrels	1	Length (Unified)	13.66 m
Roughness Type	Single Roughness	Slope (Calculated)	0.023 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	93.86 degrees
Conduit Description	Circle - 60.96 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	3	Subnetwork Outfall	O-1
Branch Element ID	1		
Results (Flow)			
Flow	0.06 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	0.21 m/s	Capacity (Full Flow)	0.98 m ³ /s
Depth (Normal)	0.10 m	Capacity (Design)	0.98 m ³ /s
Depth (Critical)	0.15 m	Capacity (Excess Full Flow)	0.92 m ³ /s
Froude Number (Normal)	2.222	Capacity (Excess Design)	0.92 m ³ /s
Depth (Normal) / Rise	16.8 %	Flow / Capacity (Design)	6.1 %
Friction Slope	0.000 m/m	Area (Full Flow)	0.3 m ²
Specific Energy (In)	1.28 m	Area (Flow)	0.0 m ²
Specific Energy (Out)	1.59 m	Wetted Perimeter	0.51 m
Time (Pipe Flow)	0.018 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.27 m	Elevation Ground (Stop)	8.753 m
Depth (Out)	1.59 m	Elevation Crown (Start)	8.090 m
Energy Grade Line (In)	8.756 m	Elevation Crown (Stop)	7.773 m
Energy Grade Line (Out)	8.755 m	Cover (Start)	0.670 m
Hydraulic Grade Line (In)	8.754 m	Cover (Stop)	0.980 m
Hydraulic Grade Line (Out)	8.753 m	Cover (Minimum)	(N/A) m
Headloss	0.00 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.760 m	Cover (Average)	0.825 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	0.000 min	System Known Flow	0.06 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.06 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.002 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.001 m
Upstream Structure Hydraulic Grade Line (In)	8.755 m	Upstream Structure Energy Grade Line (In)	8.757 m

Multiple Element Report

Results (Upstream Structure)

Upstream Structure Velocity (In-Governing)	0.21 m/s	Upstream Structure	CB-5
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Results

Is Surcharged?	True	Velocity (Out)	0.21 m/s
Depth/Rise	234.9 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.61 m	Upstream Inlet C	(N/A)
Velocity (In)	0.21 m/s	Velocity Head (Out)	0.002 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-16

<General>			
ID	66	Hyperlinks	<Collection: 0 items>
Label	CO-16	Start Node	CB-14
Notes		Stop Node	CB-13

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
18.22	-230.61
-14.96	-248.16

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	5.561 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	5.134 m
Diameter	76.20 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	47.38 m
Number of Barrels	1	Length (Unified)	47.38 m
Roughness Type	Single Roughness	Slope (Calculated)	0.009 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	62.05 degrees
Conduit Description	Circle - 76.20 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	4	Subnetwork Outfall	O-1
Branch Element ID	1		
Results (Flow)			
Flow	0.47 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	1.03 m/s	Capacity (Full Flow)	1.10 m ³ /s
Depth (Normal)	0.35 m	Capacity (Design)	1.10 m ³ /s
Depth (Critical)	0.42 m	Capacity (Excess Full Flow)	0.63 m ³ /s
Froude Number (Normal)	1.435	Capacity (Excess Design)	0.63 m ³ /s
Depth (Normal) / Rise	45.6 %	Flow / Capacity (Design)	42.6 %
Friction Slope	0.002 m/m	Area (Full Flow)	0.5 m ²
Specific Energy (In)	1.96 m	Area (Flow)	0.2 m ²
Specific Energy (Out)	2.31 m	Wetted Perimeter	1.13 m
Time (Pipe Flow)	0.013 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.91 m	Elevation Ground (Stop)	7.394 m
Depth (Out)	2.26 m	Elevation Crown (Start)	6.323 m
Energy Grade Line (In)	7.526 m	Elevation Crown (Stop)	5.896 m
Energy Grade Line (Out)	7.448 m	Cover (Start)	1.228 m
Hydraulic Grade Line (In)	7.472 m	Cover (Stop)	1.498 m
Hydraulic Grade Line (Out)	7.394 m	Cover (Minimum)	(N/A) m
Headloss	0.08 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.551 m	Cover (Average)	1.363 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	0.000 min	System Known Flow	0.47 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.47 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.054 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.027 m
Upstream Structure Hydraulic Grade Line (In)	7.499 m	Upstream Structure Energy Grade Line (In)	7.553 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	1.03 m/s	Upstream Structure	CB-14
Results			
Is Surcharged?	True	Velocity (Out)	1.03 m/s
Depth/Rise	273.7 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.76 m	Upstream Inlet C	(N/A)
Velocity (In)	1.03 m/s	Velocity Head (Out)	0.054 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-13

<General>			
ID	63	Hyperlinks	<Collection: 0 items>
Label	CO-13	Start Node	CB-15
Notes		Stop Node	CB-17

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-15.01	-284.18
-13.76	-373.46

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	5.053 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	4.458 m
Diameter	91.44 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	120.72 m
Number of Barrels	2	Length (Unified)	120.72 m
Roughness Type	Single Roughness	Slope (Calculated)	0.005 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	38.10 degrees
Conduit Description	Circle - 91.44 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	11		
Results (Flow)			
Flow	4.78 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	3.64 m/s	Capacity (Full Flow)	2.65 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	2.65 m ³ /s
Depth (Critical)	0.86 m	Capacity (Excess Full Flow)	-2.13 m ³ /s
Froude Number (Normal)	1.215	Capacity (Excess Design)	-2.13 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	180.3 %
Friction Slope	0.016 m/m	Area (Full Flow)	1.3 m ²
Specific Energy (In)	3.83 m	Area (Flow)	0.7 m ²
Specific Energy (Out)	2.49 m	Wetted Perimeter	2.87 m
Time (Pipe Flow)	0.009 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	3.15 m	Elevation Ground (Stop)	6.748 m
Depth (Out)	1.81 m	Elevation Crown (Start)	5.967 m
Energy Grade Line (In)	8.879 m	Elevation Crown (Stop)	5.372 m
Energy Grade Line (Out)	6.946 m	Cover (Start)	1.206 m
Hydraulic Grade Line (In)	8.204 m	Cover (Stop)	1.376 m
Hydraulic Grade Line (Out)	6.271 m	Cover (Minimum)	(N/A) m
Headloss	1.93 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.173 m	Cover (Average)	1.291 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	6.379 min	System Known Flow	4.78 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	4.78 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.675 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.700
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.473 m
Upstream Structure Hydraulic Grade Line (In)	7.646 m	Upstream Structure Energy Grade Line (In)	8.318 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	3.63 m/s	Upstream Structure	CB-15
Results			
Is Surcharged?	True	Velocity (Out)	3.64 m/s
Depth/Rise	271.4 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.91 m	Upstream Inlet C	(N/A)
Velocity (In)	3.64 m/s	Velocity Head (Out)	0.675 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-12

<General>			
ID	62	Hyperlinks	<Collection: 0 items>
Label	CO-12	Start Node	CB-13
Notes		Stop Node	CB-15

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-14.96	-248.16
-15.01	-284.18

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	5.134 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	5.053 m
Diameter	91.44 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	20.61 m
Number of Barrels	2	Length (Unified)	20.61 m
Roughness Type	Single Roughness	Slope (Calculated)	0.004 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	0.87 degrees
Conduit Description	Circle - 91.44 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	10		
Results (Flow)			
Flow	4.77 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	3.63 m/s	Capacity (Full Flow)	2.37 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	2.37 m ³ /s
Depth (Critical)	0.86 m	Capacity (Excess Full Flow)	-2.40 m ³ /s
Froude Number (Normal)	1.213	Capacity (Excess Design)	-2.40 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	201.4 %
Friction Slope	0.016 m/m	Area (Full Flow)	1.3 m ²
Specific Energy (In)	3.04 m	Area (Flow)	0.7 m ²
Specific Energy (Out)	2.79 m	Wetted Perimeter	2.87 m
Time (Pipe Flow)	0.002 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	2.37 m	Elevation Ground (Stop)	7.173 m
Depth (Out)	2.12 m	Elevation Crown (Start)	6.048 m
Energy Grade Line (In)	8.174 m	Elevation Crown (Stop)	5.967 m
Energy Grade Line (Out)	7.846 m	Cover (Start)	1.346 m
Hydraulic Grade Line (In)	7.502 m	Cover (Stop)	1.206 m
Hydraulic Grade Line (Out)	7.173 m	Cover (Minimum)	(N/A) m
Headloss	0.33 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.394 m	Cover (Average)	1.276 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	6.285 min	System Known Flow	4.77 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	4.77 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.673 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.900
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.605 m
Upstream Structure Hydraulic Grade Line (In)	7.999 m	Upstream Structure Energy Grade Line (In)	17.817 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	13.88 m/s	Upstream Structure	CB-13
Results			
Is Surcharged?	True	Velocity (Out)	3.63 m/s
Depth/Rise	245.4 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.91 m	Upstream Inlet C	(N/A)
Velocity (In)	3.63 m/s	Velocity Head (Out)	0.673 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-10

<General>			
ID	60	Hyperlinks	<Collection: 0 items>
Label	CO-10	Start Node	CB-9
Notes		Stop Node	CB-10

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-65.67	-205.69
-51.13	-233.51

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	5.635 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	5.385 m
Diameter	60.96 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	71.60 m
Number of Barrels	1	Length (Unified)	71.60 m
Roughness Type	Single Roughness	Slope (Calculated)	0.003 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	40.37 degrees
Conduit Description	Circle - 60.96 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	8		
Results (Flow)			
Flow	3.92 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	13.43 m/s	Capacity (Full Flow)	0.38 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.38 m ³ /s
Depth (Critical)	0.61 m	Capacity (Excess Full Flow)	-3.54 m ³ /s
Froude Number (Normal)	5.493	Capacity (Excess Design)	-3.54 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	1,035.6 %
Friction Slope	0.375 m/m	Area (Full Flow)	0.3 m ²
Specific Energy (In)	37.86 m	Area (Flow)	0.3 m ²
Specific Energy (Out)	11.30 m	Wetted Perimeter	1.92 m
Time (Pipe Flow)	0.001 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	28.66 m	Elevation Ground (Stop)	7.485 m
Depth (Out)	2.10 m	Elevation Crown (Start)	6.245 m
Energy Grade Line (In)	43.497 m	Elevation Crown (Stop)	5.995 m
Energy Grade Line (Out)	16.682 m	Cover (Start)	1.420 m
Hydraulic Grade Line (In)	34.299 m	Cover (Stop)	1.490 m
Hydraulic Grade Line (Out)	7.485 m	Cover (Minimum)	(N/A) m
Headloss	26.81 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.665 m	Cover (Average)	1.455 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	6.111 min	System Known Flow	3.92 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	3.92 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	9.197 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.600
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	5.518 m
Upstream Structure Hydraulic Grade Line (In)	13.183 m	Upstream Structure Energy Grade Line (In)	14.414 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	4.91 m/s	Upstream Structure	CB-9
Results			
Is Surcharged?	True	Velocity (Out)	13.43 m/s
Depth/Rise	2,523.3 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.61 m	Upstream Inlet C	(N/A)
Velocity (In)	13.43 m/s	Velocity Head (Out)	9.197 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-9

<General>			
ID	59	Hyperlinks	<Collection: 0 items>
Label	CO-9	Start Node	CB-8
Notes		Stop Node	CB-9

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-62.19	-183.62
-65.67	-205.69

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	5.907 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	5.635 m
Diameter	76.20 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	52.12 m
Number of Barrels	1	Length (Unified)	52.12 m
Roughness Type	Single Roughness	Slope (Calculated)	0.005 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	36.52 degrees
Conduit Description	Circle - 76.20 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	7		
Results (Flow)			
Flow	2.24 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	4.91 m/s	Capacity (Full Flow)	0.84 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.84 m ³ /s
Depth (Critical)	0.75 m	Capacity (Excess Full Flow)	-1.40 m ³ /s
Froude Number (Normal)	1.797	Capacity (Excess Design)	-1.40 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	267.0 %
Friction Slope	0.037 m/m	Area (Full Flow)	0.5 m ²
Specific Energy (In)	4.93 m	Area (Flow)	0.5 m ²
Specific Energy (Out)	3.26 m	Wetted Perimeter	2.39 m
Time (Pipe Flow)	0.003 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	3.70 m	Elevation Ground (Stop)	7.665 m
Depth (Out)	2.03 m	Elevation Crown (Start)	6.669 m
Energy Grade Line (In)	10.834 m	Elevation Crown (Stop)	6.397 m
Energy Grade Line (Out)	8.895 m	Cover (Start)	1.268 m
Hydraulic Grade Line (In)	9.604 m	Cover (Stop)	1.268 m
Hydraulic Grade Line (Out)	7.665 m	Cover (Minimum)	(N/A) m
Headloss	1.94 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.937 m	Cover (Average)	1.268 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	5.934 min	System Known Flow	2.24 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	2.24 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	1.230 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.600
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.738 m
Upstream Structure Hydraulic Grade Line (In)	8.675 m	Upstream Structure Energy Grade Line (In)	9.746 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	4.58 m/s	Upstream Structure	CB-8
Results			
Is Surcharged?	True	Velocity (Out)	4.91 m/s
Depth/Rise	375.8 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.76 m	Upstream Inlet C	(N/A)
Velocity (In)	4.91 m/s	Velocity Head (Out)	1.230 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-8

<General>			
ID	58	Hyperlinks	<Collection: 0 items>
Label	CO-8	Start Node	CB-7
Notes		Stop Node	CB-8

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-54.75	-161.29
-62.19	-183.62

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	6.153 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	5.907 m
Diameter	76.20 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	55.79 m
Number of Barrels	1	Length (Unified)	55.79 m
Roughness Type	Single Roughness	Slope (Calculated)	0.004 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	9.50 degrees
Conduit Description	Circle - 76.20 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	6		
Results (Flow)			
Flow	2.09 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	4.58 m/s	Capacity (Full Flow)	0.77 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.77 m ³ /s
Depth (Critical)	0.75 m	Capacity (Excess Full Flow)	-1.32 m ³ /s
Froude Number (Normal)	1.677	Capacity (Excess Design)	-1.32 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	271.0 %
Friction Slope	0.032 m/m	Area (Full Flow)	0.5 m ²
Specific Energy (In)	4.66 m	Area (Flow)	0.5 m ²
Specific Energy (Out)	3.10 m	Wetted Perimeter	2.39 m
Time (Pipe Flow)	0.003 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	3.59 m	Elevation Ground (Stop)	7.937 m
Depth (Out)	2.03 m	Elevation Crown (Start)	6.915 m
Energy Grade Line (In)	10.815 m	Elevation Crown (Stop)	6.669 m
Energy Grade Line (Out)	9.008 m	Cover (Start)	1.258 m
Hydraulic Grade Line (In)	9.744 m	Cover (Stop)	1.268 m
Hydraulic Grade Line (Out)	7.937 m	Cover (Minimum)	(N/A) m
Headloss	1.81 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.173 m	Cover (Average)	1.263 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	5.731 min	System Known Flow	2.09 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	2.09 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	1.071 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.535 m
Upstream Structure Hydraulic Grade Line (In)	8.708 m	Upstream Structure Energy Grade Line (In)	9.719 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	4.45 m/s	Upstream Structure	CB-7
Results			
Is Surcharged?	True	Velocity (Out)	4.58 m/s
Depth/Rise	368.8 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.76 m	Upstream Inlet C	(N/A)
Velocity (In)	4.58 m/s	Velocity Head (Out)	1.071 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-7

<General>			
ID	57	Hyperlinks	<Collection: 0 items>
Label	CO-7	Start Node	CB-6
Notes		Stop Node	CB-7

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-33.49	-142.42
-54.75	-161.29

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	6.612 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	6.153 m
Diameter	76.20 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	29.94 m
Number of Barrels	1	Length (Unified)	29.94 m
Roughness Type	Single Roughness	Slope (Calculated)	0.015 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	29.98 degrees
Conduit Description	Circle - 76.20 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	5		
Results (Flow)			
Flow	2.03 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	4.45 m/s	Capacity (Full Flow)	1.44 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	1.44 m ³ /s
Depth (Critical)	0.75 m	Capacity (Excess Full Flow)	-0.59 m ³ /s
Froude Number (Normal)	1.628	Capacity (Excess Design)	-0.59 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	141.2 %
Friction Slope	0.031 m/m	Area (Full Flow)	0.5 m ²
Specific Energy (In)	3.49 m	Area (Flow)	0.5 m ²
Specific Energy (Out)	3.03 m	Wetted Perimeter	2.39 m
Time (Pipe Flow)	0.002 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	2.48 m	Elevation Ground (Stop)	8.173 m
Depth (Out)	2.02 m	Elevation Crown (Start)	7.374 m
Energy Grade Line (In)	10.098 m	Elevation Crown (Stop)	6.915 m
Energy Grade Line (Out)	9.183 m	Cover (Start)	0.798 m
Hydraulic Grade Line (In)	9.088 m	Cover (Stop)	1.258 m
Hydraulic Grade Line (Out)	8.173 m	Cover (Minimum)	(N/A) m
Headloss	0.91 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.172 m	Cover (Average)	1.028 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	5.619 min	System Known Flow	2.03 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	2.03 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	1.010 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.600
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.606 m
Upstream Structure Hydraulic Grade Line (In)	8.778 m	Upstream Structure Energy Grade Line (In)	46.701 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	27.27 m/s	Upstream Structure	CB-6
Results			
Is Surcharged?	True	Velocity (Out)	4.45 m/s
Depth/Rise	295.0 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.76 m	Upstream Inlet C	(N/A)
Velocity (In)	4.45 m/s	Velocity Head (Out)	1.010 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-6

<General>			
ID	56	Hyperlinks	<Collection: 0 items>
Label	CO-6	Start Node	CB-4
Notes		Stop Node	CB-6

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-34.02	-85.55
-33.49	-142.42

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	7.163 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	6.612 m
Diameter	30.48 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	117.54 m
Number of Barrels	1	Length (Unified)	117.54 m
Roughness Type	Single Roughness	Slope (Calculated)	0.005 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	48.95 degrees
Conduit Description	Circle - 30.48 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	4		
Results (Flow)			
Flow	1.99 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	27.27 m/s	Capacity (Full Flow)	0.07 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.07 m ³ /s
Depth (Critical)	0.30 m	Capacity (Excess Full Flow)	-1.92 m ³ /s
Froude Number (Normal)	15.775	Capacity (Excess Design)	-1.92 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	2,881.1 %
Friction Slope	3.891 m/m	Area (Full Flow)	0.1 m ²
Specific Energy (In)	496.30 m	Area (Flow)	0.1 m ²
Specific Energy (Out)	39.48 m	Wetted Perimeter	0.96 m
Time (Pipe Flow)	0.001 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	458.38 m	Elevation Ground (Stop)	8.172 m
Depth (Out)	1.56 m	Elevation Crown (Start)	7.468 m
Energy Grade Line (In)	503.463 m	Elevation Crown (Stop)	6.917 m
Energy Grade Line (Out)	46.095 m	Cover (Start)	1.285 m
Hydraulic Grade Line (In)	465.540 m	Cover (Stop)	1.255 m
Hydraulic Grade Line (Out)	8.172 m	Cover (Minimum)	(N/A) m
Headloss	457.37 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.753 m	Cover (Average)	1.270 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	5.547 min	System Known Flow	1.99 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	1.99 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	37.923 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	1.000
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	37.924 m
Upstream Structure Hydraulic Grade Line (In)	46.677 m	Upstream Structure Energy Grade Line (In)	48.142 m

Multiple Element Report

Results (Upstream Structure)

Upstream Structure Velocity (In-Governing)	5.36 m/s	Upstream Structure	CB-4
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Results

Is Surcharged?	True	Velocity (Out)	27.27 m/s
Depth/Rise	75,448.9 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.30 m	Upstream Inlet C	(N/A)
Velocity (In)	27.27 m/s	Velocity Head (Out)	37.923 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-4

<General>			
ID	53	Hyperlinks	<Collection: 0 items>
Label	CO-4	Start Node	MH-2
Notes		Stop Node	CB-4

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-33.64	-49.53
-34.02	-85.55

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	7.690 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	7.163 m
Diameter	45.72 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	126.58 m
Number of Barrels	1	Length (Unified)	126.58 m
Roughness Type	Single Roughness	Slope (Calculated)	0.004 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	1.15 degrees
Conduit Description	Circle - 45.72 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	3		
Results (Flow)			
Flow	0.88 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	5.36 m/s	Capacity (Full Flow)	0.19 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.19 m ³ /s
Depth (Critical)	0.46 m	Capacity (Excess Full Flow)	-0.69 m ³ /s
Froude Number (Normal)	2.531	Capacity (Excess Design)	-0.69 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	458.5 %
Friction Slope	0.088 m/m	Area (Full Flow)	0.2 m ²
Specific Energy (In)	13.61 m	Area (Flow)	0.2 m ²
Specific Energy (Out)	3.05 m	Wetted Perimeter	1.44 m
Time (Pipe Flow)	0.007 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	12.14 m	Elevation Ground (Stop)	8.753 m
Depth (Out)	1.59 m	Elevation Crown (Start)	8.147 m
Energy Grade Line (In)	21.298 m	Elevation Crown (Stop)	7.620 m
Energy Grade Line (Out)	10.218 m	Cover (Start)	1.263 m
Hydraulic Grade Line (In)	19.833 m	Cover (Stop)	1.133 m
Hydraulic Grade Line (Out)	8.753 m	Cover (Minimum)	(N/A) m
Headloss	11.08 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	9.410 m	Cover (Average)	1.198 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	5.154 min	System Known Flow	0.88 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.88 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	1.465 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.600
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.879 m
Upstream Structure Hydraulic Grade Line (In)	10.289 m	Upstream Structure Energy Grade Line (In)	11.754 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	5.36 m/s	Upstream Structure	MH-2
Results			
Is Surcharged?	True	Velocity (Out)	5.36 m/s
Depth/Rise	1,501.9 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.46 m	Upstream Inlet C	(N/A)
Velocity (In)	5.36 m/s	Velocity Head (Out)	1.465 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-3

<General>			
ID	52	Hyperlinks	<Collection: 0 items>
Label	CO-3	Start Node	MH-1
Notes		Stop Node	MH-2

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-19.35	-24.77
-33.64	-49.53

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	8.361 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	7.690 m
Diameter	45.72 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	89.66 m
Number of Barrels	1	Length (Unified)	89.66 m
Roughness Type	Single Roughness	Slope (Calculated)	0.007 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	29.37 degrees
Conduit Description	Circle - 45.72 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	2		
Results (Flow)			
Flow	0.88 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	5.36 m/s	Capacity (Full Flow)	0.26 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	0.26 m ³ /s
Depth (Critical)	0.46 m	Capacity (Excess Full Flow)	-0.62 m ³ /s
Froude Number (Normal)	2.531	Capacity (Excess Design)	-0.62 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	342.0 %
Friction Slope	0.088 m/m	Area (Full Flow)	0.2 m ²
Specific Energy (In)	10.36 m	Area (Flow)	0.2 m ²
Specific Energy (Out)	3.18 m	Wetted Perimeter	1.44 m
Time (Pipe Flow)	0.005 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	8.90 m	Elevation Ground (Stop)	9.410 m
Depth (Out)	1.72 m	Elevation Crown (Start)	8.818 m
Energy Grade Line (In)	18.723 m	Elevation Crown (Stop)	8.147 m
Energy Grade Line (Out)	10.875 m	Cover (Start)	1.543 m
Hydraulic Grade Line (In)	17.258 m	Cover (Stop)	1.263 m
Hydraulic Grade Line (Out)	9.410 m	Cover (Minimum)	(N/A) m
Headloss	7.85 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	10.361 m	Cover (Average)	1.403 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	4.875 min	System Known Flow	0.88 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.88 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	1.465 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.800
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	1.172 m
Upstream Structure Hydraulic Grade Line (In)	11.533 m	Upstream Structure Energy Grade Line (In)	12.805 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	4.99 m/s	Upstream Structure	MH-1
Results			
Is Surcharged?	True	Velocity (Out)	5.36 m/s
Depth/Rise	1,161.1 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.46 m	Upstream Inlet C	(N/A)
Velocity (In)	5.36 m/s	Velocity Head (Out)	1.465 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-2

<General>			
ID	51	Hyperlinks	<Collection: 0 items>
Label	CO-2	Start Node	CB-2
Notes		Stop Node	MH-1

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-19.65	11.21
-19.35	-24.77

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	8.577 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	8.361 m
Diameter	45.72 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	76.46 m
Number of Barrels	1	Length (Unified)	76.46 m
Roughness Type	Single Roughness	Slope (Calculated)	0.003 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	30.46 degrees
Conduit Description	Circle - 45.72 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	2	Subnetwork Outfall	O-1
Branch Element ID	2		
Results (Flow)			
Flow	0.06 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	0.37 m/s	Capacity (Full Flow)	0.16 m ³ /s
Depth (Normal)	0.20 m	Capacity (Design)	0.16 m ³ /s
Depth (Critical)	0.17 m	Capacity (Excess Full Flow)	0.10 m ³ /s
Froude Number (Normal)	0.745	Capacity (Excess Design)	0.10 m ³ /s
Depth (Normal) / Rise	42.7 %	Flow / Capacity (Design)	38.0 %
Friction Slope	0.000 m/m	Area (Full Flow)	0.2 m ²
Specific Energy (In)	1.82 m	Area (Flow)	0.1 m ²
Specific Energy (Out)	2.01 m	Wetted Perimeter	0.65 m
Time (Pipe Flow)	0.058 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.82 m	Elevation Ground (Stop)	10.361 m
Depth (Out)	2.00 m	Elevation Crown (Start)	9.034 m
Energy Grade Line (In)	10.399 m	Elevation Crown (Stop)	8.818 m
Energy Grade Line (Out)	10.368 m	Cover (Start)	1.253 m
Hydraulic Grade Line (In)	10.392 m	Cover (Stop)	1.543 m
Hydraulic Grade Line (Out)	10.361 m	Cover (Minimum)	(N/A) m
Headloss	0.03 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	10.287 m	Cover (Average)	1.398 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	1.388 min	System Known Flow	0.06 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.06 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.007 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.800
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.005 m
Upstream Structure Hydraulic Grade Line (In)	10.292 m	Upstream Structure Energy Grade Line (In)	10.294 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	0.18 m/s	Upstream Structure	CB-2
Results			
Is Surcharged?	True	Velocity (Out)	0.37 m/s
Depth/Rise	417.2 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.46 m	Upstream Inlet C	(N/A)
Velocity (In)	0.37 m/s	Velocity Head (Out)	0.007 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-1

<General>			
ID	50	Hyperlinks	<Collection: 0 items>
Label	CO-1	Start Node	CB-1
Notes		Stop Node	CB-2

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
3.86	12.52
-19.65	11.21

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Set Invert to Start?	True
Size (Display)	(N/A)	Invert (Start)	8.635 m
Section Type	Circle	Set Invert to Stop?	True
Material	Concrete	Invert (Stop)	8.577 m
Diameter	45.72 cm	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	15.22 m
Number of Barrels	1	Length (Unified)	15.22 m
Roughness Type	Single Roughness	Slope (Calculated)	0.004 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	87.30 degrees
Conduit Description	Circle - 45.72 cm		

Physical (Culvert)	
Is Culvert?	False

Multiple Element Report

Results (Engine Parsing)			
Branch ID	2	Subnetwork Outfall	O-1
Branch Element ID	1		
Results (Flow)			
Flow	0.03 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	0.18 m/s	Capacity (Full Flow)	0.18 m ³ /s
Depth (Normal)	0.12 m	Capacity (Design)	0.18 m ³ /s
Depth (Critical)	0.12 m	Capacity (Excess Full Flow)	0.15 m ³ /s
Froude Number (Normal)	0.881	Capacity (Excess Design)	0.15 m ³ /s
Depth (Normal) / Rise	27.3 %	Flow / Capacity (Design)	16.3 %
Friction Slope	0.000 m/m	Area (Full Flow)	0.2 m ²
Specific Energy (In)	1.66 m	Area (Flow)	0.0 m ²
Specific Energy (Out)	1.71 m	Wetted Perimeter	0.50 m
Time (Pipe Flow)	0.023 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.65 m	Elevation Ground (Stop)	10.287 m
Depth (Out)	1.71 m	Elevation Crown (Start)	9.092 m
Energy Grade Line (In)	10.290 m	Elevation Crown (Stop)	9.034 m
Energy Grade Line (Out)	10.289 m	Cover (Start)	1.203 m
Hydraulic Grade Line (In)	10.289 m	Cover (Stop)	1.253 m
Hydraulic Grade Line (Out)	10.287 m	Cover (Minimum)	(N/A) m
Headloss	0.00 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	10.295 m	Cover (Average)	1.228 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	0.000 min	System Known Flow	0.03 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.03 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.002 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.001 m
Upstream Structure Hydraulic Grade Line (In)	10.289 m	Upstream Structure Energy Grade Line (In)	10.291 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	0.18 m/s	Upstream Structure	CB-1
Results			
Is Surcharged?	True	Velocity (Out)	0.18 m/s
Depth/Rise	367.8 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	0.46 m	Upstream Inlet C	(N/A)
Velocity (In)	0.18 m/s	Velocity Head (Out)	0.002 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-17

<General>			
ID	49	Notes	
Label	CB-17	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-13.76 m	Station (Calculated)	6+09 m
Y	-373.46 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	False
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	8.05 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	In Sag		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	200.00 cm
Elevation (Ground)	6.748 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	6.748 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	4.458 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False
Physical (Structure Losses)			

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.800
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	8.05 m ³ /s	Flow (Local In)	8.05 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	2.49 m	Specific Energy (Out)	1.84 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	<None>
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	8.05 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	8.05 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.690 m	Elevation (Invert in 1)	4.458 m
Downstream Conduit Flow	8.05 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	1.73 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.15 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	4.458 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-24
Results (Profile)			
Depth (In)	1.81 m	Hydraulic Grade Line (In)	6.271 m
Depth (Out)	1.69 m	Hydraulic Grade Line (Out)	6.148 m
Energy Grade Line (In)	6.946 m	Headloss	0.12 m
Energy Grade Line (Out)	6.301 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	8.05 m ³ /s
System Flow Time	6.932 min	System Fixed Flow	8.05 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	1.73 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	3.64 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-15

<General>			
ID	47	Notes	
Label	CB-15	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-15.01 m	Station (Calculated)	7+29 m
Y	-284.18 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	4.78 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	200.00 cm
Elevation (Ground)	7.173 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	7.173 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	5.053 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.700
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	4.78 m ³ /s	Flow (Local In)	4.78 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	3.27 m	Specific Energy (Out)	2.80 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-17
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	4.78 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	4.78 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	3.151 m	Elevation (Invert in 1)	5.053 m
Downstream Conduit Flow	4.78 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	3.64 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.68 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	5.053 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-13
Results (Profile)			
Depth (In)	2.59 m	Hydraulic Grade Line (In)	7.646 m
Depth (Out)	2.12 m	Hydraulic Grade Line (Out)	7.173 m
Energy Grade Line (In)	8.318 m	Headloss	0.47 m
Energy Grade Line (Out)	7.848 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	4.78 m ³ /s
System Flow Time	6.379 min	System Fixed Flow	4.78 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	3.64 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	3.63 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-14

<General>			
ID	46	Notes	
Label	CB-14	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	18.22 m	Station (Calculated)	7+97 m
Y	-230.61 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	0.47 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	7.551 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	7.551 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	5.561 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	0.47 m ³ /s	Flow (Local In)	0.47 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	1.99 m	Specific Energy (Out)	1.96 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.000 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-13
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.47 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.47 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.911 m	Elevation (Invert in 1)	(N/A) m
Downstream Conduit Flow	0.47 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	1.03 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.05 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	5.561 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-16
Results (Profile)			
Depth (In)	1.94 m	Hydraulic Grade Line (In)	7.499 m
Depth (Out)	1.91 m	Hydraulic Grade Line (Out)	7.472 m
Energy Grade Line (In)	7.553 m	Headloss	0.03 m
Energy Grade Line (Out)	7.526 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	0.47 m ³ /s
System Flow Time	0.000 min	System Fixed Flow	0.47 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	1.03 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	1.03 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-13

<General>			
ID	45	Notes	
Label	CB-13	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-14.96 m	Station (Calculated)	7+50 m
Y	-248.16 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	4.77 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	200.00 cm
Elevation (Ground)	7.394 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	7.394 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	5.134 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.900
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	4.77 m ³ /s	Flow (Local In)	4.77 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	12.68 m	Specific Energy (Out)	2.93 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-15
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	4.77 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	4.77 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	2.368 m	Elevation (Invert in 1)	5.134 m
Downstream Conduit Flow	4.77 m ³ /s	Elevation (Invert in 2)	5.134 m
Downstream Conduit Velocity	3.63 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.67 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	5.134 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-12
Results (Profile)			
Depth (In)	2.87 m	Hydraulic Grade Line (In)	7.999 m
Depth (Out)	2.26 m	Hydraulic Grade Line (Out)	7.394 m
Energy Grade Line (In)	17.817 m	Headloss	0.61 m
Energy Grade Line (Out)	8.067 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	4.77 m ³ /s
System Flow Time	6.285 min	System Fixed Flow	4.77 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	3.63 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	13.88 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-10

<General>			
ID	42	Notes	
Label	CB-10	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-51.13 m	Station (Calculated)	8+21 m
Y	-233.51 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	4.05 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	200.00 cm
Elevation (Ground)	7.485 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	7.485 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	5.385 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	1.000
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	4.05 m ³ /s	Flow (Local In)	4.05 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	21.11 m	Specific Energy (Out)	11.92 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-13
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	4.05 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	4.05 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	30.231 m	Elevation (Invert in 1)	5.385 m
Downstream Conduit Flow	4.05 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	13.88 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	9.82 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	5.385 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-22
Results (Profile)			
Depth (In)	11.92 m	Hydraulic Grade Line (In)	17.302 m
Depth (Out)	2.10 m	Hydraulic Grade Line (Out)	7.485 m
Energy Grade Line (In)	26.500 m	Headloss	9.82 m
Energy Grade Line (Out)	17.302 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	4.05 m ³ /s
System Flow Time	6.200 min	System Fixed Flow	4.05 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	13.88 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	13.43 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-9

<General>			
ID	41	Notes	
Label	CB-9	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-65.67 m	Station (Calculated)	8+92 m
Y	-205.69 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	3.92 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	7.665 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	7.665 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	5.635 m	Road Cross Slope	0.020 m/m
Structure Type	Circular	Depressed Gutter?	False
	Structure		

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.600
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	3.92 m ³ /s	Flow (Local In)	3.92 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	8.78 m	Specific Energy (Out)	11.23 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-10
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	3.92 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	3.92 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	28.664 m	Elevation (Invert in 1)	5.635 m
Downstream Conduit Flow	3.92 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	13.43 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	9.20 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	5.635 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-10
Results (Profile)			
Depth (In)	7.55 m	Hydraulic Grade Line (In)	13.183 m
Depth (Out)	2.03 m	Hydraulic Grade Line (Out)	7.665 m
Energy Grade Line (In)	14.414 m	Headloss	5.52 m
Energy Grade Line (Out)	16.862 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	3.92 m ³ /s
System Flow Time	6.111 min	System Fixed Flow	3.92 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	13.43 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	4.91 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-8

<General>			
ID	40	Notes	
Label	CB-8	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-62.19 m	Station (Calculated)	9+44 m
Y	-183.62 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	False	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	2.24 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	7.937 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	7.937 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	5.907 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.600
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	2.24 m ³ /s	Flow (Local In)	2.24 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	3.84 m	Specific Energy (Out)	3.26 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-9
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	2.24 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	2.24 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	3.697 m	Elevation (Invert in 1)	5.907 m
Downstream Conduit Flow	2.24 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	4.91 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	1.23 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	5.907 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-9
Results (Profile)			
Depth (In)	2.77 m	Hydraulic Grade Line (In)	8.675 m
Depth (Out)	2.03 m	Hydraulic Grade Line (Out)	7.937 m
Energy Grade Line (In)	9.746 m	Headloss	0.74 m
Energy Grade Line (Out)	9.167 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	2.24 m ³ /s
System Flow Time	5.934 min	System Fixed Flow	2.24 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	4.91 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	4.58 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-7

<General>			
ID	39	Notes	
Label	CB-7	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-54.75 m	Station (Calculated)	10+00 m
Y	-161.29 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	2.09 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	8.173 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	8.173 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	6.153 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	2.09 m ³ /s	Flow (Local In)	2.09 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	3.57 m	Specific Energy (Out)	3.09 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-8
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	2.09 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	2.09 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	3.591 m	Elevation (Invert in 1)	6.153 m
Downstream Conduit Flow	2.09 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	4.58 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	1.07 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	6.153 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-8
Results (Profile)			
Depth (In)	2.56 m	Hydraulic Grade Line (In)	8.708 m
Depth (Out)	2.02 m	Hydraulic Grade Line (Out)	8.173 m
Energy Grade Line (In)	9.719 m	Headloss	0.54 m
Energy Grade Line (Out)	9.244 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	2.09 m ³ /s
System Flow Time	5.731 min	System Fixed Flow	2.09 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	4.58 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	4.45 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-6

<General>			
ID	38	Notes	
Label	CB-6	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-33.49 m	Station (Calculated)	10+30 m
Y	-142.42 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	2.03 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	8.172 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	8.172 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	6.612 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.600
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	2.03 m ³ /s	Flow (Local In)	2.03 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	40.09 m	Specific Energy (Out)	2.57 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-14
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	2.03 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	2.03 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	2.476 m	Elevation (Invert in 1)	6.612 m
Downstream Conduit Flow	2.03 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	4.45 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	1.01 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	6.612 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-7
Results (Profile)			
Depth (In)	2.17 m	Hydraulic Grade Line (In)	8.778 m
Depth (Out)	1.56 m	Hydraulic Grade Line (Out)	8.172 m
Energy Grade Line (In)	46.701 m	Headloss	0.61 m
Energy Grade Line (Out)	9.182 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	2.03 m ³ /s
System Flow Time	5.619 min	System Fixed Flow	2.03 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	4.45 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	27.27 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-5

<General>			
ID	37	Notes	
Label	CB-5	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-54.75 m	Station (Calculated)	11+61 m
Y	-87.14 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	0.06 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	8.760 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	8.760 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	7.480 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	0.06 m ³ /s	Flow (Local In)	0.06 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	1.28 m	Specific Energy (Out)	1.28 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.000 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-7
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.06 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.06 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.274 m	Elevation (Invert in 1)	(N/A) m
Downstream Conduit Flow	0.06 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	0.21 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.00 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	7.480 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Transitional	Downstream Conduit	CO-19
Results (Profile)			
Depth (In)	1.28 m	Hydraulic Grade Line (In)	8.755 m
Depth (Out)	1.27 m	Hydraulic Grade Line (Out)	8.754 m
Energy Grade Line (In)	8.757 m	Headloss	0.00 m
Energy Grade Line (Out)	8.756 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	0.06 m ³ /s
System Flow Time	0.000 min	System Fixed Flow	0.06 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	0.21 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	0.21 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-4

<General>			
ID	36	Notes	
Label	CB-4	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-34.02 m	Station (Calculated)	11+48 m
Y	-85.55 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	True
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	1.99 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	8.753 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	8.753 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	7.163 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	1.000
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	1.99 m ³ /s	Flow (Local In)	1.99 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	40.98 m	Specific Energy (Out)	39.51 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-6
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	1.99 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	1.99 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	458.377 m	Elevation (Invert in 1)	7.163 m
Downstream Conduit Flow	1.99 m ³ /s	Elevation (Invert in 2)	7.163 m
Downstream Conduit Velocity	27.27 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	37.92 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	7.163 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-6
Results (Profile)			
Depth (In)	39.51 m	Hydraulic Grade Line (In)	46.677 m
Depth (Out)	1.59 m	Hydraulic Grade Line (Out)	8.753 m
Energy Grade Line (In)	48.142 m	Headloss	37.92 m
Energy Grade Line (Out)	46.676 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	1.99 m ³ /s
System Flow Time	5.547 min	System Fixed Flow	1.99 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	27.27 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	5.36 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

MH-2

<General>			
ID	35	Notes	
Label	MH-2	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-33.64 m	Station (Calculated)	12+74 m
Y	-49.53 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Desired Sump Depth	0.00 m
Design Structure Elevation?	True		
Flows			
Flow (Known)	0.00 m ³ /s		
Inflow (Wet) Collection			
Physical			
Update Ground Elevation from Terrain Model?	True	Elevation (Invert)	7.690 m
Elevation (Ground)	9.410 m	Structure Type	Circular Structure
Set Rim to Ground Elevation?	True	Diameter	91.44 cm
Elevation (Rim)	9.410 m	Bolted Cover?	False
Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.600
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	0.88 m ³ /s	Flow (Local In)	0.00 m ³ /s
Local Inflow?	False		

Multiple Element Report

Results (Hydraulic Summary)			
Specific Energy (In)	4.06 m	Specific Energy (Out)	3.18 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.00 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.00 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	12.143 m	Elevation (Invert in 1)	7.690 m
Downstream Conduit Flow	0.88 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	5.36 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	1.46 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	7.690 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-4
Results (Profile)			
Depth (In)	2.60 m	Hydraulic Grade Line (In)	10.289 m
Depth (Out)	1.72 m	Hydraulic Grade Line (Out)	9.410 m
Energy Grade Line (In)	11.754 m	Headloss	0.88 m
Energy Grade Line (Out)	10.875 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	0.88 m ³ /s
System Flow Time	5.154 min	System Fixed Flow	0.88 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (In)	5.36 m/s
Is Surcharged?	True	Velocity (Out)	5.36 m/s
Is Ever Overflowing?	True		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

