

DRAINAGE STATEMENT

Lowes at Westlake Plaza
City of Westlake, Florida

SITE DATA

The subject parcel is located at the southwest corner of Seminole Pratt Whitney Road and Town Center Parkway North (a portion of Pod G) in the City of Westlake, Florida and contains approximately 10.64 acres. The parcel is currently vacant and undeveloped. Proposed site development consists of a 136,977 Sqft big box retail structure. For additional information regarding site location and layout, please refer to the site plan prepared by Creech Consulting, Inc.

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 with discharge to a Proposed off-site dry detention area for ½" dry pre-treatment prior to discharging to the common drainage tract located west of the proposed Lowes / Pod G drainage system west of the site. Legal positive outfall is available via connection to the Master Drainage System. The master development has been permitted under SFWMD ERP No. 50-00021-S. Land use is consistent with the master permit for commercial areas. Under the Master Permit, commercial areas are allowed to contain up to 85% impervious area.

Drainage design is to address the following:

1. Land use and grading to be consistent with the existing South Florida Water Management District Permit.
2. ½" dry water quality pre-treatment to be provided prior to discharge to the master stormwater management system

Required Permits/Approvals:

1. City of Westlake- Drainage Review
2. Seminole Improvement District – Drainage Permit
3. South Florida Water Management District – Environmental Resource Permit Modification


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