



Technical Excellence
Practical Experience
Client Responsiveness

September 29, 2025

**Drainage Statement for
K-Park MUPD
10400 Stribling Way
Village of Wellington, Palm Beach County, FL
Langan Project No.: 341020902**

Site Description

The project site is located on approximately 71.27 acres along the south side of Stribling Way at the southwest corner of the intersection of Stribling Way and US 441/SR 7, in the Village of Wellington located within Palm Beach County, Florida. The site consists of vacant, agricultural land and is bounded on the south and west by residential parcels, on the north by Stribling Way, and on the east by US 441/SR 7. A portion of the project site is also adjacent to an existing church property which is located near the southeast corner of the site. The Palm Beach County Property Appraiser's Office describes the property by Folio Numbers 73-42-43-27-05-026-0011 and 73-41-44-24-06-003-0000.

The project site lies in South Florida Water Management District's C-51 drainage basin. The existing site elevations range from approximately 15.0-ft NAVD to 19-ft NAVD. The site is located in a FEMA Flood Zone "X" and existing on-site lake portion in Zone AE Elevation 15.4-ft NAVD.

Site Drainage

The project site is located within ACME Improvement District Basin A in the Village of Wellington. There are existing interconnected on-site ditches which drain the agricultural rows. The on-site ditches currently have a connection to the Lake Worth Drainage District (LWDD) E-1 canal.

With the proposed development, stormwater will be collected via a network of inlets and piping connected to the buildings, parking areas, and roadways, and piped to the onsite system of lakes, dry detention areas, and exfiltration trench. Legal positive outfall to the ACME Improvement District canal system is proposed via the Stribling Way drainage infrastructure. The on-site system will not have a connection to the LWDD E-1 canal.

The proposed drainage design will address the following criteria:

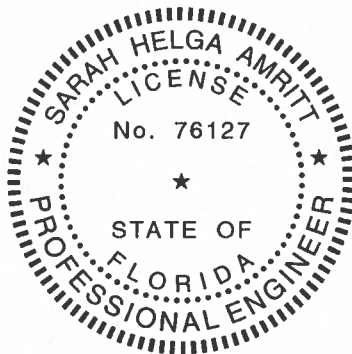
- Parking lot elevations will be set at or above the 5-year, 1-day flood stage
- No off-site discharge up to the 25-year, 3-day flood stage except through an approved control structure. The on-site drainage basin will have a control structure with a bleed down orifice for recovery
- Legal positive outfall to the Stribling Way drainage infrastructure (existing 36" RCP)
- Tailwater elevations at outfall to be per Village of Wellington ordinance 2010-14
- Building finished floor elevations set at or above the 100-year, 3-day (zero discharge) flood stage
- Water Quality Treatment volume in accordance with SFWMD and ACME Improvement District criteria
- Allowable discharge per the ACME Improvement District criteria
- Drainage review and permits will be obtained from SFWMD, ACME Improvement District and the Village of Wellington prior to construction
- All construction will be performed in accordance with SFWMD permit and other permits to be obtained for the project

Site Drainage for Life Church

The existing stormwater management system for the Life Church property (3061 State Road 7, Wellington, FL; PCN 73-41-44-24-10-001-0000) is being modified to accommodate the project's proposed shared access from US 441/SR7. The project proposes to reconfigure the site's onsite lake, relocate and increase the site's dry detention area, and relocates the site's existing outfall to Stribling Way. The proposed outfall pipe serving the Life Church property will be rerouted within a proposed drainage easement, before connecting to the offsite drainage infrastructure. After the construction of the new outfall pipe, the existing 50-foot drainage easement (O.R.B. 25941, Pg. 0325) will be vacated.

If you have any questions regarding this application or drainage statement, feel free to contact me at (561) 473-8318 or via email at samritt@langan.com.

Sincerely,
Langan Engineering and Environmental Services, LLC.



This item has been digitally signed and sealed by Sarah Helga Amritt, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Sarah H Amritt

Digitally signed by Sarah H Amritt
DN: cn=Sarah H Amritt,
o=Langan Engineering and Environmental
Services, Inc., ou=US
Date: 2025.09.29 14:33:38-0400

Sarah H. Amritt, P.E., ENV SP
Professional Engineer License No. 76127
Associate Principal

SHA:sha/me
Enclosure(s):

cc: Richard Reikenis (Langan)
Marckley Etienne (Langan)

FBPE Registry No. 6601

\\Wangan.com\data\WPB\data\341020902\Project Data\Discipline\Site Civil\Reports\Drainage Statement\2025-09-29-K-Park MUPD Drainage Statement.docx