H-1

<General>			
ID	34	Hyperlinks	<Collection: 0 items>
Label	H-1	Referenced Culvert	CO-20
Notes			
GIS-IDs			
GIS-ID			
<Geometry>			
X	-37.58 m	Station (Calculated)	13+82 m
Y	-10.34 m		
Active Topology			
Is Active?	True		
Boundary Condition			
Network Boundary Type	Inlet		
Flows			
Flow (Known)	0.82 m ³ /s		
Inflow (Wet) Collection			
Physical			
Update Ground Elevation from Terrain Model?	True	Elevation (Invert)	8.471 m
Elevation (Ground)	9.300 m	Has Cross Section?	False
Physical (Culvert)			
Inlet Description	<None>		
Pond Outlet			
Upstream Pond	<None>		
Physical (Headwall)			
Is Inlet?	False	Culvert Barrel Shape	<None>
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Total Out)	0.82 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Local Inflow?	False	Flow (Local In)	0.82 m ³ /s

Multiple Element Report

Results (Hydraulic Summary)			
Specific Energy (In)	2.10 m	Specific Energy (Out)	2.10 m
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.82 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.82 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	3.289 m	Elevation (Invert in 1)	(N/A) m
Downstream Conduit Flow	0.82 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	4.99 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	1.27 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	8.471 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-20
Results (Profile)			
Depth (In)	0.83 m	Energy Grade Line (Out)	10.572 m
Depth (Out)	0.83 m	Hydraulic Grade Line (In)	9.300 m
Energy Grade Line (In)	10.572 m	Hydraulic Grade Line (Out)	9.300 m
Results (System Flow)			
System CA	0.000 ha	System Rational Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Additional Flow	0.00 m ³ /s
System Flow Time	0.000 min	System Known Flow	0.82 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	0.82 m ³ /s

Calculation Messages

Time (hours)	Message
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Multiple Element Report

MH-1

<General>			
ID	33	Notes	
Label	MH-1	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-19.35 m	Station (Calculated)	13+64 m
Y	-24.77 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Desired Sump Depth	0.00 m
Design Structure Elevation?	True		
Flows			
Flow (Known)	0.00 m ³ /s		
Inflow (Wet) Collection			
Physical			
Update Ground Elevation from Terrain Model?	True	Elevation (Invert)	8.361 m
Elevation (Ground)	10.361 m	Structure Type	Circular Structure
Set Rim to Ground Elevation?	True	Diameter	91.44 cm
Elevation (Rim)	10.361 m	Bolted Cover?	False
Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.800
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	0.88 m ³ /s	Flow (Local In)	0.00 m ³ /s
Local Inflow?	False		

Multiple Element Report

Results (Hydraulic Summary)			
Specific Energy (In)	4.44 m	Specific Energy (Out)	3.46 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.00 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.00 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	8.897 m	Elevation (Invert in 1)	8.361 m
Downstream Conduit Flow	0.88 m ³ /s	Elevation (Invert in 2)	8.361 m
Downstream Conduit Velocity	5.36 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	1.46 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	8.361 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-3
Results (Profile)			
Depth (In)	3.17 m	Hydraulic Grade Line (In)	11.533 m
Depth (Out)	2.00 m	Hydraulic Grade Line (Out)	10.361 m
Energy Grade Line (In)	12.805 m	Headloss	1.17 m
Energy Grade Line (Out)	11.826 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	0.88 m ³ /s
System Flow Time	4.875 min	System Fixed Flow	0.88 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (In)	4.99 m/s
Is Surcharged?	True	Velocity (Out)	5.36 m/s
Is Ever Overflowing?	True		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-2

<General>			
ID	31	Notes	
Label	CB-2	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	-19.65 m	Station (Calculated)	14+40 m
Y	11.21 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Design Inlet Opening?	False
Design Structure Elevation?	True	Specify Local Inlet Constraints?	False
Desired Sump Depth	0.00 m		
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	0.06 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.44 cm
Elevation (Ground)	10.287 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	10.287 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	8.577 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.800
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	0.06 m ³ /s	Flow (Local In)	0.06 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	1.72 m	Specific Energy (Out)	1.72 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.002 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-5
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.06 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.06 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.815 m	Elevation (Invert in 1)	8.577 m
Downstream Conduit Flow	0.06 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	0.37 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.01 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	8.577 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-2
Results (Profile)			
Depth (In)	1.72 m	Hydraulic Grade Line (In)	10.292 m
Depth (Out)	1.71 m	Hydraulic Grade Line (Out)	10.287 m
Energy Grade Line (In)	10.294 m	Headloss	0.01 m
Energy Grade Line (Out)	10.294 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	0.06 m ³ /s
System Flow Time	1.388 min	System Fixed Flow	0.06 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	True	Velocity (Out)	0.37 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	True	Inlet Drainage Area	(N/A) ha
Velocity (In)	0.18 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CB-1

<General>			
ID	30	Notes	
Label	CB-1	Hyperlinks	<Collection: 0 items>
GIS-IDs			
GIS-ID			
<Geometry>			
X	3.86 m	Station (Calculated)	14+55 m
Y	12.52 m		
Active Topology			
Is Active?	True		
Design			
Local Pipe Matching Constraints?	False	Specify Local Inlet Constraints?	True
Design Structure Elevation?	True	Maximum Spread	2.44 m
Desired Sump Depth	0.00 m	Maximum Gutter Depth	0.15 m
Design Inlet Opening?	True	Minimum Efficiency on Grade	50.0 %
Flows			
Flow (Additional Subsurface)	0.00 m ³ /s	External CA	0.000 ha
Flow (Known)	0.03 m ³ /s	External Tc	0.000 hours
Flow (Additional Carryover)	0.00 m ³ /s		
Inflow (Wet) Collection			
Inlet			
Inlet Type	Full Capture		
Inlet Location			
Inlet Location	On Grade	Longitudinal Slope (Inlet)	0.001 m/m
Manning's n (Inlet)	0.013		
Physical			
Update Ground Elevation from Terrain Model?	True	Diameter	91.40 cm
Elevation (Ground)	10.295 m	Gutter Type	User Defined
Set Rim to Ground Elevation?	True	Gutter Shape	Conventional
Elevation (Rim)	10.295 m	Maximum Gutter Depth	0.00 m
Elevation (Invert)	8.635 m	Road Cross Slope	0.020 m/m
Structure Type	Circular Structure	Depressed Gutter?	False

Multiple Element Report

Physical (Structure Losses)			
Headloss Method	Standard	Headloss Coefficient (Standard)	0.500
Results (Carryover Flow)			
Carryover CA	0.000 ha	Carryover Additional Flow	0.00 m ³ /s
Carryover Tc	0.000 hours	Carryover Known Flow	0.00 m ³ /s
Carryover Intensity	0.000 mm/h	Carryover Fixed Flow	0.00 m ³ /s
Carryover Rational Flow	0.00 m ³ /s		
Results (Engine Parsing)			
Subnetwork Outfall	O-1		
Results (Flow)			
Flow (Local Surface)	0.00 m ³ /s	Flow (Local from Inflow Collection)	0.00 m ³ /s
Flow (Total Out)	0.03 m ³ /s	Flow (Local In)	0.03 m ³ /s
Local Inflow?	False		
Results (Hydraulic Summary)			
Specific Energy (In)	1.66 m	Specific Energy (Out)	1.66 m
Results (Hydraulic)			
Velocity Head (In-Governing)	0.000 m		
Results (Inlet Bypassed Flows)			
Bypassed CA	0.000 ha	Bypassed Fixed Flow	0.00 m ³ /s
Bypassed Tc	0.083 hours	Bypassed Known Flow	0.00 m ³ /s
Bypassed Intensity	0.000 mm/h	Flow (Total Bypassed)	0.00 m ³ /s
Bypassed Rational Flow	0.00 m ³ /s	Bypass Target	CB-4
Bypassed Additional Carryover Flow	0.00 m ³ /s		
Results (Inlet Capture)			
Capacity (Gutter)	(N/A) m ³ /s	Depth (Gutter)	0.00 m
Capacity (Inlet)	(N/A) m ³ /s	Flow (Captured)	0.00 m ³ /s
Efficiency (At Design Spread)	(N/A) %	Capture Efficiency (Calculated)	100.0 %
Spread / Top Width	0.00 m		
Results (Inlet Surface Flows)			
Total Inlet CA	0.000 ha	Total Inlet Intensity	203.200 mm/h
Total Inlet Tc	0.000 hours	Total Rational Flow to Inlet	0.00 m ³ /s
Results (Intercepted Flow)			
Intercepted CA	0.000 ha	Intercepted Additional Carryover Flow	0.00 m ³ /s
Intercepted Tc	0.083 hours	Intercepted Known Flow	0.00 m ³ /s

Multiple Element Report

Results (Intercepted Flow)			
Intercepted Intensity	203.200 mm/h	Intercepted Fixed Flow	0.00 m ³ /s
Intercepted Rational Flow	0.00 m ³ /s		
Results (Local Flows)			
Local CA	0.000 ha	Local Additional Flow	0.00 m ³ /s
Local Flow Time	0.083 hours	Local Known Flow	0.03 m ³ /s
Local Intensity	203.200 mm/h	Local Fixed Flow	0.03 m ³ /s
Local Rational Flow	0.00 m ³ /s		
Results (Misc)			
Downstream Conduit Depth	1.654 m	Elevation (Invert in 1)	(N/A) m
Downstream Conduit Flow	0.03 m ³ /s	Elevation (Invert in 2)	(N/A) m
Downstream Conduit Velocity	0.18 m/s	Elevation (Invert in 3)	(N/A) m
Downstream Conduit Velocity Head	0.00 m	Elevation (Invert in 4)	(N/A) m
Elevation (Invert Out)	8.635 m	Elevation (Invert in 5)	(N/A) m
Downstream Pipe Flow Type	Pressure	Downstream Conduit	CO-1
Results (Profile)			
Depth (In)	1.65 m	Hydraulic Grade Line (In)	10.289 m
Depth (Out)	1.65 m	Hydraulic Grade Line (Out)	10.289 m
Energy Grade Line (In)	10.291 m	Headloss	0.00 m
Energy Grade Line (Out)	10.290 m		
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
Areal Reduction Factor	(N/A)	System Known Flow	0.03 m ³ /s
System Flow Time	0.000 min	System Fixed Flow	0.03 m ³ /s
System Intensity	203.200 mm/h		
Results			
Is Overflowing?	False	Velocity (Out)	0.18 m/s
Is Surcharged?	True	Inlet C	(N/A)
Is Ever Overflowing?	False	Inlet Drainage Area	(N/A) ha
Velocity (In)	0.18 m/s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-18

<General>			
ID	111	Hyperlinks	<Collection: 0 items>
Label	GU-18	Start Node	CB-23
Notes		Stop Node	CB-24

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.45	-527.67
65.26	-555.46

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	85.27 m
Has User Defined Length?	True	Slope (Calculated)	0.007 m/m
Length (User Defined)	85.27 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-16

<General>			
ID	109	Hyperlinks	<Collection: 0 items>
Label	GU-16	Start Node	CB-22
Notes		Stop Node	CB-21

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.82	-500.07
66.01	-472.84

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	59.20 m
Has User Defined Length?	True	Slope (Calculated)	0.007 m/m
Length (User Defined)	59.20 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-15

<General>			
ID	108	Hyperlinks	<Collection: 0 items>
Label	GU-15	Start Node	CB-20
Notes		Stop Node	CB-21

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.82	-440.58
66.01	-472.84

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	68.30 m
Has User Defined Length?	True	Slope (Calculated)	0.006 m/m
Length (User Defined)	68.30 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-14

<General>			
ID	107	Hyperlinks	<Collection: 0 items>
Label	GU-14	Start Node	CB-19
Notes		Stop Node	CB-20

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.82	-406.46
65.82	-440.58

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	87.00 m
Has User Defined Length?	True	Slope (Calculated)	0.006 m/m
Length (User Defined)	87.00 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-12

<General>			
ID	105	Hyperlinks	<Collection: 0 items>
Label	GU-12	Start Node	CB-15
Notes		Stop Node	CB-17

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-15.01	-284.18
-13.76	-373.46

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	120.72 m
Has User Defined Length?	True	Slope (Calculated)	0.004 m/m
Length (User Defined)	120.72 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-11

<General>			
ID	104	Hyperlinks	<Collection: 0 items>
Label	GU-11	Start Node	CB-13
Notes		Stop Node	CB-15

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-14.96	-248.16
-15.01	-284.18

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	20.61 m
Has User Defined Length?	True	Slope (Calculated)	0.011 m/m
Length (User Defined)	20.61 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-10

<General>			
ID	103	Hyperlinks	<Collection: 0 items>
Label	GU-10	Start Node	CB-14
Notes		Stop Node	CB-13

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
18.22	-230.61
-14.96	-248.16

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	47.38 m
Has User Defined Length?	True	Slope (Calculated)	0.003 m/m
Length (User Defined)	47.38 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-9

<General>			
ID	102	Hyperlinks	<Collection: 0 items>
Label	GU-9	Start Node	CB-10
Notes		Stop Node	CB-13

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-51.13	-233.51
-14.96	-248.16

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	70.60 m
Has User Defined Length?	True	Slope (Calculated)	0.001 m/m
Length (User Defined)	70.60 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-8

<General>			
ID	101	Hyperlinks	<Collection: 0 items>
Label	GU-8	Start Node	CB-9
Notes		Stop Node	CB-10

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-65.67	-205.69
-51.13	-233.51

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	71.60 m
Has User Defined Length?	True	Slope (Calculated)	0.003 m/m
Length (User Defined)	71.60 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-7

<General>			
ID	100	Hyperlinks	<Collection: 0 items>
Label	GU-7	Start Node	CB-8
Notes		Stop Node	CB-9

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-62.19	-183.62
-65.67	-205.69

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	52.12 m
Has User Defined Length?	True	Slope (Calculated)	0.005 m/m
Length (User Defined)	52.12 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-6

<General>			
ID	99	Hyperlinks	<Collection: 0 items>
Label	GU-6	Start Node	CB-7
Notes		Stop Node	CB-8

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-54.75	-161.29
-62.19	-183.62

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	55.79 m
Has User Defined Length?	True	Slope (Calculated)	0.004 m/m
Length (User Defined)	55.79 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-5

<General>			
ID	98	Hyperlinks	<Collection: 0 items>
Label	GU-5	Start Node	CB-6
Notes		Stop Node	CB-14

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-33.49	-142.42
18.22	-230.61

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	187.00 m
Has User Defined Length?	True	Slope (Calculated)	0.003 m/m
Length (User Defined)	187.00 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-4

<General>			
ID	97	Hyperlinks	<Collection: 0 items>
Label	GU-4	Start Node	CB-4
Notes		Stop Node	CB-6

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-34.02	-85.55
-33.49	-142.42

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	117.54 m
Has User Defined Length?	True	Slope (Calculated)	0.005 m/m
Length (User Defined)	117.54 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-3

<General>			
ID	96	Hyperlinks	<Collection: 0 items>
Label	GU-3	Start Node	CB-5
Notes		Stop Node	CB-7

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-54.75	-87.14
-54.75	-161.29

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	140.00 m
Has User Defined Length?	True	Slope (Calculated)	0.004 m/m
Length (User Defined)	140.00 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-2

<General>			
ID	95	Hyperlinks	<Collection: 0 items>
Label	GU-2	Start Node	CB-2
Notes		Stop Node	CB-5

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
-19.65	11.21
-54.75	-87.14

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	207.30 m
Has User Defined Length?	True	Slope (Calculated)	0.007 m/m
Length (User Defined)	207.30 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

GU-1

<General>			
ID	94	Hyperlinks	<Collection: 0 items>
Label	GU-1	Start Node	CB-1
Notes		Stop Node	CB-4

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
3.86	12.52
-34.02	-85.55

Active Topology	
Is Active?	True

Physical			
Gutter Type	Same as Start Node Gutter	Length (Unified)	208.00 m
Has User Defined Length?	True	Slope (Calculated)	0.007 m/m
Length (User Defined)	208.00 m		

Results (Flow)	
Flow (Start)	0.00 m ³ /s

Results (Hydraulic Summary)			
Velocity	(N/A) m/s	Area (Full Flow)	(N/A) m ²

Results (Profile)			
Depth (In)	0.00 m	Depth (Out)	0.00 m

Results			
CA (Gutter)	0.000 ha	Depth/Rise	(N/A) %
Additional Carryover (Gutter)	0.00 m ³ /s	Spread / Top Width (Start)	0.00 m
Tc (Gutter)	0.083 hours	Rise (Unified)	0.00 m
Intensity (Gutter)	0.000 mm/h	Spread / Top Width (Stop)	0.00 m
Rational Flow (Gutter)	0.00 m ³ /s		

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-31

<General>			
ID	92	Hyperlinks	<Collection: 0 items>
Label	CO-31	Start Node	CB-24
Notes		Stop Node	O-1

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.26	-555.46
92.49	-571.12

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	2.607 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	2.414 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	25.03 m
Number of Barrels	1	Length (Unified)	25.03 m
Roughness Type	Single Roughness	Slope (Calculated)	0.008 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	0.00 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	19		
Results (Flow)			
Flow	13.10 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	4.67 m/s	Capacity (Full Flow)	19.92 m ³ /s
Depth (Normal)	0.92 m	Capacity (Design)	19.92 m ³ /s
Depth (Critical)	1.23 m	Capacity (Excess Full Flow)	6.82 m ³ /s
Froude Number (Normal)	1.553	Capacity (Excess Design)	6.82 m ³ /s
Depth (Normal) / Rise	60.6 %	Flow / Capacity (Design)	65.8 %
Friction Slope	0.005 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	1.85 m	Area (Flow)	2.8 m ²
Specific Energy (Out)	1.92 m	Wetted Perimeter	4.89 m
Time (Pipe Flow)	0.001 hours		
Results (Profile Summary)			
Profile Description	S2	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.23 m	Elevation Ground (Stop)	4.614 m
Depth (Out)	1.02 m	Elevation Crown (Start)	4.127 m
Energy Grade Line (In)	4.459 m	Elevation Crown (Stop)	3.934 m
Energy Grade Line (Out)	4.335 m	Cover (Start)	3.610 m
Hydraulic Grade Line (In)	3.841 m	Cover (Stop)	0.680 m
Hydraulic Grade Line (Out)	3.438 m	Cover (Minimum)	(N/A) m
Headloss	0.40 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.737 m	Cover (Average)	2.145 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	11.370 min	System Known Flow	13.10 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	13.10 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.617 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.309 m
Upstream Structure Hydraulic Grade Line (In)	4.150 m	Upstream Structure Energy Grade Line (In)	4.472 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	2.51 m/s	Upstream Structure	CB-24
Results			
Is Surcharged?	False	Velocity (Out)	4.20 m/s
Depth/Rise	74.3 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	3.48 m/s	Velocity Head (Out)	0.897 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-30

<General>			
ID	91	Hyperlinks	<Collection: 0 items>
Label	CO-30	Start Node	CB-23
Notes		Stop Node	CB-24

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.45	-527.67
65.26	-555.46

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	2.680 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	2.607 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	85.27 m
Number of Barrels	1	Length (Unified)	85.27 m
Roughness Type	Single Roughness	Slope (Calculated)	0.001 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	60.47 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	18		
Results (Flow)			
Flow	11.65 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	2.51 m/s	Capacity (Full Flow)	6.64 m ³ /s
Depth (Normal)	(N/A) m	Capacity (Design)	6.64 m ³ /s
Depth (Critical)	1.14 m	Capacity (Excess Full Flow)	-5.01 m ³ /s
Froude Number (Normal)	0.651	Capacity (Excess Design)	-5.01 m ³ /s
Depth (Normal) / Rise	(N/A) %	Flow / Capacity (Design)	175.5 %
Friction Slope	0.003 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	2.02 m	Area (Flow)	4.6 m ²
Specific Energy (Out)	1.87 m	Wetted Perimeter	9.14 m
Time (Pipe Flow)	0.009 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.70 m	Elevation Ground (Stop)	7.737 m
Depth (Out)	1.54 m	Elevation Crown (Start)	4.200 m
Energy Grade Line (In)	4.697 m	Elevation Crown (Stop)	4.127 m
Energy Grade Line (Out)	4.472 m	Cover (Start)	4.130 m
Hydraulic Grade Line (In)	4.375 m	Cover (Stop)	3.610 m
Hydraulic Grade Line (Out)	4.150 m	Cover (Minimum)	(N/A) m
Headloss	0.22 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.330 m	Cover (Average)	3.870 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	10.805 min	System Known Flow	11.65 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	11.65 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.322 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.161 m
Upstream Structure Hydraulic Grade Line (In)	4.536 m	Upstream Structure Energy Grade Line (In)	4.829 m

Multiple Element Report

Results (Upstream Structure)			
Upstream Structure Velocity (In-Governing)	2.40 m/s	Upstream Structure	CB-23
Results			
Is Surcharged?	True	Velocity (Out)	2.51 m/s
Depth/Rise	106.5 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	2.51 m/s	Velocity Head (Out)	0.322 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-29

<General>			
ID	90	Hyperlinks	<Collection: 0 items>
Label	CO-29	Start Node	CB-22
Notes		Stop Node	CB-23

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
65.82	-500.07
65.45	-527.67

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	2.769 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	2.680 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	57.80 m
Number of Barrels	1	Length (Unified)	57.80 m
Roughness Type	Single Roughness	Slope (Calculated)	0.002 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	0.39 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	17		
Results (Flow)			
Flow	11.11 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	2.40 m/s	Capacity (Full Flow)	8.90 m ³ /s
Depth (Normal)	1.47 m	Capacity (Design)	8.90 m ³ /s
Depth (Critical)	1.11 m	Capacity (Excess Full Flow)	-2.21 m ³ /s
Froude Number (Normal)	0.621	Capacity (Excess Design)	-2.21 m ³ /s
Depth (Normal) / Rise	96.4 %	Flow / Capacity (Design)	124.8 %
Friction Slope	0.002 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	2.20 m	Area (Flow)	4.6 m ²
Specific Energy (Out)	2.15 m	Wetted Perimeter	9.14 m
Time (Pipe Flow)	0.007 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.91 m	Elevation Ground (Stop)	8.330 m
Depth (Out)	1.86 m	Elevation Crown (Start)	4.289 m
Energy Grade Line (In)	4.968 m	Elevation Crown (Stop)	4.200 m
Energy Grade Line (Out)	4.829 m	Cover (Start)	3.750 m
Hydraulic Grade Line (In)	4.675 m	Cover (Stop)	4.130 m
Hydraulic Grade Line (Out)	4.536 m	Cover (Minimum)	(N/A) m
Headloss	0.14 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	8.039 m	Cover (Average)	3.940 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	10.403 min	System Known Flow	11.11 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	11.11 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.293 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.146 m
Upstream Structure Hydraulic Grade Line (In)	4.821 m	Upstream Structure Energy Grade Line (In)	5.090 m

Multiple Element Report

Results (Upstream Structure)

Upstream Structure Velocity (In-Governing)	2.30 m/s	Upstream Structure	CB-22
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Results

Is Surcharged?	True	Velocity (Out)	2.40 m/s
Depth/Rise	123.7 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	2.40 m/s	Velocity Head (Out)	0.293 m

Calculation Messages

Time (hours)	Message
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Multiple Element Report

CO-28

<General>			
ID	89	Hyperlinks	<Collection: 0 items>
Label	CO-28	Start Node	CB-21
Notes		Stop Node	CB-22

GIS-IDs

GIS-ID

Geometry

X (m)	Y (m)
66.01	-472.84
65.82	-500.07

Active Topology	
Is Active?	True

Design			
Design Conduit?	True	Design Stop Invert?	True
Design Start Invert?	True	Specify Local Pipe Constraint?	False

Diversion	
Is Diversion Link?	False

Physical			
Conduit Type	User Defined Conduit	Conduit Description	Box - 3.05 x 1.52 m
Size (Display)	(N/A)	Set Invert to Start?	True
Section Type	Box	Invert (Start)	2.962 m
Material	Concrete	Set Invert to Stop?	True
Rise	1.52 m	Invert (Stop)	2.769 m
Span	3.05 m	Has User Defined Length?	True
Wall Thickness	0.00 m	Length (User Defined)	59.20 m
Number of Barrels	1	Length (Unified)	59.20 m
Roughness Type	Single Roughness	Slope (Calculated)	0.003 m/m
Manning's n	0.013	Has User Defined Bend Angle?	False
Use Local Conduit Description?	False	Bend Angle (Calculated)	0.38 degrees

Physical (Culvert)	
Is Culvert?	False

Results (Engine Parsing)	
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Multiple Element Report

Results (Engine Parsing)			
Branch ID	1	Subnetwork Outfall	O-1
Branch Element ID	16		
Results (Flow)			
Flow	10.64 m ³ /s	Flow (Total Lateral Inflow)	0.00 m ³ /s
Results (Hydraulic Summary)			
Velocity	2.30 m/s	Capacity (Full Flow)	12.95 m ³ /s
Depth (Normal)	1.08 m	Capacity (Design)	12.95 m ³ /s
Depth (Critical)	1.07 m	Capacity (Excess Full Flow)	2.31 m ³ /s
Froude Number (Normal)	0.994	Capacity (Excess Design)	2.31 m ³ /s
Depth (Normal) / Rise	71.0 %	Flow / Capacity (Design)	82.2 %
Friction Slope	0.002 m/m	Area (Full Flow)	4.6 m ²
Specific Energy (In)	2.26 m	Area (Flow)	3.3 m ²
Specific Energy (Out)	2.32 m	Wetted Perimeter	5.21 m
Time (Pipe Flow)	0.007 hours		
Results (Profile Summary)			
Profile Description	Pressure	Culvert Control Type	<None>
Has Hydraulic Jump?	False		
Results (Profile)			
Depth (In)	1.99 m	Elevation Ground (Stop)	8.039 m
Depth (Out)	2.05 m	Elevation Crown (Start)	4.482 m
Energy Grade Line (In)	5.220 m	Elevation Crown (Stop)	4.289 m
Energy Grade Line (Out)	5.090 m	Cover (Start)	3.170 m
Hydraulic Grade Line (In)	4.951 m	Cover (Stop)	3.750 m
Hydraulic Grade Line (Out)	4.821 m	Cover (Minimum)	(N/A) m
Headloss	0.13 m	Minimum Cover Distance Along Pipe	(N/A) m
Elevation Ground (Start)	7.652 m	Cover (Average)	3.460 m
Results (System Flow)			
System Drainage Area	0.0 m ²	System Rational Flow	0.00 m ³ /s
System CA	0.000 ha	System Additional Flow	0.00 m ³ /s
System Flow Time	9.973 min	System Known Flow	10.64 m ³ /s
System Intensity	203.200 mm/h	System Fixed Flow	10.64 m ³ /s
Results (Upstream Structure)			
Upstream Inlet Tc	0.000 hours	Upstream Structure Velocity Head (In-Governing)	0.269 m
Upstream Structure Flow (Total Surface)	0.00 m ³ /s	Upstream Structure Headloss Coefficient	0.500
Upstream Structure Flow (Total Bypassed)	0.00 m ³ /s	Upstream Structure Headloss	0.134 m
Upstream Structure Hydraulic Grade Line (In)	5.086 m	Upstream Structure Energy Grade Line (In)	5.323 m

Multiple Element Report

Results (Upstream Structure)

Upstream Structure Velocity (In-Governing)	2.16 m/s	Upstream Structure	CB-21
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Results

Is Surcharged?	True	Velocity (Out)	2.30 m/s
Depth/Rise	132.9 %	Upstream Inlet Area	(N/A) ha
Rise (Unified)	1.52 m	Upstream Inlet C	(N/A)
Velocity (In)	2.30 m/s	Velocity Head (Out)	0.269 m

Calculation Messages

Time (hours)	Message
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Results of StormCad Storm Sewer Model, 2-yr

Analysis Results

Scenario: Base

Title
 Engineer
 Company
 Date 7/3/2020
 Notes

Scenario Summary

ID	1
Label	Base
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Base Physical
Boundary Condition	Base Boundary Condition
Initial Settings	Base Initial Settings
Hydrology	Base Hydrology
Output	Base Output
Infiltration and Inflow	Base Infiltration and Inflow
Rainfall Runoff	Base Rainfall Runoff
Water Quality	Base Water Quality
Sanitary Loading	Base Sanitary Loading
Headloss	Base Headloss
Operational	Base Operational
Design	Base Design
System Flows	Base System Flows
SCADA	Base SCADA
Energy Cost	Base Energy Cost
Solver Calculation Options	Base Calculation Options

Network Inventory

Conduits	23	Manholes	2
-Circle	15	Property Connections	0
-Box	8	Taps	0
-Ellipse	0	Transitions	0
-Virtual	0	Cross Sections	0
-Irregular Channel	0	Outfalls	1
-Trapezoidal Channel	0	Catchments	0
-Triangular Channel	0	Low Impact Development Controls	0
-Rectangular Channel	0	Ponds	0
-Pipe-Arch	0	Pond Outlet Structures	0
Laterals	0	Headwalls	1
Channels	0	Pumps	0
Gutters	16	Wet Wells	0
Pressure Pipes	0	Pressure Junctions	0
Catch Basins	20	SCADA Elements	0
-Maximum Capacity	0	Pump Stations	0
-Full Capture	20	Variable Speed Pump Batteries	0
-Catalog Inlet	0	Air Valves	0

Analysis Results

Scenario: Base

Outfall elements for network with outlet: <None>

Label	System Additional Flow (m³/s)	System Known Flow (m³/s)	System Rational Flow (m³/s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
O-1	0.00	8.92	0.00	302.747	14.552	0.000

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-1	Circle	Circle - 45.72 cm	15.22	1	0.004	0.02
CO-2	Circle	Circle - 45.72 cm	76.46	1	0.003	0.05
CO-3	Circle	Circle - 45.72 cm	89.66	1	0.007	0.33
CO-4	Circle	Circle - 45.72 cm	126.58	1	0.004	0.33
CO-6	Circle	Circle - 30.48 cm	117.54	1	0.005	1.10
CO-7	Circle	Circle - 76.20 cm	29.94	1	0.015	1.13
CO-8	Circle	Circle - 76.20 cm	55.79	1	0.004	1.17
CO-9	Circle	Circle - 76.20 cm	52.12	1	0.005	1.28
CO-10	Circle	Circle - 60.96 cm	71.60	1	0.003	2.46
CO-12	Circle	Circle - 91.44 cm	20.61	2	0.004	3.06
CO-13	Circle	Circle - 91.44 cm	120.72	2	0.005	3.07
CO-16	Circle	Circle - 76.20 cm	47.38	1	0.009	0.33
CO-19	Circle	Circle - 60.96 cm	13.66	1	0.023	0.04
CO-20	Circle	Circle - 45.72 cm	18.41	1	0.006	0.28
CO-22	Circle	Circle - 60.96 cm	70.60	1	0.004	2.55
CO-24	Box	Box - 3.05 x 1.52 m	51.25	1	0.015	5.37
CO-25	Box	Box - 3.05 x 1.52 m	174.80	1	0.003	6.75
CO-26	Box	Box - 3.05 x 1.52 m	87.00	1	0.001	6.75
CO-27	Box	Box - 3.05 x 1.52 m	68.30	1	0.002	6.75
CO-28	Box	Box - 3.05 x 1.52 m	59.20	1	0.003	7.19

Analysis Results

Scenario: Base

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-29	Box	Box - 3.05 x 1.52 m	57.80	1	0.002	7.52
CO-30	Box	Box - 3.05 x 1.52 m	85.27	1	0.001	7.90
CO-31	Box	Box - 3.05 x 1.52 m	25.03	1	0.008	8.92
Velocity (m/s)	Invert (Start) (m)	Invert (Stop) (m)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)		
0.12	8.635	8.577	10.288	10.287		
0.30	8.577	8.361	10.383	10.361		
2.01	8.361	7.690	10.514	9.410		
2.01	7.690	7.163	10.311	8.753		
15.08	7.163	6.612	147.920	8.172		
2.48	6.612	6.153	8.456	8.173		
2.57	6.153	5.907	8.503	7.937		
2.81	5.907	5.635	8.298	7.665		
8.43	5.635	5.385	18.045	7.485		
2.33	5.134	5.053	6.540	6.405		
2.34	5.053	4.458	6.210	5.412		
0.72	5.561	5.134	6.827	6.789		
0.14	7.480	7.163	8.754	8.753		
1.71	8.471	8.361	10.524	10.361		
8.74	5.385	5.134	17.977	6.789		
4.39	4.458	3.689	5.139	4.738		
2.71	3.689	3.183	4.581	4.528		
2.02	3.183	3.074	4.450	4.392		
2.22	3.074	2.962	4.310	4.271		
2.88	2.962	2.769	4.174	4.170		
2.24	2.769	2.680	4.080	4.040		
1.70	2.680	2.607	3.931	3.801		
4.15	2.607	2.414	3.562	3.500		

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m³/s)	Flow (Total Bypassed) (m³/s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-1	Full Capture	0.00	0.00	100.0	10.288	10.288
CB-2	Full Capture	0.00	0.00	100.0	10.291	10.287
CB-4	Full Capture	0.00	0.00	100.0	20.341	8.753
CB-5	Full Capture	0.00	0.00	100.0	8.754	8.754
CB-6	Full Capture	0.00	0.00	100.0	8.360	8.172
CB-7	Full Capture	0.00	0.00	100.0	8.341	8.173
CB-8	Full Capture	0.00	0.00	100.0	8.178	7.937

Analysis Results

Scenario: Base

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m ³ /s)	Flow (Total Bypassed) (m ³ /s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-9	Full Capture	0.00	0.00	100.0	9.838	7.665
CB-10	Full Capture	0.00	0.00	100.0	11.377	7.485
CB-13	Full Capture	0.00	0.00	100.0	6.789	6.540
CB-14	Full Capture	0.00	0.00	100.0	6.841	6.827
CB-15	Full Capture	0.00	0.00	100.0	6.405	6.210
CB-17	Full Capture	0.00	0.00	100.0	5.412	5.139
CB-18	Full Capture	0.00	0.00	100.0	4.738	4.581
CB-19	Full Capture	0.00	0.00	100.0	4.528	4.450
CB-20	Full Capture	0.00	0.00	100.0	4.392	4.310
CB-21	Full Capture	0.00	0.00	100.0	4.271	4.174
CB-22	Full Capture	0.00	0.00	100.0	4.170	4.080
CB-23	Full Capture	0.00	0.00	100.0	4.040	3.931
CB-24	Full Capture	0.00	0.00	100.0	3.801	3.562

Headloss (m)	Headloss Method
0.00	Standard
0.00	Standard
11.59	Standard
0.00	Standard
0.19	Standard
0.17	Standard
0.24	Standard
2.17	Standard
3.89	Standard
0.25	Standard
0.01	Standard
0.20	Standard
0.27	Standard
0.16	Standard
0.08	Standard
0.08	Standard
0.10	Standard
0.09	Standard
0.11	Standard
0.24	Standard

Manhole elements for network with outlet: O-1

Label	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)	Headloss (m)	Headloss Method	System Additional Flow (m ³ /s)	System Known Flow (m ³ /s)
MH-1	10.526	10.361	0.16	Standard	0.00	0.33
MH-2	9.534	9.410	0.12	Standard	0.00	0.33

Analysis Results

Scenario: Base

Manhole elements for network with outlet: O-1

System Rational Flow (m ³ /s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
0.00	203.200	6.266	0.000
0.00	203.200	7.010	0.000

Results of StormCad Storm Sewer Model, 10-yr

Analysis Results

Scenario: Base

Title
 Engineer
 Company
 Date 7/3/2020
 Notes

Scenario Summary

ID	1
Label	Base
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Base Physical
Boundary Condition	Base Boundary Condition
Initial Settings	Base Initial Settings
Hydrology	Base Hydrology
Output	Base Output
Infiltration and Inflow	Base Infiltration and Inflow
Rainfall Runoff	Base Rainfall Runoff
Water Quality	Base Water Quality
Sanitary Loading	Base Sanitary Loading
Headloss	Base Headloss
Operational	Base Operational
Design	Base Design
System Flows	Base System Flows
SCADA	Base SCADA
Energy Cost	Base Energy Cost
Solver Calculation Options	Base Calculation Options

Network Inventory

Conduits	23	Manholes	2
-Circle	15	Property Connections	0
-Box	8	Taps	0
-Ellipse	0	Transitions	0
-Virtual	0	Cross Sections	0
-Irregular Channel	0	Outfalls	1
-Trapezoidal Channel	0	Catchments	0
-Triangular Channel	0	Low Impact Development Controls	0
-Rectangular Channel	0	Ponds	0
-Pipe-Arch	0	Pond Outlet Structures	0
Laterals	0	Headwalls	1
Channels	0	Pumps	0
Gutters	16	Wet Wells	0
Pressure Pipes	0	Pressure Junctions	0
Catch Basins	20	SCADA Elements	0
-Maximum Capacity	0	Pump Stations	0
-Full Capture	20	Variable Speed Pump Batteries	0
-Catalog Inlet	0	Air Valves	0

Analysis Results

Scenario: Base

Outfall elements for network with outlet: <None>

Label	System Additional Flow (m³/s)	System Known Flow (m³/s)	System Rational Flow (m³/s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
O-1	0.00	10.79	0.00	302.970	12.968	0.000

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-1	Circle	Circle - 45.72 cm	15.22	1	0.004	0.03
CO-2	Circle	Circle - 45.72 cm	76.46	1	0.003	0.05
CO-3	Circle	Circle - 45.72 cm	89.66	1	0.007	0.52
CO-4	Circle	Circle - 45.72 cm	126.58	1	0.004	0.52
CO-6	Circle	Circle - 30.48 cm	117.54	1	0.005	1.45
CO-7	Circle	Circle - 76.20 cm	29.94	1	0.015	1.49
CO-8	Circle	Circle - 76.20 cm	55.79	1	0.004	1.54
CO-9	Circle	Circle - 76.20 cm	52.12	1	0.005	1.66
CO-10	Circle	Circle - 60.96 cm	71.60	1	0.003	3.07
CO-12	Circle	Circle - 91.44 cm	20.61	2	0.004	3.79
CO-13	Circle	Circle - 91.44 cm	120.72	2	0.005	3.80
CO-16	Circle	Circle - 76.20 cm	47.38	1	0.009	0.39
CO-19	Circle	Circle - 60.96 cm	13.66	1	0.023	0.05
CO-20	Circle	Circle - 45.72 cm	18.41	1	0.006	0.47
CO-22	Circle	Circle - 60.96 cm	70.60	1	0.004	3.18
CO-24	Box	Box - 3.05 x 1.52 m	51.25	1	0.015	6.55
CO-25	Box	Box - 3.05 x 1.52 m	174.80	1	0.003	8.21
CO-26	Box	Box - 3.05 x 1.52 m	87.00	1	0.001	8.21
CO-27	Box	Box - 3.05 x 1.52 m	68.30	1	0.002	8.21
CO-28	Box	Box - 3.05 x 1.52 m	59.20	1	0.003	8.72

Analysis Results

Scenario: Base

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-29	Box	Box - 3.05 x 1.52 m	57.80	1	0.002	9.12
CO-30	Box	Box - 3.05 x 1.52 m	85.27	1	0.001	9.57
CO-31	Box	Box - 3.05 x 1.52 m	25.03	1	0.008	10.79
Velocity (m/s)	Invert (Start) (m)	Invert (Stop) (m)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)		
0.18	8.635	8.577	10.289	10.287		
0.30	8.577	8.361	10.383	10.361		
3.17	8.361	7.690	12.150	9.410		
3.17	7.690	7.163	12.622	8.753		
19.87	7.163	6.612	250.998	8.172		
3.27	6.612	6.153	8.666	8.173		
3.38	6.153	5.907	8.918	7.937		
3.64	5.907	5.635	8.730	7.665		
10.52	5.635	5.385	23.931	7.485		
2.89	5.134	5.053	7.275	7.068		
2.89	5.053	4.458	6.769	5.547		
0.86	5.561	5.134	7.447	7.394		
0.17	7.480	7.163	8.754	8.753		
2.86	8.471	8.361	10.821	10.361		
10.90	5.385	5.134	24.794	7.394		
4.70	4.458	3.689	5.236	5.253		
2.88	3.689	3.183	5.169	4.955		
1.77	3.183	3.074	4.876	4.762		
1.77	3.074	2.962	4.683	4.594		
1.88	2.962	2.769	4.504	4.416		
1.97	2.769	2.680	4.317	4.224		
2.06	2.680	2.607	4.099	3.963		
4.40	2.607	2.414	3.692	3.500		

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m³/s)	Flow (Total Bypassed) (m³/s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-1	Full Capture	0.00	0.00	100.0	10.289	10.289
CB-2	Full Capture	0.00	0.00	100.0	10.291	10.287
CB-4	Full Capture	0.00	0.00	100.0	28.888	8.753
CB-5	Full Capture	0.00	0.00	100.0	8.755	8.754
CB-6	Full Capture	0.00	0.00	100.0	8.499	8.172
CB-7	Full Capture	0.00	0.00	100.0	8.464	8.173
CB-8	Full Capture	0.00	0.00	100.0	8.342	7.937

Analysis Results

Scenario: Base

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m ³ /s)	Flow (Total Bypassed) (m ³ /s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-9	Full Capture	0.00	0.00	100.0	11.050	7.665
CB-10	Full Capture	0.00	0.00	100.0	13.538	7.485
CB-13	Full Capture	0.00	0.00	100.0	7.657	7.275
CB-14	Full Capture	0.00	0.00	100.0	7.466	7.447
CB-15	Full Capture	0.00	0.00	100.0	7.068	6.769
CB-17	Full Capture	0.00	0.00	100.0	5.547	5.236
CB-18	Full Capture	0.00	0.00	100.0	5.253	5.169
CB-19	Full Capture	0.00	0.00	100.0	4.955	4.876
CB-20	Full Capture	0.00	0.00	100.0	4.762	4.683
CB-21	Full Capture	0.00	0.00	100.0	4.594	4.504
CB-22	Full Capture	0.00	0.00	100.0	4.416	4.317
CB-23	Full Capture	0.00	0.00	100.0	4.224	4.099
CB-24	Full Capture	0.00	0.00	100.0	3.963	3.692

