

May 30, 2024  
Job No. 24-067

## DRAINAGE STATEMENT

Westlake Palms  
Westlake Landings Parcel F1  
City of Westlake, Florida

### SITE DATA

The subject parcel is located on the west side of Landings Drive 300' south of Persimmon and contains approximately 1.3 acres. The parcel is currently vacant and cleared. Proposed site development on the parcel consists of construction of roads and underground storm drainage systems to support the development of a proposed 10,400 SF retail building. For additional information regarding site location and layout, please refer to the site plan prepared by Cotleur & Hearing.

### PROPOSED DRAINAGE

The site is located within the boundaries of the South Florida Water Management District (SFWMD) C-51 basin, Seminole Improvement District (S.I.D.) and the City of Westlake. It is proposed that runoff be directed to on-site inlets and storm sewer and then connected to the Landings Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the S.I.D. owned and maintained Master Drainage System which ultimately discharges to the South Florida Water Management District C-51 Canal. The master development has been permitted under SFWMD ERP No. 50-00021-S, Application No. 141120-2. Land use is consistent with the master permit for commercial areas.

Drainage design is to address the following:

1. Project shall be designed in compliance with Master Conceptual South Florida Water Management District Permit.

PROPOSED DRAINAGE (CONTINUED)

2. Building floor elevations to be set 12” above the level produced by the 100 year – 3 day (zero discharge) rainfall event for the master development. The 100 year – 3 day storm stage per Master Conceptual Permit equals 19.8 NAVD. Minimum Finished Floor Elevation to be set at or above Elevation 20.8 NAVD and shall be 18” minimum above adjacent road crown.
3. Allowable discharge to be in accordance with South Florida Water Management District and Seminole Improvement District criteria.

Required Permits/Approvals:

1. City of Westlake – Engineering Review
2. Seminole Improvement District – Drainage Permit
3. South Florida Water Management District – Major Permit Modification

<p>Phillip W. Rowe, Jr., Professional Engineer, State of Florida, License No. 54581</p> <p>This item has been digitally signed and sealed by Phillip W. Rowe, Jr., P.E., on 05/30/2024.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p>Digitally signed by Phillip W Rowe Date: 2024.05.31 08:27:13-04'00'</p>
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