



November 5, 2025

City of Coconut Creek
1 N University Drive, Suite 201
Plantation, Florida 33324

RE: North Broward Preparatory School – Arts and Innovation Center and Early Childhood Center - Drainage Statement

To Whom it May Concern:

On behalf of our client, the North Broward Preparatory School, please accept this as confirmation that the project meets the requirements of Chapter 4, Article VIII of the Land Development Regulations for the above referenced project. The modifications consist of the addition of Early Childhood Center and Arts and Innovation Center to the southeast corner of the campus in the location of the previous temporary housing modular buildings that were removed in 2018. These buildings have a larger footprint than the previous temporary housing modular buildings that were removed in 2018. Please see the updated land use tabulation below. The additional buildings and impervious area resulting from the removal of the previous temporary housing modular buildings and without including “Future Development” is now accounted for in the current Land Use Changes table. The design of the project meets City of Coconut Creek and Broward County requirements based on the approved permit.

Previously Permitted Land Use (Entire Basin 1+2)

**After Global Wellness Center, Residential Village, and Central Lake Modifications*

<u>Description</u>	<u>Sub-Area (ac)</u>	<u>Area (ac)</u>
Impervious Area		25.41
Building	8.75	
Asphalt / Sidewalk / Other Impervious	16.66	
Lakes		6.18
Water Surface	4.88	
Lake Banks	1.30	
Pervious Area		31.27
Retention Area	2.53	
Landscaping	28.74	
Total Area		62.86

Affected Project Area - Land Use Changes

<u>Description</u>	<u>Previous Temp. Housing Modularity Removed (ac)</u>	<u>Proposed Modular Classrooms (ac)</u>	<u>Future Dev. (ac)</u>	<u>Diff (ac)</u>
Impervious Area	-0.67	3.23	0.00	2.56
Building	-0.53	1.09	0.00	0.56
Asphalt / Sidewalk / Other Impervious	-0.14	2.14	0.00	2.00
Lakes	0.00	0.00	0.00	0.00
Water Surface	0.00	0.00	0.00	0.00
Lake Banks	0.00	0.00	0.00	0.00
Pervious Area	0.67	-3.23	0.00	-2.56
Retention Area	0.00	0.19	0.00	0.19
Landscaping	0.67	-3.42	0.00	-2.75
Total Area Change	0.00	0.00	0.00	0.00

Proposed Land Use (Entire Basin 1+2)

<u>Description</u>	<u>Sub-Area (ac)</u>	<u>Area (ac)</u>
Impervious Area		27.97
Building	9.31	
Asphalt / Sidewalk / Other Impervious	18.66	
Lakes		6.18
Water Surface	4.88	
Lake Banks	1.30	
Pervious Area		28.71
Retention Area	2.72	
Landscaping	25.99	
Total Area		62.86

The overall land use has changed as previously permitted with the Central Lake modifications, however the “Future Phase” was included to account for the increase in building and impervious area, therefore the same design stages apply to the existing, current, and proposed system. Those maximum and design stages are shown below. There are no adverse impacts to the property or adjacent properties as a result of this proposed Early Childhood Center and Arts and Innovation

Center project. The building finished floor elevations are above the minimum 100-year / 3-day (no discharge) required elevation and all other grading criteria are met.

Summary - Including Future Phase

	<u>Proposed Stage</u> (ft)	<u>Allowable Stage</u> (ft)
5-year / 24-hour	12.56	12.71
10-year / 24-hour	13.14	13.27
25-year / 3-day	14.02	14.05
100-year / 3-day (No Discharge)	14.75	14.75

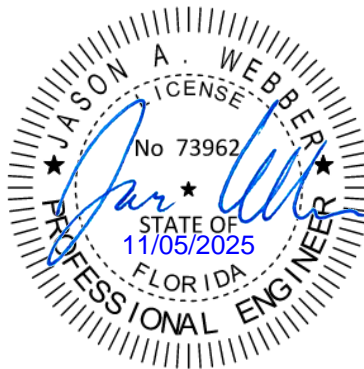
<u>Discharge</u>	<u>Proposed Discharge (cfs)</u>	<u>Allowable Discharge (cfs)</u>
25-year / 3-day (35 CSM)	3.39	3.44

Please feel free to call us at (561) 404-7250 with any questions that you may have.

Sincerely,

KIMLEY-HORN AND ASSOCIATES. INC.

Jason A. Webber, P.E.
 Project Manager, Vice President
 FL P.E. #73962
 Registry 35106



This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.