Headloss (m)	Headloss Method
0.00	Standard
0.00	Standard
20.13	Standard
0.00	Standard
0.33	Standard
0.29	Standard
0.41	Standard
3.38	Standard
6.05	Standard
0.38	Standard
0.02	Standard
0.30	Standard
0.31	Standard
0.08	Standard
0.08	Standard
0.08	Standard
0.09	Standard
0.10	Standard
0.12	Standard
0.27	Standard

Manhole elements for network with outlet: O-1

Label	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)	Headloss (m)	Headloss Method	System Additional Flow (m ³ /s)	System Known Flow (m ³ /s)
MH-1	10.770	10.361	0.41	Standard	0.00	0.52
MH-2	9.717	9.410	0.31	Standard	0.00	0.52

Analysis Results

Scenario: Base

Manhole elements for network with outlet: O-1

System Rational Flow (m ³ /s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
0.00	203.200	5.572	0.000
0.00	203.200	6.044	0.000

Results of StormCad Storm Sewer Model, 25-yr

Analysis Results

Scenario: Base

Title
 Engineer
 Company
 Date 7/3/2020
 Notes

Scenario Summary

ID	1
Label	Base
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Base Physical
Boundary Condition	Base Boundary Condition
Initial Settings	Base Initial Settings
Hydrology	Base Hydrology
Output	Base Output
Infiltration and Inflow	Base Infiltration and Inflow
Rainfall Runoff	Base Rainfall Runoff
Water Quality	Base Water Quality
Sanitary Loading	Base Sanitary Loading
Headloss	Base Headloss
Operational	Base Operational
Design	Base Design
System Flows	Base System Flows
SCADA	Base SCADA
Energy Cost	Base Energy Cost
Solver Calculation Options	Base Calculation Options

Network Inventory

Conduits	23	Manholes	2
-Circle	15	Property Connections	0
-Box	8	Taps	0
-Ellipse	0	Transitions	0
-Virtual	0	Cross Sections	0
-Irregular Channel	0	Outfalls	1
-Trapezoidal Channel	0	Catchments	0
-Triangular Channel	0	Low Impact Development Controls	0
-Rectangular Channel	0	Ponds	0
-Pipe-Arch	0	Pond Outlet Structures	0
Laterals	0	Headwalls	1
Channels	0	Pumps	0
Gutters	16	Wet Wells	0
Pressure Pipes	0	Pressure Junctions	0
Catch Basins	20	SCADA Elements	0
-Maximum Capacity	0	Pump Stations	0
-Full Capture	20	Variable Speed Pump Batteries	0
-Catalog Inlet	0	Air Valves	0

Analysis Results

Scenario: Base

Outfall elements for network with outlet: <None>

Label	System Additional Flow (m³/s)	System Known Flow (m³/s)	System Rational Flow (m³/s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
O-1	0.00	11.76	0.00	303.099	12.053	0.000

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-1	Circle	Circle - 45.72 cm	15.22	1	0.004	0.03
CO-2	Circle	Circle - 45.72 cm	76.46	1	0.003	0.06
CO-3	Circle	Circle - 45.72 cm	89.66	1	0.007	0.66
CO-4	Circle	Circle - 45.72 cm	126.58	1	0.004	0.66
CO-6	Circle	Circle - 30.48 cm	117.54	1	0.005	1.66
CO-7	Circle	Circle - 76.20 cm	29.94	1	0.015	1.70
CO-8	Circle	Circle - 76.20 cm	55.79	1	0.004	1.76
CO-9	Circle	Circle - 76.20 cm	52.12	1	0.005	1.89
CO-10	Circle	Circle - 60.96 cm	71.60	1	0.003	3.42
CO-12	Circle	Circle - 91.44 cm	20.61	2	0.004	4.19
CO-13	Circle	Circle - 91.44 cm	120.72	2	0.005	4.21
CO-16	Circle	Circle - 76.20 cm	47.38	1	0.009	0.43
CO-19	Circle	Circle - 60.96 cm	13.66	1	0.023	0.06
CO-20	Circle	Circle - 45.72 cm	18.41	1	0.006	0.60
CO-22	Circle	Circle - 60.96 cm	70.60	1	0.004	3.54
CO-24	Box	Box - 3.05 x 1.52 m	51.25	1	0.015	7.18
CO-25	Box	Box - 3.05 x 1.52 m	174.80	1	0.003	8.97
CO-26	Box	Box - 3.05 x 1.52 m	87.00	1	0.001	8.97
CO-27	Box	Box - 3.05 x 1.52 m	68.30	1	0.002	8.97
CO-28	Box	Box - 3.05 x 1.52 m	59.20	1	0.003	9.53

Analysis Results

Scenario: Base

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-29	Box	Box - 3.05 x 1.52 m	57.80	1	0.002	9.96
CO-30	Box	Box - 3.05 x 1.52 m	85.27	1	0.001	10.45
CO-31	Box	Box - 3.05 x 1.52 m	25.03	1	0.008	11.76
Velocity (m/s)	Invert (Start) (m)	Invert (Stop) (m)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)		
0.18	8.635	8.577	10.289	10.287		
0.37	8.577	8.361	10.392	10.361		
4.02	8.361	7.690	13.825	9.410		
4.02	7.690	7.163	14.986	8.753		
22.75	7.163	6.612	326.427	8.172		
3.73	6.612	6.153	8.814	8.173		
3.86	6.153	5.907	9.218	7.937		
4.14	5.907	5.635	9.045	7.665		
11.72	5.635	5.385	27.895	7.485		
3.19	5.134	5.053	7.427	7.173		
3.21	5.053	4.458	7.171	5.672		
0.94	5.561	5.134	7.459	7.394		
0.21	7.480	7.163	8.754	8.753		
3.65	8.471	8.361	11.110	10.361		
12.13	5.385	5.134	28.956	7.394		
4.84	4.458	3.689	5.434	5.555		
1.93	3.689	3.183	5.460	5.189		
1.93	3.183	3.074	5.094	4.958		
1.93	3.074	2.962	4.863	4.757		
2.06	2.962	2.769	4.649	4.545		
2.15	2.769	2.680	4.427	4.316		
2.25	2.680	2.607	4.183	4.043		
4.52	2.607	2.414	3.756	3.360		

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m³/s)	Flow (Total Bypassed) (m³/s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-1	Full Capture	0.00	0.00	100.0	10.289	10.289
CB-2	Full Capture	0.00	0.00	100.0	10.292	10.287
CB-4	Full Capture	0.00	0.00	100.0	35.142	8.753
CB-5	Full Capture	0.00	0.00	100.0	8.755	8.754
CB-6	Full Capture	0.00	0.00	100.0	8.597	8.172
CB-7	Full Capture	0.00	0.00	100.0	8.553	8.173
CB-8	Full Capture	0.00	0.00	100.0	8.462	7.937

Analysis Results

Scenario: Base

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m ³ /s)	Flow (Total Bypassed) (m ³ /s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-9	Full Capture	0.00	0.00	100.0	11.865	7.665
CB-10	Full Capture	0.00	0.00	100.0	14.986	7.485
CB-13	Full Capture	0.00	0.00	100.0	7.861	7.394
CB-14	Full Capture	0.00	0.00	100.0	7.482	7.459
CB-15	Full Capture	0.00	0.00	100.0	7.538	7.171
CB-17	Full Capture	0.00	0.00	100.0	5.672	5.434
CB-18	Full Capture	0.00	0.00	100.0	5.555	5.460
CB-19	Full Capture	0.00	0.00	100.0	5.189	5.094
CB-20	Full Capture	0.00	0.00	100.0	4.958	4.863
CB-21	Full Capture	0.00	0.00	100.0	4.757	4.649
CB-22	Full Capture	0.00	0.00	100.0	4.545	4.427
CB-23	Full Capture	0.00	0.00	100.0	4.316	4.183
CB-24	Full Capture	0.00	0.00	100.0	4.043	3.756

Headloss (m)	Headloss Method
0.00	Standard
0.01	Standard
26.39	Standard
0.00	Standard
0.43	Standard
0.38	Standard
0.53	Standard
4.20	Standard
7.50	Standard
0.47	Standard
0.02	Standard
0.37	Standard
0.24	Standard
0.10	Standard
0.10	Standard
0.10	Standard
0.11	Standard
0.12	Standard
0.13	Standard
0.29	Standard

Manhole elements for network with outlet: O-1

Label	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)	Headloss (m)	Headloss Method	System Additional Flow (m ³ /s)	System Known Flow (m ³ /s)
MH-1	11.020	10.361	0.66	Standard	0.00	0.66
MH-2	9.904	9.410	0.49	Standard	0.00	0.66

Analysis Results

Scenario: Base

Manhole elements for network with outlet: O-1

System Rational Flow (m ³ /s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
0.00	203.200	4.875	0.000
0.00	203.200	5.247	0.000

Results of StormCad Storm Sewer Model, 100-yr

Analysis Results

Scenario: Base

Title
 Engineer
 Company
 Date 7/3/2020
 Notes

Scenario Summary

ID	1
Label	Base
Notes	
Active Topology	Base Active Topology
User Data Extensions	Base User Data Extensions
Physical	Base Physical
Boundary Condition	Base Boundary Condition
Initial Settings	Base Initial Settings
Hydrology	Base Hydrology
Output	Base Output
Infiltration and Inflow	Base Infiltration and Inflow
Rainfall Runoff	Base Rainfall Runoff
Water Quality	Base Water Quality
Sanitary Loading	Base Sanitary Loading
Headloss	Base Headloss
Operational	Base Operational
Design	Base Design
System Flows	Base System Flows
SCADA	Base SCADA
Energy Cost	Base Energy Cost
Solver Calculation Options	Base Calculation Options

Network Inventory

Conduits	23	Manholes	2
-Circle	15	Property Connections	0
-Box	8	Taps	0
-Ellipse	0	Transitions	0
-Virtual	0	Cross Sections	0
-Irregular Channel	0	Outfalls	1
-Trapezoidal Channel	0	Catchments	0
-Triangular Channel	0	Low Impact Development Controls	0
-Rectangular Channel	0	Ponds	0
-Pipe-Arch	0	Pond Outlet Structures	0
Laterals	0	Headwalls	1
Channels	0	Pumps	0
Gutters	16	Wet Wells	0
Pressure Pipes	0	Pressure Junctions	0
Catch Basins	20	SCADA Elements	0
-Maximum Capacity	0	Pump Stations	0
-Full Capture	20	Variable Speed Pump Batteries	0
-Catalog Inlet	0	Air Valves	0

Analysis Results

Scenario: Base

Outfall elements for network with outlet: <None>

Label	System Additional Flow (m³/s)	System Known Flow (m³/s)	System Rational Flow (m³/s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
O-1	0.00	13.10	0.00	303.183	11.460	0.000

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-1	Circle	Circle - 45.72 cm	15.22	1	0.004	0.03
CO-2	Circle	Circle - 45.72 cm	76.46	1	0.003	0.06
CO-3	Circle	Circle - 45.72 cm	89.66	1	0.007	0.88
CO-4	Circle	Circle - 45.72 cm	126.58	1	0.004	0.88
CO-6	Circle	Circle - 30.48 cm	117.54	1	0.005	1.99
CO-7	Circle	Circle - 76.20 cm	29.94	1	0.015	2.03
CO-8	Circle	Circle - 76.20 cm	55.79	1	0.004	2.09
CO-9	Circle	Circle - 76.20 cm	52.12	1	0.005	2.24
CO-10	Circle	Circle - 60.96 cm	71.60	1	0.003	3.92
CO-12	Circle	Circle - 91.44 cm	20.61	2	0.004	4.77
CO-13	Circle	Circle - 91.44 cm	120.72	2	0.005	4.78
CO-16	Circle	Circle - 76.20 cm	47.38	1	0.009	0.47
CO-19	Circle	Circle - 60.96 cm	13.66	1	0.023	0.06
CO-20	Circle	Circle - 45.72 cm	18.41	1	0.006	0.82
CO-22	Circle	Circle - 60.96 cm	70.60	1	0.004	4.05
CO-24	Box	Box - 3.05 x 1.52 m	51.25	1	0.015	8.05
CO-25	Box	Box - 3.05 x 1.52 m	174.80	1	0.003	10.03
CO-26	Box	Box - 3.05 x 1.52 m	87.00	1	0.001	10.03
CO-27	Box	Box - 3.05 x 1.52 m	68.30	1	0.002	10.03
CO-28	Box	Box - 3.05 x 1.52 m	59.20	1	0.003	10.64

Analysis Results

Scenario: Base

Conduit elements for network with outlet: O-1

Label	Section Type	Conduit Description	Length (Unified) (m)	Number of Barrels	Slope (Calculated) (m/m)	Flow (m³/s)
CO-29	Box	Box - 3.05 x 1.52 m	57.80	1	0.002	11.11
CO-30	Box	Box - 3.05 x 1.52 m	85.27	1	0.001	11.65
CO-31	Box	Box - 3.05 x 1.52 m	25.03	1	0.008	13.10
Velocity (m/s)	Invert (Start) (m)	Invert (Stop) (m)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)		
0.18	8.635	8.577	10.289	10.287		
0.37	8.577	8.361	10.392	10.361		
5.36	8.361	7.690	17.258	9.410		
5.36	7.690	7.163	19.833	8.753		
27.27	7.163	6.612	465.540	8.172		
4.45	6.612	6.153	9.088	8.173		
4.58	6.153	5.907	9.744	7.937		
4.91	5.907	5.635	9.604	7.665		
13.43	5.635	5.385	34.299	7.485		
3.63	5.134	5.053	7.502	7.173		
3.64	5.053	4.458	8.204	6.271		
1.03	5.561	5.134	7.472	7.394		
0.21	7.480	7.163	8.754	8.753		
4.99	8.471	8.361	11.760	10.361		
13.88	5.385	5.134	35.616	7.394		
1.73	4.458	3.689	6.148	6.084		
2.16	3.689	3.183	5.965	5.625		
2.16	3.183	3.074	5.506	5.337		
2.16	3.074	2.962	5.218	5.086		
2.30	2.962	2.769	4.951	4.821		
2.40	2.769	2.680	4.675	4.536		
2.51	2.680	2.607	4.375	4.150		
4.67	2.607	2.414	3.841	3.438		

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m³/s)	Flow (Total Bypassed) (m³/s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-1	Full Capture	0.00	0.00	100.0	10.289	10.289
CB-2	Full Capture	0.00	0.00	100.0	10.292	10.287
CB-4	Full Capture	0.00	0.00	100.0	46.677	8.753
CB-5	Full Capture	0.00	0.00	100.0	8.755	8.754
CB-6	Full Capture	0.00	0.00	100.0	8.778	8.172
CB-7	Full Capture	0.00	0.00	100.0	8.708	8.173
CB-8	Full Capture	0.00	0.00	100.0	8.675	7.937

Analysis Results

Scenario: Base

Catch Basin elements for network with outlet: O-1

Label	Inlet Type	Flow (Captured) (m ³ /s)	Flow (Total Bypassed) (m ³ /s)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)
CB-9	Full Capture	0.00	0.00	100.0	13.183	7.665
CB-10	Full Capture	0.00	0.00	100.0	17.302	7.485
CB-13	Full Capture	0.00	0.00	100.0	7.999	7.394
CB-14	Full Capture	0.00	0.00	100.0	7.499	7.472
CB-15	Full Capture	0.00	0.00	100.0	7.646	7.173
CB-17	Full Capture	0.00	0.00	100.0	6.271	6.148
CB-18	Full Capture	0.00	0.00	100.0	6.084	5.965
CB-19	Full Capture	0.00	0.00	100.0	5.625	5.506
CB-20	Full Capture	0.00	0.00	100.0	5.337	5.218
CB-21	Full Capture	0.00	0.00	100.0	5.086	4.951
CB-22	Full Capture	0.00	0.00	100.0	4.821	4.675
CB-23	Full Capture	0.00	0.00	100.0	4.536	4.375
CB-24	Full Capture	0.00	0.00	100.0	4.150	3.841

Headloss (m)	Headloss Method
0.00	Standard
0.01	Standard
37.92	Standard
0.00	Standard
0.61	Standard
0.54	Standard
0.74	Standard
5.52	Standard
9.82	Standard
0.61	Standard
0.03	Standard
0.47	Standard
0.12	Standard
0.12	Standard
0.12	Standard
0.12	Standard
0.13	Standard
0.15	Standard
0.16	Standard
0.31	Standard

Manhole elements for network with outlet: O-1

Label	Hydraulic Grade Line (In) (m)	Hydraulic Grade Line (Out) (m)	Headloss (m)	Headloss Method	System Additional Flow (m ³ /s)	System Known Flow (m ³ /s)
MH-1	11.533	10.361	1.17	Standard	0.00	0.88
MH-2	10.289	9.410	0.88	Standard	0.00	0.88

Analysis Results

Scenario: Base

Manhole elements for network with outlet: O-1

System Rational Flow (m ³ /s)	System Intensity (mm/h)	System Flow Time (min)	System CA (ha)
0.00	203.200	4.875	0.000
0.00	203.200	5.154	0.000



Appendix L



GOBIERNO DE PUERTO RICO

Autoridad de Energía Eléctrica de Puerto Rico

Apartado 398
Bayamón Gardens Station
Bayamón, PR 00960

Calle Ferrer #8
Bayamón, Puerto Rico
Tel. (787) 521-6828 / 6830

Departamento de Ingeniería de Distribución Región Bayamón

26 de abril de 2019

Sra. Iliana Garay Oh
Gerente Interina de Edificabilidad
Y Códigos e Infraestructura
PO Box 41118
Santurce, PR 00940

Estimada señora Garay:

OGPe	:	2019-252023-SRI-023439
A.E.E.	:	19-7-044
WR	:	5298634
Carga	:	1500 KVA (1000KVA para Hotel y 500KVA para Egida)
Asunto	:	The Dawn at Dorado PR-693, Km 8.6, Dorado

Nos referimos a su solicitud de información, con la cual nos incluía el plano de situación y localización del proyecto de referencia. Para punto de conexión y condiciones para los planos de diseño requeridos, refiérase al croquis y a las notas que se incluyen en este informe:

1. Deberá presentar plano de diseño para endoso por certificación y la Certificación de Planos de Construcción Eléctrica para la distribución eléctrica correspondiente firmados digitalmente mediante OGPe. Ver Comunicado Técnico 18-01 del 29 de junio de 2018 para más detalles al respecto. En adición, los documentos a radicarse deben estar acompañados por la Estampilla Digital Especial según se describe en el Comunicado Técnico 17-01 del 31 de enero de 2017.
2. El diseñador deberá leer y entender este informe; de haber dudas relacionadas al mismo, debe aclararlas con el Superintendente de Ingeniería de la Región de Bayamón antes de radicar el plano para endoso. En adición, debe analizar y estudiar este informe e incluir y conformar parte del plano las notas pertinentes que se especifican como "Incluir nota al efecto en los planos de diseño".
3. En el sector existen líneas eléctricas soterradas, trifásica a un voltaje de 13.2 KV, 3 conductores calibre número 750 CU XLP y aéreas, trifásica a un voltaje de 8.32KV, 4 conductores calibre número 336 spacer.

Apartado 364267 San Juan, Puerto Rico 00936-4267

"Somos un patrono con igualdad de oportunidades en el empleo y no discriminamos por razón de raza, color, sexo, edad, origen social o nacional, condición social, afiliación política, ideas políticas o religiosas; por ser víctima o ser percibida(o) como víctima de violencia doméstica, agresión sexual o acecho, sin importar estado civil, orientación sexual, identidad de género o estatus migratorio; por impedimento físico, mental o ambos por condición de veterano(a) o por información genética."

4. El voltaje de alimentación será de 13.2 KV. Alimentador Núm. 9206-07.
5. Esta evaluación cancela y sustituye cualquier anterior.
6. El diseñador debe presentar cómputo de carga, tensión y flecha para los sistemas aéreos, y cómputos de caída de voltaje para diseños de sistemas soterrados.
7. Parte de los trabajos a ser realizados o pagados por el dueño del proyecto según este informe representan una mejora al sistema eléctrico de la zona por lo que se exige al mismo de la aportación por la carga total propuesta en 1500kVA e identificada en este informe. En caso de variar esta carga total será necesario revisar este renglón. Incluir nota al efecto en los planos de diseño.
8. Para proyectos de interés social, según definidos por la Ley Núm. 47 del 26 de junio de 1987, según enmendada, el desarrollador o dueño debe presentar a la AEE la certificación del Departamento de la Vivienda donde indique el número de solares incluidos en esta disposición. La aportación requerida en estos casos corresponde al 20% de la cantidad calculada, la parte del proyecto que no incluya dicha certificación pagará el 100%. Incluir nota al efecto en los planos de diseño.
9. El proyecto se conectará al Punto de Conexión indicado en el croquis adjunto (Punto 10 – Registro existente localizado en la PR-693).

Las Coordenadas NAD 83 (en metros) correspondientes al punto de conexión para el proyecto son: x: 215851.099, y:270000.927. Coordinar punto exacto con el Ingeniero de Distrito de Vega Baja, y detalles y costos de conexión con la Oficina de Estudios y Estimados de Bayamón.

10. Para servir el proyecto, el dueño realizará los siguientes trabajos:
 - a. Instalará en el Punto 20 un registro del tipo URD-34 con interruptor al vacío (vacuum switch) y unas cajas de conexión primaria. Dicho registro deberá ser instalado cercano al registro existente (Punto 10 - Punto de Conexión). Incluir el detalle y nota al respecto en los planos de diseño. Deberá coordinar punto exacto con el Ingeniero del distrito de Vega Baja.
 - b. Construirá obra civil entre el Punto de Conexión (Punto 10) y el nuevo registro URD-34 (Punto 20).

Incluir nota al efecto en los planos de diseño.

11. Para servir el proyecto, la AEE realizará los siguientes trabajos con cargos al dueño. Incluir nota al efecto en los planos de diseño:
 - a. Desconectará el alimentador primario en el Punto 30 y lo conectará a una de las salidas del nuevo vacuum switch en el Punto 20.

- b. Alambrará desde el Punto 20 al Punto 30 en conductor calibre 750 CU XLP pasando por registro existente (Punto 10)

Deberá coordinar detalles y costos de estos trabajos con la Sección de Estudios y Estimados de Bayamón por lo que, en su momento, deberá formalizar la solicitud del estimado.

- 12. El dueño del proyecto, una vez sea endosado el plano de diseño, solicitará la preparación del estimado de los trabajos descritos en el inciso anterior. El pago se acreditará al tipo de AS: BCECIS – Ayuda a la construcción CIS Específica (419.05), para realizar las mejoras. Deberá someter copia de la evidencia de pago a la Oficina de Estudios y Estimados de Bayamón, con tres meses de anticipación al comienzo de los trabajos. Incluir nota al efecto en los planos de diseño.
- 13. Deberá someter un itinerario de cargas del proyecto con el mes y año que deberán conectarse al sistema eléctrico de la AEE.
- 14. Si este proyecto contempla instalar una subestación en la azotea del edificio u otro nivel sobre alguna estructura distinta al suelo, deberá someter una certificación estructural del edificio o estructura donde indique que éste puede sostener dicha subestación. Para más detalles refiérase al Reglamento complementario al Código Eléctrico Nacional en su Sección IX, Artículo B, inciso 1-t.
- 15. Para todo servicio secundario de uso exclusivo y lotificaciones, el dueño del proyecto proveerá todos los materiales incluyendo el transformador. Incluir nota a tales efectos en los planos de diseño. Coordinar detalles y costos de estos trabajos con la Sección de Estudios y Estimados de Bayamón.
- 16. A menos de una milla de distancia de la costa tanto los equipos como los materiales deberán ser en acero inoxidable, y el conductor a utilizar será ACAR (Aluminum Conductor Alloy Reinforced), AAAC (All Aluminum Alloy Conductor) o su equivalente en cobre. Incluir nota a tales efectos en los planos de diseño.
- 17. Todo transformador de distribución a ser conectado al sistema de la AEE deberá ser diseñado y construido con características de pérdidas mejoradas, y los niveles de eficiencia mínimos que establece el Departamento de Energía de Estados Unidos (DOE, por sus siglas en inglés), y descritos en el Comunicado 15-03, “Revisión de parámetros para transformadores según reglamentación del Departamento de Energía Federal (DOE)”, del 30 de septiembre de 2015.
- 18. La AEE seleccionará el tipo de metro contador a ser instalado en este proyecto de acuerdo al servicio solicitado y a su disponibilidad en los almacenes. El contratista deberá coordinar con la oficina de Medición de la región de Bayamón, para que se le provean las especificaciones de la base del metro contador antes de iniciar los trabajos de construcción. Incluir nota a tales efectos en los planos de diseño.

19. Si este proyecto requiere la instalación de medición secundaria o primaria para uno o más servicios con tarifa al por mayor, tiene que cumplir con el Comunicado 13-05, "Equipos de medición para servicios con tarifa al por mayor" del 23 de septiembre de 2013. El diseñador del sistema eléctrico tiene que coordinar con la oficina de Medición de la región de Bayamón el tipo de medición, los equipos que utilizará y la ubicación de este. Además, tienen que incluir una nota en los planos de diseño que indique lo siguiente:

Este proyecto requiere contrato de cuentas al por mayor, el cual es requisito que se firme previo a la energización del proyecto. El tipo de medición, los equipos a utilizarse y la ubicación del equipo de medición fue coordinada con el Supervisor de la Oficina de Medición de la Región de Bayamón.

20. Este proyecto está afectado por líneas eléctricas. Cualquier trabajo de reubicación de líneas eléctricas energizadas será realizado por la AEE, con cargos al dueño y deberá coordinarse con el Ingeniero de Distrito de Vega Baja. Además, se prohíbe la realización de cualquier tipo de trabajo en las franjas de servidumbre de paso eléctricas sin la autorización escrita de la AEE. La AEE no aprobará la conexión de proyectos con condiciones de invasión de servidumbres o que no cumplan con los despejos de seguridad requeridos.
21. El dueño del proyecto deberá coordinar con el Ingeniero de Distrito de Vega Baja el voltaje primario a ser utilizado, previo a la compra de los transformadores.
22. Será responsabilidad del dueño del proyecto obtener y gestionar todos los endosos de las agencias reguladoras tales como:
 - a. Junta de Calidad Ambiental, (Declaración de Impacto Ambiental – DIA),
 - b. Departamento de Recursos Naturales, Instituto de Cultura Puertorriqueña, (División de Permisos Arqueológicos).
 - c. Cuerpo de Ingenieros de Estados Unidos,
 - d. Departamento de Transportación y Obras Públicas Estatal o Municipal,
 - e. Junta de Planificación,
 - f. Oficina de Gerencia y Permisos (OGPe),
 - g. Otras agencias gubernamentales, federales y privadas requeridos para el desarrollo del proyecto.
23. Es responsabilidad del diseñador y el desarrollador cumplir con los siguientes Reglamentos y Comunicados Técnicos de la AEE:
 - a. Reglamento conjunto: "Reglamento conjunto para la evaluación y expedición de permisos relacionados al desarrollo y uso de terrenos" del 24 de marzo de 2015.
 - b. 07-02 "Pruebas a cables soterrados nuevos y sus accesorios en proyectos privados" del 29 de junio de 2007

- c. 08-09 "Documentos requeridos por la AEE para el desarrollo de proyectos de construcción eléctrica" del 8 de diciembre de 2008
 - d. 09-03 "Sello y notas generales para planos a presentarse para endoso de la AEE" del 4 de mayo de 2009
 - e. 12-01 "Política pública para la construcción de sistemas eléctricos" del 8 de junio de 2012
 - f. 13-02 "Criterios de diseño para sistemas eléctricos aéreos de transmisión y distribución" del 22 de agosto de 2013
 - g. 13-03 "Bases de hormigón para postes de líneas eléctricas" del 22 de agosto de 2013
 - h. 15-01 "Documentos requeridos para la evaluación y endoso de proyectos de construcción eléctrica" del 18 de junio de 2015
 - i. 15-02 "Postes para sistemas de distribución eléctrica primaria" del 2 de septiembre de 2015
 - j. 15-04 "Instalaciones bajo líneas de distribución eléctrica" del 13 de octubre de 2015 (Revisado por Comunicado 16-02)
 - k. 18-01 "Revisión del proceso para la evaluación y endoso de proyectos de construcción eléctrica" del 29 de junio de 2018
24. Los sistemas de alumbrado a construirse deberán cumplir con los siguientes Comunicados de la AEE:
- a. 07-01, "Sistemas de Alumbrado", del 26 de marzo de 2007.
 - b. 16-03, "Proyectos de Construcción con Sistemas de Alumbrado Público", del 2 de diciembre de 2016.
 - c. 16-04, "Instalación de Luminarias Tipo Diodo Emisor de Luz (Light Emitting Diode – LED)", del 2 de diciembre de 2016.
25. Las aportaciones y pagos por concepto de trabajos a realizarse por la AEE, especificados en este informe, deberán realizarse con dos meses de anticipación al comienzo del proyecto.
26. Mostrar las líneas eléctricas de transmisión y distribución a tránsito y respetar las servidumbres de paso de aquellas que pasen por el proyecto. En caso de la construcción de nuevas líneas eléctricas que requieran servidumbre deberá incluir en el plano de diseño la ubicación exacta, su ancho y una leyenda que describa la misma en conjunto con la tabla de mensura certificada por un agrimensor o ingeniero licenciado inscrito en el registro permanente de agrimensura (RPA), autorizado a ejercer la profesión de la agrimensura en Puerto Rico (Secc. IV, Art. C – 1j del Reglamento de Servidumbres). En adición, deberá indicar claramente los límites del proyecto, los colindantes y propietarios afectados.
27. El dueño del proyecto es responsable de cumplir con los requisitos establecidos en el Reglamento de servidumbres para la Autoridad de Energía Eléctrica, con relación a las nuevas servidumbres a constituirse como parte del proyecto y a las

servidumbres asociadas a instalaciones eléctricas existentes en el área del proyecto.

28. Será responsabilidad del diseñador del proyecto indicar la localización exacta del proyecto, ilustrar las líneas eléctricas existentes y coordinar la reubicación de líneas eléctricas.
29. Esta evaluación del punto de conexión no constituye una revisión del plano de diseño. El diseñador es responsable de cumplir con los códigos, reglamentos, manuales, estándares y normas aplicables vigentes para los sistemas eléctricos en Puerto Rico. Además, deberá cumplir con los reglamentos de ordenación de la infraestructura en el espacio público (Reglamento de Planificación Número 22), según exige la Oficina de Gerencia de Permisos (OGPe). Los sistemas de distribución y transmisión a desarrollarse en estas zonas deberán seguir las guías establecidas por este reglamento. Incluir nota al efecto en los planos de diseño.
30. El dueño del proyecto o su representante deberá notificarle a la Sección de inspecciones de la Región Bayamón el comienzo de la obra posterior al endoso de los planos y previo a los trabajos eléctricos del proyecto para la requerida inspección, aprobación y coordinación necesaria. Incluir nota al efecto en los planos de diseño.
31. Incluimos como parte de esta evaluación croquis con información gráfica sobre facilidades eléctricas.
32. Esta evaluación caduca al año.

Atentamente,



Yamil I. Rivera Hernández, P.E.
Superintendente
Departamento de Ingeniería de Distribución
Región de Bayamón



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UTILITY TRANSFORMATION - DISTRIBUTION ENGINEERING REPORT

17 de diciembre de 2021

Sra. Iliana Garay Oh
Gerente Interina de Edificabilidad
Y Códigos e Infraestructura
PO Box 41118
Santurce, PR 00940

Estimada señora Garay:

OGPe : 2019-252023-SRI-023439
LUMA : 19-7-044
WR : 5298634
Carga : 1,500kVA
(1,000kVA Hotel y 500kVA Egida)
Asunto : The Dawn at Dorado
PR-693 KM 8.6
Dorado, PR

Nos referimos a su solicitud de información, con la cual nos incluía el plano de situación y localización del proyecto de referencia. Para punto de conexión y condiciones para los planos de diseño requeridos, refiérase al croquis y a las notas que se incluyen en este informe:

1. Deberá presentar plano de diseño para endoso por certificación y la Certificación de Planos de Construcción Eléctrica para la distribución eléctrica correspondiente firmados digitalmente mediante OGPe. Ver Comunicado Técnico 18-01 del 29 de junio de 2018 para más detalles al respecto. En adición, los documentos a radicarse deben estar acompañados por la Estampilla Digital Especial según se describe en el Comunicado Técnico 17-01 del 31 de enero de 2017.
2. El diseñador deberá leer y entender este informe; de haber dudas relacionadas al mismo, debe aclararlas con el Ingeniero Supervisor de la Región de Bayamón antes de radicar el plano para endoso. En adición, debe analizar y estudiar este informe e incluir y conformar parte del plano las notas pertinentes que se especifican como "Incluir nota al efecto en los planos de diseño".
3. En el sector existen líneas eléctricas soterradas, trifásica a un voltaje 13.2 KV, 3 conductores calibre número 750 CU XLP y aéreas, trifásica a un voltaje 8.32KV, 4 conductores calibre número 336 spacer.
4. El voltaje de alimentación será de 13.2 KV. Alimentador Núm. 9206-07.
5. Esta evaluación cancela y sustituye cualquier anterior.
6. El diseñador debe presentar cómputo de carga, tensión y flecha para los sistemas aéreos, y cálculos de caída de voltaje para diseños de sistemas soterrados.

7. Parte de los trabajos a ser realizados o pagados por el dueño del proyecto según este informe representan una mejora al sistema eléctrico de la zona por lo que se exige al mismo de la aportación por la carga total propuesta en 1500kVA e identificada en este informe. En caso de variar esta carga total será necesario revisar este renglón. Incluir nota al efecto en los planos de diseño.
8. El proyecto se conectará al Punto de Conexión indicado en el croquis adjunto (Punto 10 - registro existente actual)

Las Coordenadas NAD 83 (en metros) correspondientes al punto de conexión para el proyecto son: x: 215850.985, y: 269999.725. Coordinar detalles y costos de conexión con el Supervisor de Ingeniería de Distribución de Bayamón.

9. Para servir el proyecto, el dueño realizará los siguientes trabajos:
 - a. Instalará un registro nuevo tipo URD-34 con interruptor al vacío de cuatro vías (Vacuum Switch) en el Punto 20 y unas cajas de conexión primaria. Dicho registro deberá ser instalado aproximadamente a una distancia no mayor de 80 pies del registro existente actual (Punto 10).
 - b. Instalará dos conductos de 6" SCH 40 entre el registro existente Punto 10 y el nuevo registro URD-34 instalado en Punto 20.
 - c. Instalará un registro nuevo tipo URD-31 en el Punto 40 y extenderá alimentador primario del proyecto desde el Punto 20 pasando por el Punto 40 hasta el proyecto. Dicho registro deberá ser instalado aproximadamente a una distancia no mayor de 1,000 pies del Punto 20 según se requiera basado en los cálculos de tensión de halado según el comunicado 10-03 (Cálculos de Tensión de Halado para conductores en conductos soterrados).
 - d. Instalará 2 conductos de 6" SCH 40 entre el nuevo registro tipo URD-34 (Punto 20) hasta el nuevo registro URD-31 (Punto 40) en adición a los conductos necesarios para la toma primaria de su proyecto.

Incluir detalles y nota al respecto en los planos de diseño. Deberá coordinar puntos exactos con la Oficina de Ingeniería de Bayamón.

10. Para servir el proyecto, LUMA realizará los siguientes trabajos con cargos al dueño. Incluir nota al efecto en los planos de diseño:
 - a. Desconectará el alimentador primario en el Punto 30 y lo conectará a una de las salidas del nuevo Vacuum Switch en el Punto 20.
 - b. Alambrará desde el Punto 20 al Punto 30 en conductor calibre 750 CU XLP pasando por registro existente (Punto 10).

Deberá coordinar detalles y costos de estos trabajos con la Oficina de Ingeniería de Bayamón por lo que, en su momento, deberá formalizar la solicitud del estimado.

11. A lo largo de la ruta de construcción de la nueva línea existe infraestructura soterrada eléctrica, agua potable, comunicaciones, etc. Será responsabilidad del dueño conseguir los permisos correspondientes para no afectar esta infraestructura.
12. A menos de una milla de distancia de la costa tanto los equipos como los materiales deberán ser en acero inoxidable, y el conductor a utilizar será ACAR (Aluminum Conductor Alloy Reinforced), AAAC (All Aluminum Alloy Conductor) o su equivalente en cobre. Incluir nota a tales efectos en los planos de diseño.
13. Si este proyecto requiere la instalación de medición secundaria o primaria para uno o más servicios con tarifa al por mayor, el diseñador del sistema eléctrico tiene que coordinar con el Directorado de Metering con el ingeniero Jesús M. López Argüello, al correo electrónico (jesus.lopezarguello@lumapr.com), los equipos que utilizará y la ubicación de este. Además, tienen que incluir una nota en los planos de diseño que indique lo siguiente:

Este proyecto requiere contrato de cuentas al por mayor, el cual es requisito que se firme previo a la energización del proyecto. El tipo de medición, los equipos a utilizarse y la ubicación del equipo de medición fue coordinada con el Directorado de Metering.

14. Este proyecto está afectado por líneas eléctricas. Cualquier trabajo de reubicación de líneas eléctricas energizadas será realizado por LUMA, con cargos al dueño y deberá coordinarse con el Supervisor del Distrito de Bayamón. Además, se prohíbe la realización de cualquier tipo de trabajo en las franjas de servidumbre de paso eléctricas sin la autorización escrita de LUMA. LUMA no aprobará la conexión de proyectos con condiciones de invasión de servidumbres o que no cumplan con los despejos de seguridad requeridos.
15. Será responsabilidad del dueño del proyecto obtener y gestionar todos los endosos de las agencias reguladoras tales como:
 - a. Junta de Calidad Ambiental, (Declaración de Impacto Ambiental – DIA),
 - b. Departamento de Recursos Naturales, Instituto de Cultura Puertorriqueña, (División de Permisos Arqueológicos).
 - c. Cuerpo de Ingenieros de Estados Unidos,
 - d. Departamento de Transportación y Obras Públicas Estatal o Municipal,
 - e. Junta de Planificación,
 - f. Oficina de Gerencia y Permisos (OGPe),
 - g. Otras agencias gubernamentales, federales y privadas requeridos para el desarrollo del proyecto.
16. Es responsabilidad del diseñador y el desarrollador cumplir con los siguientes Reglamentos y Comunicados Técnicos de la AEE:

- a. Reglamento conjunto: “Reglamento conjunto para la evaluación y expedición de permisos relacionados al desarrollo y uso de terrenos” del 24 de marzo de 2015.
 - b. 07-02 “Pruebas a cables soterrados nuevos y sus accesorios en proyectos privados” del 29 de junio de 2007
 - c. 08-09 “Documentos requeridos por la AEE para el desarrollo de proyectos de construcción eléctrica” del 8 de diciembre de 2008
 - d. 09-03 “Sello y notas generales para planos a presentarse para endoso de la AEE” del 4 de mayo de 2009
 - e. 12-01 “Política pública para la construcción de sistemas eléctricos” del 8 de junio de 2012
 - f. 13-02 “Criterios de diseño para sistemas eléctricos aéreos de transmisión y distribución” del 22 de agosto de 2013
 - g. 13-03 “Bases de hormigón para postes de líneas eléctricas” del 22 de agosto de 2013
 - h. 15-01 “Documentos requeridos para la evaluación y endoso de proyectos de construcción eléctrica” del 18 de junio de 2015
 - i. 15-02 “Postes para sistemas de distribución eléctrica primaria” del 2 de septiembre de 2015
 - j. 15-04 “Instalaciones bajo líneas de distribución eléctrica” del 13 de octubre de 2015 (Revisado por Comunicado 16-02)
 - k. 18-01 “Revisión del proceso para la evaluación y endoso de proyectos de construcción eléctrica” del 29 de junio de 2018
17. Los sistemas de alumbrado a construirse deberán cumplir con los siguientes Comunicados de la AEE:
 - a. 07-01, “Sistemas de Alumbrado”, del 26 de marzo de 2007.
 - b. 16-03, “Proyectos de Construcción con Sistemas de Alumbrado Público”, del 2 de diciembre de 2016.
 - c. 16-04, “Instalación de Luminarias Tipo Diodo Emisor de Luz (Light Emitting Diode – LED)”, del 2 de diciembre de 2016.
18. Las aportaciones y pagos por concepto de trabajos a realizarse por LUMA, especificados en este informe, deberán realizarse con dos meses de anticipación al comienzo del proyecto.
19. Mostrar las líneas eléctricas de transmisión y distribución a tránsito y respetar las servidumbres de paso de aquellas que pasen por el proyecto. En caso de la construcción de nuevas líneas eléctricas que requieran servidumbre deberá incluir en el plano de diseño la ubicación exacta, su ancho y una leyenda que describa la misma en conjunto con la tabla de mensura certificada por un agrimensor o ingeniero licenciado inscrito en el registro permanente de agrimensura (RPA), autorizado a ejercer la profesión de la agrimensura en Puerto Rico (Secc. IV, Art. C – 1j del Reglamento de Servidumbres). En adición, deberá indicar claramente los límites del proyecto, los colindantes y propietarios afectados.

