

March 13, 2026
Job No. 25-061

DRAINAGE STATEMENT

Westlake Parcel L Multifamily
City of Westlake, Florida

SITE DATA

The property is located on the west side of Kingfisher Boulevard between Town Center Parkway North and Town Center Parkway South and contains approximately 18.0 acres. The parcel was previously filled with The Pines development. Proposed site development on the parcel consists of construction of 8 apartment buildings containing 360 units, 12 detached garage buildings, recreation areas and associated parking. 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 via existing drainage stub-out located at the northeast corner of the site 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

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This item has been digitally signed and sealed by Gregory F. Bolen, P.E., on 3/13/2026.

Signature must be verified on any electronic copies.

