



March 24, 2021

Job No. 19-106

DRAINAGE STATEMENT

Westlake Landings
City of Westlake, Florida

SITE DATA

The subject parcel is located at the southwest corner of Seminole Pratt Whitney Road and Persimmon Boulevard West (aka Pod H) in the City of Westlake, Florida. The parcel was previously platted and contains approximately 50.83 acres. Proposed site development consists of 354,170 SF of building area as part of the Traditional Town Development (TTD) and includes the previously approved 7-Eleven 2.0 located on Lot 1 along with 8 new development parcels to be located on Lot 2. 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 with discharge to a proposed detention area for ½” dry pre-treatment prior to discharging to the Seminole Improvement District M2 Canal. Parcels A1, A2, B1, B2, C, D, and E will discharge to a proposed dry retention area in the southwest corner of the pod. Parcels F and G will be responsible for providing separate dry pretreatment areas. 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. Project shall be designed in compliance with Master Conceptual South Florida Water Management District Permit.
2. A ½” dry water quality pre-treatment to be provided prior to discharge to the master stormwater management system.

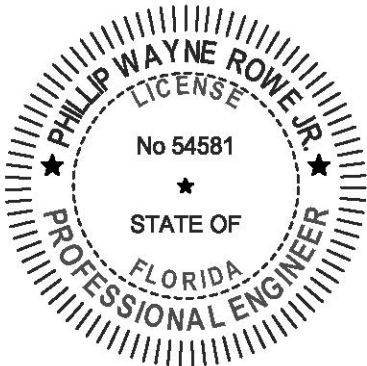
Drainage Statement

PROPOSED DRAINAGE (Continued)

3. 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 Elevation 20.8 NAVD and shall be 18” minimum above adjacent road crown.
4. 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



This item has been electronically signed and sealed by Phillip W. Rowe, Jr., P.E. on March 24, 2021 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Phillip W Rowe
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