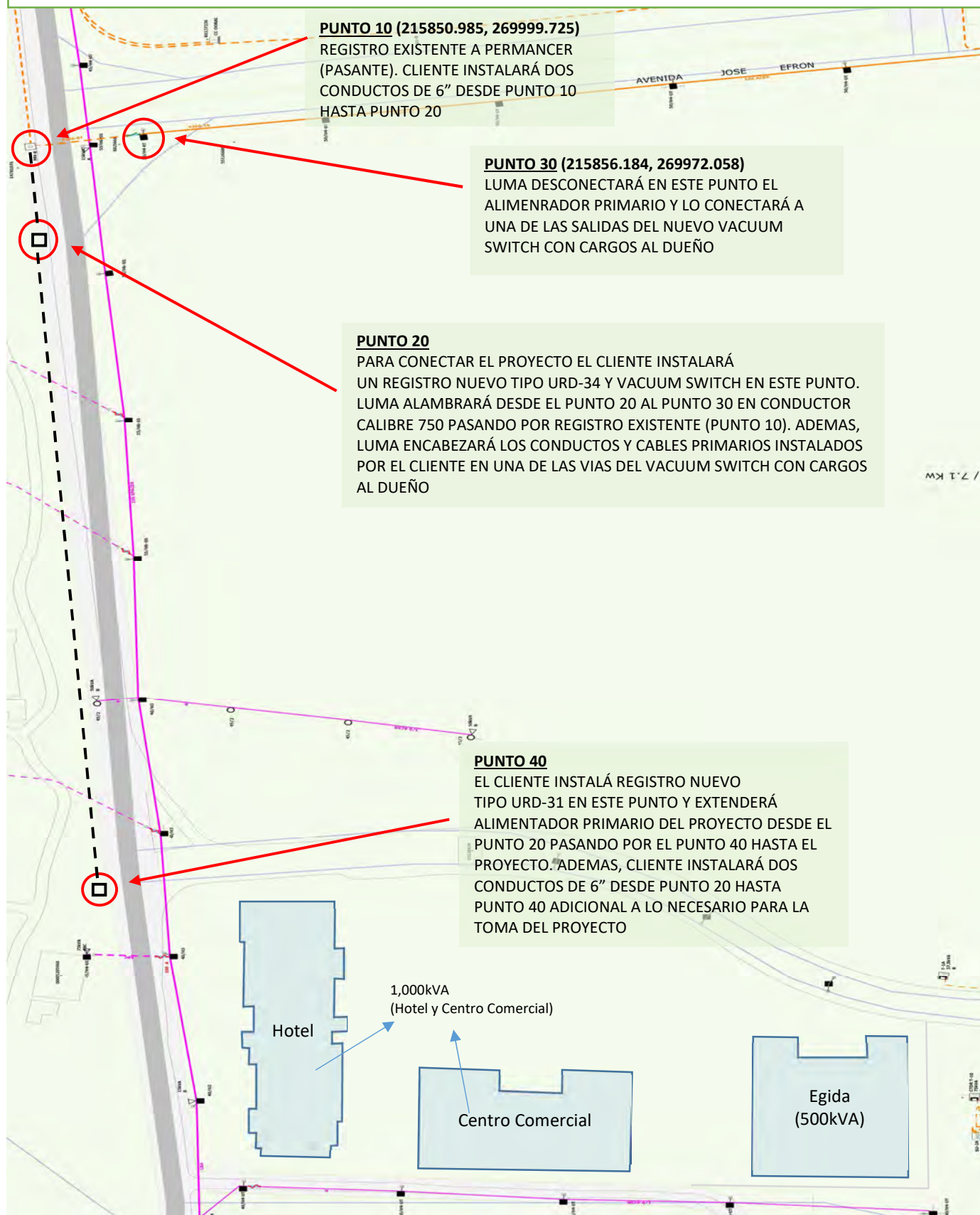
20. El dueño del proyecto es responsable de cumplir con los requisitos establecidos en el Reglamento de servidumbres para la Autoridad de Energía Eléctrica, con relación a las nuevas servidumbres a constituirse como parte del proyecto y a las servidumbres asociadas a instalaciones eléctricas existentes en el área del proyecto.
21. Será responsabilidad del diseñador del proyecto indicar la localización exacta del proyecto, ilustrar las líneas eléctricas existentes y coordinar la reubicación de líneas eléctricas.
22. Esta evaluación del punto de conexión no constituye una revisión del plano de diseño. El diseñador es responsable de cumplir con los códigos, reglamentos, manuales, estándares y normas aplicables vigentes para los sistemas eléctricos en Puerto Rico. Además, deberá cumplir con los reglamentos de ordenación de la infraestructura en el espacio público (Reglamento de Planificación Número 22), según exige la Oficina de Gerencia de Permisos (OGPe). Los sistemas de distribución y transmisión a desarrollarse en estas zonas deberán seguir las guías establecidas por este reglamento. Incluir nota al efecto en los planos de diseño.
23. El dueño del proyecto o su representante deberá notificarle a la Oficina de ingeniería de la Región Bayamón el comienzo de la obra posterior al endoso de los planos y previo a los trabajos eléctricos del proyecto para la requerida inspección, aprobación y coordinación necesaria. Incluir nota al efecto en los planos de diseño.
24. Incluimos como parte de esta evaluación croquis con información gráfica sobre facilidades eléctricas.
25. Esta evaluación caduca a los dos años.

Atentamente,



José L. Pérez Rivera
Ingeniero Distribución
Departamento Ingeniería de Distribución

Departamento de Ingeniería de Distribución
Región de Bayamón
The Dawn at Dorado – (OGPe 2019-252023-SRI-023439)



Appendix L
PREPA letters



GOBIERNO DE PUERTO RICO

Autoridad de Energía Eléctrica de Puerto Rico

Apartado 398
Bayamón Gardens Station
Bayamón, PR 00960

Calle Ferrer #8
Bayamón, Puerto Rico
Tel. (787) 521-6828 / 6830

Departamento de Ingeniería de Distribución Región Bayamón

26 de abril de 2019

Sra. Iliana Garay Oh
Gerente Interina de Edificabilidad
Y Códigos e Infraestructura
PO Box 41118
Santurce, PR 00940

Estimada señora Garay:

OGPe	:	2019-252023-SRI-023439
A.E.E.	:	19-7-044
WR	:	5298634
Carga	:	1500 KVA (1000KVA para Hotel y 500KVA para Egida)
Asunto	:	The Dawn at Dorado PR-693, Km 8.6, Dorado

Nos referimos a su solicitud de información, con la cual nos incluía el plano de situación y localización del proyecto de referencia. Para punto de conexión y condiciones para los planos de diseño requeridos, refiérase al croquis y a las notas que se incluyen en este informe:

1. Deberá presentar plano de diseño para endoso por certificación y la Certificación de Planos de Construcción Eléctrica para la distribución eléctrica correspondiente firmados digitalmente mediante OGPe. Ver Comunicado Técnico 18-01 del 29 de junio de 2018 para más detalles al respecto. En adición, los documentos a radicarse deben estar acompañados por la Estampilla Digital Especial según se describe en el Comunicado Técnico 17-01 del 31 de enero de 2017.
2. El diseñador deberá leer y entender este informe; de haber dudas relacionadas al mismo, debe aclararlas con el Superintendente de Ingeniería de la Región de Bayamón antes de radicar el plano para endoso. En adición, debe analizar y estudiar este informe e incluir y conformar parte del plano las notas pertinentes que se especifican como "Incluir nota al efecto en los planos de diseño".
3. En el sector existen líneas eléctricas soterradas, trifásica a un voltaje de 13.2 KV, 3 conductores calibre número 750 CU XLP y aéreas, trifásica a un voltaje de 8.32KV, 4 conductores calibre número 336 spacer.

Apartado 364267 San Juan, Puerto Rico 00936-4267

"Somos un patrono con igualdad de oportunidades en el empleo y no discriminamos por razón de raza, color, sexo, edad, origen social o nacional, condición social, afiliación política, ideas políticas o religiosas; por ser víctima o ser percibida(o) como víctima de violencia doméstica, agresión sexual o acecho, sin importar estado civil, orientación sexual, identidad de género o estatus migratorio; por impedimento físico, mental o ambos por condición de veterano(a) o por información genética."

4. El voltaje de alimentación será de 13.2 KV. Alimentador Núm. 9206-07.
5. Esta evaluación cancela y sustituye cualquier anterior.
6. El diseñador debe presentar cómputo de carga, tensión y flecha para los sistemas aéreos, y cómputos de caída de voltaje para diseños de sistemas soterrados.
7. Parte de los trabajos a ser realizados o pagados por el dueño del proyecto según este informe representan una mejora al sistema eléctrico de la zona por lo que se exige al mismo de la aportación por la carga total propuesta en 1500kVA e identificada en este informe. En caso de variar esta carga total será necesario revisar este renglón. Incluir nota al efecto en los planos de diseño.
8. Para proyectos de interés social, según definidos por la Ley Núm. 47 del 26 de junio de 1987, según enmendada, el desarrollador o dueño debe presentar a la AEE la certificación del Departamento de la Vivienda donde indique el número de solares incluidos en esta disposición. La aportación requerida en estos casos corresponde al 20% de la cantidad calculada, la parte del proyecto que no incluya dicha certificación pagará el 100%. Incluir nota al efecto en los planos de diseño.
9. El proyecto se conectará al Punto de Conexión indicado en el croquis adjunto (Punto 10 – Registro existente localizado en la PR-693).

Las Coordenadas NAD 83 (en metros) correspondientes al punto de conexión para el proyecto son: x: 215851.099, y:270000.927. Coordinar punto exacto con el Ingeniero de Distrito de Vega Baja, y detalles y costos de conexión con la Oficina de Estudios y Estimados de Bayamón.

10. Para servir el proyecto, el dueño realizará los siguientes trabajos:
 - a. Instalará en el Punto 20 un registro del tipo URD-34 con interruptor al vacío (vacuum switch) y unas cajas de conexión primaria. Dicho registro deberá ser instalado cercano al registro existente (Punto 10 - Punto de Conexión). Incluir el detalle y nota al respecto en los planos de diseño. Deberá coordinar punto exacto con el Ingeniero del distrito de Vega Baja.
 - b. Construirá obra civil entre el Punto de Conexión (Punto 10) y el nuevo registro URD-34 (Punto 20).

Incluir nota al efecto en los planos de diseño.

11. Para servir el proyecto, la AEE realizará los siguientes trabajos con cargos al dueño. Incluir nota al efecto en los planos de diseño:
 - a. Desconectará el alimentador primario en el Punto 30 y lo conectará a una de las salidas del nuevo vacuum switch en el Punto 20.

- b. Alambrará desde el Punto 20 al Punto 30 en conductor calibre 750 CU XLP pasando por registro existente (Punto 10)

Deberá coordinar detalles y costos de estos trabajos con la Sección de Estudios y Estimados de Bayamón por lo que, en su momento, deberá formalizar la solicitud del estimado.

- 12. El dueño del proyecto, una vez sea endosado el plano de diseño, solicitará la preparación del estimado de los trabajos descritos en el inciso anterior. El pago se acreditará al tipo de AS: BCECIS – Ayuda a la construcción CIS Específica (419.05), para realizar las mejoras. Deberá someter copia de la evidencia de pago a la Oficina de Estudios y Estimados de Bayamón, con tres meses de anticipación al comienzo de los trabajos. Incluir nota al efecto en los planos de diseño.
- 13. Deberá someter un itinerario de cargas del proyecto con el mes y año que deberán conectarse al sistema eléctrico de la AEE.
- 14. Si este proyecto contempla instalar una subestación en la azotea del edificio u otro nivel sobre alguna estructura distinta al suelo, deberá someter una certificación estructural del edificio o estructura donde indique que éste puede sostener dicha subestación. Para más detalles refiérase al Reglamento complementario al Código Eléctrico Nacional en su Sección IX, Artículo B, inciso 1-t.
- 15. Para todo servicio secundario de uso exclusivo y lotificaciones, el dueño del proyecto proveerá todos los materiales incluyendo el transformador. Incluir nota a tales efectos en los planos de diseño. Coordinar detalles y costos de estos trabajos con la Sección de Estudios y Estimados de Bayamón.
- 16. A menos de una milla de distancia de la costa tanto los equipos como los materiales deberán ser en acero inoxidable, y el conductor a utilizar será ACAR (Aluminum Conductor Alloy Reinforced), AAAC (All Aluminum Alloy Conductor) o su equivalente en cobre. Incluir nota a tales efectos en los planos de diseño.
- 17. Todo transformador de distribución a ser conectado al sistema de la AEE deberá ser diseñado y construido con características de pérdidas mejoradas, y los niveles de eficiencia mínimos que establece el Departamento de Energía de Estados Unidos (DOE, por sus siglas en inglés), y descritos en el Comunicado 15-03, “Revisión de parámetros para transformadores según reglamentación del Departamento de Energía Federal (DOE)”, del 30 de septiembre de 2015.
- 18. La AEE seleccionará el tipo de metro contador a ser instalado en este proyecto de acuerdo al servicio solicitado y a su disponibilidad en los almacenes. El contratista deberá coordinar con la oficina de Medición de la región de Bayamón, para que se le provean las especificaciones de la base del metro contador antes de iniciar los trabajos de construcción. Incluir nota a tales efectos en los planos de diseño.

19. Si este proyecto requiere la instalación de medición secundaria o primaria para uno o más servicios con tarifa al por mayor, tiene que cumplir con el Comunicado 13-05, "Equipos de medición para servicios con tarifa al por mayor" del 23 de septiembre de 2013. El diseñador del sistema eléctrico tiene que coordinar con la oficina de Medición de la región de Bayamón el tipo de medición, los equipos que utilizará y la ubicación de este. Además, tienen que incluir una nota en los planos de diseño que indique lo siguiente:

Este proyecto requiere contrato de cuentas al por mayor, el cual es requisito que se firme previo a la energización del proyecto. El tipo de medición, los equipos a utilizarse y la ubicación del equipo de medición fue coordinada con el Supervisor de la Oficina de Medición de la Región de Bayamón.

20. Este proyecto está afectado por líneas eléctricas. Cualquier trabajo de reubicación de líneas eléctricas energizadas será realizado por la AEE, con cargos al dueño y deberá coordinarse con el Ingeniero de Distrito de Vega Baja. Además, se prohíbe la realización de cualquier tipo de trabajo en las franjas de servidumbre de paso eléctricas sin la autorización escrita de la AEE. La AEE no aprobará la conexión de proyectos con condiciones de invasión de servidumbres o que no cumplan con los despejos de seguridad requeridos.
21. El dueño del proyecto deberá coordinar con el Ingeniero de Distrito de Vega Baja el voltaje primario a ser utilizado, previo a la compra de los transformadores.
22. Será responsabilidad del dueño del proyecto obtener y gestionar todos los endosos de las agencias reguladoras tales como:
 - a. Junta de Calidad Ambiental, (Declaración de Impacto Ambiental – DIA),
 - b. Departamento de Recursos Naturales, Instituto de Cultura Puertorriqueña, (División de Permisos Arqueológicos).
 - c. Cuerpo de Ingenieros de Estados Unidos,
 - d. Departamento de Transportación y Obras Públicas Estatal o Municipal,
 - e. Junta de Planificación,
 - f. Oficina de Gerencia y Permisos (OGPe),
 - g. Otras agencias gubernamentales, federales y privadas requeridos para el desarrollo del proyecto.
23. Es responsabilidad del diseñador y el desarrollador cumplir con los siguientes Reglamentos y Comunicados Técnicos de la AEE:
 - a. Reglamento conjunto: "Reglamento conjunto para la evaluación y expedición de permisos relacionados al desarrollo y uso de terrenos" del 24 de marzo de 2015.
 - b. 07-02 "Pruebas a cables soterrados nuevos y sus accesorios en proyectos privados" del 29 de junio de 2007

- c. 08-09 "Documentos requeridos por la AEE para el desarrollo de proyectos de construcción eléctrica" del 8 de diciembre de 2008
 - d. 09-03 "Sello y notas generales para planos a presentarse para endoso de la AEE" del 4 de mayo de 2009
 - e. 12-01 "Política pública para la construcción de sistemas eléctricos" del 8 de junio de 2012
 - f. 13-02 "Criterios de diseño para sistemas eléctricos aéreos de transmisión y distribución" del 22 de agosto de 2013
 - g. 13-03 "Bases de hormigón para postes de líneas eléctricas" del 22 de agosto de 2013
 - h. 15-01 "Documentos requeridos para la evaluación y endoso de proyectos de construcción eléctrica" del 18 de junio de 2015
 - i. 15-02 "Postes para sistemas de distribución eléctrica primaria" del 2 de septiembre de 2015
 - j. 15-04 "Instalaciones bajo líneas de distribución eléctrica" del 13 de octubre de 2015 (Revisado por Comunicado 16-02)
 - k. 18-01 "Revisión del proceso para la evaluación y endoso de proyectos de construcción eléctrica" del 29 de junio de 2018
24. Los sistemas de alumbrado a construirse deberán cumplir con los siguientes Comunicados de la AEE:
- a. 07-01, "Sistemas de Alumbrado", del 26 de marzo de 2007.
 - b. 16-03, "Proyectos de Construcción con Sistemas de Alumbrado Público", del 2 de diciembre de 2016.
 - c. 16-04, "Instalación de Luminarias Tipo Diodo Emisor de Luz (Light Emitting Diode – LED)", del 2 de diciembre de 2016.
25. Las aportaciones y pagos por concepto de trabajos a realizarse por la AEE, especificados en este informe, deberán realizarse con dos meses de anticipación al comienzo del proyecto.
26. Mostrar las líneas eléctricas de transmisión y distribución a tránsito y respetar las servidumbres de paso de aquellas que pasen por el proyecto. En caso de la construcción de nuevas líneas eléctricas que requieran servidumbre deberá incluir en el plano de diseño la ubicación exacta, su ancho y una leyenda que describa la misma en conjunto con la tabla de mensura certificada por un agrimensor o ingeniero licenciado inscrito en el registro permanente de agrimensura (RPA), autorizado a ejercer la profesión de la agrimensura en Puerto Rico (Secc. IV, Art. C – 1j del Reglamento de Servidumbres). En adición, deberá indicar claramente los límites del proyecto, los colindantes y propietarios afectados.
27. El dueño del proyecto es responsable de cumplir con los requisitos establecidos en el Reglamento de servidumbres para la Autoridad de Energía Eléctrica, con relación a las nuevas servidumbres a constituirse como parte del proyecto y a las

servidumbres asociadas a instalaciones eléctricas existentes en el área del proyecto.

28. Será responsabilidad del diseñador del proyecto indicar la localización exacta del proyecto, ilustrar las líneas eléctricas existentes y coordinar la reubicación de líneas eléctricas.
29. Esta evaluación del punto de conexión no constituye una revisión del plano de diseño. El diseñador es responsable de cumplir con los códigos, reglamentos, manuales, estándares y normas aplicables vigentes para los sistemas eléctricos en Puerto Rico. Además, deberá cumplir con los reglamentos de ordenación de la infraestructura en el espacio público (Reglamento de Planificación Número 22), según exige la Oficina de Gerencia de Permisos (OGPe). Los sistemas de distribución y transmisión a desarrollarse en estas zonas deberán seguir las guías establecidas por este reglamento. Incluir nota al efecto en los planos de diseño.
30. El dueño del proyecto o su representante deberá notificarle a la Sección de inspecciones de la Región Bayamón el comienzo de la obra posterior al endoso de los planos y previo a los trabajos eléctricos del proyecto para la requerida inspección, aprobación y coordinación necesaria. Incluir nota al efecto en los planos de diseño.
31. Incluimos como parte de esta evaluación croquis con información gráfica sobre facilidades eléctricas.
32. Esta evaluación caduca al año.

Atentamente,



Yamil I. Rivera Hernández, P.E.
Superintendente
Departamento de Ingeniería de Distribución
Región de Bayamón



UTILITY TRANSFORMATION - DISTRIBUTION ENGINEERING REPORT

17 de diciembre de 2021

Sra. Iliana Garay Oh
Gerente Interina de Edificabilidad
Y Códigos e Infraestructura
PO Box 41118
Santurce, PR 00940

Estimada señora Garay:

OGPe : 2019-252023-SRI-023439
LUMA : 19-7-044
WR : 5298634
Carga : 1,500kVA
(1,000kVA Hotel y 500kVA Egida)
Asunto : The Dawn at Dorado
PR-693 KM 8.6
Dorado, PR

Nos referimos a su solicitud de información, con la cual nos incluía el plano de situación y localización del proyecto de referencia. Para punto de conexión y condiciones para los planos de diseño requeridos, refiérase al croquis y a las notas que se incluyen en este informe:

1. Deberá presentar plano de diseño para endoso por certificación y la Certificación de Planos de Construcción Eléctrica para la distribución eléctrica correspondiente firmados digitalmente mediante OGPe. Ver Comunicado Técnico 18-01 del 29 de junio de 2018 para más detalles al respecto. En adición, los documentos a radicarse deben estar acompañados por la Estampilla Digital Especial según se describe en el Comunicado Técnico 17-01 del 31 de enero de 2017.
2. El diseñador deberá leer y entender este informe; de haber dudas relacionadas al mismo, debe aclararlas con el Ingeniero Supervisor de la Región de Bayamón antes de radicar el plano para endoso. En adición, debe analizar y estudiar este informe e incluir y conformar parte del plano las notas pertinentes que se especifican como "Incluir nota al efecto en los planos de diseño".
3. En el sector existen líneas eléctricas soterradas, trifásica a un voltaje 13.2 KV, 3 conductores calibre número 750 CU XLP y aéreas, trifásica a un voltaje 8.32KV, 4 conductores calibre número 336 spacer.
4. El voltaje de alimentación será de 13.2 KV. Alimentador Núm. 9206-07.
5. Esta evaluación cancela y sustituye cualquier anterior.
6. El diseñador debe presentar cómputo de carga, tensión y flecha para los sistemas aéreos, y cálculos de caída de voltaje para diseños de sistemas soterrados.

7. Parte de los trabajos a ser realizados o pagados por el dueño del proyecto según este informe representan una mejora al sistema eléctrico de la zona por lo que se exige al mismo de la aportación por la carga total propuesta en 1500kVA e identificada en este informe. En caso de variar esta carga total será necesario revisar este renglón. Incluir nota al efecto en los planos de diseño.
8. El proyecto se conectará al Punto de Conexión indicado en el croquis adjunto (Punto 10 - registro existente actual)

Las Coordenadas NAD 83 (en metros) correspondientes al punto de conexión para el proyecto son: x: 215850.985, y: 269999.725. Coordinar detalles y costos de conexión con el Supervisor de Ingeniería de Distribución de Bayamón.

9. Para servir el proyecto, el dueño realizará los siguientes trabajos:
 - a. Instalará un registro nuevo tipo URD-34 con interruptor al vacío de cuatro vías (Vacuum Switch) en el Punto 20 y unas cajas de conexión primaria. Dicho registro deberá ser instalado aproximadamente a una distancia no mayor de 80 pies del registro existente actual (Punto 10).
 - b. Instalará dos conductos de 6" SCH 40 entre el registro existente Punto 10 y el nuevo registro URD-34 instalado en Punto 20.
 - c. Instalará un registro nuevo tipo URD-31 en el Punto 40 y extenderá alimentador primario del proyecto desde el Punto 20 pasando por el Punto 40 hasta el proyecto. Dicho registro deberá ser instalado aproximadamente a una distancia no mayor de 1,000 pies del Punto 20 según se requiera basado en los cálculos de tensión de halado según el comunicado 10-03 (Cálculos de Tensión de Halado para conductores en conductos soterrados).
 - d. Instalará 2 conductos de 6" SCH 40 entre el nuevo registro tipo URD-34 (Punto 20) hasta el nuevo registro URD-31 (Punto 40) en adición a los conductos necesarios para la toma primaria de su proyecto.

Incluir detalles y nota al respecto en los planos de diseño. Deberá coordinar puntos exactos con la Oficina de Ingeniería de Bayamón.

10. Para servir el proyecto, LUMA realizará los siguientes trabajos con cargos al dueño. Incluir nota al efecto en los planos de diseño:
 - a. Desconectará el alimentador primario en el Punto 30 y lo conectará a una de las salidas del nuevo Vacuum Switch en el Punto 20.
 - b. Alambrará desde el Punto 20 al Punto 30 en conductor calibre 750 CU XLP pasando por registro existente (Punto 10).

Deberá coordinar detalles y costos de estos trabajos con la Oficina de Ingeniería de Bayamón por lo que, en su momento, deberá formalizar la solicitud del estimado.

11. A lo largo de la ruta de construcción de la nueva línea existe infraestructura soterrada eléctrica, agua potable, comunicaciones, etc. Será responsabilidad del dueño conseguir los permisos correspondientes para no afectar esta infraestructura.
12. A menos de una milla de distancia de la costa tanto los equipos como los materiales deberán ser en acero inoxidable, y el conductor a utilizar será ACAR (Aluminum Conductor Alloy Reinforced), AAAC (All Aluminum Alloy Conductor) o su equivalente en cobre. Incluir nota a tales efectos en los planos de diseño.
13. Si este proyecto requiere la instalación de medición secundaria o primaria para uno o más servicios con tarifa al por mayor, el diseñador del sistema eléctrico tiene que coordinar con el Directorado de Metering con el ingeniero Jesús M. López Argüello, al correo electrónico (jesus.lopezarguello@lumapr.com), los equipos que utilizará y la ubicación de este. Además, tienen que incluir una nota en los planos de diseño que indique lo siguiente:

Este proyecto requiere contrato de cuentas al por mayor, el cual es requisito que se firme previo a la energización del proyecto. El tipo de medición, los equipos a utilizarse y la ubicación del equipo de medición fue coordinada con el Directorado de Metering.

14. Este proyecto está afectado por líneas eléctricas. Cualquier trabajo de reubicación de líneas eléctricas energizadas será realizado por LUMA, con cargos al dueño y deberá coordinarse con el Supervisor del Distrito de Bayamón. Además, se prohíbe la realización de cualquier tipo de trabajo en las franjas de servidumbre de paso eléctricas sin la autorización escrita de LUMA. LUMA no aprobará la conexión de proyectos con condiciones de invasión de servidumbres o que no cumplan con los despejos de seguridad requeridos.
15. Será responsabilidad del dueño del proyecto obtener y gestionar todos los endosos de las agencias reguladoras tales como:
 - a. Junta de Calidad Ambiental, (Declaración de Impacto Ambiental – DIA),
 - b. Departamento de Recursos Naturales, Instituto de Cultura Puertorriqueña, (División de Permisos Arqueológicos).
 - c. Cuerpo de Ingenieros de Estados Unidos,
 - d. Departamento de Transportación y Obras Públicas Estatal o Municipal,
 - e. Junta de Planificación,
 - f. Oficina de Gerencia y Permisos (OGPe),
 - g. Otras agencias gubernamentales, federales y privadas requeridos para el desarrollo del proyecto.
16. Es responsabilidad del diseñador y el desarrollador cumplir con los siguientes Reglamentos y Comunicados Técnicos de la AEE:

- a. Reglamento conjunto: “Reglamento conjunto para la evaluación y expedición de permisos relacionados al desarrollo y uso de terrenos” del 24 de marzo de 2015.
 - b. 07-02 “Pruebas a cables soterrados nuevos y sus accesorios en proyectos privados” del 29 de junio de 2007
 - c. 08-09 “Documentos requeridos por la AEE para el desarrollo de proyectos de construcción eléctrica” del 8 de diciembre de 2008
 - d. 09-03 “Sello y notas generales para planos a presentarse para endoso de la AEE” del 4 de mayo de 2009
 - e. 12-01 “Política pública para la construcción de sistemas eléctricos” del 8 de junio de 2012
 - f. 13-02 “Criterios de diseño para sistemas eléctricos aéreos de transmisión y distribución” del 22 de agosto de 2013
 - g. 13-03 “Bases de hormigón para postes de líneas eléctricas” del 22 de agosto de 2013
 - h. 15-01 “Documentos requeridos para la evaluación y endoso de proyectos de construcción eléctrica” del 18 de junio de 2015
 - i. 15-02 “Postes para sistemas de distribución eléctrica primaria” del 2 de septiembre de 2015
 - j. 15-04 “Instalaciones bajo líneas de distribución eléctrica” del 13 de octubre de 2015 (Revisado por Comunicado 16-02)
 - k. 18-01 “Revisión del proceso para la evaluación y endoso de proyectos de construcción eléctrica” del 29 de junio de 2018
17. Los sistemas de alumbrado a construirse deberán cumplir con los siguientes Comunicados de la AEE:
 - a. 07-01, “Sistemas de Alumbrado”, del 26 de marzo de 2007.
 - b. 16-03, “Proyectos de Construcción con Sistemas de Alumbrado Público”, del 2 de diciembre de 2016.
 - c. 16-04, “Instalación de Luminarias Tipo Diodo Emisor de Luz (Light Emitting Diode – LED)”, del 2 de diciembre de 2016.
18. Las aportaciones y pagos por concepto de trabajos a realizarse por LUMA, especificados en este informe, deberán realizarse con dos meses de anticipación al comienzo del proyecto.
19. Mostrar las líneas eléctricas de transmisión y distribución a tránsito y respetar las servidumbres de paso de aquellas que pasen por el proyecto. En caso de la construcción de nuevas líneas eléctricas que requieran servidumbre deberá incluir en el plano de diseño la ubicación exacta, su ancho y una leyenda que describa la misma en conjunto con la tabla de mensura certificada por un agrimensor o ingeniero licenciado inscrito en el registro permanente de agrimensura (RPA), autorizado a ejercer la profesión de la agrimensura en Puerto Rico (Secc. IV, Art. C – 1j del Reglamento de Servidumbres). En adición, deberá indicar claramente los límites del proyecto, los colindantes y propietarios afectados.

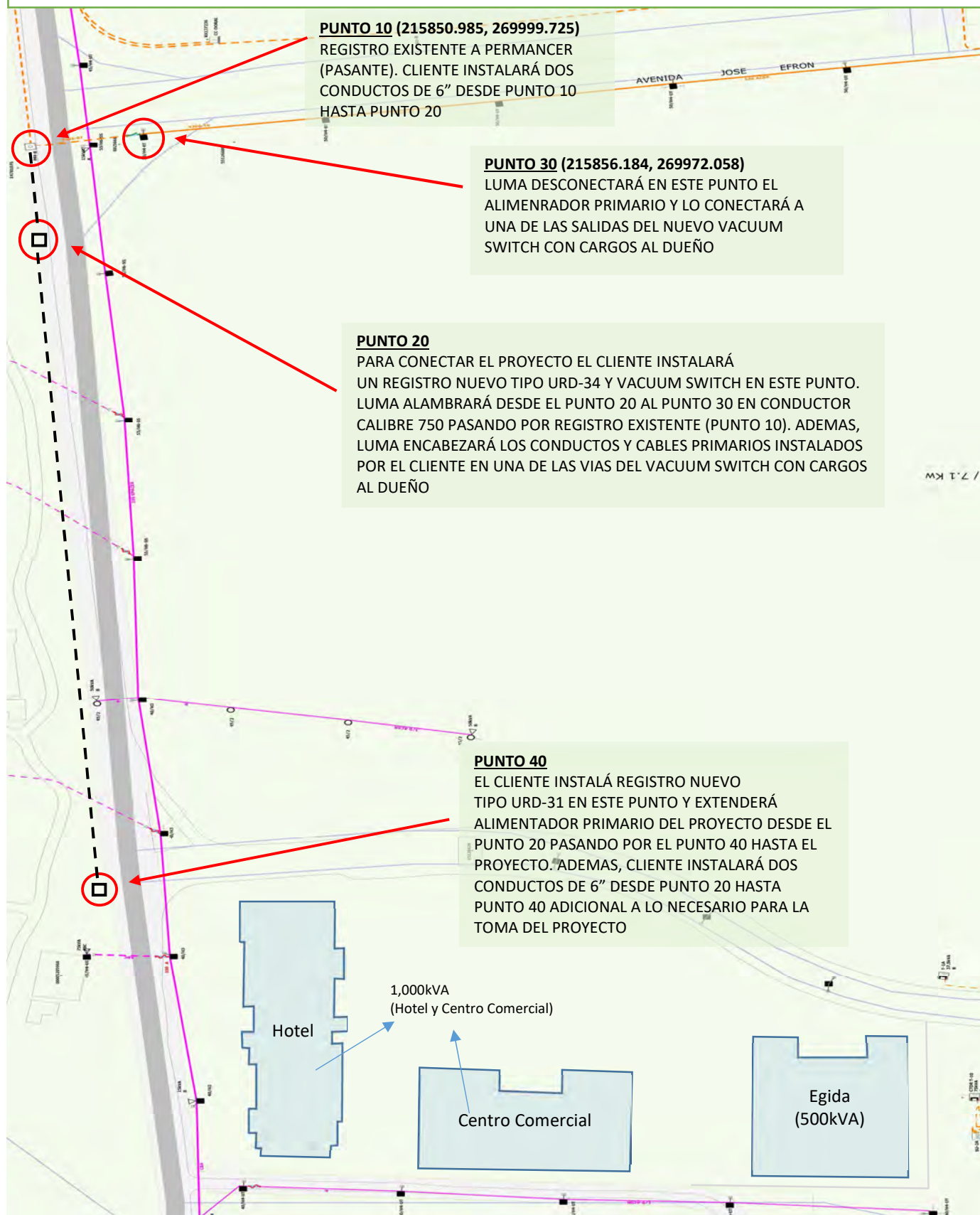
20. El dueño del proyecto es responsable de cumplir con los requisitos establecidos en el Reglamento de servidumbres para la Autoridad de Energía Eléctrica, con relación a las nuevas servidumbres a constituirse como parte del proyecto y a las servidumbres asociadas a instalaciones eléctricas existentes en el área del proyecto.
21. Será responsabilidad del diseñador del proyecto indicar la localización exacta del proyecto, ilustrar las líneas eléctricas existentes y coordinar la reubicación de líneas eléctricas.
22. Esta evaluación del punto de conexión no constituye una revisión del plano de diseño. El diseñador es responsable de cumplir con los códigos, reglamentos, manuales, estándares y normas aplicables vigentes para los sistemas eléctricos en Puerto Rico. Además, deberá cumplir con los reglamentos de ordenación de la infraestructura en el espacio público (Reglamento de Planificación Número 22), según exige la Oficina de Gerencia de Permisos (OGPe). Los sistemas de distribución y transmisión a desarrollarse en estas zonas deberán seguir las guías establecidas por este reglamento. Incluir nota al efecto en los planos de diseño.
23. El dueño del proyecto o su representante deberá notificarle a la Oficina de ingeniería de la Región Bayamón el comienzo de la obra posterior al endoso de los planos y previo a los trabajos eléctricos del proyecto para la requerida inspección, aprobación y coordinación necesaria. Incluir nota al efecto en los planos de diseño.
24. Incluimos como parte de esta evaluación croquis con información gráfica sobre facilidades eléctricas.
25. Esta evaluación caduca a los dos años.

Atentamente,



José L. Pérez Rivera
Ingeniero Distribución
Departamento Ingeniería de Distribución

Departamento de Ingeniería de Distribución
Región de Bayamón
The Dawn at Dorado – (OGPe 2019-252023-SRI-023439)



Appendix M
PRASA Letters



7 de abril de 2022

Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Oficina de Gerencia de Permisos (OGPe)
PO BOX 41179
San Juan, Puerto Rico 00940-1179

Estimado ingeniero Hernández:

**AAA-RN-21-26-0034 DORADO-THE DAWN AT DORADO
PROP. PASEO SAN ANTONIO INC.
PR 693 KM. 8.6 BO. HIGUILLAR
441 UNIDADES EQUIVALENTES
OGPE: 2019-252023-SRI-050746
(RECOMENDACIÓN) **CONDICIONADA****

Nos referimos al proyecto de epígrafe, sometido ante nuestra consideración para que se informe en cuanto a las facilidades de agua y alcantarillado sanitario existentes, que puedan servir al mismo. De acuerdo con el memorial explicativo y la información provista por **el arquitecto Eugenio Alemañy (Lic. 12456)**, el proyecto propuesto consiste de la construcción de un proyecto mixto constituye de construcción de un hotel de 153 habitaciones, égida centro de cuido ("nursing home") de 93 habitaciones (163 camas) y edificio comercial de 10 locales de 1,750 ft², pies cuadrados cada uno y un 1 salón de actividades de 3,500 ft², y finalmente una parcela Remanente comercial que albergará un edificio de 6,500 ft², pies cuadrados con una acometida de 1" de diámetro y un consumo estimado de 2,600 gal/día.

El cómputo final de las unidades equivalentes estará basado en lo que, al presentar los planos hidráulicos, resulte ser la demanda requerida para el proyecto propuesto. Si las unidades equivalentes, resultan ser diferente a lo contemplado para fines de esta evaluación, esta Autoridad se reserva el derecho de modificar los términos de esta recomendación.

El servicio de agua podrá ser prestado mediante conexión a la línea de agua de 16" de diámetro existente en la Ave los Paseos frente proyecto. **La conexión de agua de este proyecto estará condicionada a que se aumente la capacidad de servicio de agua cuando primero se hayan verificado los sistemas y realizado un modelaje hidráulico al servicio de agua en dicha área de parte de la AAA. La localización exacta del punto de conexión y de la infraestructura de agua existente deberán ser verificados y confirmados posteriormente a través de la oficina o Centro de Excavaciones.**

Será necesario que el desarrollador del proyecto pague a esta Autoridad, la cantidad de quinientos (\$500.00) dólares por cada unidad de vivienda o su equivalente a conectarse, por el derecho a hacer uso del sistema de distribución de agua existente.

Es menester señalar que el 17 de mayo de 2016, La Agencia de Protección Ambiental de los Estados Unidos de América, EPA, emitió una orden Administrativa o “Sewer Ban” CWA-02-2016-3103, sobre la PAS Dorado (Planta de Alcantarillado Sanitario) y el sistema de colección de aguas usadas de la Urbanización Quintas de Dorado.

Estos servicios nuevos de agua estarían afectados por esta restricción sanitaria dado que los nuevos servicios de agua descargarían a este sistema sanitario, al cual será prohibido nuevas descargas. Por lo que deberán esperar a que se resuelva la situación y se elimine dicha restricción.

El servicio de alcantarillado sanitario para este proyecto podrá ser prestado mediante conexión a la nueva troncal de 15" en PR-693 aproximadamente, a ser construida mediante el proyecto de esta Autoridad PMC-2-26-5002, cuando esté construido, en uso y en operación. El punto de conexión exacto será determinado cuando se construya dicho proyecto. **Además, estará condicionado a que haya capacidad en la PAS Dorado y a un modelaje hidráulico que será realizado por la AAA, para determinar el punto de conexión final y la capacidad de los sistemas. La localización exacta del punto de conexión de alcantarillado sanitario y de la infraestructura existente deberán ser verificadas y confirmadas posteriormente a través de la oficina o Centro de Excavaciones.**

Será necesario que el desarrollador del proyecto pague a esta Autoridad, la cantidad de quinientos (\$500.00) dólares por cada unidad de vivienda o su equivalente a conectarse, por el derecho a hacer uso del sistema de alcantarillado sanitario existente.

La eventual conexión al sistema de alcantarillado sanitario estará condicionada Además a la eliminación del “Sewer Ban” impuesto por la EPA y la terminación y puesta en operación del proyecto de esta Autoridad PMC 2-26-5002 que contempla la rehabilitación y/o construcción de una nueva troncal sanitaria que permitirá aumentar el flujo hacia la PAS de Dorado.

Antes de iniciar el proceso de construcción, deberán someter para aprobación de esta Autoridad, los planos de las obras de acueducto y alcantarillado sanitario para los que se solicita permiso, los cuales deberán estar sellados y firmados por el profesional responsable de los mismos. Estos incluyen, según aplique al caso, planos que contemplan:

- Sistemas de distribución de agua y de alcantarillado sanitario y su conexión a los sistemas de la AAA.
- Relocalización o extensión de obras de acueducto y alcantarillado sanitario.
- Obras Extramuros e Instalaciones para ser transferidas a la AAA para su operación.

Deberá cumplirse con los requisitos establecidos en el *Reglamento Conjunto de Permisos para Obras de Construcción y Usos de Terrenos*.

Los planos deberán ser sometidos y aprobados por esta Autoridad, de acuerdo al Reglamento para la Certificación de Planos de Construcción, antes de proceder con la construcción de las obras.

El desarrollador entregará un disco con el archivo digital de los planos del proyecto en escala, orientado al norte y en formato DWG o DXF y en PDF. Éste tiene que incluir un polígono (área) de la extensión territorial del proyecto **georreferenciado al sistema de coordenadas North American Datum del 1983 (NAD 83)**. Además, tiene que indicar si la **unidad de medida** utilizada es en pies o metros y la revisión del NAD 83 que utilizó. El disco debe identificarse con el número del proyecto, nombre y dirección del mismo.

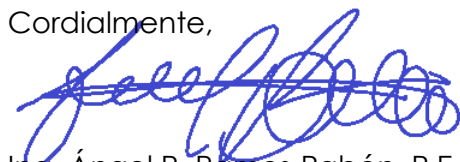
Al someter el plano final para aprobación, se deberá cumplir también con los siguientes requisitos:

1. Someter los documentos de certificación del ingeniero o arquitecto debidamente cumplimentados.
 - a. AAA-972 (Solicitud de Aprobación de Planos de Construcción)
 - b. AAA-1294 (Certificación de Ingeniero o Arquitecto)
2. Someter un estimado desglosado y por partida de las obras de acueducto y alcantarillado sanitario a instalarse en el proyecto.

Con los documentos de la aprobación de planos deberá presentar copia del permiso de construcción; Además luego de aprobados los planos el desarrollador deberá participar de una reunión pre-comienzo, preferiblemente sería remota y posteriormente deberá notificar la fecha del inicio de construcción del proyecto.

Estas recomendaciones estarán vigentes por el término de dos (2) años, a partir de la fecha de esta comunicación, al cabo del cual, de no haberse sometido planos de construcción de las obras de acueducto, y/o alcantarillado sanitario, el proyecto deberá someterse nuevamente ante la consideración de esta Autoridad.

