



SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

DRAINAGE STATEMENT

for

MARKETPLACE AT THE WELLINGTON

WELLINGTON, FLORIDA

Prepared by

SEXTON ENGINEERING ASSOCIATES, INC.

110 PONCE DE LEON STREET, SUITE 100

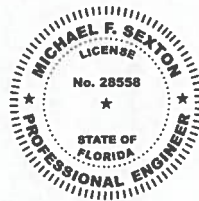
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SEA PROJECT NO: 2242T18

October 23, 2024



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ENGINEERING ASSOCIATES INC
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DRAINAGE STATEMENT

Introduction:

The 17.86-acre property is known as the Professional Center at Wellington, it has a Land Use of Commercial and has current approved uses of professional and medical offices, retail, and restaurant. The site is partially developed with a two-story building, stormwater, water, sewer, and electrical infrastructure. The property drains to a dry detention area for water quality treatment before discharging into the ACME Improvement District canal system.

Project Description:

Marketplace at The Wellington is proposed as a mixed-use development that will ultimately incorporate 89 multi-family units, an 80-room hotel with a 25-seat bar and lounge and 28,000 square feet of lobby and meeting areas, 68,000 square feet of retail and restaurants, 49,000 square feet of office space, parking garage and at grade paved parking spaces, three wet detentions ponds, and open space.

Existing SFWMD Permit:

The existing property was permitted by the South Florida Water Management District (SFWMD) General Surface Water Management Permit No. 50-00548-S-149 (ERP) was issued on February 20, 2007, authorizing the construction of a 17.88-acre commercial development known as the Professional Center at Wellington.

The property is located in Basin A of the Village of Wellington's surface water management system, which is in the SFWMD C-51 West drainage basin. The permitted design elevations for Basin A are as follows:

Maintained Water Elevation	= 12.0 feet NGVD
Minimum Road Elevation	= 16.0 feet NGVD
Minimum Finished Floor Elevation	= 17.5 feet NGVD

The SFWMD ERP was modified on March 2, 2012, transferring the surface water management from the Professional Center at Wellington LLC to Broadway Realty I, LLC and extending the permit till February 20, 2014 (ERP No. 50-00548-S-149).

The SFWMD ERP was again modified on March 7, 2014, extending the permit till February 19, 2019 (ERP No. 50-00548-S-149).

Drainage Methodology:

The proposed surface water management design shall be based on the "Permit Criteria and Best Management Practices Manual for Works in the Village of Wellington" as revised in April 2010 and adopted by the Village of Wellington under Ordinance 2010-14 on June 8, 2010.

Per Ordinance 2010-14 the applicant has the option to provide calculations demonstrating that the storage provided is consistent with the original Basin A Design Criteria for minimum flood protection, providing a minimum of the established storage requirements as follows:

Storage at Elevation 16.0' NGVD	0.40 acre-feet/acre
Storage at Elevation 17.5' NGVD	0.89 acre-feet/acre

Any reduction in soil storage shall be compensated for by excess site storage in order to provide an overall storage in excess of the ACME Basin A requirements. The proposed stormwater system for the development will provide the required water quality and quantity volumes required by the SFWMD and the ACME Improvement District within the limits of the proposed commercial project.

The proposed system is comprised of wet detention areas and exfiltration trenches to comply with established design criteria for water quantity, quality, and pre-treatment as required by the SFWMD and the ACME Improvement District

Conclusion:

The stormwater management system for the proposed mix-use project will provide the water quality treatment, water quantity storage, and pre-treatment as required by the SFWMD and the ACME Improvement District within the limits of the proposed project. The proposed project will provide water quality and quantity volumes by using approximately 2.50 acres of wet detention within the proposed open space areas and approximately 700 linear feet of exfiltration trench for pre-treatment within stormwater pipes before outfalling into the wet detention ponds.

The existing outfall of the stormwater system permitted on ERP No. 50-00548-S-149 will remain, said outfall is located along the southeast corner of the property with an ultimate outfall to the existing C-23 ACME Improvement District Canal System.