

February 12, 2026
Job No. 25-026

DRAINAGE STATEMENT

Westlake 6 Acre East Amenity
(aka Pod V-2)
City of Westlake, Florida

SITE DATA

The East Amenity is located on the east side of River Bend, at the southwest corner of The Pines of Westlake, is bounded on the west by River Bend and on the north by Town Center Parkway North and contains approximately 6.79 acres. The parcel was previously filled with The Pines development. Proposed site development on the parcel consists of construction of an Amenity Building, open play areas, a dog park, and a parking area. For additional information regarding site location and layout, please refer to the site plan prepared by Cotleur & Hearing.

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 Master Drainage System for water quality treatment and attenuation. Legal positive outfall is available via connection to the Master Drainage System which ultimately discharges to the S.I.D. canal system. The master development has been permitted under South Florida Water Management District Environmental Resource Permit Modification No. 50-00021-S, Application No. 141120-2. Land use is consistent with the master permit for residential 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 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

Phillip W. Rowe, Jr., Professional Engineer, State of Florida, License No. 54581 This item has been digitally signed and sealed by Phillip W. Rowe, Jr., P.E., on 2/12/2026. Signature must be verified on any electronic copies.	
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