Cordialmente,



Ing. Ángel R. Ramos-Pabón, P.E.
Gerente Técnico Región Norte
Proyectos Públicos y Privados



GOBIERNO DE PUERTO RICO

AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS | INFRAESTRUCTURA

March 15, 2024

José M. Olmo Terrasa, Esq.
Director for Economic Recovery Grant Management,
CDBG-DR Program
Puerto Rico Department of Housing

Down Hotel at Dorado (Hilton Garden Inn): AAA-RN-21-26-003; CDBG-DR Number: PR-IPG-000353

Dear Mr. Olmo Terrasa,

Currently, the Puerto Rico Aqueduct and Sewer Authority (hereinafter "PRASA") has a "Sewer Ban" in the municipality of Dorado, which does not allow the relevant sanitary connections of the reference project to our systems. However, PRASA is building the Dorado Trunk Sanitary Project entitled: THE NEW DORADO TRUNK SEWER, DORADO, PUERTO RICO, EPA NUMBER: C-72-051-03 (SRF); CIP NUMBER: 2-26-5002, BID NUMBER: 20-SP-017 (hereinafter "Project"). The contract for this Project was executed on February 4, 2021, and in summary, it consists of the construction of new sanitary sewer pipes, the elimination of obsolete pump stations and the construction of a new pump station, which will improve the capacity and flow of used waters in the area.

The physical progress of the project is at 62% and we expect it to be completed by the first quarter of 2025. With the completion of the Project, PRASA expects to lift the "Sewer Ban" and allow the connection of the reference project to the sewer system. We take this opportunity to clarify that the connection to the potable water supply for the reference project can be provided.

For any questions, please do not hesitate to contact our offices.

Eng. Joel Lugo Rosa
Executive Director of Infrastructure

THE DAWN AT DORADO LLC

100 Grand Paseo Blvd #112-227 San Juan PR 00926

March 4, 2024

José M. Olmo Terrasa, Esq.
Director for Economic Recovery Grant Management
CDBG-DR Program
Puerto Rico Department of Housing

By email: j.olmo@vivienda.pr.gov

Re: Request for Information
IPG Program Community Development Block Grant – Disaster Recovery (CDBG-DR)
Program Case Number: PR-IPG-000353

Dear Mr. Olmo:

First of all we would like to thank you for the time and effort you and your team have placed on completing the evaluation of this important project for the Dorado area. The most recent meeting of February 29th allowed us to clearly understand the IPG Program information request letter from February 26, 2024, related to additional information needed to complete the environmental assessment analysis to finalize the National Environmental Policy Act ("NEPA") compliance evaluation.

As discussed, it is a well known fact that the Dorado area is presently undergoing significant improvements in the infrastructure that will assist in advancing the environmental quality in the area. One of the most important works being undertaken is the sanitary sewer system works by the Puerto Rico Aqueduct and Sewer Authority ("PRASA"), which main purpose is to improve the existing wastewater services and to allow the interconnection of new developments being proposed in the area.

Based on this important project, as part of the permit process, the Dawn Hotel at Dorado project has been issued several conditional endorsements by PRASA, the latest in April 7, 2022. This conditional endorsement states that the project can connect to PRASA's system, but that it is conditional upon completion of the sanitary sewer improvements presently under construction by PRASA project PMC-2-26-5002. Thus, this authorization to connect to PRASA

THE DAWN AT DORADO LLC

100 Grand Paseo Blvd #112-227 San Juan PR 00926

sewer system is contingent upon the completion of said works, which as of today, we have not been able to obtain an official response from PRASA related to the project schedule, even though we have been unofficially informed that the project should be completed during this year.

Nonetheless, the IPG Program, as part of their ongoing responsibility of evaluating the project environmental impacts, requested additional information to clarify the actions to be taken by existing sanitary sewer conditions. Thus, with this letter, the Dawn Hotel at Dorado officially and unequivocally informs that the actual project schedule places the project completion by the first trimester of year 2026. Based on this future timeline, we expect the PRASA project that is presently under construction and is scheduled to be completed during this calendar year, will have finished and be operational by then, assuring proper management of the sewage generated by our project.

However, on the possible but remote circumstance that the PRASA project is delayed to after the Dawn Hotel at Dorado project completion date, we certify that an alternative temporary measure is already contemplated which would require the establishment of an above ground storage tank for sewage generated, and the transportation of said sewage water through 10,000 gallon tanker trucks to a duly authorized PRASA treatment facility, until such time that PRASA completes the project and allows the discharge into their system. This alternative basically has the same environmental impact as the proposed PRASA sewer discharge, since the wastewater is still going to be disposed in a PRASA treatment facility. Furthermore, this temporary measure does not require additional permits, as the entity to be contracted to provide the sewer disposal services will be a duly authorized entity to discharge into the PRASA treatment facility.

Therefore, it is our understanding that the project environmental impact remains as considered, and it should allow for the completion of the environmental assessment. If you have any further questions, do not hesitate to contact us.

Cordially,



Gerard GIL Bonar - President

Appendix N
Traffic Study



RECOMENDACIONES

30 de junio de 2023

Lcdo. Félix Rivera Torres
Secretario Auxiliar Interino
Departamento de Desarrollo Económico
y Comercio de Puerto Rico
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

CASO NÚM.: 2019-252023-SRI-068783
“THE DAWN HOTEL AT DORADO” Y
PASEO SAN ANTONIO VILLAGE
(HOTEL DE 153 HABITACIONES, ÁREA COMERCIAL
DE 17,500 PIES CUADRADOS, CENTRO DE ENVEJECIENTES
DE 80,150 PIES CUADRADOS Y REMANENTE)
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO
CASO NÚM.: 2019-252023-SRI-023440; CASO NÚM.: 2019-252023-SRI-032232
CASO NÚM.: 2019-252023-SRI-050784

Estimado ingeniero Hernández Rodríguez:

Hacemos referencia a los documentos recibidos digitalmente el 25 de mayo de 2023, en la Oficina de Control de Accesos de esta Autoridad, relacionados con este asunto.

Las Oficinas de Programación del Área de Programación y Estudios Especiales y de Planificación Estratégica de esta Autoridad evaluaron el plano de localización de la propiedad en donde se propone el proyecto mencionado en el asunto e informaron que, según la ubicación indicada en dicho plano, el proyecto de referencia no se afecta por vías propuestas incluidas en el Programa de Construcción de Mejoras Permanentes de Cinco Años, vigente, de esta Autoridad, ni en el Plan de Transportación a Largo Plazo 2045, vigente, y en el Plan Vial de la Región Metropolitana de San Juan, respectivamente.

No obstante, esta Autoridad revisó los documentos radicados en el SBP del caso mencionado en el asunto e informó que **será condición “Sine Qua Non”** que se deberán cumplir con los siguientes requisitos, recomendaciones y comentarios:

1. Luego de evaluado el estudio de tránsito sometido para el proyecto mencionado en el asunto, se deberán cumplir con los siguientes comentarios y requisitos:
 - a. El ingeniero concluye que el proyecto no tiene impacto en las intersecciones evaluadas. Sin embargo, aunque no tiene un impacto significativo en dichas intersecciones, de igual manera de dicho estudio se desprende que la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), acceso sur, operará de manera deficiente, por lo que se deberán someter mejoras para reducir las demoras en dicho acceso.
 - b. El acceso principal del desarrollo operará de forma deficiente, por lo que se deberán someter alternativas para reducir las demoras en dicho acceso.
 - c. Se deberán realizar conteos en la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), de acuerdo con los requisitos mínimos de esta Autoridad para la reprogramación del sistema de semáforos existente en dicha intersección y se deberá reprogramar dicho sistema de semáforo de acuerdo a dichos conteos.
 - d. Se deberán instalar un controlador y MMU nuevos, de forma tal, que se pueda implantar la programación obtenida en el punto anterior. Adicional, se deberá poner en funcionamiento el sistema de detección de dicha intersección.
2. La Oficina de Ingeniería de Suelos del Área de Diseño de esta Autoridad evaluó el estudio Hidrológico-Hidráulico sometido para el proyecto mencionado en el asunto e informó que dicho estudio fue realizado utilizando las Guías para la Preparación de Estudios HH, según requerido por el Departamento de Recursos Naturales y Ambientales y la escorrentía post construcción será mitigada por unas charcas de retención. Sin embargo, dicho estudio HH no está firmado por el ingeniero que realizó dicho estudio, por lo que se deberá someter copia del reporte, firmada por dicho ingeniero.
3. La Oficina de Estudios Ambientales del Área de Programación y Estudios Especiales evaluó el estudio de sonido ambiental sometido, el cual utilizó los criterios establecidos en la Política de Ruido de esta Autoridad para determinar el impacto por ruido que experimentarían los futuros residentes, e informó que no se tiene objeción a dicho estudio de sonido ambiental, ya que los niveles de ruido medidos (62.0 dBA, 58.7dBA y 58.7dBA) se encuentran por debajo del nivel máximo de exposición al ruido Leq recomendado por la Administración Federal de Carreteras (FHWA, por sus siglas en inglés) para usos exteriores compatibles con hoteles, el cual es de 72 dBA y en el caso de la facilidad de cuido de envejecientes, la categoría de uso de terreno aplicable sería la C con un nivel exterior Leq recomendado es de 66 dBA y los resultados del modelaje TNM 2.5 proyectados a 20 años fueron 62.9dBA, 63.9dBA y 45.7 dBA. Por lo tanto, para ambos usos de terreno propuestos, los niveles de ruido medidos se encuentran por debajo de los niveles recomendado por la FHWA, por lo que no se requiere de medidas de mitigación.
4. Los planos con el plan de mantenimiento de tránsito, con el marcado de pavimento y con la rotulación final serán evaluados una vez se determinen cuáles serán las mejoras requeridas, si alguna, en la intersección de las Carreteras PR-693 con la PR-6696.
5. Se deberá corregir la distancia de los “Wheel Stop” propuesta en el plano, medidos desde la media seccion futura de la carretera PR-693, ya que se ilustró una distancia de 0.82 metro y el mínimo

permitido es de 0.91 metro, según requerido en nuestra comunicación del 24 de enero de 2022. Además, se deberá someter la carta de endoso del Municipio de Dorado actualizada.

Se deberán cumplir con los demás comentarios, recomendaciones y requisitos informados en nuestra comunicación del 24 de enero de 2022, no enmendados por esta carta, los cuales continúan vigentes.

El proponente deberá solicitar una nueva recomendación a la Oficina de Gerencia de Permisos, en donde se deberán someter el estudio de tránsito enmendado, estudio de Hidrológico-Hidráulico, debidamente firmado, y los planos corregidos en formato digital protegido (PDF) y en formato DXF georeferenciado con las coordenadas NAD83, de acuerdo con nuestros comentarios y requisitos, y ésta deberá consultar a la Oficina de Control de Accesos de esta Autoridad para la evaluación correspondiente. Los documentos y planos requeridos deberán estar firmados y sellados por un profesional colegiado autorizado y deberán cumplir con los requisitos de presentación de esta Autoridad. Se deberá hacer referencia al número de esta recomendación en la nueva solicitud.

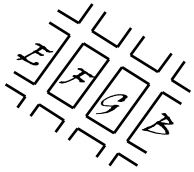
Esta comunicación tiene un año de vigencia, **no constituye un endoso** ni una autorización para comenzar obra de construcción alguna, por lo que se deberán cumplir con los requisitos indicados en la misma y aplica al proyecto “The Dawn Hotel at Dorado y Paseo San Antonio Village”, el cual consiste de 153 habitaciones de hotel, 17,500 pies cuadrados de área comercial, centro de envejecientes de 80,150 pies cuadrados y remanente para futuro desarrollo de usos comerciales, propuesto en el predio de terreno de referencia. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la Oficina de Gerencia de Permisos para la evaluación y comentarios que apliquen.

Para cualquier aclaración o información adicional relacionada con este asunto, puede comunicarse con la División de Asesoramiento al Proponente de la Oficina de Control de Accesos de esta Autoridad al 787-721-8787, extensión 52805, haciendo referencia al número de control de esta carta. Las llamadas y visitas serán atendidas los días laborables de 8:30 a 11:00 de la mañana y de 1:00 a 2:30 de la tarde.

Cordialmente,



Lissette Lugo Colón, PE
Directora
Área de Ingeniería de Tránsito y Operaciones



EFGB CONSULTING ENGINEERS

Project Managing, Construction Oversight, Transportation Planning, Traffic Engineering

24 de julio de 2023

Lisette Lugo Colón PE
Directora
Área de Ingeniería de Tránsito y Operaciones
Autoridad de Carreteras y Transportación
Centro Gubernamental Roberto Sánchez Vilella, Torre Sur
PO Box 42007
San Juan Puerto Rico 00940-2007

Vía correo electrónico

Re: Caso Núm.: 2019-252023-SRI-068783 "The Dawn Hotel at Dorado" y Paseo San Antonio Village (Hotel de 153 habitaciones, área comercial de 17,500 pies cuadrados, Centro de Envejecientes de 80,150 pies cuadrados y remanente) carretera PR-693, km 8.6 Barrio Higuillar, Dorado. Caso núm.: 2019-252023-SRI-023440; Caso núm.: 2019-252023-SRI-032232 Caso núm.: 2019-252023-SRI-050784

Estimada ingeniera Lugo:

En contestación a su carta del 30 de junio de 2023 relacionada al Caso Núm.: 2019-252023-SRI-068783, 2019-252023-SRI-023440; 2019-252023-SRI-032232; 2019-252023-SRI-050784, tenemos las siguientes respuestas:

Primero, "El ingeniero concluye que el proyecto no tiene impacto en las intersecciones evaluadas. Sin embargo, aunque no tiene un impacto significativo en dichas intersecciones, de igual manera de dicho estudio se desprende que la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), acceso sur, operará de manera deficiente, por lo que se deberán someter mejoras para reducir las demoras en dicho acceso."

En cuanto al primer señalamiento, entendemos que el impacto a un acceso específico de una intersección está fuera del alcance de la Autoridad de Carreteras y Transportación y sus Guías para el desarrollo de Estudio Operacionales de Tránsito y Accesos, dado a que según esbozan las guías de la ACT en el inciso 7 de los requisitos enumerados en la página 11 y las tablas VI y VII en la página 12, **toda medida de impacto es a nivel de intersección y no de accesos independientes**. Más aún, diferimos vehementemente de la caracterización de que el "acceso sur, operará de manera deficiente". El acceso sur opera con un nivel de servicio E, por lo que según la definición del Manual de Capacidad de Carreteras (HCM en inglés) según publicado por la Junta de Investigaciones en Transportación (TRB en inglés), esta opera a capacidad y no en una forma deficiente.

Segundo, *“El acceso principal del desarrollo operará de forma deficiente, por lo que se deberán someter alternativas para reducir las demoras en dicho acceso”.*

En cuanto al segundo señalamiento, entendemos que el impacto a un acceso específico de una intersección está fuera del alcance de la Autoridad de Carreteras y Transportación y sus Guías para el desarrollo de Estudio Operacionales de Tránsito y Accesos, dado a que según esbozan las guías de la ACT en el inciso 7 de los requisitos enumerados en la página 11 y las tablas VI y VII en la página 12, **toda medida de impacto es a nivel de intersección y no de accesos independientes**, más aún, se entiende que el impacto a un acceso privado y/o una calle municipal están fuera del alcance de la Autoridad de Carreteras y Transporte y sus Guías para el desarrollo de Estudio Operacionales de Tránsito y Accesos.

Tercero, *“Se deberán realizar conteos en la intersección de la Carretera PR-693 con la Carretera PR-6696 (Avenida José Efrón), de acuerdo con los requisitos mínimos de esta Autoridad para la reprogramación del sistema de semáforos existente en dicha intersección y se deberá reprogramar dicho sistema de semáforo de acuerdo a dichos conteos.”*

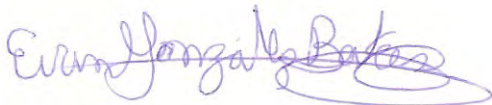
En cuanto al tercer señalamiento, entendemos que dado que no hay impacto sobre dicha intersección y por ende no se requieren mejoras que mitiguen el impacto, los trabajos mencionados en este señalamiento son de carácter de mantenimiento y son responsabilidad del Departamento de Transportación y Obras Públicas y no la Autoridad de Carreteras y Transportación.

Cuarto, *“Se deberán instalar un controlador y MMU nuevos, de forma tal, que se pueda implantar la programación obtenida en el punto anterior. Adicional, se deberá poner en funcionamiento el sistema de detección de dicha intersección.”*

En cuanto al cuarto señalamiento, entendemos que dado que no hay impacto sobre dicha intersección y por ende no se requieren mejoras que mitiguen el impacto, los trabajos mencionados en este señalamiento son de carácter de mantenimiento y son responsabilidad del Departamento de Transportación y Obras Públicas y no la Autoridad de Carreteras y Transportación.

Esperando que las respuestas provistas satisfagan las interrogantes de la ACT, sin nada más por el momento esperamos su pronta atención a este asunto.

Cordialmente;



Evan González Baker, PE
Presidente

TRAFFIC IMPACT STUDY FOR PASEO SAN ANTONIO VILLAGE & THE DAWN AT DORADO DORADO, PUERTO RICO

Final Report

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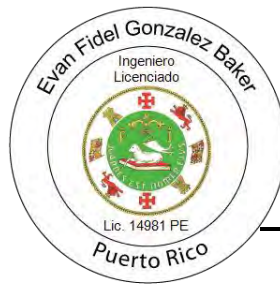
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CERTIFICATION

I, Evan González-Baker, of legal age, resident of Guaynabo and licensed engineer #14981-PE-RPA have evaluated, reviewed, and accept all the information presented in this Traffic Impact Study for the construction of “*Paseo San Antonio Village & The Dawn at Dorado*” project located in the Municipality of Dorado, Puerto Rico.

I hereby certify that all the information presented in this document is truthful, accurate and complete to the best of my knowledge.



Fecha de Expiración: 2019-09-30

A handwritten signature in blue ink that reads "Evan Gonzalez Baker". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Evan González Baker, PE, MSCE

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Rol del Profesional:	Consultor



Certificación:

El profesional certifica con la emisión de la estampilla digital especial del Colegio de Ingenieros y Agrimensores de Puerto Rico el haber cumplido con las disposiciones de la Sección 11 de la Ley 319 del 15 de mayo de 1938, según enmendada.

La colocación del sello profesional constituye la cancelación de la estampilla digital especial

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CHAPTER I: INTRODUCTION

This Technical Report presents the data, procedures, and findings of the traffic impact study (TIS) performed for the proposed “*Paseo San Antonio Village and The Dawn at Dorado*” project to be built on a parcel of land in the Municipality of Dorado. These services were rendered for Teknica Design Group, based on the proposal submitted on February 28, 2022, by EFGB Consulting Engineers, and notice to proceed received on March 3, 2022, via e-mail.

This report includes field data collected from March 30, 2022, a description of the existing conditions, the methodology applied in the study, analysis of results, and conclusions and recommendations regarding the impact of the proposed development, as well as alternatives or improvements to mitigate this impact. The operational function of the projected intersections under study were modeled using the computer software SYNCHRO V11, a traffic simulation model used to evaluate the existing traffic conditions in the impact region and the future condition after the proposed project is constructed and operational.

OBJECTIVES

The basic concepts behind a TIS are the determination of the number of trips to be generated by a future development; where these trips are most likely to come from; what access roads are most likely to be used; how these new trips will affect the level of service (LOS) of the existing transportation facilities in the influence region; and what possible improvements could mitigate that impact. The objectives that serve as basis for the development of this study are:

- Ascertain the existing traffic conditions in the influence region.
- Determine the impact that the project will have on the transportation facilities in the region.
- Develop recommendations, based on the proposed impact, which will be key elements in the mitigation of the problems that may be caused by any increase in motor vehicle traffic.

METHODOLOGY

The methodology applied in this study conforms to that recommended by the Institute of Transportation Engineers' (ITE) *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, and the Puerto Rico Highway Transportation Authority (PRHTA) 2004 Guidelines ("Guías para la Preparación de Estudios Operacionales de Accesos y de Tránsito para-Puerto Rico").

The first step is the delimitation of the study area or impact region for the proposed development. The second step is the determination of study scenarios: baseline year and horizon year for the Project. The third step is collecting the data regarding the existing geometrical and traffic conditions. The fourth step is the determination of the expected traffic generation for the proposed development. The fifth step is the distribution and assignment of the generated traffic along the existing road network. The sixth step is the determination of the expected future conditions and the determination of any possible impacts. The seventh and last step is the analysis of mitigation alternatives in the case that the proposed development is determined to have an impact on the traffic conditions, and the development of conclusions and recommendations.

PROJECT LOCATION

The proposed development will be built on a parcel of land at Km. 9.1 on PR-693 in the Dorado Beach East sector of the Higuillar Ward in the Municipality of Dorado, as can be seen in Figure 1 and Figure 2.



Figure 1: Location of the Municipality of Dorado (Source: Google).



Figure 2: Location of the Proposed Development (Source: Google).

PROPOSED DEVELOPMENT

The proposed project consists of a mixed-use development that includes the construction of a 6 to 7-story building that will house 153 hotel rooms and a connecting

4

SCOPE OF STUDY

The scope of this project will be limited to the impact that the proposed new development will have on the existing roadway network, based on the level of service of existing intersections and basic road segments. In addition, the base year was projected to the opening year and the impact of traffic growth will be evaluated based on the level of service of the existing and proposed intersections, and basic road segments.

STUDY AREA DELIMITATION

The study area limitations vary greatly depending on the general accessibility of the site and the magnitude of the proposed development. Based on the requirements set forth in the PRHTA Guidelines and the existing accesses to the parcel, which will continue to be used according to the project's Site Plan, the study area was delimited as follows:

- Unsignalized intersection of PR-693 with Sector Saldinera.
- Unsignalized intersection of PR-693 with Avenida Principal Norte.
- Signalized intersection of PR-693 with José Efrón Avenue.

Figure 4 presents the road map of the area and the delimitation of the study area.



Figure 4: Study Area Delimitation (Source: Google).

STUDY SCENARIOS

As stated in the PRHTA guidelines in table IX page 14, given that the proposed development consists of less than four hundred hotel rooms in a metropolitan area, it is considered a small project. For the Assisted Living Facility part of the project, table VIII page 13 will be applied, given that the proposed development has less than 475 rooms / apartments in a metropolitan area it too is considered a small project. Based on the above, for the scope of this TIS report the possible impacts will be determined by comparing the existing conditions to the future condition at opening day. The opening day condition consists of projecting existing traffic conditions to the opening day of the project by adding the proposed trip generation of the project considering full operation plus any expected traffic growth from the base data year to the opening day year. Table 1 presents a matrix with the file names used for each scenario.

Table 1: Computer File Matrix

Existing Condition	Opening Day Condition
Dawn Hotel 2022 AM Peak	Dawn Hotel 2027 AM Peak
Dawn Hotel 2022 PM Peak	Dawn Hotel 2027 PM Peak

FIELD WORK

The traffic and geometric data presented in this technical report were collected by means of field measurements performed the week of March 28 to April 1, 2022, and traffic counts performed Wednesday, March 30, 2022, on typical workdays of the week. The traffic data were collected by means of video data recorders. The data presented and analyzed in this report are based on a typical day, as defined in the PRHTA Guidelines. For a complete data set see Appendix A.

CHAPTER II: EXISTING CONDITION

This Chapter presents the existing conditions encountered in the study region, regarding intersection geometry, traffic volumes, and traffic flow patterns.

ACCESS ROUTES

Access routes to the site of the proposed development are shown in Figure 5. The access to the parcel of land is located long the access to Paseo de Dorado Development, aka North Principal Avenue, which connects to PR-693. From downtown Dorado, the East, and from Cerro Gordo, the West, to access the site travelers will use PR-693 to connect to North Principal Ave. From the South, travelers will use PR-696 and Jose Efrón Avenue to connect to PR-693.



Figure 5: Existing Highway Network and Access Routes (Source: Google).

PEAK HOUR

From the traffic data collected for the intersections studied, the 15-minute data were transformed into hourly data by adding four consecutive 15-minute periods. From the

hourly data for the intersection a peak hour was determined for the morning, and afternoon peak hours, respectively, from 7:00 to 8:00 a.m., and 2:15 to 3:15 p.m.

INTERSECTION DATA

For this traffic impact study, the existing conditions that warranted evaluation was the intersection of PR-693 with the access to Paseos de Dorado in front of the proposed development site, PR-693 with Saldinera sector access, and PR-693 with Jose Efrón Avenue. The data that were used as input to the model to analyze the existing conditions is summarized by movement for both peak hours, AM and PM, in table 2 through table 4. For the complete data sets refer to Appendix A.

Table 2: PR-693 with Sector Saldinera Existing Traffic Flow.

Access	Movement	Existing Traffic Flows (vph)	
		AM Peak	PM Peak
Sector Saldinera Northbound	Left	0	0
	Right	0	0
PR-693 Eastbound	Through	1064	1004
	Right	0	0
PR-693 Westbound	Left	0	0
	Through	676	812

Table 3: PR-693 with North Principal Ave. Existing Traffic Flow.

Access	Movement	Existing Traffic Flows (vph)	
		AM Peak	PM Peak
North Principal Ave. Northbound	Left	8	28
	Right	36	24
PR-693 Eastbound	Through	1040	996
	Right	24	8
PR-693 Westbound	Left	44	84
	Through	668	800

Table 4: PR-693 with Jose Efrón Ave. Existing Traffic Flow.

Access	Movement	Existing Traffic Flows (vph)	
		AM Peak	PM Peak
Jose Efrón Ave. Northbound	Left	312	360
	Right	260	212
PR-693 Eastbound	Through	564	476
	Right	540	528
PR-693 Westbound	Left	128	208
	Through	412	500

HISTORICAL DATA COMPARISON

The project under study is an expansion to a project for which a 2019 Assess impact study was prepared and data collected pre-pandemic in 2019 at the intersection of PR-693 with Avenida Principal Norte. As a verification said 2019 data will be compared to data collected in 2022 to establish a comparison between pre and post pandemic. As can be seen in Table 5, for the morning peak hour the difference between 2019 and 2022 flows at the intersection of PR-693 with Avenida Principal Norte is a reduction of 8 vehicle, meanwhile for the afternoon peak hour it is an increase in 220 vehicles. Based on these results data as collected in 2022 will not be adjusted to pre-pandemic levels.

Table 5: 2019 and 2022 Data Comparison

Access	Movement	2019 Traffic Flow		2022 Traffic Flow		Difference	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
North Principal Ave. Northbound	Left	16	12	8	28	-8	16
	Right	0	0	36	24	36	24
PR-693 Eastbound	Through	1224	820	1040	996	-184	176
	Right	24	20	24	8	0	-12
PR-693 Westbound	Left	36	32	44	84	8	52
	Through	528	836	668	800	140	-36
Totals		1828	1720	1820	1940	-8	220

INTERSECTION EVALUATION

INTRODUCTION

A traffic simulation model was created in SYNCHRO V11, which is a traffic operations analysis and optimization suite commercialized by Trafficware. The latter includes a macroscopic model based on the theory presented in the Highway Capacity Manual 6TH Edition (HCM), published by the Transportation Research Board (TRB), and a proprietary microscopic model, SimTraffic, which provides insight as a visualization and presentation tool to evaluate the existing traffic conditions in the impacted region. The results obtained from the models are presented for both the morning and the afternoon peak hours, for each of the intersections included in the study. For a full set of results refer to of the existing conditions that was modeled, refer to Appendix C.

The LOS is reported using letters from A to F, per HCM standards. Table 6 presents the criteria and a qualitative description for each LOS for signalized intersections, while Table 7 presents the corresponding criteria and qualitative description for each LOS for unsignalized intersections.

Level of service “A” represents a condition of free flow with low traffic density, where no vehicle waits longer than one signal cycle. LOS B represents a stable flow of traffic where occasionally drivers wait through more than one signal cycle. Level of service C represents a zone of stable flow, but drivers must intermittently wait through more than one signal cycle and back-ups may develop behind left turning vehicles. Level of service D is at a point where we are approaching instability, drivers are restricted in their freedom to change lanes and delays for approaching vehicles may be substantial during peak hours. Level of service E is measured as the point where traffic volumes are near or at capacity of the arterial, and long queues of vehicles may create lengthy delays especially for left turning vehicles. Finally, Level of service F is measured as the point the congested traffic conditions with forced traffic flow are encountered, where queued backups from locations downstream restrict or prevent movement of vehicles out of the approach, creating a storage area during part or all of the peak hour.

Table 6: Level of Service Criteria for Signalized Intersections (adapted from HCM).

Level of Service	Average Stopped Delay per Veh. (sec.)	Degree of Saturation (v/c)	Qualitative Description
A	≤ 10.0	$< .60$	Good progression, few stops, and short cycle lengths.
B	$10.0 \leq 20.0$	$.6 < .75$	Good progression and/or short cycle lengths; more vehicles stop.
C	$20.0 \leq 35.0$	$.75 < .90$	Fair progression and/or longer cycle lengths, some cycle failures; significant portion of vehicles must stop.
D	$35.0 \leq 55.0$	$.90 < .95$	Congestion becomes noticeable; high volume to capacity ratio, longer delays, noticeable cycle failure.
E	$55.0 \leq 80.0$	$.95 < 1.0$	At or beyond limit of acceptable delay; poor progression, long cycles, high volumes, long queues.
F	$80.0 <$	$1.0 <$	Unacceptable to drivers. Arrival volumes greater than discharge capacity; long cycle lengths, unstable-unpredictable flows.

Table 7: Level of Service Criteria for Unsignalized Intersections (adapted from HCM).

Level of Service	Average Stopped Delay per Veh. (sec.)	Degree of Saturation (v/c)	Qualitative Description
A	≤ 10.0	$< .50$	Good progression, few stops, and short cycle lengths.
B	$10.0 \leq 15.0$	$.50 < .70$	Good progression and/or short cycle lengths; more vehicles stop.
C	$15.0 \leq 25.0$	$.70 < .80$	Fair progression and/or longer cycle lengths, some cycle failures; significant portion of vehicles must stop.
D	$25.0 \leq 35.0$	$.80 < .90$	Congestion becomes noticeable; high volume to capacity ratio, longer delays, noticeable cycle failure.
E	$35.0 \leq 50.0$	$.90 < 1.0$	At or beyond limit of acceptable delay; poor progression, long cycles, high volumes, long queues.
F	$50.0 <$	$1.0 <$	Unacceptable to drivers. Arrival volumes greater than discharge capacity; long cycle lengths, unstable-unpredictable flows.

2022 MORNING PEAK HOUR

At first, the results will be evaluated and presented at the intersection level. From the results for the morning peak hour, presented in Table 8, the two unsignalized intersection in the study area, namely PR-693 and North Principal Ave. and Saldinera Sector Access operate at an excellent LOS with average delays in the order of 1.0 seconds per vehicle, which for a unsignalized intersection is an A LOS. Regarding

the signalized intersection of PR-693 with Jose Efrón Avenue operates at a very good LOS of B with average delays of approximately 16.2 seconds per vehicle.

Table 8: Results Existing Condition AM Peak.

Intersection	Level of Service (LOS)	Average Delay (sec. /veh.)
PR-693 and Saldinera Sector	A	0.2
PR-693 and North Principal Ave.	A	0.5
PR-693 and Jose Efrón Ave.	B	16.2

At the approach level, the analysis of the intersection of PR-693 and Saldinera Sector Access shows that the Eastbound and Westbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound approach presents 13.3 seconds of average delay which for an unsignalized intersection is a B LOS and expected queues of less than one vehicle. The results for the morning peak hour are presented in Table 9.

Table 9: PR-693 and Saldinera Sector Access Existing Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Saldinera Sector Northbound	B	13.3	6
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	0.1	0

At the approach level, the analysis of the intersection of PR-693 and North Principal Ave. shows that the Eastbound and Westbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound approach presents 9.7 seconds of average delay which for an unsignalized intersection is an A LOS and expected queues of less than one vehicle. The results for the morning peak hour are presented in Table 10.

Table 10: PR-693 and Paseo de Dorado Access Existing Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
North Principal Ave. Northbound	A	9.7	6
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	0.7	0

At the approach level, the analysis of the intersection of PR-693 and Jose Efrón Ave. shows that the Eastbound and Westbound approaches operate at a very good LOS of B with average delays of less than 15 seconds per vehicle. On the other hand, the northbound approach presents 23.4 seconds of average delay which for a signalized intersection is a C LOS. Regarding the 95th percentile queues length the Northbound and Eastbound approaches present approximately 364 and 324 feet, representing approximately 11 to 13 vehicles accumulated, respectively. On the other hand, the Westbound approach presents 131 feet or an accumulation of approximately five vehicles. The results for the morning peak hour are presented in Table 11.

Table 11: PR-693 and Jose Efrón Existing Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Jose Efrón Ave. Northbound	C	23.4	364
PR-693 Eastbound	B	13.0	324
PR-693 Westbound	B	15.0	131

2022 AFTERNOON PEAK HOUR

The next step is the evaluation of the results for the afternoon peak hour at the intersection level. From the results for the afternoon peak hour, shown in Table 12, the two unsignalized intersection in the study area, namely PR-693 and North Principal Ave. and Saldinera Sector Access operate at an excellent LOS with average delays in the order of 1.0 seconds per vehicle, which for a unsignalized intersection is an A LOS. Regarding the signalized intersection of PR-693 with Jose Efrón Avenue

operates at a very good LOS of B with average delays of approximately 18.3 seconds per vehicle.

Table 12: Results Existing Condition PM Peak.

Intersection	Level of Service (LOS)	Average Delay (sec. /veh.)
PR-693 and Saldinera Sector Access	A	0.2
PR-693 and North Principal Ave.	A	0.8
PR-693 and Jose Efrón Ave.	B	18.3

At the approach level, the analysis of the intersection of PR-693 and Saldinera Sector Access shows that the Eastbound and Westbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound approach presents 13.5 seconds of average delay which for an unsignalized intersection is a B LOS and expected queues of less than one vehicle. The results for the morning peak hour are presented in Table 13.

Table 13: PR-693 and Saldinera Sector Access Existing Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Saldinera Sector Northbound	B	13.5	6
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	0.1	0

At the approach level, the analysis of the intersection of PR-693 and North Principal Ave. shows that the Eastbound and Westbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound approach presents 9.7 seconds of average delay which for an unsignalized intersection is an A LOS and expected queues of less than one vehicle. The results for the morning peak hour are presented in Table 14.

Table 14: PR-693 and Paseo De Dorado Access Existing Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
North Principal Ave. Northbound	B	14.4	12
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	1.0	6

At the approach level, the analysis of the intersection of PR-693 and Jose Efrón Ave. shows that the Eastbound and Westbound approaches operate at a very good LOS of B with average delays of less than 20 seconds per vehicle. On the other hand, the northbound approach presents 26.0 seconds of average delay which for a signalized intersection is a C LOS. Regarding the 95th percentile queues length the Northbound and Eastbound approaches present approximately 327 and 258 feet, representing 9 to 11 vehicles accumulated, respectively. On the other hand, the Westbound approach presents 166 feet or an accumulation of approximately six vehicles. The results for the morning peak hour are presented in Table 15.

Table 15: PR-693 and Jose Efrón Existing Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Jose Efrón Ave. Northbound	C	26.0	327
PR-693 Eastbound	B	12.8	258
PR-693 Westbound	B	19.9	166

RESULT DISCUSSION

Table 16 presents a side-by-side comparison of the existing conditions at the intersection level for the morning and afternoon peak periods. As discussed, the unsignalized intersections of PR-693 and North Principal Ave. and Saldinera Sector Access operate at an excellent LOS for both the morning and afternoon peak hours, with average delays in the order of 1 seconds per vehicle respectively, which for an

unsignalized intersection in an A LOS. Regarding the signalized intersection of PR-693 with Jose Efrón Avenue operates at a very good LOS of B, for both the morning and afternoon peak hours with average delays of approximately 16.2 and 18.3 seconds per vehicle, respectively.

Table 16: Comparison of Average Delay by Intersection AM & PM Peak Hour

Intersection	AM Peak Hour		PM Peak Hour	
	Existing LOS	Existing Average Delay (sec. /veh.)	Existing LOS	Existing Average Delay (sec. /veh.)
PR-693 and Saldinera Sector Access	A	0.2	A	0.2
PR-693 and North Principal Ave.	A	0.5	A	0.8
PR-693 and Jose Efrón Ave.	B	16.2	B	18.3

CHAPTER III: TRIP GENERATION

INTRODUCTION

To determine the number of trips expected to be generated by the Proposed Development and any additional projects in the study area, the trip generation rates presented by the Institute of Transportation Engineers (ITE) in their publication *Trip Generation, 11th Edition* were used. The estimate trip generation, the TripGen V10, a trip generation software developed by Cubic/Trafficware was used, and the ITE 11th ed. trip generation rates were input as custom trip generation rates for each land use.

PROPOSED DEVELOPMENT

Based on the information provided by the Owner, the proposed development consists of a mixed-use development that includes the construction of a 6 to 7-story building that will house 153 hotel rooms and a connecting 1-story building for ancillary services area, and a 4-story building that will house an Assisted living facility with ninety-three rooms. In addition, there is 2950 sq. mt. remanent on the lot for future development.

Given the description provided by the Owner and the Trip Generation Manual ITE (manual), the trip generation will be estimated based on the following land uses:

- 1- 310 – Hotel, for the lodging portion of the project with 153 rooms.
- 2- 254 – Assisted Living, for the Elderly Home with eighty-two rooms.
- 3- 822 –Strip Retail Plaza, a sub-division of land use 820- Shopping Center, for the commercial section of the project.

Due to a commercial element included as part of the development, the trips to be generated by the project can be reduced into three groups: new generation, internal capture, and pass-by trips. Internal generation trips are those that are generated by the synergy presented by the different land uses in the development, thus not really adding an additional volume to the road network. Pass-by trips are those trips that are already using the existing road network for other purposes, such as trips to work or home, and will be diverted into the proposed development, thus not really adding

an additional volume to the road network. Figure 6, presents the results for the trip generation of the proposed development, including, total generation, internal trip generation, pass-by-trips and volume added to the adjacent street. As seen in figure 6, the number of 2-way trips generated for the average weekday are projected to be 2117 trips. The total trips for the day are reduced for two crucial time frames during the day, the adjacent street network AM and PM peak hour. The expected trips to be generated for the AM and PM of the adjacent road network are 98 and 145, respectively. Of the ninety-eight trips to be generated during the morning peak hour no internal trips, or pass-by trips are projected, thus the volume added to the road network will be ninety-eight new trips of which fifty-six will enter the project and forty-two will exit the project. Of the 145 trips to be generated during the afternoon peak hour it is expected that twenty-two will be internal trips and twenty-four will be pass-by trips, thus the volume added to the road network will be 145 new trips of which seventy-two will enter the project and seventy-three will exit the project.

Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: Dawn Hotel Dorado 2022

Open Date: 4/6/2022

Analysis Date: 4/6/2022

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		★	Enter	Exit	Total	★	Enter	Exit	Total	★	Enter	Exit	Total
254	ASSISTLIVE 1	✓	121	121	242	✓	10	7	17	✓	9	13	22
	93 Beds												
310	HOTEL 1	✓	611	611	1222	✓	39	31	70	✓	46	44	90
	153 Rooms												
820	Future Development	✓	327	326	653		7	4	11	✓	40	39	79
	12 1000 Sq. Ft. GLA												
Unadjusted Volume			1059	1058	2117		56	42	98		95	96	191
Internal Capture Trips			0	0	0		0	0	0		11	11	22
Pass-By Trips			0	0	0		0	0	0		12	12	24
Volume Added to Adjacent Streets			1059	1058	2117		56	42	98		72	73	145

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 12 Percent

★ - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Figure 6: Trip Generation Results for the Proposed Development

ADDITIONAL PROJECTS

Complying with the PRHTA Guidelines, projects in the study area that have approved construction permits or are in construction were researched. As a result, multiple projects were identified: Dorado Beach Health Center and multiple housing development projects in the Dorado Beach area, principally The Isles and La Cala.

DORADO BEACH HEALTH CENTER

Dorado Beach Health Center is a 104-bed hospital under construction near the intersection of PR-696 and Jose Efrón Ave. Given the description provided for the project and the Trip Generation Manual ITE (manual), for this project we will apply land use: 610 –Hospital. Figure 7, presents the results for the trip generation for the Dorado Beach Health Center, including, total generation and volume added to the

adjacent street. As seen in figure 7, the number of 2-way trips generated for the average weekday is 2321 trips. The total trips for the day are reduced for two important time frames during the day, the adjacent street network AM and PM peak hour. The expected trips to be generated for the AM and PM of the adjacent road network are 186 and 176, respectively. Of the 191 trips to be generated during the morning peak hour 134 will enter the project and fifty-three will exit the project. Of the 176 trips to be generated during the afternoon peak hour fifty-eight will enter the project and 118 will exit the project. To present a critical scenario, all trips generated for this project will be distributed and assigned as if originating on PR-693 to the North of the project, thus being added to the study area.

Trip Generation Summary

Alternative: Alternative 2
Phase:
Project: Dawn Hotel Dorado 2022

Open Date: 4/9/2022
Analysis Date: 4/9/2022

		Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
ITE	Land Use	*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
610	HOSPITAL 1	✓	1161	1160	2321	✓	134	52	186	✓	58	118	176
	104 Beds												
Unadjusted Volume			1161	1160	2321		134	52	186		58	118	176
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			1161	1160	2321		134	52	186		58	118	176

Total Weekday Average Daily Trips Internal Capture = 0 Percent
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Figure 7: Trip Generation for the Hospital Project

DORADO BEACH HOUSING PROJECTS

As mentioned above multiple housing developments in the Dorado beach area were identified, namely, The Isles and La Cala. The Isles consists of 160 single detached family units, meanwhile La Cala consists of twenty single detached family units. Given that all are to the West of the Proposed Development, for simplicity of the analysis all residential developments will be grouped in to one trip generation report based on two hundred housing units.

