

Stormwater Management System Summary



FIFTH THIRD BANK

*Out Parcel C – Westlake Plaza NWC Seminole
Pratt Whitney Road & Persimmon Boulevard,
Westlake, Florida 33470*

IEG Job No. 15-276.00

March 2023



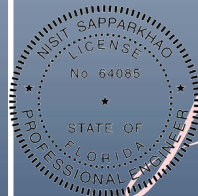
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Project Narrative

The proposed Fifth Third Bank project is located at Westlake Plaza NWC Seminole Pratt Whitney Road & Persimmon Boulevard, Westlake, Florida 33470 and on the out-parcel C, lying in section 1, township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida with the parcel ID is # 77-40-43-01-24-001-0000. The project site lies within the effective FEMA flood zone AE Elevation 18.5' map number 12099C0531F, effective date of October 5, 2017. The overall stormwater management system for the project will be part of the Stormwater Master plan from the commercial development known as Publix at Westlake Plaza consisting of 18.46 The proposed Fifth Third Bank project will be constructed on 49,220 sf / 1.13 acres within the Westlake Plaza development on out-parcel C.

The Publix Westlake Plaza storm infrastructure and water quality/detention ponds that were constructed with the overall development were designed to serve the subject property, also known as Fifth Third Bank – Westlake. The stormwater conveyance systems were designed to provide the subject property a connection point to convey the runoff to a dry detention pond for pre-treatment and outfall to the master SWM system by way of the Town Center Parkway West Drainage system. According to the Stormwater Master Plan for the proposed Publix at Westlake Plaza and the South Florida Water Management District Individual Environmental Resource Permit No. 50-104973-P, the proposed Fifth Third Bank stormwater design will comply with SFWMD and Palm Beach County.

The stormwater runoff from the proposed site will be collected by a series of roof drains and storm inlets, which will be conveyed by the proposed stormwater piping that is connected to the existing master development storm infrastructure along the West of the project site and will be conveyed to the overall development's water quality and detention pond. The proposed impervious area is approximately 25,593 SF or 52% of out-parcel C with a composite CN value of 92. Since the project site is an outparcel of the Westlake Plaza, it will conform to the to the overall post-developed impervious area that was designed for the stormwater master plan. The proposed Fifth-Third bank development will be less than the impervious area of the original master plan design initially proposed as 35,284 sf. See Table 1 and table 2 below for the impervious, pervious and curve number calculation, which demonstrates that the outparcel C as designed will provide acceptable impervious/pervious area for the master development and the SWM system complies with Section 4.2.1, ERP Applicant's Handbook (A.H.) Volume II (Vol. II).



TABLE 1 – POST DEVELOPMENT CURVE NUMBER/IMPERVIOUS CALCULATIONS

LAND COVER	AREA (SF)	PERCENT AREA	'CN'	WEIGHTED 'CN' POST DEVELOPMENT
PROPOSED IMPERVIOUS	25,593	52%	98	92
PROPOSED PERVIOUS	23,627	48%	86	
GROSS SITE	49,220	100%		

TABLE 2 – POST DEVELOPMENT VS. ORIGINAL IMPERVIOUS CALCULATIONS

LAND COVER	AREA (SF)
ORIGINAL IMPERVIOUS PROPOSED (PER CROWN SQUARE RTAP 5)	35,284
PROPOSED PROJECT IMPERVIOUS	25,593
TOTAL ADDITIONAL PROPOSED IMPERVIOUS AREA	0