Given the description provided for the project and the Trip Generation Manual ITE (manual), for this project we will apply land use: 210 –Single Detached Family Housing Units. Figure 8, presents the results for the trip generation for the Dorado Beach Housing projects, including, total generation and volume added to the adjacent street. As seen in figure 8, the number of 2-way trips generated for the average weekday is 1886 trips. The total trips for the day are reduced for two crucial time frames during the day, the adjacent street network AM and PM peak hour. The expected trips to be generated for the AM and PM of the adjacent road network are 140 and 188, respectively. Of the 140 trips to be generated during the morning peak hour thirty-six will enter the project and 104 will exit the project. Of the 188 trips to be generated during the afternoon peak hour 118 will enter the project and seventy will exit the project. To present a critical scenario, all trips generated for this project will be distributed as if destined to PR-693 to the East of the projects, thus being added to the study area.

Trip Generation Summary

Alternative: Dorado Beach Houses

Phase:

Project: Dawn Hotel Dorado 2022

Open Date: 4/9/2022

Analysis Date: 4/9/2022

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 1	✓	943	943	1886	✓	36	104	140	✓	118	70	188
	200 Dwelling Units												
Unadjusted Volume			943	943	1886		36	104	140		118	70	188
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			943	943	1886		36	104	140		118	70	188

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

Figure 8: Trip Generation for the Housing Projects

TRIP GENERATION SUMMARY

The final volume to be added to the adjacent road network is the volume to be generated by the proposed development and the additional projects identified in the study area, are presented in Table 17.

Table 17: Trip Generation Summary

Proposed Project	Traffic to be added			
	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
Proposed Development	56	42	72	73

Dorado Beach Health Center	134	52	58	118
Dorado Beach Housing Projects	36	104	118	70
Opening Day New Traffic Totals	226	198	248	261

CHAPTER IV: TRIP DISTRIBUTION AND ASSIGNMENT

INTRODUCTION

In this Chapter, the projected trips to be generated by the proposed development that were calculated in Chapter III were distributed according to the most likely point of origin, based on the existing travel patterns in the region. After the most likely point of origin is determined the next step, assigning them to the road network and the most probable route that will be used to access the proposed development.

TRIP DISTRIBUTION

Based on the size of the proposed development trip distribution will be estimated based on the existing trip patterns in the influence region. For this, the data collected at the intersections of PR-693 with North Principal Ave., Saldinera Sector and Jose Efrón Ave. were used and the percentage of traffic that accesses the region was calculated using the Traffic Impact Analysis (TIA) tool in Synchro 11.

For the application of TIA for the Proposed Development, the origins and driveways were identified as listed in Table 18.

Table 18: Origins and Destinations for the TIA of the Proposed Development

Origins	Driveways
1- PR-693 Eastbound	1-North Principal Ave. with Proposed Development Access.
2- PR-693 Westbound	
3- Jose Efrón Avenue Northbound	
4- North Principal Ave. Northbound	

Based on the origins and driveways established for the proposed development, for the AM Peak in the inbound direction, a 59.51 percent of traffic is generated from the West along PR-693, 23.04 is generated from the East along PR-693, and 17.45 percent from the South along Jose Efrón Ave. On the other hand, for the outbound traffic 37.98 percent of traffic is destined to PR-693 Westbound, and 31.69 percent to PR-693

Eastbound, and 30.34 percent the Jose Efrón Ave. Southbound. For detailed results for the morning peak hour refer to figure 9 and figure 11.

TIA Driveway Distribution Report

04/09/2022

Development: Dawn Hotel

Driveway: 1 Project Access

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Project Access to PR-693 West	59.51	10	37.98	4
2	Project Access to PR-693 East	23.04	4	31.69	3
3	Project Access to Jose Efron Ave.	17.45	3	30.34	3
4	Project Access to Paseos de Dorado	0.00	0	0.00	0

Development: Dorado Hospital

Driveway: 1 Jose Efron Ave.

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Jose Efron Ave. to PR-693 West	89.26	118	72.22	43
2	Jose Efron Ave. to PR-693 East	10.74	14	27.78	17
3	Jose Efron Ave. to Paseos de Dorado	0.00	0	0.00	0

Development: Dorado Beach Houses

Driveway: 1 PR-693 West

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	PR-693 West to PR-693 East	56.91	20	51.09	53
2	PR-693 West to Jose Efron Ave.	43.09	16	48.91	51

Figure 9: Trip Distribution and Assignment Results AM Peak Hour

On the other hand, for the PM Peak in the inbound direction, a 53.86 percent of traffic is generated from the West along PR-693, 26.82 percent from the East along PR-693 and 19.31 percent from the South along Jose Efrón Avenue. On the other hand, for the outbound traffic 44.71 percent of traffic is destined to PR-693 Westbound, 26.21 percent to PR-693 Eastbound, and 29.07 percent to Jose Efrón Ave. Southbound. For detailed results for the afternoon peak hour refer to figure 10 and figure 11.

Development: Dawn Hotel

Driveway: 1 Driveway 1 (Node 10)

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Driveway 1 (Node 10) to PR-693 West	53.86	39	44.71	33
2	Driveway 1 (Node 10) to PR-693 East	26.82	19	26.21	19
3	Driveway 1 (Node 10) to Jose Efron Ave	19.31	14	29.07	21
4	Driveway 1 (Node 10) to Paseos de Dorado	0.00	0	0.00	0

Development: Dorado Hospital

Driveway: 1 Jose Efron Ave.

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	Jose Efron Ave. to PR-693 West	82.84	48	79.30	94
2	Jose Efron Ave. to PR-693 East	17.16	10	20.70	24
3	Jose Efron Ave. to Paseos de Dorado	0.00	0	0.00	0

Development: Dorado Beach Houses

Driveway: 1 PR-693 West

Origin #	Route	To		From	
		Distribution %	Trips	Distribution %	Trips
1	PR-693 West to PR-693 East	58.14	69	47.41	33
2	PR-693 West to Jose Efron Ave	41.86	49	52.59	37

Figure 10: Trip Distribution and Assignment Results PM Peak Hour

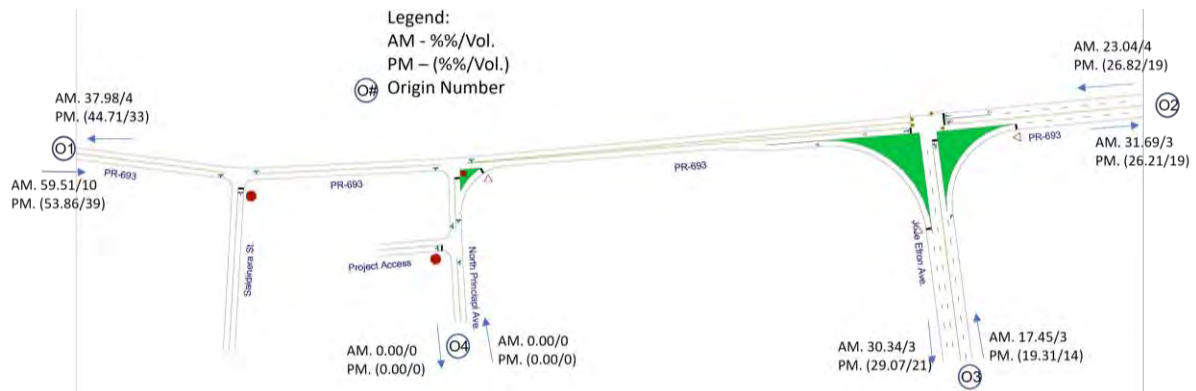


Figure 11: Trip Distribution and Assignment Map

TRIP ASSIGNMENT

Once all the percentages of trip distribution are calculated, the projected trip generation is multiplied by each corresponding percentage and the number of trips to be assigned to each direction for each time frame is calculated. Results for the AM peak hour and PM peak hours are listed in figure 9 and in figure 10 respectively.

CHAPTER V: OPENING DAY CONDITION

INTRODUCTION

This Chapter presents the evaluation of the projected opening day conditions on the transportation network. The opening day condition is determined by the projection of traffic growth during construction and adding the generated traffic expected by the proposed development. In addition, this condition will take into consideration any improvements projected to be performed on the road network during the construction phase.

For the scope of this study, based on the projection of the developer, the completion of construction and start of operation of the proposed development is projected for the first semester of 2027. It is anticipated that the proposed development will reach full build-out by the end of 2027. Based on the above, 2027 will be considered as the opening year for this study.

PROPOSED ACCESS POINTS

As part of the construction of the proposed development and for the scope of this TIS report, the proposed access to the site will be one entrance and exit access to the East of the property, connecting to the North Principal Ave. as can be seen in figure 12

PROPOSED IMPROVEMENTS

As part of this study no improvements to the existing roadway, PR-693, are being considered. The only improvement to be evaluated is the construction of the proposed access to the site from North Principal Ave.

5 Saldinera St. & PR-693						
VOLUME SETTINGS	EBT	EBR	WBL	WBT	NBL	NBR
Lanes and Sharing (#RL)	↗			↖	↖	↗
Traffic Volume (vph)	1004	8	8	812	12	12
Development Volume (vph)	157	0	0	245	0	0
Combined Volume (vph)	1161	8	8	1057	12	12
Future Volume (vph)	1220	8	8	1111	13	13

Figure 14: Traffic Volumes PR-693 and Saldinera Sector Access - Opening Day PM Peak.

1 North Principl Ave. & PR-693						
VOLUME SETTINGS	EBT	EBR	WBL	WBT	NBL	NBR
Lanes and Sharing (#RL)	↗			↖	↖	↗
Traffic Volume (vph)	1040	24	44	668	8	36
Development Volume (vph)	222	10	7	79	4	6
Combined Volume (vph)	1262	34	51	747	12	42
Future Volume (vph)	1262	34	51	747	12	42

Figure 15: Traffic Volumes PR-693 and North Principal Ave. - Opening Day AM Peak.

1 North Principl Ave. & PR-693						
VOLUME SETTINGS	EBT	EBR	WBL	WBT	NBL	NBR
Lanes and Sharing (#RL)	↗			↖	↖	↗
Traffic Volume (vph)	996	8	84	800	28	24
Development Volume (vph)	118	39	33	212	33	40
Combined Volume (vph)	1114	47	117	1012	61	64
Future Volume (vph)	1171	49	123	1064	64	67

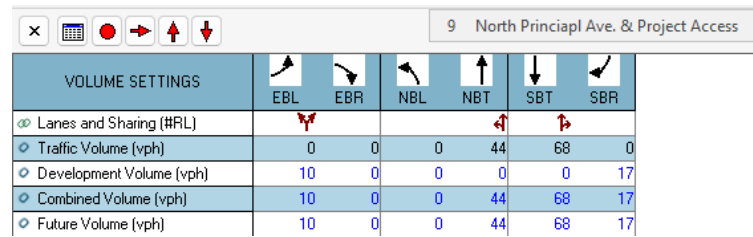
Figure 16: Traffic Volumes PR-693 and North Principal Ave. - Opening Day PM Peak.

7 Jose Efron Ave. & PR-693						
VOLUME SETTINGS	EBT	EBR	WBL	WBT	NBL	NBR
Lanes and Sharing (#RL)	↗	↗	↖	↖	↖	↗
Traffic Volume (vph)	564	540	128	412	312	260
Development Volume (vph)	56	172	14	24	62	17
Combined Volume (vph)	620	712	142	436	374	277
Future Volume (vph)	620	712	142	436	374	277

Figure 17: Traffic Volumes PR-693 and Jose Efrón Ave. - Opening Day AM Peak.

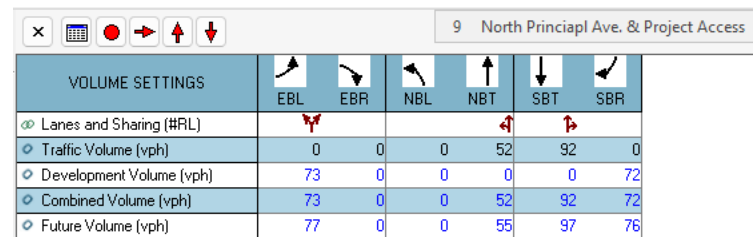
7 Jose Efron Ave. & PR-693						
VOLUME SETTINGS	EBT	EBR	WBL	WBT	NBL	NBR
Lanes and Sharing (#RL)	↗	↗	↖	↖	↖	↗
Traffic Volume (vph)	476	528	208	500	360	212
Development Volume (vph)	52	106	10	88	157	24
Combined Volume (vph)	528	634	218	588	517	236
Future Volume (vph)	555	666	229	618	543	248

Figure 18: Traffic Volumes PR-693 and Jose Efrón Ave. - Opening Day PM Peak.



VOLUME SETTINGS	EBL	EBR	NBL	NBT	SBT	SBR
Lanes and Sharing (#RL)	1	1	1	1	1	1
Traffic Volume (vph)	0	0	0	44	68	0
Development Volume (vph)	10	0	0	0	0	17
Combined Volume (vph)	10	0	0	44	68	17
Future Volume (vph)	10	0	0	44	68	17

Figure 19: Traffic Volumes North Principal Ave. and Hotel Access - Opening Day AM Peak.



VOLUME SETTINGS	EBL	EBR	NBL	NBT	SBT	SBR
Lanes and Sharing (#RL)	1	1	1	1	1	1
Traffic Volume (vph)	0	0	0	52	92	0
Development Volume (vph)	73	0	0	0	0	72
Combined Volume (vph)	73	0	0	52	92	72
Future Volume (vph)	77	0	0	55	97	76

Figure 20: Traffic Volumes North Principal Ave. and Hotel Access - Opening Day PM Peak.

2027 ANALYSIS OF RESULTS

The additional trips were added to the existing traffic volumes and their corresponding projected annual growth and simulated with SYNCHRO V11 to evaluate the opening day traffic conditions in the influence region. All volumes in the model were balanced using SYNCHRO's Volume balancing tool, which helps eliminate volume differences between intersections in a network. A full set of results for the AM and PM peak hours are included in Appendix D. The results obtained for the Opening Day Condition are presented and evaluated at both the intersection and approach level.

2027 MORNING PEAK

At first, the results for the opening day condition will be evaluated and presented at the intersection level. From the results for the morning peak hour, presented in Table 19, the two unsignalized intersection in the study area, namely PR-693 and North Principal Ave. and Saldinera Sector Access project to continue to operate at an excellent LOS with average delays in the order of 1.0 seconds per vehicle, which for a unsignalized intersection is an A LOS. Regarding the signalized intersection of PR-

693 with Jose Efrón Avenue projects to continue to operate at a very good LOS of B with average delays of approximately 18.4 seconds per vehicle. Finally, the unsignalized intersection created by the intersection of the North Principal Avenue with Project Access projects to operate at an excellent LOS of A with average delays of under one second per vehicle.

Table 19: Results Opening Day Condition AM Peak.

Intersection	Level of Service (LOS)	Average Delay (sec. /veh.)
PR-693 and Saldinera Sector Access	A	0.2
PR-693 and North Principal Ave.	A	0.6
PR-693 and Jose Efrón Ave.	B	18.4
North Principal Ave. and Proposed Development Access	A	0.5

For the morning peak hour at the approach level, the analysis of the intersection of PR-693 and Saldinera Sector Access shows that the Eastbound and Westbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound approach projects to operate with 15.8 seconds of average delay which for an unsignalized intersection is a C LOS and expected queues of less than one vehicle. The results for the morning peak hour are presented in Table 20.

Table 20: PR-693 and Saldinera Sector Access Opening Day Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Sector Saldinera Northbound	C	15.8	6
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	0.1	0

For the morning peak hour at the approach level, the analysis of the intersection of PR-693 and North Principal Ave., shows that the Eastbound and Westbound approaches continue to operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound

approach presents 10.5 seconds of average delay which for an unsignalized intersection is a B LOS and expected queues of less than one vehicle. The results for the morning peak hour are presented in Table 21.

Table 21: PR-693 and North Principal Ave. Opening Day Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
North Principal Ave. Northbound	B	10.5	6
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	0.8	9

For the morning peak hour at the approach level, the analysis of the intersection of PR-693 and Jose Efrón Ave., shows that the Eastbound and Westbound approaches project to continue to operate at a very good LOS of B with average delays of less than 20 seconds per vehicle. On the other hand, the northbound approach presents 29.5 seconds of average delay which for a signalized intersection is a C LOS. Regarding the 95th percentile queues length the Northbound and Eastbound approaches present approximately 345 and 371 feet, representing 12 to 13 vehicles accumulated, respectively. On the other hand, the Westbound approach presents 140 feet or an accumulation of approximately five vehicles. The results for the morning peak hour are presented in Table 22.

Table 22: PR-693 and Jose Efrón Ave. Opening Day Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Jose Efrón Ave. Northbound	C	29.5	345
PR-693 Eastbound	B	13.5	371
PR-693 Westbound	B	17.2	140

For the morning peak hour at the intersection of North Principal Ave. with the Project Access, the analysis shows that the Northbound and Southbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the Eastbound approach also presents an excellent LOS with 7.5 seconds of average delay which for an unsignalized

intersection is an A LOS and expected queues of less than 1-vehicle. The results for the morning peak hour are presented in Table 23.

Table 23: North Principal Ave. and Project Access Opening Day Condition AM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
North Principal Ave. Northbound	A	0.0	0
North Principal Ave. Southbound	A	0.0	0
Proposed Development Eastbound	A	7.5	0

2027 AFTERNOON PEAK

The next step is the evaluation of the results for the afternoon peak hour at the intersection level. From the results for the afternoon peak hour, shown in Table 24, the two unsignalized intersection in the study area, namely PR-693 and North Principal Ave. and Saldinera Sector Access project to continue to operate at an excellent LOS with average delays in under 5.0 seconds per vehicle, which for a unsignalized intersection is an A LOS. Regarding the signalized intersection of PR-693 with Jose Efrón Avenue projects to operate at a good LOS of C with average delays of approximately 34.0 seconds per vehicle. Finally, the unsignalized intersection created by the intersection of the North Principal Avenue with Project Access projects to operate at an excellent LOS of A with average delays of under-five second per vehicle.

Table 24: Results Opening Day Condition PM Peak.

Intersection	Level of Service (LOS)	Average Delay (sec. /veh.)
PR-693 and Saldinera Sector Access	A	0.2
PR-693 and North Principal Ave.	A	4.2
PR-693 and Jose Efrón Ave.	C	34.0
North Principal Ave. and Proposed Development Access	A	1.9

For the afternoon peak hour, at the approach level, the analysis of the intersection of PR-693 and Saldinera Sector Access, shows that the Eastbound and Westbound approaches project to operate with virtually no average delays and no significant

queue length for the through movement lanes. On the other hand, the northbound approach projects to operate with 18.1 seconds of average delay which for an unsignalized intersection is a C LOS and expected queues of less than one vehicle. For the Afternoon peak hour, the results of the above-mentioned intersection are summarized in Table 25.

Table 25: PR-693 and Saldinera Sector Access Opening Day Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Saldinera Sector Northbound	C	18.1	9
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	0.1	0

For the afternoon peak hour, at the approach level, the analysis of the intersection of PR-693 and North Principal Ave., shows that the Eastbound and Westbound approaches project to continue to operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the northbound approach presents 68.7 seconds of average delay which for an unsignalized intersection is an F LOS and expected queues of approximately 5-vehicles. For the Afternoon peak hour, the results of the above-mentioned intersection are summarized in Table 26.

Table 26: PR-693 and North Principal Ave. Opening Day Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
North Principal Ave. Northbound	F	68.7	141
PR-693 Eastbound	A	0.0	0
PR-693 Westbound	A	1.4	24

For the afternoon peak hour, at the approach level, the analysis of the intersection of PR-693 and Jose Efrón Ave., shows that the Eastbound and Westbound approaches project to continue to operate at a good LOS of C or with average delays of less than

30 seconds per vehicle. On the other hand, the northbound approach presents 73.4 seconds of average delay which for a signalized intersection is an E LOS. Regarding the 95th percentile queues length the Northbound and Eastbound approaches present approximately 559 and 316 feet, representing approximately 11 to 19 vehicles accumulated, respectively. On the other hand, the Westbound approach presents 224 feet or an accumulation of approximately eight vehicles. For the Afternoon peak hour, the results of the above-mentioned intersection are summarized in Table 27.

Table 27: PR-693 and Jose Efrón Ave. Opening Day Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
Jose Efrón Ave. Northbound	E	73.4	559
PR-693 Eastbound	B	13.5	316
PR-693 Westbound	C	26.9	224

For the afternoon peak hour at the intersection of North Principal Ave. with the Project Access, the analysis shows that the Northbound and Southbound approaches operate with virtually no average delays and no significant queue length for the through movement lanes. On the other hand, the Eastbound approach also presents an excellent LOS with 7.7 seconds of average delay which for an unsignalized intersection is an A LOS and expected queues of less than 1-vehicle. The results for the afternoon peak hour are presented in Table 28.

Table 28: North Principal Ave. and Project Access Opening Day Condition PM Peak.

Access	Level of Service (LOS)	Average Delay (sec. /veh.)	Queue Length 95 th (ft)
North Principal Ave. Northbound	A	0.0	0
North Principal Ave. Southbound	A	0.0	0
Proposed Development Eastbound	A	7.7	6

RESULT DISCUSSION

Table 29, presents a side-by-side comparison of the opening day conditions at the intersection level for the morning and afternoon peak periods. As discussed, the unsignalized intersections of PR-693 and North Principal Ave. and Saldinera Sector Access operate at an excellent LOS for both the morning and afternoon peak hours, with average delays in the order of 1 seconds per vehicle respectively, which for an unsignalized intersection in an A LOS. Regarding the signalized intersection of PR-693 with Jose Efrón Avenue operates at a very good LOS of B, for the morning peak hour and at a good LOS of C, for the afternoon peak hours with average delays of approximately 18.4 and 34.0 seconds per vehicle, respectively.

Table 29: Comparison of Average Delay by Intersection AM & PM Peak Hour

Intersection	AM Peak Hour		PM Peak Hour	
	Opening Day LOS	Opening Day Average Delay (sec. /veh.)	Opening Day LOS	Opening Day Average Delay (sec. /veh.)
PR-693 and Saldinera Sector Access	A	0.2	A	0.2
PR-693 and North Principal Ave.	A	0.6	A	4.2
PR-693 and Jose Efrón Ave.	B	18.4	C	34.0
North Principal Ave. and Proposed Development Access	A	0.5	A	1.9

2027 IMPACT DETERMINATION

For the basis of comparison, the average intersection delay and level of service for each intersection of the existing condition will be compared to the corresponding results for the HCM2K and 6th Edition procedures for the 2022 and 2027 opening year condition. The determination of impact will be based on the guidelines provided by the PRHTA, as presented in Table 30.

Table 30: Allowable Increase in Average Delay based on LOS.

Existing Level of Service	Signalized intersection Allowable Increase in Delay	Unsignalized intersection Allowable Increase in Delay
A	20 sec/veh.	15 sec/veh.
B	20 sec/veh.	15 sec/veh.

C	15 sec/veh.	10 sec/veh.
D	15 sec/veh.	10 sec/veh.
E	Not to exceed 80 sec/veh.	Not to exceed 50 sec/veh.
F	Must Provide Viable Improvement Alternatives	Must Provide Viable Improvement Alternatives

The individual results presented in chapters II and V were compared in order to evaluate and determine the impact of the proposed development on the region once it becomes fully operation. The results obtained for the morning peak hour are presented in Table 31, and the results for the afternoon peak hour are presented in Table 32.

If the results obtained for the existing condition and the opening day condition morning peak hour, see Table 31, are compared the two unsignalized intersections present increments in average delays of approximately 1 second per vehicle, when compared to the existing condition, said increment is less than the 15 seconds allowed by the PRHTA Guidelines for unsignalized intersections operating at an A or B LOS for the existing condition. On the other hand, the signalized intersection presents an increment in average delays of approximately 2.2 second per vehicle, when compared to the existing condition said increment is less than the 20 seconds allowed by the PRHTA Guidelines for signalized intersections operating at an A or B LOS for the existing condition. Based on the PRHTA Guidelines and the allowed increments in average delay, for unsignalized and signalized intersections, it can be concluded that the proposed development does not have an impact on said intersections for the morning. Thus, the intersections have the capacity to operate at an acceptable LOS with the addition of the proposed project

Table 31: Comparison of Average Delay by Intersection AM Peak Hour

Intersection	Existing LOS	Existing Average Delay (sec. /veh.)	Opening Day LOS	Opening Day Average Delay (sec. /veh.)	Difference (sec.)
PR-693 and Saldinera Sector Access	A	0.2	A	0.2	0.0
PR-693 and North Principal Ave.	A	0.5	A	0.6	0.1

PR-693 and Jose Efrón Ave.	B	16.2	B	18.4	2.2
North Principal Ave. and Proposed Development Access	n/a	0	A	0.5	0.5

If the results obtained for the existing condition and the opening day condition afternoon peak hour, see Table 32, are compared the two unsignalized intersections present increments in average delays of approximately 2 second per vehicle, when compared to the existing condition, said increment is less than the 15 seconds allowed by the PRHTA Guidelines for unsignalized intersections operating at an A or B LOS for the existing condition. On the other hand, the signalized intersection presents an increment in average delays of approximately 15.7 second per vehicle, when compared to the existing condition said increment is less than the 20 seconds allowed by the PRHTA Guidelines for signalized intersections operating at an A or B LOS for the existing condition. Based on the PRHTA Guidelines and the allowed increments in average delay, for unsignalized and signalized intersections, it can be concluded that the proposed development does not have an impact on said intersections for the afternoon peak hour. Thus, the intersections have the capacity to operate at an acceptable LOS with the addition of the proposed project

Table 32: Comparison of Average Delay by Intersection PM Peak Hour.

Intersection	Existing LOS	Existing Average Delay (sec. /veh.)	Opening Day LOS	Opening Day Average Delay (sec. /veh.)	Difference (sec.)
PR-693 and Saldinera Sector Access	A	0.2	A	0.2	0.0
PR-693 and North Principal Ave.	A	0.8	A	4.2	3.4
PR-693 and Jose Efrón Ave.	B	18.3	C	34.0	15.7
North Principal Ave. and Proposed Development Access	N/A	0	A	1.9	1.9

CHAPTER VII: CONCLUSIONS

In this Chapter, we present our conclusions regarding the impact region and the effect that the proposed development, Paseo San Antonio Village & The Dawn at Dorado, is expected to have on the transportation network.

Based on the results obtained and presented in this report our primary conclusions are:

1. The existing road network has excess capacity to manage the increase in traffic to be generated by the proposed development, and the additional projects in the area.
2. The proposed development does not have an impact on the existing surrounding roadway network for either peak period during the opening year evaluated in this report.
3. No geometrical or operation improvements are required due to the construction of the Proposed Development.

APPENDIX - A

Field Data & Summaries 2019

Date: 20-Aug-19
 Int. No. 1
 Int. Desc: PR-693 with North Principal Ave.

		North Principal Ave.								PR-693							
Start	End	NB-U	NB-L	NB-T	NB-R	SU-U	SB-L	SB-T	SB-R	EB-U	EB-L	EB-T	EB-R	WB-U	WB-L	WB-T	WB-R
6:00:00	6:15:00	0	1	0	0	0	0	0	0	0	0	175	0	0	0	76	0
6:15:00	6:30:00	0	2	0	0	0	0	0	0	0	0	202	1	0	0	98	0
6:30:00	6:45:00	0	3	0	0	0	0	0	0	0	0	253	0	0	0	133	0
6:45:00	7:00:00	0	6	0	0	0	0	0	0	0	0	258	5	0	6	125	0
7:00:00	7:15:00	0	9	0	0	0	0	0	0	0	0	257	4	0	4	113	0
7:15:00	7:30:00	0	4	0	0	0	0	0	0	0	0	306	6	0	9	132	0
7:30:00	7:45:00	0	9	0	0	0	0	0	0	0	0	280	9	0	14	139	0
7:45:00	8:00:00	0	5	0	0	0	0	0	0	0	0	253	4	0	13	154	0
8:00:00	8:15:00	0	8	0	0	0	0	0	0	0	0	294	3	0	12	142	0
8:15:00	8:30:00	0	3	0	0	0	0	0	0	0	0	254	11	0	16	159	0
8:30:00	8:45:00	0	6	0	0	0	0	0	0	0	0	208	5	0	4	133	0
8:45:00	9:00:00	0	5	0	0	0	0	0	0	0	0	207	9	0	5	120	0
9:00:00	9:15:00	0	3	0	0	0	0	0	0	0	0	159	5	0	2	109	0
9:15:00	9:30:00	0	4	0	0	0	0	0	0	0	0	161	5	0	3	100	0
9:30:00	9:45:00	0	7	0	0	0	0	0	0	0	0	181	1	0	4	107	0
9:45:00	10:00:00	0	6	0	0	0	0	0	0	0	0	135	3	0	0	99	0
10:00:00	10:15:00	0	5	0	0	0	0	0	0	0	0	144	7	0	1	109	0
10:15:00	10:30:00	0	3	0	0	0	0	0	0	0	0	106	1	0	6	109	0
10:30:00	10:45:00	0	1	0	0	0	0	0	0	0	0	137	2	0	4	108	0
10:45:00	11:00:00	0	2	0	0	0	0	0	0	0	0	140	3	0	8	113	0
11:00:00	11:15:00	0	7	0	0	0	0	0	0	0	0	151	1	0	3	100	0
11:15:00	11:30:00	0	1	0	0	0	0	0	0	0	0	135	3	0	4	108	0
11:30:00	11:45:00	0	5	0	0	0	0	0	0	0	0	140	4	0	8	113	0
11:45:00	12:00:00	0	7	0	0	0	0	0	0	1	0	109	2	0	10	156	0
12:00:00	12:15:00	0	5	0	0	0	0	0	0	0	0	136	2	0	2	132	0
12:15:00	12:30:00	0	3	0	0	0	0	0	0	0	0	152	2	0	3	123	0
12:30:00	12:45:00	0	1	0	0	0	0	0	0	0	0	118	4	0	2	150	0
12:45:00	13:00:00	0	3	0	0	0	0	0	0	0	0	151	0	0	6	125	0
13:00:00	13:15:00	0	5	0	0	0	0	0	0	0	0	126	1	0	6	116	0
13:15:00	13:30:00	0	3	0	0	0	0	0	0	0	0	132	5	0	5	155	0
13:30:00	13:45:00	0	3	0	0	0	0	0	0	0	0	128	5	0	8	137	0
13:45:00	14:00:00	0	4	0	0	0	0	0	0	0	0	130	2	0	4	144	0
14:00:00	14:15:00	0	7	0	0	0	0	0	0	0	0	147	0	0	6	153	0
14:15:00	14:30:00	0	2	0	0	0	0	0	0	0	0	143	1	0	4	143	0
14:30:00	14:45:00	0	8	0	0	0	0	0	0	0	0	193	1	0	4	180	0
14:45:00	15:00:00	0	5	0	0	0	0	0	0	0	0	181	2	0	6	180	0
15:00:00	15:15:00	0	3	0	0	0	0	0	0	0	0	205	5	0	8	209	0
15:15:00	15:30:00	0	2	0	0	0	0	0	0	0	0	206	3	1	18	199	0
15:30:00	15:45:00	1	3	0	0	0	0	0	0	0	0	191	5	1	12	194	0
15:45:00	16:00:00	0	4	0	0	0	0	0	0	0	0	135	3	0	13	211	0
16:00:00	16:15:00	0	5	0	0	0	0	0	0	0	0	133	7	0	7	202	0
16:15:00	16:30:00	1	6	0	0	0	0	0	0	0	0	138	8	0	8	185	0
16:30:00	16:45:00	0	3	0	0	0	0	0	0	0	0	139	2	0	11	187	0
16:45:00	17:00:00	0	4	0	0	0	0	0	0	0	0	135	6	0	6	158	0
17:00:00	17:15:00	0	4	0	0	0	0	0	0	0	0	123	3	0	15	197	0
17:15:00	17:30:00	0	2	0	0	0	0	0	0	0	0	121	5	0	13	189	0
17:30:00	17:45:00	0	2	0	0	0	0	0	0	0	0	151	7	0	15	175	0
17:45:00	18:00:00	0	1	0	0	0	0	0	0	0	0	154	6	0	12	204	0
		2	193	0	0	0	0	0	0	1	0	8113	179	2	330	6912	0

INTERSECTION DATA SUMMARY

INTERSECTION NO.: 1
 DATA DATE: 20-Aug-19

		North Principal Ave.								PR-693								TOTAL
PEAK HOUR (A.M.)		NB-U	NB-L	NB-T	NB-R	SU-U	SB-L	SB-T	SB-R	EB-U	EB-L	EB-T	EB-R	WB-U	WB-L	WB-T	WB-R	15 MIN
6:30:00	6:45:00	0	3	0	0	0	0	0	0	0	0	253	0	0	0	133	0	389
6:45:00	7:00:00	0	6	0	0	0	0	0	0	0	0	258	5	0	6	125	0	400
7:00:00	7:15:00	0	9	0	0	0	0	0	0	0	0	257	4	0	4	113	0	387
7:15:00	7:30:00	0	4	0	0	0	0	0	0	0	0	306	6	0	9	132	0	457
PEAK HOUR FLOW (A.M.)		0	16	0	0	0	0	0	0	0	0	1224	24	0	36	528	0	1890
PHF 15 =		0.89																

		North Principal Ave.								PR-693								TOTAL
PEAK HOUR (P.M.)		NB-U	NB-L	NB-T	NB-R	SU-U	SB-L	SB-T	SB-R	EB-U	EB-L	EB-T	EB-R	WB-U	WB-L	WB-T	WB-R	15 MIN
14:30:00	14:45:00	0	2	0	0	0	0	0	0	0	0	143	1	0	4	143	0	293
14:45:00	14:55:00	0	8	0	0	0	0	0	0	0	0	193	1	0	4	189	0	396
14:55:00	15:00:00	0	5	0	0	0	0	0	0	0	0	181	2	0	6	180	0	374
15:00:00	15:15:00	0	3	0	0	0	0	0	0	0	0	205	5	0	8	209	0	430
PEAK HOUR FLOW (P.M.)		0	12	0	0	0	0	0	0	0	0	820	20	0	32	836	0	1032
PHF 15 =		0.87																

APPENDIX – B

Field Data & Summaries 2022

Data Date: 30-Mar-22

Int. No. 1

Sector Saldinera

Int. Desc. with PR-693

		Sector: Saldinera										PR-693									
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	TS-Min/Vol.	Hourly Vol.		
Start	End																				
6:00:00	6:15:00	0	0	0	0	0	0	0	0	0	164	0	0	0	83	0	0	247			
6:15:00	6:30:00	0	0	0	0	0	0	0	0	0	197	0	0	0	114	0	0	311			
6:30:00	6:45:00	0	0	0	0	0	0	0	0	0	184	0	0	0	196	0	0	380			
6:45:00	7:00:00	0	0	0	0	0	0	0	0	0	181	0	0	0	219	0	0	400	1338		
7:00:00	7:15:00	0	0	0	0	0	0	0	0	0	256	0	0	0	165	0	0	421	1512		
7:15:00	7:30:00	0	0	0	0	0	0	0	0	0	266	0	0	0	169	0	0	435	1636		
7:30:00	7:45:00	0	0	0	0	0	0	0	0	0	231	0	0	0	177	0	0	408	1664		
7:45:00	8:00:00	0	0	0	0	0	0	0	0	0	242	0	0	0	156	0	1	399	1663		
8:00:00	8:15:00	1	0	0	0	0	0	0	0	0	215	0	0	2	158	0	0	376	1618		
8:15:00	8:30:00	0	0	0	0	0	0	0	0	0	152	0	0	0	182	0	0	334	1517		
8:30:00	8:45:00	1	0	1	0	0	0	0	0	0	150	2	0	2	146	0	0	302	1411		
8:45:00	9:00:00	0	0	0	0	0	0	0	0	0	192	0	0	0	142	0	0	334	1346		
9:00:00	9:15:00	0	0	0	0	0	0	0	0	0	179	0	0	0	141	0	0	320	1290		
9:15:00	9:30:00	0	0	0	0	0	0	0	0	0	163	0	0	0	121	0	0	284	1240		
9:30:00	9:45:00	0	0	1	0	0	0	0	0	0	118	0	0	0	118	0	0	237	1175		
9:45:00	10:00:00	0	0	1	0	0	0	0	0	0	167	0	0	0	133	0	0	301	1142		
10:00:00	10:15:00	0	0	0	0	0	0	0	0	0	114	0	0	1	133	0	0	288	1070		
10:15:00	10:30:00	0	0	0	0	0	0	0	0	0	162	0	0	1	140	0	0	303	1089		
10:30:00	10:45:00	0	0	0	0	0	0	0	0	0	145	0	0	0	110	0	0	255	1107		
10:45:00	11:00:00	0	0	3	0	0	0	0	0	0	166	0	0	0	174	0	0	343	1149		
11:00:00	11:15:00	0	0	0	0	0	0	0	0	0	188	0	0	0	148	0	0	336	1237		
11:15:00	11:30:00	0	0	1	0	0	0	0	0	0	150	0	0	1	177	0	0	329	1263		
11:30:00	11:45:00	0	0	0	0	0	0	0	0	0	166	0	0	2	152	0	0	320	1318		
11:45:00	12:00:00	0	0	0	0	0	0	0	0	0	172	0	0	0	153	0	0	325	1310		
12:00:00	12:15:00	0	0	1	0	0	0	0	0	0	181	0	0	0	150	0	0	332	1306		
12:15:00	12:30:00	0	0	0	0	0	0	0	0	0	104	0	0	0	166	0	0	270	1247		
12:30:00	12:45:00	1	0	0	0	0	0	0	0	0	197	0	0	0	148	0	0	346	1273		
12:45:00	13:00:00	0	0	1	0	0	0	0	0	0	168	0	0	1	169	0	0	339	1287		
13:00:00	13:15:00	0	0	1	0	0	0	0	0	0	126	0	0	0	156	0	0	283	1238		
13:15:00	13:30:00	0	0	0	0	0	0	0	0	0	114	0	0	0	132	0	0	246	1214		
13:30:00	13:45:00	0	0	1	0	0	0	0	0	0	144	0	0	1	166	0	0	312	1180		
13:45:00	14:00:00	0	0	0	0	0	0	0	0	0	206	0	0	0	197	0	0	403	1244		
14:00:00	14:15:00	0	0	0	0	0	0	0	0	0	201	0	0	1	182	0	0	384	1345		
14:15:00	14:30:00	0	0	0	0	0	0	0	0	0	204	0	0	0	191	0	0	395	1494		
14:30:00	14:45:00	0	0	0	0	0	0	0	0	0	216	0	0	1	192	0	0	409	1591		
14:45:00	15:00:00	0	0	0	0	0	0	0	0	0	208	0	0	0	210	0	0	418	1606		
15:00:00	15:15:00	0	0	0	0	0	0	0	0	0	251	0	0	0	203	0	0	454	1676		
15:15:00	15:30:00	0	0	0	0	0	0	0	0	0	214	0	0	1	166	0	0	381	1662		
15:30:00	15:45:00	0	0	0	0	0	0	0	0	0	249	0	0	0	175	0	0	424	1677		
15:45:00	16:00:00	0	0	0	0	0	0	0	0	0	199	0	0	0	217	0	0	416	1675		
16:00:00	16:15:00	0	0	0	0	0	0	0	0	0	226	0	0	0	141	0	2	369	1590		
16:15:00	16:30:00	0	0	2	0	0	0	0	0	0	157	2	0	0	119	0	0	280	1489		
16:30:00	16:45:00	0	0	1	0	0	0	0	0	0	179	1	0	0	143	0	1	325	1390		
16:45:00	17:00:00	0	0	0	0	0	0	0	0	0	129	0	0	0	207	0	0	336	1310		

Sector Saldinera																		PR-693			
	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	15-Min Vol.	Hourly Vol.			
17:00:00	0	0	0	0	0	0	0	0	0	173	0	0	1	189	0	0	363	1304			
17:15:00	0	0	2	0	0	0	0	0	0	155	0	0	0	187	0	0	344	1368			
17:30:00	0	0	0	0	0	0	0	0	0	108	0	0	0	181	0	0	289	1332			
17:45:00	0	0	0	0	0	0	0	0	0	137	0	0	2	162	0	1	302	1298			
18:00:00	3	0	16	0	0	0	0	0	0	856	5	0	17	775	0	5	16368				

INTERSECTION DATA SUMMARY

INTERSECTION NO.: 1
DATA DATE: 30 Mar 22

PEAK HOUR (A.M.)		Sector Solidinera								PR-693								TOTAL	
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	MIN	15
6:45:00		0	0	0	0	0	0	0	0	0	181	0	0	0	219	0	0	400	
7:00:00		0	0	0	0	0	0	0	0	0	256	0	0	0	165	0	0	421	
7:15:00		0	0	0	0	0	0	0	0	0	265	0	0	0	165	0	0	435	
7:30:00		0	0	0	0	0	0	0	0	0	231	0	0	0	177	0	0	408	
7:45:00		0	0	0	0	0	0	0	0	0	1064	0	0	0	676	0	0	1664	
PEAK HOUR FLOW (A.M.)																			

PEAK HOUR (P.M.)		Sector Solidinera								PR-693								TOTAL	
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	MIN	15
14:45:00	15:00:00	0	0	0	0	0	0	0	0	0	208	0	0	0	210	0	0	418	
15:00:00	15:15:00	0	0	0	0	0	0	0	0	0	251	0	0	0	203	0	0	454	
15:15:00	15:30:00	0	0	0	0	0	0	0	0	0	214	0	0	1	166	0	0	381	
15:30:00	15:45:00	0	0	0	0	0	0	0	0	0	249	0	0	0	175	0	0	424	
PEAK HOUR FLOW (P.M.)		0	0	0	0	0	0	0	0	0	1004	0	0	0	812	0	0	1673	

Data Date: 30-Mar-22
Int. No. 2

Int. Desc. Avenida Principal Norte with PR 693.

		Avenida Principal Norte										PR-693								
Start	End	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	IB-L	IB-T	IB-R	EB-U	WB-L	WB-T	WB-R	WB-U	15-Min Vol.	Hourly Vol	
6:00:00	6:15:00	0	0	0	0	0	0	0	0	0	159	0	0	1	86	0	0			
6:15:00	6:30:00	1	0	2	0	0	0	0	0	0	191	1	0	1	111	0	0	0	246	
6:30:00	6:45:00	3	0	3	0	0	0	0	0	0	177	4	0	0	192	0	0	0	380	
6:45:00	7:00:00	3	0	6	0	0	0	0	0	0	174	5	0	2	216	0	0	0	406	
7:00:00	7:15:00	6	0	9	0	0	0	0	0	0	254	2	0	6	165	0	1	443	1339	
7:15:00	7:30:00	2	0	9	0	0	0	0	0	0	260	6	0	11	167	0	0	455	1536	
7:30:00	7:45:00	6	0	9	0	0	0	0	0	0	221	6	0	18	165	0	0	425	1684	
7:45:00	8:00:00	5	0	4	0	0	0	0	0	0	240	2	0	10	154	0	0	415	1729	
8:00:00	8:15:00	4	0	2	0	0	0	0	0	0	207	10	0	4	156	0	0	388	1733	
8:15:00	8:30:00	8	0	6	0	0	0	0	0	0	142	4	0	8	176	0	0	344	1683	
8:30:00	8:45:00	5	0	2	0	0	0	0	0	0	153	6	0	6	144	0	0	316	1572	
8:45:00	9:00:00	3	0	5	0	0	0	0	0	0	186	6	0	7	136	0	0	343	1463	
9:00:00	9:15:00	5	0	3	0	0	0	0	0	0	174	2	2	9	134	0	0	319	1391	
9:15:00	9:30:00	7	0	5	0	0	0	0	0	0	161	3	0	6	114	0	0	296	1332	
9:30:00	9:45:00	4	0	10	0	0	0	0	0	0	117	3	0	3	113	0	1	251	1284	
9:45:00	10:00:00	3	0	4	0	0	0	0	0	0	160	2	0	8	131	0	0	309	1219	
10:00:00	10:15:00	5	0	7	0	0	0	0	0	0	112	2	0	6	125	0	0	257	1185	
10:15:00	10:30:00	3	0	4	0	0	0	0	0	0	153	8	0	6	141	0	0	315	1113	
10:30:00	10:45:00	1	0	4	0	0	0	0	0	0	146	2	1	7	107	0	0	268	1132	
10:45:00	11:00:00	3	0	4	0	0	0	0	0	0	163	6	0	5	168	0	0	349	1149	
11:00:00	11:15:00	2	0	8	0	0	0	0	0	0	184	1	1	1	188	0	0	345	1189	
11:15:00	11:30:00	6	0	6	0	0	0	0	0	0	153	0	0	2	170	0	0	337	1277	
11:30:00	11:45:00	2	0	3	0	0	0	0	0	0	169	3	0	5	155	0	0	337	1298	
11:45:00	12:00:00	2	0	6	0	0	0	0	0	0	166	0	0	6	148	0	0	337	1368	
12:00:00	12:15:00	2	0	4	0	0	0	0	0	0	182	2	0	4	151	0	1	328	1347	
12:15:00	12:30:00	5	0	7	0	0	0	0	0	0	106	1	0	9	160	0	2	346	1348	
12:30:00	12:45:00	2	0	2	0	0	0	0	0	0	192	3	0	7	146	0	0	290	1301	
12:45:00	13:00:00	4	0	7	0	0	0	0	0	0	170	3	0	7	168	0	0	352	1316	
13:00:00	13:15:00	3	0	3	0	0	0	0	0	0	124	1	0	9	159	0	0	359	1347	
13:15:00	13:30:00	1	0	7	0	0	0	0	0	0	111	4	0	6	133	0	1	290	1291	
13:30:00	13:45:00	5	0	3	0	0	0	0	0	0	142	2	0	10	160	0	1	263	1264	
13:45:00	14:00:00	3	0	5	0	0	0	0	0	0	204	0	0	8	198	0	0	418	1235	
14:00:00	14:15:00	1	0	11	0	0	0	0	0	0	191	3	6	10	189	0	1	397	1294	
14:15:00	14:30:00	3	0	6	0	0	0	0	0	0	203	4	0	11	187	0	0	414	1401	
14:30:00	14:45:00	4	0	4	0	0	0	0	0	0	220	2	0	11	190	0	0	431	1552	
14:45:00	15:00:00	5	0	7	0	0	0	0	0	0	205	2	0	16	199	0	0	431	1660	
15:00:00	15:15:00	7	0	6	0	0	0	0	0	0	249	2	0	21	200	0	0	434	1676	
15:15:00	15:30:00	3	0	1	0	0	0	0	0	0	213	4	0	7	168	0	0	485	1764	
15:30:00	15:45:00	1	0	3	0	0	0	0	0	0	244	2	0	17	175	0	0	396	1746	
15:45:00	16:00:00	3	0	5	0	0	0	0	0	0	197	2	0	23	217	0	0	442	1757	
16:00:00	16:15:00	8	0	9	0	0	0	0	0	0	219	3	0	15	141	0	1	447	1777	
16:15:00	16:30:00	7	0	5	0	0	0	0	0	0	169	1	0	16	119	0	0	396	1681	
16:30:00	16:45:00	5	0	6	0	0	0	0	0	0	170	10	0	14	141	0	0	312	1597	
16:45:00	17:00:00	8	0	3	0	0	0	0	0	0	178	2	0	18	186	0	0	346	1501	
																		345	1398	

		Avenida Principal Route										PR-693											
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	IB-L	IB-T	IB-R	EB-L	WB-L	WB-T	WB-R	WB-U	15-Min Vol.	Hourly Vol.				
	Start																						
	17:00:00	4	0	4	0	0	0	0	0	0	171	5	0	24	183	0	0	391	1394				
	17:15:00	6	0	5	0	0	0	0	0	0	148	6	0	10	183	0	0	358	1440				
	17:30:00	3	0	4	0	0	0	0	0	0	103	4	0	15	177	0	0	306	1400				
	17:45:00	2	0	3	0	0	0	0	0	0	139	5	0	12	163	0	2	316	1381				
	18:00:00	179	0	246	0	0	0	0	0	0	8472	158	4	438	7598	0	11	17056	18046				

INTERSECTION DATA SUMMARY

INTERSECTION NO.: 2
DATA DATE: 30-Mar-22

PEAK HOUR (A.M.)	Avenida Principal Norte										PR-693						TOTAL	
	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	MIN	15
7:00:00	6	0	9	0	0	0	0	0	0	254	5	0	6	165	0	1	443	
7:15:00	5	0	9	0	0	0	0	0	0	269	6	0	11	167	0	0	465	
7:30:00	6	0	5	0	0	0	0	0	0	221	6	0	8	165	0	0	425	
7:45:00	5	0	4	0	0	0	0	0	0	240	5	0	13	152	0	0	416	
PEAK HOUR FLOW (A.M.)	8	0	36	0	0	0	0	0	0	1040	24	0	44	689	0	0	1036	

PEAK HOUR (P.M.)		Avenida Principal North										PR-693						TOTAL	
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	MIN	15
15:00:00	15:15:00	7	0	5	0	0	0	0	0	0	249	2	0	21	200	0	0	0	485
15:15:00	15:30:00	3	0	3	0	0	0	0	0	0	213	4	0	7	188	0	0	0	395
15:30:00	15:45:00	1	0	3	0	0	0	0	0	0	244	2	0	6	175	0	0	0	442
15:45:00	16:00:00	3	0	5	0	0	0	0	0	0	197	2	0	23	217	0	0	0	447
PEAK HOUR FLOW (P.M.)		28	0	24	0	0	0	0	0	0	996	8	0	84	800	0	0	0	1010

Data Date: 30-Mar-22
Int. No. 3

Int. Desc. Av. Jose Efron with PR-693

Start	End	NB-L				Av. Jose Efron				PR-693				WB-L				WB-U				15-Min Vol Hourly Vol			
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	15-Min Vol	Hourly Vol	Hourly Vol	Hourly Vol	Hourly Vol	Hourly Vol	Hourly Vol	Hourly Vol
6:00:00	6:15:00	45	0	15	0	0	0	0	0	0	68	93	0	10	38	0	0	0	269						
6:15:00	6:30:00	62	0	17	0	0	0	0	0	0	73	118	0	8	59	0	1	0	338						
6:30:00	6:45:00	108	0	31	0	0	0	0	0	0	89	97	0	21	85	0	0	0	431	1038					
6:45:00	7:00:00	111	0	29	0	0	0	0	0	0	91	97	0	11	94	0	0	0	438	1476					
7:00:00	7:15:00	95	0	55	0	0	0	0	0	0	147	213	0	28	90	0	0	0	528	1735					
7:15:00	7:30:00	78	0	65	0	0	0	0	0	0	141	135	0	32	103	0	0	0	554	1951					
7:30:00	7:45:00	75	0	33	0	0	0	0	0	0	119	116	0	38	102	0	0	0	483	2003					
7:45:00	8:00:00	65	0	31	0	0	0	0	0	0	114	125	0	42	96	0	0	0	473	2430					
8:00:00	8:15:00	95	0	43	0	0	0	0	0	0	102	112	0	28	69	0	0	0	449	1959					
8:15:00	8:30:00	89	0	31	0	0	0	0	0	0	78	74	0	27	91	0	0	0	390	1795					
8:30:00	8:45:00	78	0	50	1	0	0	0	0	0	65	86	0	35	75	0	0	0	390	1702					
8:45:00	9:00:00	67	0	43	0	0	0	0	0	0	99	95	0	40	69	0	0	0	413	1642					
9:00:00	9:15:00	71	0	35	0	0	0	0	0	0	91	88	0	28	78	0	0	0	391	1584					
9:15:00	9:30:00	51	0	44	0	0	0	0	0	0	83	88	0	39	67	0	0	0	372	1516					
9:30:00	9:45:00	61	0	27	1	0	0	0	0	0	59	65	0	36	63	0	1	0	313	1489					
9:45:00	10:00:00	68	0	37	0	0	0	0	0	0	83	79	0	28	72	0	0	0	367	1443					
10:00:00	10:15:00	52	0	45	0	0	0	0	0	0	52	67	0	25	76	0	0	0	317	1369					
10:15:00	10:30:00	45	0	29	0	0	0	0	0	0	71	87	0	34	94	0	0	0	360	1357					
10:30:00	10:45:00	51	0	21	0	0	0	0	0	0	73	73	0	25	65	0	0	0	308	1352					
10:45:00	11:00:00	83	0	40	1	0	0	0	0	0	107	62	0	28	99	0	0	0	420	1405					
11:00:00	11:15:00	56	0	40	0	0	0	0	0	0	109	80	0	22	93	0	0	0	400	1488					
11:15:00	11:30:00	68	0	41	0	0	0	0	0	0	86	75	0	27	105	0	0	0	402	1510					
11:30:00	11:45:00	61	0	39	0	0	0	0	0	0	89	79	0	37	87	0	0	0	392	1614					
11:45:00	12:00:00	62	0	56	1	0	0	0	0	0	98	74	0	35	95	0	0	0	421	1615					
12:00:00	12:15:00	60	0	50	0	0	0	0	0	0	101	84	0	53	99	0	0	0	447	1662					
12:15:00	12:30:00	65	0	47	0	0	0	0	0	0	52	63	0	64	106	0	0	0	397	1657					
12:30:00	12:45:00	56	0	47	0	0	0	0	0	0	105	87	0	49	97	0	0	0	441	1706					
12:45:00	13:00:00	73	0	42	0	0	0	0	0	0	104	70	0	65	98	0	0	0	452	1737					
13:00:00	13:15:00	67	0	41	0	0	0	0	0	0	59	69	0	41	102	0	0	0	379	1669					
13:15:00	13:30:00	35	0	18	0	0	0	0	0	0	64	59	0	51	100	0	0	0	327	1599					
13:30:00	13:45:00	34	0	19	0	0	0	0	0	0	82	65	0	51	139	0	0	0	390	1548					
13:45:00	14:00:00	87	0	46	0	0	0	0	0	0	110	100	0	49	113	0	0	0	505	1601					
14:00:00	14:15:00	77	0	41	0	0	0	0	0	0	92	111	0	39	117	0	0	0	477	1699					
14:15:00	14:30:00	60	0	38	0	0	0	0	0	0	116	92	0	58	138	0	0	0	502	1874					
14:30:00	14:45:00	64	0	36	0	0	0	0	0	0	109	115	0	62	139	0	0	0	525	2009					
14:45:00	15:00:00	81	0	30	0	0	0	0	0	0	98	113	0	66	140	0	0	0	528	2032					
15:00:00	15:15:00	90	0	53	0	0	0	0	0	0	119	132	0	52	125	0	0	0	571	2116					
15:15:00	15:30:00	63	0	38	0	0	0	0	0	0	113	107	0	39	100	0	0	0	460	2084					
15:30:00	15:45:00	84	0	35	1	0	0	0	0	0	99	144	0	42	123	0	1	0	529	2088					
15:45:00	16:00:00	307	0	50	1	0	0	0	0	0	92	114	0	37	122	0	0	0	523	2083					
16:00:00	16:15:00	68	0	50	1	0	0	0	0	0	98	126	0	63	105	0	0	0	511	2023					
16:15:00	16:30:00	63	0	53	8	0	0	0	0	0	55	125	0	57	86	0	0	0	447	2010					

		Av. Jose Efron				PR-693				15-Min Vol	Hourly Vol
		NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U		
Start	End										
16:30:00	16:45:00	59	0	62	7	0	0	0	0	0	445
16:45:00	17:00:00	71	0	51	1	0	0	0	0	0	439
17:00:00	17:15:00	97	0	47	1	0	0	0	0	0	492
17:15:00	17:30:00	81	0	56	1	0	0	0	0	0	445
17:30:00	17:45:00	81	0	35	1	0	0	0	0	0	391
17:45:00	18:00:00	80	0	40	0	0	0	0	0	0	403
		3400	0	1923	26	0	0	0	0	0	20645

INTERSECTION DATA SUMMARY

INTERSECTION NO.: 3
DATA DATE: 30-MAR-22

PEAK HOUR (A.M.)	Av. Jose Efron				PR-693				TOTAL 15 MIN
	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	
7:00:00 - 7:15:00	95	0	55	0	0	0	0	0	528
7:15:00 - 7:30:00	78	0	65	0	0	0	0	0	554
7:30:00 - 7:45:00	75	0	33	0	0	0	0	0	483
7:45:00 - 8:00:00	65	0	31	0	0	0	0	0	473
PEAK HOUR FLOW (A.M.)	312	0	260	0	0	0	0	0	2038

PEAK HOUR (P.M.)	Av. Jose Efron				PR-693				TOTAL 15 MIN
	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	
14:15:00 - 14:30:00	60	0	38	0	0	0	0	0	502
14:30:00 - 14:45:00	64	0	36	0	0	0	0	0	525
14:45:00 - 15:00:00	81	0	30	0	0	0	0	0	528
15:00:00 - 15:15:00	90	0	53	0	0	0	0	0	571
PEAK HOUR FLOW (P.M.)	360	0	212	0	0	0	0	0	2126

Date Date: 30-Mar-22

Int No. 1

Int Descr: Sector Subdivera With PIR-603

		Sector Subdivera										PIR-603						
Start	End	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	
6000	6015	0	0	0	0	0	0	0	0	0	184	0	0	0	83	0	0	
6015	6030	0	0	0	0	0	0	0	0	0	157	0	0	0	114	0	0	
6030	6045	0	0	0	0	0	0	0	0	0	184	0	0	0	196	0	0	
6045	7000	0	0	0	0	0	0	0	0	0	181	0	0	0	219	0	0	
7000	7015	0	0	0	0	0	0	0	0	0	236	0	0	0	165	0	0	
7015	7030	0	0	0	0	0	0	0	0	0	286	0	0	0	169	0	0	
7030	7045	0	0	0	0	0	0	0	0	0	231	0	0	0	177	0	0	
7045	8000	0	0	0	0	0	0	0	0	0	242	0	0	0	156	0	1	
8000	8015	1	0	0	0	0	0	0	0	0	215	0	0	2	188	0	0	
8015	8030	0	0	0	0	0	0	0	0	0	152	0	0	0	182	0	0	
8030	8045	1	0	1	0	0	0	0	0	0	150	2	0	2	146	0	0	
8045	9000	0	0	0	0	0	0	0	0	0	192	0	0	0	142	0	0	
9000	9015	0	0	0	0	0	0	0	0	0	179	0	0	0	141	0	0	
9015	9030	0	0	0	0	0	0	0	0	0	163	0	0	0	121	0	0	
9030	9045	0	0	2	0	0	0	0	0	0	118	0	0	0	118	0	0	
9045	10000	0	0	1	0	0	0	0	0	0	167	0	0	0	133	0	0	
10000	10015	0	0	0	0	0	0	0	0	0	114	0	0	1	133	0	0	
10015	10030	0	0	0	0	0	0	0	0	0	162	0	0	1	140	0	0	
10030	10045	0	0	3	0	0	0	0	0	0	145	0	0	0	110	0	0	
10045	11000	0	0	0	0	0	0	0	0	0	166	0	0	0	174	0	0	
11000	11015	0	0	0	0	0	0	0	0	0	188	0	0	0	188	0	0	
11015	11030	0	0	1	0	0	0	0	0	0	182	0	0	1	177	0	0	
11030	11045	0	0	0	0	0	0	0	0	0	166	0	0	2	152	0	0	
11045	12000	0	0	0	0	0	0	0	0	0	172	0	0	0	153	0	0	
12000	12015	0	0	1	0	0	0	0	0	0	182	0	0	0	150	0	0	
12015	12030	0	0	0	0	0	0	0	0	0	104	0	0	0	166	0	0	
12030	12045	1	0	0	0	0	0	0	0	0	197	0	0	0	148	0	0	
12045	13000	0	0	1	0	0	0	0	0	0	188	0	0	1	169	0	0	
13000	13015	0	0	1	0	0	0	0	0	0	126	0	0	0	156	0	0	
13015	13030	0	0	0	0	0	0	0	0	0	114	0	0	0	132	0	0	
13030	13045	0	0	1	0	0	0	0	0	0	144	0	0	1	146	0	0	
13045	14000	0	0	0	0	0	0	0	0	0	208	0	0	0	197	0	0	
14000	14015	0	0	0	0	0	0	0	0	0	203	0	0	1	182	0	0	
14015	14030	0	0	0	0	0	0	0	0	0	204	0	0	0	191	0	0	
14030	14045	0	0	0	0	0	0	0	0	0	216	0	0	1	192	0	0	
14045	15000	0	0	0	0	0	0	0	0	0	208	0	0	0	210	0	0	
15000	15015	0	0	0	0	0	0	0	0	0	243	0	0	0	203	0	0	
15015	15030	0	0	0	0	0	0	0	0	0	214	0	0	1	166	0	0	
15030	15045	0	0	0	0	0	0	0	0	0	149	0	0	0	175	0	0	
15045	16000	0	0	0	0	0	0	0	0	0	188	0	0	0	217	0	0	
16000	16015	0	0	0	0	0	0	0	0	0	226	0	0	0	141	0	2	
16015	16030	0	0	1	0	0	0	0	0	0	157	2	0	0	119	0	0	
16030	16045	0	0	1	0	0	0	0	0	0	176	1	0	0	143	0	1	
16045	17000	0	0	0	0	0	0	0	0	0	186	0	0	0	207	0	0	
17000	17015	0	0	0	0	0	0	0	0	0	173	0	0	1	189	0	0	
17015	17030	0	0	2	0	0	0	0	0	0	155	0	0	0	187	0	0	
17030	17045	0	0	0	0	0	0	0	0	0	108	0	0	0	181	0	0	
17045	18000	0	0	0	0	0	0	0	0	0	137	0	0	2	162	0	1	
17445	18000	3	0	16	0	0	0	0	0	0	3866	5	0	17	7756	0	5	

INTERSECTION DATA SUMMARY

INTERSECTION NO: 1

DATA DATE: 30-Mar-22

PEAK HOUR (A.M.)		Sector Subarea								PR-653								TOTAL
NBL	NB-T	NB-R	NBL	NB-T	NB-R	SE-L	SE-T	SE-R	SE-U	ES-L	ES-T	ES-R	ES-U	WB-L	WB-T	WB-R	WB-U	15 MIN
740300	733200	0	0	0	0	0	0	0	0	0	250	0	0	0	105	0	0	421
745300	729200	0	0	0	0	0	0	0	0	0	206	0	0	0	109	0	0	435
730200	745500	0	0	0	0	0	0	0	0	0	231	0	0	0	177	0	0	409
745300	820300	0	0	0	0	0	0	0	0	0	242	0	0	0	156	0	1	399
PEAK HOUR FLOW (A.M.)		0	0	0	0	0	0	0	0	0	1064	0	0	0	676	0	0	460
PMF IS =		0.96																

PEAK HOUR (P.M.)		Sector Subarea								PR-653								TOTAL
NBL	NB-T	NB-R	NBL	NB-T	NB-R	SE-L	SE-T	SE-R	SE-U	ES-L	ES-T	ES-R	ES-U	WB-L	WB-T	WB-R	WB-U	15 MIN
1441500	1430000	0	0	0	0	0	0	0	0	0	204	0	0	0	191	0	0	395
1430000	1464500	0	0	0	0	0	0	0	0	0	218	0	0	1	182	0	0	409
1448500	1500000	0	0	0	0	0	0	0	0	0	209	0	0	0	210	0	0	418
1500000	1521500	0	0	0	0	0	0	0	0	0	251	0	0	0	203	0	0	454
PEAK HOUR FLOW (P.M.)		0	0	0	0	0	0	0	0	0	1004	0	0	0	812	0	0	500
PMF IS =		0.92																

Date Dates: 30-Mar-22
 Int. No: 2
 Avenida
 Principal Norte with PR-693

Average Physical Note																		
Start	End	NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U	
6000	6015	0	0	0	0	0	0	0	0	0	159	0	0	1	86	0	0	
6015	6030	1	0	2	0	0	0	0	0	0	150	1	0	1	211	0	0	
6030	6045	3	0	3	0	0	0	0	0	0	177	4	0	0	293	0	0	
6045	6060	3	0	6	0	0	0	0	0	0	174	5	0	2	216	0	0	
6060	6075	6	0	9	0	0	0	0	0	0	254	2	0	6	265	0	1	
6075	6090	2	0	9	0	0	0	0	0	0	260	6	0	11	167	0	0	
6090	6105	6	0	9	0	0	0	0	0	0	221	6	0	18	165	0	0	
6105	6120	5	0	4	0	0	0	0	0	0	246	2	0	10	254	0	0	
6120	6135	4	0	7	0	0	0	0	0	0	207	10	0	4	256	0	0	
6135	6150	8	0	6	0	0	0	0	0	0	142	4	0	8	176	0	0	
6150	6165	5	0	2	0	0	0	0	0	0	133	6	0	6	244	0	0	
6165	6180	3	0	5	0	0	0	0	0	0	186	6	0	7	236	0	0	
6180	6195	5	0	3	0	0	0	0	0	0	174	2	2	9	324	0	0	
6195	6210	7	0	5	0	0	0	0	0	0	161	3	0	6	214	0	0	
6210	6225	4	0	10	0	0	0	0	0	0	117	3	0	3	213	0	2	
6225	6240	3	0	4	0	0	0	0	0	0	166	3	0	8	231	0	0	
6240	6255	5	0	7	0	0	0	0	0	0	112	2	0	6	225	0	0	
6255	6270	3	0	4	0	0	0	0	0	0	153	8	0	6	241	0	0	
6270	6285	1	0	4	0	0	0	0	0	0	146	2	1	7	207	0	0	
6285	6300	3	0	4	0	0	0	0	0	0	163	6	0	5	268	0	0	
6300	6315	2	0	8	0	0	0	0	0	0	184	1	1	1	248	0	0	
6315	6330	6	0	6	0	0	0	0	0	0	153	0	0	2	270	0	0	
6330	6345	2	0	3	0	0	0	0	0	0	168	8	0	5	255	0	0	
6345	6360	2	0	6	0	0	0	0	0	0	166	0	0	6	248	0	0	
6360	6375	2	0	4	0	0	0	0	0	0	182	2	0	4	253	0	1	
6375	6390	5	0	7	0	0	0	0	0	0	106	1	0	9	260	0	2	
6390	6405	2	0	2	0	0	0	0	0	0	152	5	0	7	265	0	0	
6405	6420	4	0	7	0	0	0	0	0	0	170	3	0	7	268	0	0	
6420	6435	3	0	3	0	0	0	0	0	0	124	1	0	9	250	0	0	
6435	6450	1	0	7	0	0	0	0	0	0	111	4	0	6	233	0	1	
6450	6465	0	0	3	0	0	0	0	0	0	142	2	0	10	260	0	1	
6465	6480	3	0	5	0	0	0	0	0	0	204	0	0	8	266	0	0	
6480	6495	1	0	11	0	0	0	0	0	0	151	3	0	10	280	0	1	
6495	6510	3	0	6	0	0	0	0	0	0	203	4	0	11	287	0	0	
6510	6525	4	0	4	0	0	0	0	0	0	220	2	0	11	290	0	0	
6525	6540	5	0	7	0	0	0	0	0	0	205	2	0	16	296	0	0	
6540	6555	3	0	6	0	0	0	0	0	0	249	2	0	21	200	0	0	
6555	6570	7	0	1	0	0	0	0	0	0	213	4	0	7	268	0	0	
6570	6585	1	0	2	0	0	0	0	0	0	244	2	0	17	275	0	0	
6585	6600	3	0	3	0	0	0	0	0	0	157	2	0	23	217	0	0	
6600	6615	8	0	9	0	0	0	0	0	0	218	5	0	13	241	0	1	
6615	6630	2	0	5	0	0	0	0	0	0	169	1	0	16	219	0	0	
6630	6645	5	0	6	0	0	0	0	0	0	170	10	0	14	241	0	0	
6645	6660	8	0	3	0	0	0	0	0	0	128	2	0	18	186	0	0	
6660	6675	6	0	4	0	0	0	0	0	0	171	5	0	24	283	0	0	
6675	6690	6	0	5	0	0	0	0	0	0	148	6	0	10	283	0	0	
6690	6705	3	0	4	0	0	0	0	0	0	103	4	0	15	277	0	0	
6705	6720	2	0	3	0	0	0	0	0	0	139	5	0	12	262	0	2	
6720	6735	174	0	246	0	0	0	0	0	0	8422	189	4	438	7598	0	11	

INTERSECTION DATA SUMMARY

INTERSECTION NO: 2

DATA DATE: 5/11/2012

PEAK HOUR (A.M.)		Avenida Brindley North								PR 653				TOTAL 15 MIN
NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-R	WB-U
6	0	8	0	0	0	0	0	0	254	2	0	165	0	1
7:00:00	7:15:00								790	6	0	167	0	0
7	0	9	0	0	0	0	0	0	721	6	0	165	0	0
7:15:00	7:30:00								240	2	0	165	0	0
7:30:00	7:45:00													
5	0	4	0	0	0	0	0	0	240	2	0	165	0	0
7:45:00	8:00:00													
8	0	36	0	0	0	0	0	0	1040	24	0	693	0	0
PEAK HOUR FLOW (A.M.)														
PHF IS =														

PEAK HOUR (P.M.)		Avenida Brindley North								PR 653				TOTAL 15 MIN
NB-L	NB-T	NB-R	NB-U	SB-L	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WB-L	WB-R	WB-U
2	0	6	0	0	0	0	0	0	203	4	0	197	0	0
14:15:00	14:30:00								290	4	0	197	0	0
3	0	4	0	0	0	0	0	0	205	2	0	198	0	0
14:30:00	14:45:00								249	2	0	200	0	0
4	0	7	0	0	0	0	0	0						
14:45:00	15:00:00													
5	0	6	0	0	0	0	0	0	306	8	0	300	0	0
15:00:00	15:15:00													
20	0	24	0	0	0	0	0	0						
PEAK HOUR FLOW (P.M.)														
PHF IS =														

Date: 04/27/2021
 File No. 5

Inc. Desc. Av. Jozef Etion With FR-602

Start	End	NEAL	NBR	NBR	SB-L	SB-T	SB-R	EB-L	EB-T	EB-R	EB-U	WB-L	WB-T	WB-R	WB-U
6001	615	45	15	15	0	0	0	0	68	93	0	10	38	0	0
615	630	62	17	17	0	0	0	0	73	118	0	8	59	0	1
630	645	108	31	31	0	0	0	0	89	97	0	21	85	0	0
645	750	111	26	26	0	0	0	0	91	97	0	11	99	0	0
7001	715	95	35	35	0	0	0	0	147	113	0	28	90	0	0
715	730	78	45	45	0	0	0	0	141	135	0	32	103	0	0
730	745	78	33	33	0	0	0	0	119	116	0	28	102	0	0
745	800	65	31	31	0	0	0	0	114	112	0	42	86	0	0
8001	815	95	43	43	0	0	0	0	102	112	0	28	99	0	0
815	830	89	31	31	0	0	0	0	78	74	0	27	91	0	0
8301	845	78	50	50	1	0	0	0	63	86	0	35	75	0	0
845	900	67	43	43	0	0	0	0	99	95	0	40	69	0	0
9001	915	71	35	35	0	0	0	0	91	88	0	23	78	0	0
915	930	51	44	44	0	0	0	0	83	88	0	39	67	0	0
9301	945	61	27	27	1	0	0	0	59	65	0	36	63	0	1
945	1000	68	37	37	0	0	0	0	83	79	0	28	72	0	0
10001	1015	52	45	45	0	0	0	0	52	67	0	25	76	0	0
1015	1030	45	25	25	0	0	0	0	71	87	0	34	54	0	0
10301	1045	51	21	21	0	0	0	0	73	73	0	25	65	0	0
1045	1100	83	40	40	1	0	0	0	107	62	0	28	69	0	0
11001	1115	59	40	40	0	0	0	0	109	80	0	22	63	0	0
1115	1130	68	41	41	0	0	0	0	86	73	0	27	105	0	0
11301	1145	61	26	26	0	0	0	0	86	72	0	17	82	0	0
1145	1200	62	36	36	1	0	0	0	98	74	0	35	55	0	0
12001	1215	69	34	34	0	0	0	0	101	84	0	53	99	0	0
1215	1230	65	47	47	0	0	0	0	52	63	0	64	106	0	0
12301	1245	66	47	47	0	0	0	0	105	87	0	49	57	0	0
1245	1300	73	42	42	0	0	0	0	104	76	0	65	58	0	0
13001	1315	67	41	41	0	0	0	0	59	69	0	41	102	0	0
1315	1330	35	18	18	0	0	0	0	64	58	0	51	100	0	0
13301	1345	34	19	19	0	0	0	0	82	65	0	51	136	0	0
1345	1400	87	46	46	0	0	0	0	110	100	0	49	113	0	0
14001	1415	77	43	43	0	0	0	0	92	111	0	59	117	0	0
1415	1430	60	38	38	0	0	0	0	116	92	0	58	138	0	0
14301	1445	64	36	36	0	0	0	0	109	115	0	62	136	0	0
1445	1500	81	30	30	0	0	0	0	98	115	0	66	140	0	0
15001	1515	90	32	32	0	0	0	0	119	132	0	52	125	0	0
1515	1530	63	38	38	0	0	0	0	113	107	0	19	100	0	0
15301	1545	89	35	35	1	0	0	0	99	144	0	42	123	0	1
1545	1600	107	36	36	1	0	0	0	92	114	0	37	122	0	0
16001	1615	68	30	30	1	0	0	0	98	126	0	63	105	0	0
1615	1630	63	33	33	8	0	0	0	55	125	0	57	96	0	0
16301	1645	96	62	62	7	0	0	0	88	94	0	54	81	0	0
1645	1700	71	51	51	1	0	0	0	64	70	0	62	120	0	0
17001	1715	97	47	47	1	0	0	0	75	96	0	60	116	0	0
1715	1730	81	36	36	1	0	0	0	79	76	0	51	103	0	0
17301	1745	81	35	35	1	0	0	0	39	71	0	52	112	0	0
1745	1800	80	40	40	0	0	0	0	78	70	0	38	97	0	0
		3600	1912	1912	25	0	0	0	4278	4411	0	1998	4646	0	3

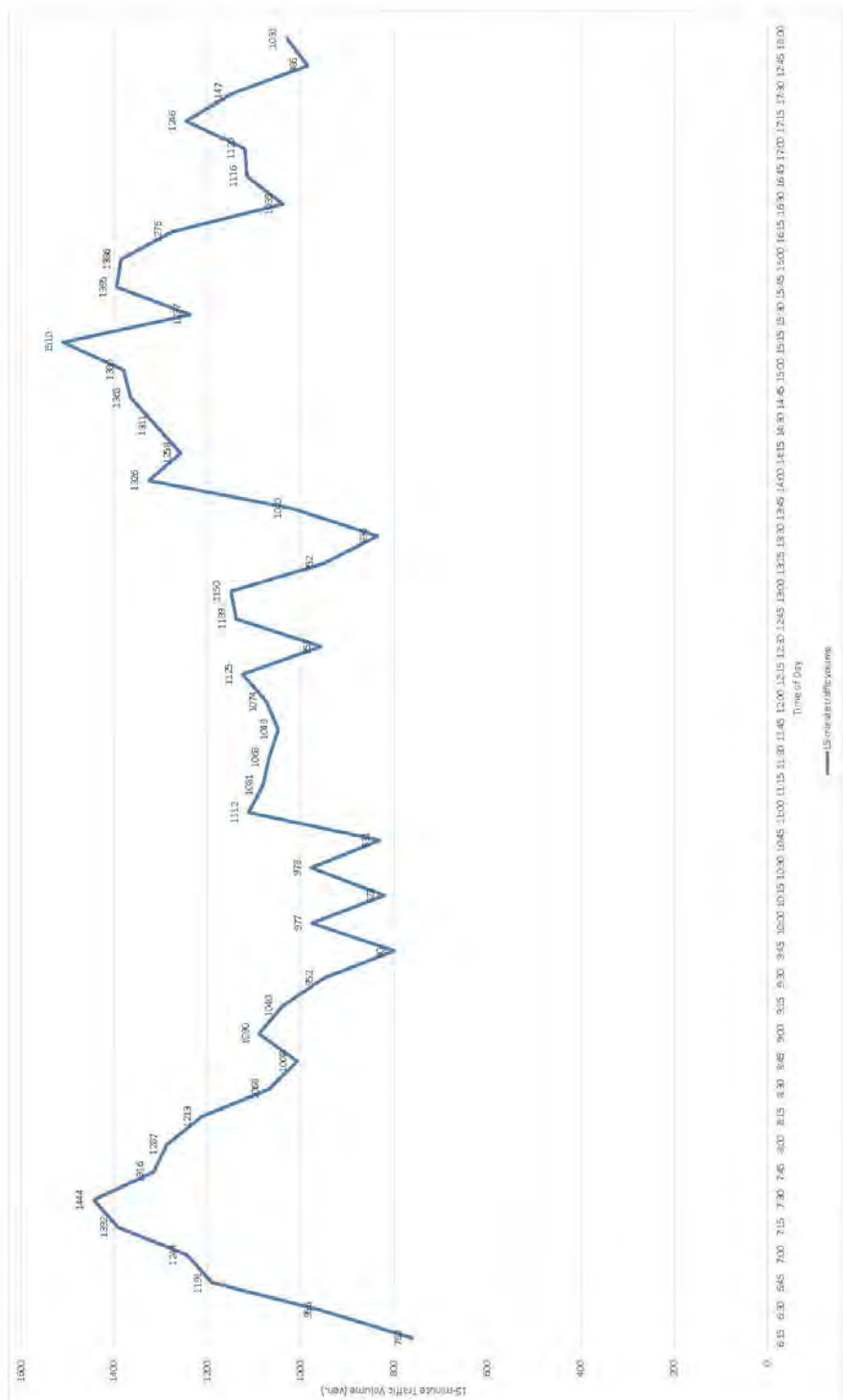
INTERSECTION DATA SUMMARY

INTERSECTION NO.: 3
DATA DATE: 30-Mar-22

PEAK HOUR (A.M.)	A.V. Jct. E Port								DR 493								TOTAL 15 MIN
	NBL	NB-T	NB-R	NBL-U	SBL	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WBL	WB-T	WB-R	WB-U	
7:00/00	35	0	35	0	0	0	0	0	0	147	113	0	218	90	0	0	528
7:30/00	78	0	69	0	0	0	0	0	0	141	135	0	272	103	0	0	564
7:50/00	75	0	32	0	0	0	0	0	0	119	116	0	39	102	0	0	483
7:55/00	65	0	31	0	0	0	0	0	0	114	125	0	42	96	0	0	473
PEAK HOUR FLOW (A.M.)	312	0	260	0	0	0	0	0	0	564	640	0	120	412	0	0	2095
PMF-15=	332																

PEAK HOUR (P.M.)	A.V. Jct. E Port								DR 493								TOTAL 15 MIN
	NBL	NB-T	NB-R	NBL-U	SBL	SB-T	SB-R	SB-U	EB-L	EB-T	EB-R	EB-U	WBL	WB-T	WB-R	WB-U	
1:40/00	40	0	20	0	0	0	0	0	0	116	87	0	50	130	0	0	502
1:45/00	64	0	50	0	0	0	0	0	0	108	115	0	82	139	0	0	525
1:45/00	61	0	30	0	0	0	0	0	0	98	112	0	66	140	0	0	528
1:50/00	60	0	53	0	0	0	0	0	0	119	132	0	52	125	0	0	571
PEAK HOUR FLOW (P.M.)	360	0	212	0	0	0	0	0	0	475	528	0	208	500	0	0	2115
PMF-15=	1035																

15.847m
10265
762
935
1151
1244
1352
1444
1315
5356
5439
5260
4894
1068
4576
1068
4379
1045
4266
4090
3883
3770
3552
3578
3608
3743
4002
4082
4310
4272
4316
4205
4295
4371
4388
4077
3658
4134
4440
4615
1311
1365
5260
1382
5314
5566
1510
1237
5492
1395
5572
1386
5228
5294
1276
1038
5096
4817
1116
2120
8551
1246
4521
3147
985
4469
1031
4410
54064



APPENDIX – C

Model Results -
Existing Condition AM & PM Peak Hour

HCM 6th TWSC
1: North Principi Ave. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1040	24	44	668	8	36
Future Vol, veh/h	1040	24	44	668	8	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1040	24	44	668	8	36
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1064	0	1808	1052
Stage 1	-	-	-	-	1052	-
Stage 2	-	-	-	-	756	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	651	-	345	669
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	864	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	651	-	308	669
Mov Cap-2 Maneuver	-	-	-	-	308	-
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	772	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.7		9.7	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	818	-	-	651	-	
HCM Lane V/C Ratio	0.054	-	-	0.068	-	
HCM Control Delay (s)	9.7	-	-	10.9	0	
HCM Lane LOS	A	-	-	B	A	
HCM 95th %ile Q(veh)	0.2	-	-	0.2	-	

HCM 6th TWSC
5: Saldinera St. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↷	↷	
Traffic Vol, veh/h	1064	8	8	676	12	12
Future Vol, veh/h	1064	8	8	676	12	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1064	8	8	676	12	12
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1072	0	1760	1068
Stage 1	-	-	-	-	1068	-
Stage 2	-	-	-	-	692	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	646	-	360	660
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	912	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	646	-	353	660
Mov Cap-2 Maneuver	-	-	-	-	353	-
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	894	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		13.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	460	-	-	646	-	
HCM Lane V/C Ratio	0.052	-	-	0.012	-	
HCM Control Delay (s)	13.3	-	-	10.6	0	
HCM Lane LOS	B	-	-	B	A	
HCM 95th %ile Q(veh)	0.2	-	-	0	-	

Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↶	↷	←	↶	↷
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	564	540	128	412	312	260
Future Volume (vph)	564	540	128	412	312	260
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		300	0		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			100		100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fit		0.850				0.850
Fit Protected			0.950		0.950	
Satd. Flow (prot)	1845	1568	1752	1845	1752	1568
Fit Permitted			0.950		0.950	
Satd. Flow (perm)	1845	1568	1752	1845	1752	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		540				260
Link Speed (mph)	30			30	30	
Link Distance (ft)	993			436	495	
Travel Time (s)	22.6			9.9	11.3	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	564	540	128	412	312	260
Shared Lane Traffic (%)						
Lane Group Flow (vph)	564	540	128	412	312	260
Turn Type	NA	Perm	Prot	NA	Prot	Perm
Protected Phases	2		1	6	4	
Permitted Phases		2				4
Detector Phase	2	2	1	6	4	4
Switch Phase						
Minimum Initial (s)	5.0	5.0	4.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	8.0	20.0	20.0	20.0
Total Split (s)	45.0	45.0	15.0	60.0	25.0	25.0
Total Split (%)	52.9%	52.9%	17.6%	70.6%	29.4%	29.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes	Yes			
Recall Mode	Min	Min	Min	Min	Min	Min
Act Effct Green (s)	29.5	29.5	9.6	43.4	16.8	16.8
Actuated g/C Ratio	0.43	0.43	0.14	0.63	0.24	0.24
w/C Ratio	0.71	0.55	0.52	0.35	0.73	0.45
Control Delay	22.0	3.7	40.2	7.1	37.4	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.0	3.7	40.2	7.1	37.4	6.5
LOS	C	A	D	A	D	A
Approach Delay	13.0			15.0	23.4	
Approach LOS	B			B	C	
Queue Length 50th (ft)	198	0	54	75	127	0
Queue Length 95th (ft)	324	50	121	131	#264	57

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Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	913			356	415	
Turn Bay Length (ft)		300				
Base Capacity (vph)	1169	1191	297	1499	568	684
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.48	0.45	0.43	0.27	0.55	0.38
Intersection Summary						
Area Type:	Other					
Cycle Length:	85					
Actuated Cycle Length:	68.6					
Natural Cycle:	60					
Control Type:	Actuated-Uncoordinated					
Maximum v/c Ratio:	0.73					
Intersection Signal Delay:	16.2			Intersection LOS: B		
Intersection Capacity Utilization:	64.1%			ICU Level of Service C		
Analysis Period (min):	15					
# 95th percentile volume exceeds capacity, queue may be longer.						
Queue shown is maximum after two cycles.						

Splits and Phases: 7: Jose Efron Ave. & PR-693

↙ Ø1	→ Ø2	↖ Ø4
45 s	45 s	25 s
← Ø6		
60 s		

HCM 6th TWSC
1: North Principl Ave. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	996	8	84	800	28	24
Future Vol, veh/h	996	8	84	800	28	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	996	8	84	800	28	24
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1004	0	1968	1000
Stage 1	-	-	-	-	1000	-
Stage 2	-	-	-	-	968	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	686	-	299	700
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	720	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	686	-	233	700
Mov Cap-2 Maneuver	-	-	-	-	233	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	562	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1		14.4	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	433	-	-	686	-	
HCM Lane V/C Ratio	0.12	-	-	0.122	-	
HCM Control Delay (s)	14.4	-	-	11	0	
HCM Lane LOS	B	-	-	B	A	
HCM 95th %ile Q(veh)	0.4	-	-	0.4	-	

HCM 6th TWSC
5: Saldinera St. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↱			↱	↱	
Traffic Vol, veh/h	1004	8	8	812	12	12
Future Vol, veh/h	1004	8	8	812	12	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1004	8	8	812	12	12
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1012	0	1836	1008
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	828	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	681	-	336	695
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	812	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	681	-	329	695
Mov Cap-2 Maneuver	-	-	-	-	329	-
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	795	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		13.5	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	447	-	-	681	-	
HCM Lane V/C Ratio	0.054	-	-	0.012	-	
HCM Control Delay (s)	13.5	-	-	10.3	0	
HCM Lane LOS	B	-	-	B	A	
HCM 95th %ile Q(veh)	0.2	-	-	0	-	

Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↶	↷	←	↶	↷
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	476	528	208	500	360	212
Future Volume (vph)	476	528	208	500	360	212
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		300	0		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			100		100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fit		0.850				0.850
Fit Protected			0.950		0.950	
Satd. Flow (prot)	1845	1568	1752	1845	1752	1568
Fit Permitted			0.950		0.950	
Satd. Flow (perm)	1845	1568	1752	1845	1752	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		528				212
Link Speed (mph)	30			30	30	
Link Distance (ft)	993			436	495	
Travel Time (s)	22.6			9.9	11.3	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	476	528	208	500	360	212
Shared Lane Traffic (%)						
Lane Group Flow (vph)	476	528	208	500	360	212
Turn Type	NA	Perm	Prot	NA	Prot	Perm
Protected Phases	2		1	6	4	
Permitted Phases		2				4
Detector Phase	2	2	1	6	4	4
Switch Phase						
Minimum Initial (s)	5.0	5.0	4.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	8.0	20.0	20.0	20.0
Total Split (s)	45.0	45.0	15.0	60.0	25.0	25.0
Total Split (%)	52.9%	52.9%	17.6%	70.6%	29.4%	29.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes	Yes			
Recall Mode	Min	Min	Min	Min	Min	Min
Act Effct Green (s)	26.1	26.1	11.3	41.6	18.2	18.2
Actuated g/C Ratio	0.38	0.38	0.17	0.61	0.27	0.27
w/c Ratio	0.67	0.57	0.71	0.44	0.77	0.37
Control Delay	22.5	4.0	47.0	8.6	37.8	6.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.5	4.0	47.0	8.6	37.8	6.0
LOS	C	A	D	A	D	A
Approach Delay	12.8			19.9	26.0	
Approach LOS	B			B	C	
Queue Length 50th (ft)	167	0	87	107	137	0
Queue Length 95th (ft)	258	50	#E39	166	#B27	52

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Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	913			356	415	
Turn Bay Length (ft)		300				
Base Capacity (vph)	1151	1177	293	1521	559	645
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.45	0.71	0.33	0.64	0.33
Intersection Summary						
Area Type:	Other					
Cycle Length:	85					
Actuated Cycle Length:	68.1					
Natural Cycle:	60					
Control Type:	Actuated-Uncoordinated					
Maximum v/c Ratio:	0.77					
Intersection Signal Delay:	18.3			Intersection LOS: B		
Intersection Capacity Utilization	66.5%			ICU Level of Service C		
Analysis Period (min)	15					
# 95th percentile volume exceeds capacity, queue may be longer.						
Queue shown is maximum after two cycles.						

Splits and Phases: 7: Jose Efron Ave. & PR-693

↙ Ø1	→ Ø2	↖ Ø4
15 s	45 s	25 s
← Ø6		
60 s		

APPENDIX – D
Model Results – Opening Day Condition
AM & PM Peak Hour

HCM 6th TWSC
1: North Principl Ave. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰			↱	↱	
Traffic Vol, veh/h	1040	24	44	668	8	36
Future Vol, veh/h	1262	34	51	747	12	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1262	34	51	747	12	42
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1296	0	2128	1279
Stage 1	-	-	-	-	1279	-
Stage 2	-	-	-	-	849	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	531	-	259	550
Stage 1	-	-	-	-	550	-
Stage 2	-	-	-	-	798	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	531	-	217	550
Mov Cap-2 Maneuver	-	-	-	-	217	-
Stage 1	-	-	-	-	550	-
Stage 2	-	-	-	-	667	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.8		10.5	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	707	-	-	531	-	
HCM Lane V/C Ratio	0.076	-	-	0.096	-	
HCM Control Delay (s)	10.5	-	-	12.5	0	
HCM Lane LOS	B	-	-	B	A	
HCM 95th %ile Q(veh)	0.2	-	-	0.3	-	

HCM 6th TWSC
5: Saldinera St. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↷	↷	
Traffic Vol, veh/h	1064	8	8	676	12	12
Future Vol, veh/h	1296	8	8	759	12	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1296	8	8	759	12	12
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1304	0	2075	1300
Stage 1	-	-	-	-	1300	-
Stage 2	-	-	-	-	775	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	528	-	272	540
Stage 1	-	-	-	-	540	-
Stage 2	-	-	-	-	850	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	528	-	265	540
Mov Cap-2 Maneuver	-	-	-	-	265	-
Stage 1	-	-	-	-	540	-
Stage 2	-	-	-	-	828	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		15.8	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	356	-	-	528	-	
HCM Lane V/C Ratio	0.067	-	-	0.015	-	
HCM Control Delay (s)	15.8	-	-	11.9	0	
HCM Lane LOS	C	-	-	B	A	
HCM 95th %ile Q(veh)	0.2	-	-	0	-	

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HCM 6th TWSC
9: North Principl Ave. & Project Access

04/09/2022

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	44	68	0
Future Vol, veh/h	10	0	0	44	68	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	10	0	0	44	68	17
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	121	77	85	0	-	0
Stage 1	77	-	-	-	-	-
Stage 2	44	-	-	-	-	-
Critical Hdwy	4.1	4.1	4.13	-	-	-
Critical Hdwy Stg 1	4.1	-	-	-	-	-
Critical Hdwy Stg 2	4.1	-	-	-	-	-
Follow-up Hdwy	2.2	2.2	2.227	-	-	-
Pot Cap-1 Maneuver	1479	1535	1505	-	-	-
Stage 1	1535	-	-	-	-	-
Stage 2	1577	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1479	1535	1505	-	-	-
Mov Cap-2 Maneuver	1479	-	-	-	-	-
Stage 1	1535	-	-	-	-	-
Stage 2	1577	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	7.5	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1505	-	1479	-	-	
HCM Lane V/C Ratio	-	-	0.007	-	-	
HCM Control Delay (s)	0	-	7.5	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %ile Q(veh)	0	-	0	-	-	

Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↶	↷	←	↶	↷
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	564	540	128	412	312	260
Future Volume (vph)	620	712	142	436	374	277
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		300	0		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			100		100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fit		0.850				0.850
Fit Protected			0.950		0.950	
Satd. Flow (prot)	1845	1568	1752	1845	1752	1568
Fit Permitted			0.950		0.950	
Satd. Flow (perm)	1845	1568	1752	1845	1752	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		712				277
Link Speed (mph)	30			30	30	
Link Distance (ft)	993			436	495	
Travel Time (s)	22.6			9.9	11.3	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	620	712	142	436	374	277
Shared Lane Traffic (%)						
Lane Group Flow (vph)	620	712	142	436	374	277
Turn Type	NA	Perm	Prot	NA	Prot	Perm
Protected Phases	2		1	6	4	
Permitted Phases		2				4
Detector Phase	2	2	1	6	4	4
Switch Phase						
Minimum Initial (s)	5.0	5.0	4.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	8.0	20.0	20.0	20.0
Total Split (s)	45.0	45.0	15.0	60.0	25.0	25.0
Total Split (%)	52.9%	52.9%	17.6%	70.6%	29.4%	29.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes	Yes			
Recall Mode	Min	Min	Min	Min	Min	Min
Act Effct Green (s)	33.7	33.7	9.9	47.8	19.3	19.3
Actuated g/C Ratio	0.45	0.45	0.13	0.63	0.26	0.26
w/c Ratio	0.75	0.65	0.61	0.37	0.83	0.46
Control Delay	24.1	4.3	46.5	7.6	46.7	6.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.1	4.3	46.5	7.6	46.7	6.3
LOS	C	A	D	A	D	A
Approach Delay	13.5			17.2	29.5	
Approach LOS	B			B	C	
Queue Length 50th (ft)	247	0	70	91	182	0
Queue Length 95th (ft)	371	56	#146	140	#645	59

Hotel The Dawn at Dorado 11:59 pm 03/30/2022 2027 AM Peak
Engr. Evan Gonzalez

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Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	913			356	415	
Turn Bay Length (ft)		300				
Base Capacity (vph)	1036	1192	264	1397	504	648
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.60	0.54	0.31	0.74	0.43

Intersection Summary

Area Type: Other

Cycle Length: 85

Actuated Cycle Length: 75.3

Natural Cycle: 60

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.83

Intersection Signal Delay: 18.4

Intersection LOS: B

Intersection Capacity Utilization 64.1%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 7: Jose Efron Ave. & PR-693

↙ Ø1	→ Ø2	↖ Ø4
15 s	45 s	25 s
← Ø6		
60 s		

HCM 6th TWSC
1: North Principl Ave. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	4.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	996	8	84	800	28	24
Future Vol, veh/h	1171	49	123	1064	64	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1171	49	123	1064	64	67
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1220	0	2506	1196
Stage 1	-	-	-	-	1196	-
Stage 2	-	-	-	-	1310	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	568	-	184	591
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	535	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	568	-	86	591
Mov Cap-2 Maneuver	-	-	-	-	86	-
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	251	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1.4		68.7	
HCM LOS					F	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	176	-	-	568	-	
HCM Lane V/C Ratio	0.744	-	-	0.217	-	
HCM Control Delay (s)	68.7	-	-	13.1	0	
HCM Lane LOS	F	-	-	B	A	
HCM 95th %ile Q(veh)	4.7	-	-	0.8	-	

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HCM 6th TWSC
5: Saldinera St. & PR-693

04/09/2022

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1004	8	8	812	12	12
Future Vol, veh/h	1220	8	8	1111	13	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1220	8	8	1111	13	13
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1228	0	2351	1224
Stage 1	-	-	-	-	1224	-
Stage 2	-	-	-	-	1127	-
Critical Hdwy	-	-	4.13	-	4.1	4.1
Critical Hdwy Stg 1	-	-	-	-	4.1	-
Critical Hdwy Stg 2	-	-	-	-	4.1	-
Follow-up Hdwy	-	-	2.227	-	2.2	2.2
Pot Cap-1 Maneuver	-	-	564	-	212	577
Stage 1	-	-	-	-	577	-
Stage 2	-	-	-	-	627	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	564	-	204	577
Mov Cap-2 Maneuver	-	-	-	-	204	-
Stage 1	-	-	-	-	577	-
Stage 2	-	-	-	-	604	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		18.1	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	301	-	-	564	-	
HCM Lane V/C Ratio	0.086	-	-	0.014	-	
HCM Control Delay (s)	18.1	-	-	11.5	0	
HCM Lane LOS	C	-	-	B	A	
HCM 95th %ile Q(veh)	0.3	-	-	0	-	

Hotel The Dawn at Dorado 11:59 pm 03/30/2022 2027 PM Peak
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HCM 6th TWSC
9: North Principl Ave. & Project Access

04/09/2022

Intersection						
Int Delay, s/veh	1.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	52	92	0
Future Vol, veh/h	77	0	0	55	97	76
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	77	0	0	55	97	76
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	190	135	173	0	-	0
Stage 1	135	-	-	-	-	-
Stage 2	55	-	-	-	-	-
Critical Hdwy	4.1	4.1	4.13	-	-	-
Critical Hdwy Stg 1	4.1	-	-	-	-	-
Critical Hdwy Stg 2	4.1	-	-	-	-	-
Follow-up Hdwy	2.2	2.2	2.227	-	-	-
Pot Cap-1 Maneuver	1396	1462	1398	-	-	-
Stage 1	1462	-	-	-	-	-
Stage 2	1563	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	1396	1462	1398	-	-	-
Mov Cap-2 Maneuver	1396	-	-	-	-	-
Stage 1	1462	-	-	-	-	-
Stage 2	1563	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	7.7	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1398	-	1396	-	-	
HCM Lane V/C Ratio	-	-	0.055	-	-	
HCM Control Delay (s)	0	-	7.7	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %ile Q(veh)	0	-	0.2	-	-	

Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022

	→	↶	↷	←	↶	↷
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (vph)	476	528	208	500	360	212
Future Volume (vph)	555	666	229	618	543	248
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		300	0		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			100		100	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fit		0.850				0.850
Fit Protected			0.950		0.950	
Satd. Flow (prot)	1845	1568	1752	1845	1752	1568
Fit Permitted			0.950		0.950	
Satd. Flow (perm)	1845	1568	1752	1845	1752	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		666				248
Link Speed (mph)	30			30	30	
Link Distance (ft)	993			436	495	
Travel Time (s)	22.6			9.9	11.3	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Flow (vph)	555	666	229	618	543	248
Shared Lane Traffic (%)						
Lane Group Flow (vph)	555	666	229	618	543	248
Turn Type	NA	Perm	Prot	NA	Prot	Perm
Protected Phases	2		1	6	4	
Permitted Phases		2				4
Detector Phase	2	2	1	6	4	4
Switch Phase						
Minimum Initial (s)	5.0	5.0	4.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	8.0	20.0	20.0	20.0
Total Split (s)	45.0	45.0	15.0	60.0	25.0	25.0
Total Split (%)	52.9%	52.9%	17.6%	70.6%	29.4%	29.4%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0
Lead/Lag	Lag	Lag	Lead			
Lead-Lag Optimize?	Yes	Yes	Yes			
Recall Mode	Min	Min	Min	Min	Min	Min
Act Effct Green (s)	31.4	31.4	11.1	46.6	21.2	21.2
Actuated g/C Ratio	0.41	0.41	0.15	0.61	0.28	0.28
w/c Ratio	0.73	0.64	0.89	0.55	1.11	0.40
Control Delay	24.4	4.4	71.6	10.3	104.2	5.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.4	4.4	71.6	10.3	104.2	5.9
LOS	C	A	E	B	F	A
Approach Delay	13.5			26.9	73.4	
Approach LOS	B			C	E	
Queue Length 50th (ft)	210	0	109	149	~305	0
Queue Length 95th (ft)	316	54	#269	224	#659	56

Hotel The Dawn at Dorado 11:59 pm 03/30/2022 2027 PM Peak
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Lanes, Volumes, Timings
7: Jose Efron Ave. & PR-693

04/09/2022



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Internal Link Dist (ft)	913			356	415	
Turn Bay Length (ft)		300				
Base Capacity (vph)	1008	1158	256	1377	490	617
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.58	0.39	0.45	1.11	0.40

Intersection Summary

Area Type: Other

Cycle Length: 85

Actuated Cycle Length: 75.9

Natural Cycle: 75

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.11

Intersection Signal Delay: 34.0

Intersection LOS: C

Intersection Capacity Utilization 66.5%

ICU Level of Service C

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 7: Jose Efron Ave. & PR-693

APPENDIX – E

Census Data

Annual and Cumulative Estimates of Resident Population Change for Municipalities in Puerto Rico and Municipio Rankings April 1, 2020 to July 1, 2021													
Geographic Area	April 1, 2020 Population Estimates		Population Estimate (as of July 1)		Puerto Rico Ranking of Municipalities			Annual Change, July 1, 2020 to July 1, 2021			Cumulative Change, April 1, 2020 to July 1, 2021		
	Base	2021	2020		Base	Population Estimates (as of July 1)		Percent	Number	Percent	Number	Percent	Number
						2020	2021						
Puerto Rico	3,285,974	3,281,598	3,281,598	3,281,598	[X]	[X]	[X]	-0.5	-17,964	-0.7	-22,290	[X]	[X]
Adjuntas Municipio, Puerto Rico	18,020	17,999	17,999	17,999	62	62	62	-0.1	-12	-0.2	-33	17	20
Aguadilla Municipio, Puerto Rico	38,136	37,957	37,957	37,957	26	26	26	-0.4	-148	-0.5	-179	40	47
Aguadilla Municipio, Puerto Rico	55,101	54,988	54,988	54,988	12	12	12	-1.1	-579	-1.3	-692	65	71
Agua Buenas Municipio, Puerto Rico	24,223	24,151	24,151	24,151	49	49	49	-0.3	-77	-0.4	-109	33	35
Albionito Municipio, Puerto Rico	24,637	24,564	24,564	24,564	48	48	48	-0.6	-202	-0.8	-248	49	51
Afasco Municipio, Puerto Rico	25,596	25,575	25,575	25,575	47	47	47	-0.1	-34	-0.2	-55	20	22
Arecibo Municipio, Puerto Rico	87,754	87,613	87,613	87,613	7	7	7	-0.6	-560	-0.8	-701	52	52
Arroyo Municipio, Puerto Rico	15,843	15,838	15,838	15,838	67	67	67	-0.2	-37	-0.3	-42	30	23
Barceloneta Municipio, Puerto Rico	22,657	22,686	22,686	22,686	56	56	56	0.6	135	0.7	164	11	16
Barranquitas Municipio, Puerto Rico	28,983	28,983	28,983	28,983	42	42	42	0.1	36	0.1	36	13	13
Bayamón Municipio, Puerto Rico	185,187	184,677	184,677	184,677	2	2	2	-1.1	-2,004	-1.4	-2,514	77	67
Cabo Rojo Municipio, Puerto Rico	47,158	47,200	47,200	47,200	15	15	15	0.3	140	0.4	182	9	12
Caguas Municipio, Puerto Rico	127,444	127,119	127,119	127,119	5	5	5	-0.3	-363	-0.4	-488	64	34
Camuy Municipio, Puerto Rico	32,827	32,815	32,815	32,815	37	37	37	-0.2	-72	-0.3	-84	30	23
Canóvanas Municipio, Puerto Rico	42,337	42,396	42,396	42,396	19	19	19	0.4	160	0.5	219	8	9
Carolina Municipio, Puerto Rico	154,815	154,462	154,462	154,462	3	3	3	-1.0	-1,469	-1.2	-1,822	75	60
Cataño Municipio, Puerto Rico	23,155	23,135	23,135	23,135	54	54	54	-1.2	-274	-1.3	-294	59	66
Cayey Municipio, Puerto Rico	41,652	41,620	41,620	41,620	20	20	20	-0.3	-85	-0.3	-117	25	39
Ceiba Municipio, Puerto Rico	11,307	11,285	11,285	11,285	73	73	73	-1.5	-167	-1.7	-189	76	49
Ciales Municipio, Puerto Rico	16,984	16,954	16,954	16,954	65	65	65	-0.9	-126	-1.0	-156	45	54
Cidra Municipio, Puerto Rico	39,970	39,958	39,958	39,958	22	22	22	-0.3	-104	-0.3	-116	31	38
Cosmo Municipio, Puerto Rico	34,666	34,730	34,730	34,730	34	34	34	0.6	220	0.8	282	4	5
Comerio Municipio, Puerto Rico	18,883	18,888	18,888	18,888	61	61	61	0.1	14	-	-1	15	15
Corozal Municipio, Puerto Rico	34,571	34,538	34,538	34,538	35	35	35	-0.3	-78	-0.3	-111	36	32
Culebra Municipio, Puerto Rico	1,792	1,791	1,791	1,791	78	78	78	-0.2	-4	-0.3	-5	17	25
Dorado Municipio, Puerto Rico	35,679	35,927	35,927	35,927	31	31	31	0.5	183	0.6	231	7	8
Fajardo Municipio, Puerto Rico	32,124	32,095	32,095	32,095	38	38	38	-1.4	-445	-1.7	-534	68	72
Florida Municipio, Puerto Rico	11,692	11,681	11,681	11,681	72	72	72	-0.4	-39	-0.4	-50	25	35
Guánica Municipio, Puerto Rico	13,787	13,755	13,755	13,755	71	71	71	-1.7	-235	-1.9	-267	57	78
Guayama Municipio, Puerto Rico	36,614	36,578	36,578	36,578	30	30	30	-0.2	-67	-0.3	-103	29	24
Guayanilla Municipio, Puerto Rico	17,784	17,744	17,744	17,744	63	63	63	-1.2	-217	-1.4	-257	54	69
Guaynabo Municipio, Puerto Rico	89,780	89,659	89,659	89,659	6	6	6	-0.5	-464	-0.7	-585	70	45
Guaynabo Municipio, Puerto Rico	40,622	40,778	40,778	40,778	21	21	21	1.5	629	1.9	785	1	1
Hagüillo Municipio, Puerto Rico	38,485	38,524	38,524	38,524	25	25	25	0.5	136	0.5	174	10	11
Hormigueros Municipio, Puerto Rico	15,654	15,628	15,628	15,628	68	68	68	-0.1	-23	-0.3	-49	21	24
Humacao Municipio, Puerto Rico	50,896	50,869	50,869	50,869	14	14	14	-0.4	-215	-0.5	-272	53	43
Isla de Puerto Rico	42,943	42,922	42,922	42,922	18	18	18	-0.2	-86	-0.2	-87	28	21
Jayuya Municipio, Puerto Rico	14,779	14,763	14,763	14,763	70	70	70	-0.8	-120	-0.9	-136	43	55
Juana Díaz Municipio, Puerto Rico	46,338	46,303	46,303	46,303	17	17	17	-0.4	-165	-0.4	-200	38	36
Juncos Municipio, Puerto Rico	37,012	37,074	37,074	37,074	29	29	29	0.6	205	0.7	267	5	7
Lajas Municipio, Puerto Rico	23,334	23,279	23,279	23,279	53	53	53	-0.5	-128	-0.8	-183	47	50
Lares Municipio, Puerto Rico	28,105	28,036	28,036	28,036	45	45	45	-1.6	-450	-1.8	-519	66	77
Las Marías Municipio, Puerto Rico	8,874	8,851	8,851	8,851	75	75	75	-1.4	-125	-1.4	-148	74	73
Las Piedras Municipio, Puerto Rico	35,180	35,232	35,232	35,232	33	33	33	0.8	266	0.9	318	3	4
Loíza Municipio, Puerto Rico	23,693	23,639	23,639	23,639	50	50	50	-1.0	-227	-1.2	-281	55	61
Lquillo Municipio, Puerto Rico	17,781	17,763	17,763	17,763	64	64	64	-0.4	-76	-0.5	-94	32	42
Manatí Municipio, Puerto Rico	39,492	39,436	39,436	39,436	23	23	23	-0.8	-313	-0.9	-369	63	56
Maricao Municipio, Puerto Rico	4,755	4,722	4,722	4,722	77	77	77	-0.7	-29	-0.7	-33	20	20
Maunabo Municipio, Puerto Rico	10,589	10,506	10,506	10,506	74	74	74	-0.8	-72	-0.8	-83	29	49
Mayaguez Municipio, Puerto Rico	73,077	72,856	72,856	72,856	9	9	9	-1.3	-917	-1.6	-1,138	74	70
Moca Municipio, Puerto Rico	37,460	37,457	37,457	37,457	28	28	28	-0.3	-111	-0.3	-114	34	37
Morovis Municipio, Puerto Rico	28,727	28,745	28,745	28,745	43	43	43	0.4	126	0.5	144	12	3
Naguabo Municipio, Puerto Rico	23,395	23,418	23,418	23,418	52	52	52	0.9	203	1.0	235	6	9

Annual and Cumulative Estimates of Resident Population Change for Municipalities in Puerto Rico and Municipio Rankings: April 1, 2020 to July 1, 2021															
	29,241	29,240	29,205	41	58	41	58	41	58	-35	-0.1	-36	-0.1	24	19
Naranjito Municipio, Puerto Rico	21,434	21,413	21,326	58	58	58	58	58	58	-87	-0.5	-108	-0.4	39	41
Orocovis Municipio, Puerto Rico	15,985	15,951	15,886	66	66	66	66	66	66	-85	-0.7	-119	-0.5	34	41
Patillas Municipio, Puerto Rico	20,399	20,337	20,058	59	59	59	59	59	59	-279	-1.7	-341	-1.4	60	47
Peñuelas Municipio, Puerto Rico	137,461	137,007	135,084	4	4	4	4	4	4	-1,923	-1.8	-2,407	-1.4	72	75
Ponce Municipio, Puerto Rico	23,638	23,622	23,558	51	51	51	51	51	51	-64	-0.3	-80	-0.3	76	76
Quebradillas Municipio, Puerto Rico	15,187	15,185	15,173	69	69	69	69	69	69	-12	-0.1	-14	-0.1	32	33
Rincón Municipio, Puerto Rico	47,060	47,057	46,979	16	16	16	16	16	16	-78	-0.2	-81	-0.2	18	17
Rio Grande Municipio, Puerto Rico	22,729	22,698	22,593	55	55	55	55	55	55	-105	-0.6	-136	-0.5	23	19
Sabana Grande Municipio, Puerto Rico	25,789	25,743	25,662	46	46	46	46	46	46	-81	-0.3	-127	-0.3	44	44
Salinas Municipio, Puerto Rico	31,879	31,812	31,560	39	39	39	39	39	39	-252	-1.0	-319	-0.8	35	40
San Germán Municipio, Puerto Rico	342,259	341,257	337,300	1	1	1	1	1	1	-3,957	-1.2	-4,959	-1.2	58	59
San Juan Municipio, Puerto Rico	37,693	37,670	37,530	27	27	27	27	27	27	-140	-0.4	-163	-0.4	47	37
San Lorenzo Municipio, Puerto Rico	39,345	39,274	38,970	24	24	24	24	24	24	-304	-1.0	-375	-0.8	62	58
San Sebastián Municipio, Puerto Rico	20,281	20,291	20,291	60	60	60	60	60	60	0	-	10	-	16	14
Santa Isabel Municipio, Puerto Rico	66,852	67,015	67,569	11	11	11	11	11	11	554	1.1	717	0.8	2	2
Toa Alta Municipio, Puerto Rico	75,293	75,130	74,368	8	8	8	8	8	8	-762	-1.0	-925	-1.0	73	63
Toa Baja Municipio, Puerto Rico	67,740	67,624	67,211	10	10	10	10	10	10	-413	-0.6	-529	-0.6	65	48
Trujillo Alto Municipio, Puerto Rico	28,287	28,231	27,950	44	44	44	44	44	44	-281	-1.2	-337	-1.0	61	62
Utuado Municipio, Puerto Rico	35,395	35,386	35,410	32	32	32	32	32	32	24	0.1	15	0.1	14	15
Vega Alta Municipio, Puerto Rico	54,414	54,322	53,897	13	13	13	13	13	13	-425	-0.8	-517	-0.8	66	57
Vega Baja Municipio, Puerto Rico	8,249	8,242	8,224	76	76	76	76	76	76	-18	-0.2	-25	-0.2	20	29
Vieques Municipio, Puerto Rico	22,093	22,044	21,813	57	57	57	57	57	57	-231	-1.3	-280	-1.0	56	65
Villalba Municipio, Puerto Rico	30,426	30,364	30,186	40	40	40	40	40	40	-178	-0.6	-240	-0.6	52	51
Yabucoa Municipio, Puerto Rico	34,172	34,062	33,633	36	36	36	36	36	36	-429	-1.6	-539	-1.3	67	71
Yauco Municipio, Puerto Rico															
Death (0) represents zero or rounds to zero															
[X] Not applicable															
Note: The estimates are derived from a base that incorporates the 2020 Census and Village 2020 estimates. For population estimates methodology statements, see http://www.census.gov/prod/2014/sr55/technical-documentation/methodology.html . The estimates feature geographic boundaries from the Village 2020 estimates series; the geographic boundaries for these 2021 population estimates are as of January 1, 2020.															
Suggested Citation:															
Annual and Cumulative Estimates of Resident Population Change for Municipalities in Puerto Rico and Municipio Rankings: April 1, 2020 to July 1, 2021 (PRM-EST2021-CHG)															
Source: U.S. Census Bureau, Population Division															
Release Date: March 2022															



Ing. Gabriel Hernández Rodríguez
Secretario Auxiliar
Departamento de Desarrollo Económico y Comercio de PR
Oficina de Gerencia de Permisos
Apartado 41179
San Juan, PR 00940-1179

RECOMENDACIÓN DE INFRAESTRUCTURA
CASO NÚM.: 2019-252023-SRI-050784
CASO DE REFERENCIA: 5005-19-107

NOMBRE DE PROYECTO
“THE DAWN HOTEL AT DORADO” Y
PASEO SAN ANTONIO VILLAGE



VIGENCIA DE 1 AÑO

DESCRIPCIÓN Y LOCALIZACIÓN

☐ INTERSTATE ☐ NHS ☒ OTROS

Dirección Física:
CARRETERA PR-693, KM 8.6
BARRIO HIGUILLAR, DORADO

Coordenadas:
Número de Catastro: **037-000-003-29**
Casos de Referencia: **2019-252023-SRI-023440; 2019-252023-SRI-032232**
Dueño / Proponente: **SR. GERARD GIL BONAR**
Proyecto Consiste: **CONSTRUCCIÓN DE UN DESARROLLO MIXTO QUE CONSISTE DE UN HOTEL DE 153 HABITACIONES, ÁREA COMERCIAL DE 17,500 PIES CUADRADOS, UN CENTRO DE ENVEJECIENTES DE 80,150 PIES CUADRADOS Y UN REMANENTE PARA FUTURO DESARROLLO DE USOS COMERCIALES.**

REQUISITOS Y COMENTARIOS

☐ NO OBJETA
☐ SE OBJETA
☒ OTROS

1. Debido a que el proyecto propuesto aumentó el número de habitaciones de hotel y las áreas comerciales y del centro de envejecientes, se deberá preparar un estudio de tránsito debido al alto nivel de densidad vehicular existente, el cual deberá cumplir con las Guías para la Preparación de Estudios Operacionales de Accesos y de Tránsito para Puerto Rico, adoptadas por esta Autoridad el 22 de diciembre de 2004. Por lo tanto, se deberá someter un estudio de tránsito en donde se evalúen las condiciones del tránsito presente y futuro en el sector de influencia de éste y se determine el impacto que el mismo tendrá en el sistema vial que le sirve de acceso, conforme a dichas Guías. Se deberá considerar en el análisis de tránsito a realizarse el efecto de otros desarrollos propuestos en el área como también la necesidad de la instalación de sistemas de semáforos en el sector y las mejoras a los sistemas de semáforos existentes. Se deberán incluir en los planos las mejoras a proveerse por este desarrollo en dicho sistema vial para mantener un nivel de servicio adecuado en el

mismo. Se deberá dar especial consideración a los accesos para servir a este desarrollo, de manera que cumplan con el Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado.

2. Se deberá preparar un estudio de sonido ambiental en donde se determinen los niveles de ruido al que estarán expuestas las habitaciones de hotel, las habitaciones del centro de envejecientes y las áreas comunes, debido al tránsito actual y proyectado a 20 años en la vía estatal colindante con la propiedad a desarrollarse y proveer como parte del desarrollo las medidas de mitigación que resulten necesarias construir para no sobrepasar los niveles de ruidos permitidos por la reglamentación vigente.
3. Se deberá someter un plano “As – Built”, preparado por un agrimensor licenciado colegiado o un ingeniero licenciado colegiado, incluido en el Registro Permanente de Agrimensura (RPA) que incluya, pero sin limitarse a, las servidumbres de paso existentes de las carreteras estatales y municipales con sus respectivas dimensiones, las dimensiones de los diferentes elementos de la sección transversal de dichas vías estatales y municipales, el kilómetro exacto de la carretera estatal, las medidas operacionales existentes (rótulos, marcado de pavimento o encintado), materiales y tipo de pavimento existentes, los colindantes con sus respectivos nombres, los accesos existentes en ambos lados de las carreteras estatales y municipales en un radio de 25.00 metros, medidos desde los límites de propiedad del predio de terreno a ser desarrollado, con sus respectivas dimensiones y las distancias de dichos accesos al proyecto propuesto, localización preliminar de tuberías de agua, registros, parrillas y desagües, puntos de elevación identificables existentes o a establecerse por el proyectista, elevaciones de descarga de registros y parrillas, tipos de encintados, badenes y las utilidades existentes en dichas vías estatales y municipales (AEE, AAA, Teléfono, Cable TV, sistemas de semáforos, etc.).
4. La media sección futura de la Carretera PR-693 será de 10.30 metros de ancho, medidos desde el eje central de dicha vía estatal, la cual consistirá de un pavimento de rodaje de 7.30 metros de ancho, franja de siembra de 1.50 metros de ancho y acera de 1.50 metros de ancho. Se deberán construir las obras de ensanche en dicha carretera, según la media sección futura requerida, o las mejoras que recomiende el estudio de tránsito requerido, si alguna, de ser mayor a dicha media sección futura, en todo el frente del proyecto. Se deberá ilustrar en el plano dicha media sección futura.
5. Se deberá dedicar a uso público, a favor del Departamento de Transportación y Obras Públicas, la franja de terreno adicional que sea necesaria para completar dicha media sección futura de la Carretera PR-693, mediante la escritura correspondiente. Se deberá ilustrar e identificar en el plano dicha franja de terreno como “Franja De Terreno A Ser Dedicada A Uso Público A Favor Del Departamento De Transportación Y Obras Públicas” e incluir una tabla de estado de área para dicha franja. En donde la servidumbre de paso existente de la carretera sea mayor o igual que la requerida, la misma permanecerá inalterada, por lo que se deberá obtener una Certificación de Conformidad de Colindancia de la Oficina de Derecho de Vía del Área de Adquisición de Propiedades de esta Autoridad, para asegurarse que los puntos de colindancia de la propiedad están conforme con la servidumbre de paso existente de la vía estatal. El proponente puede comunicarse con dicha oficina al 787-721-8787, extensiones 51239 y 51267 o al siguiente correo electrónico: iayala@dtop.pr.gov. De lo contrario, se deberá presentar el plano del proyecto de carretera de esta Autoridad que ilustre dicha servidumbre de paso existente.

6. El Artículo 5, Sección III-B, del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, establece que siempre que sea posible desarrollar accesos directos a calles de servicio o superficiales de rodaje locales, no se permitirán accesos directos a las vías públicas principales, por lo tanto, el acceso al proyecto será por la calle municipal, existente al este de la propiedad.
7. Dicho acceso al proyecto, a través de la calle municipal, deberá estar retirado a una distancia mínima de 12.19 metros de la media sección futura o de la servidumbre de paso existente de la Carretera PR-693, la que sea mayor, excluyendo los radios de curvatura. Se deberán ilustrar en el plano dicho acceso y distancia.
8. Se deberá ilustrar en los planos del proyecto la sección existente de la calle municipal con sus respectivos radios de curvatura.
9. Se deberá obtener el endoso del Municipio de Dorado con relación al acceso y a las mejoras que sean necesarias en la vía municipal.
10. Se deberán proveer suficientes espacios de estacionamientos dentro del predio del proyecto, de forma tal, que estos no ocurran en los márgenes de la Carretera PR-693 ni en la calle municipal.
11. Para los estacionamientos propuestos cerca del límite de la media sección futura o de la servidumbre de paso existente de la Carretera PR-693, se deberán instalar “Wheel Stop” a una distancia mínima de 0.91 metro del límite de dicha media sección futura o la servidumbre de paso existente. Se deberán ilustrar en el plano dichos aditamentos y dichas distancias.
12. Se deberán localizar las áreas de depósito de basura dentro del predio del proyecto, de forma tal que la operación de recogido no afecte el flujo de tránsito en la vía pública municipal ni en el acceso. Se deberán ilustrar e identificar en el plano dichas áreas.
13. Se deberán proveer en las áreas de carga y descarga para los edificios propuestos, el espacio suficiente para que el camión pueda maniobrar internamente en el estacionamiento y no tenga que entrar en retroceso desde la vía pública municipal ni hacia la misma. Se deberá ilustrar e identificar en el plano dichas áreas y el movimiento de los camiones.
14. Se deberá instalar una verja sobre un muro de hormigón de ocho pulgadas de alto o la medida de mitigación que recomiende el estudio de sonido ambiental requerido, en el límite de colindancia del proyecto con la media sección futura o la servidumbre de paso existente de la Carretera PR-693, la que sea mayor. Se deberá ilustrar e identificar en el plano dicha verja sobre el muro o el muro de atenuación de sonido ambiental e incluir un detalle transversal del mismo, lo que aplique.
15. El diseño del proyecto propuesto deberá cumplir con los criterios establecidos por el “American With Disabilities Act” (ADA) para la provisión de estacionamientos para personas con impedimentos y para el diseño de aceras y accesos peatonales, los cuales deberán facilitar el acceso y la movilidad de todas las personas, independientemente de su edad, capacidad o habilidad. Se deberá hacer referencia a los planos modelos de esta Autoridad, ADA 01 – 08 de junio de 2012.

16. Se deberá incluir en los planos una Tabla de Usos de Áreas en pies cuadrados, en donde se indiquen los pies cuadrados de las estructuras propuestas, el tipo de uso de cada una y su respectiva área de construcción por piso y por edificio, si aplica.
17. El cargo de exacción por impacto correspondiente a este proyecto será de \$313,225.00, para las mejoras necesarias a la infraestructura vial en el área de influencia del mismo, según establecido en el Reglamento Núm. 11-001, conocido como Normas para la Imposición de la Aportación por Concepto de Exacción por Impacto, el cual faculta a la Autoridad de Carreteras y Transportación a establecer un programa de exacción por impacto. El endoso de esta Autoridad, para obtener el permiso reglamentario, estará condicionado al pago de dicho cargo, mediante cheque certificado a nombre de la Autoridad de Carreteras y Transportación o a la formalización de un acuerdo de pago con el Área de Finanzas de esta Autoridad. Para más detalles relacionados con la exacción por impacto, deberá comunicarse con dicha el Área de Finanzas al 787-721-8787, extensión 52715.
18. Se deberán incluir en los planos el plan de mantenimiento de tránsito (MOT, por sus siglas en inglés), el marcado de pavimento y la rotulación final, que cumplan con el “Manual on Uniform Traffic Control Devices for Streets and Highways” (MUTCD), Edición 2009, con el Manual de Señales de Tránsito para las Vías Públicas de Puerto Rico y con el Manual de la “American Association Of State Highway and Transportation Officials” (AASHTO), para la evaluación correspondiente.
19. No se permitirá la construcción de verja ni de estructura alguna dentro de la media sección futura o de la servidumbre de paso existente de la Carretera PR-693.
20. El Artículo 31 del Reglamento para el Control de Accesos y Obras o Facilidades de Construcción en las Vías Públicas de Puerto Rico, según enmendado, establece que el concesionario vendrá obligado a relocalizar cualquier poste del tendido eléctrico, de teléfono, de alumbrado o de otro tipo o tuberías utilizadas para servicios públicos y cualquier obstáculo que pudiera interferir con las obras o facilidades propuestas para lo cual deberá obtener el permiso de la agencia o compañía correspondiente. Los gastos en que se incurran serán sufragados por dicho concesionario. A su vez, se deberá cumplir con el “Roadside Design Guide”, vigente.
21. De requerirse la instalación de infraestructura nueva (tales como: tubería de agua potable, sanitaria, Cable TV, etc.) dentro de la servidumbre de paso existente de la Carretera PR-693, éstas deberán cumplir con la “Política de Acomodo de Utilidades dentro del ROW de Carreteras”, de esta Autoridad, con el “Roadside Design Guide”, vigente y las normas de seguridad de la “American Association Of State Highway and Transportation Officials” (AASHTO). Se deberán someter los planos incluyendo la nueva infraestructura propuesta para la evaluación correspondiente, si aplica.
22. De establecerse cualquier sistema o dispositivo para el control del tránsito en la calle de acceso al proyecto (entiéndase portones, brazos mecánicos, sistema de comunicación, etc.) se deberá incluir en el estudio de tránsito requerido un estudio de colas para determinar la distancia en que estarán localizadas dichas facilidades.
23. Cualquier otro proyecto a desarrollarse en este predio de terreno, deberá ser sometido a la