Kimley»Horn

DATE: March 6, 2025

TO: Samuel D. Wachsman, President
Stalwart Equities (A New Jersey Company)
1680 47th Street
Brooklyn, NY 11204

FROM: Justin Ham, P.E.
Project Manager

PROJECT: Swindell Industrial
Swindell Rd
Polk County, FL

Swindell Preliminary Stormwater Analysis Technical Memo

Per conversation with Bart Allen of Peterson & Myers, P.A. and Polk County officials, Polk County is looking to increase their stormwater requirements. These requirements might be implemented before or during the development of Swindell Industrial. The additional requirements are as follows:

a) The stormwater design shall provide accommodation for discharge of runoff in excess of the required design storm, such as an emergency overflow or pipes designed for 125% of designed flow. If filtration devices are used, the design shall incorporate the ability to pass this flow requirement if filtration device is non-functional.
b) The development stormwater management system shall be designed wherein the hydro graph for the developed or redeveloped site shall not exceed 80% of the volume and rate of flow of runoff produced by conditions existing before development or redevelopment for the 100-year, 24-hour storm. In addition, the cumulative impact of the outflow hydro graph on downstream flow shall be considered. Runoff rates and volumes resulting from the project, in excess of 80% of the existing rates and volumes, shall be accommodated on-site.

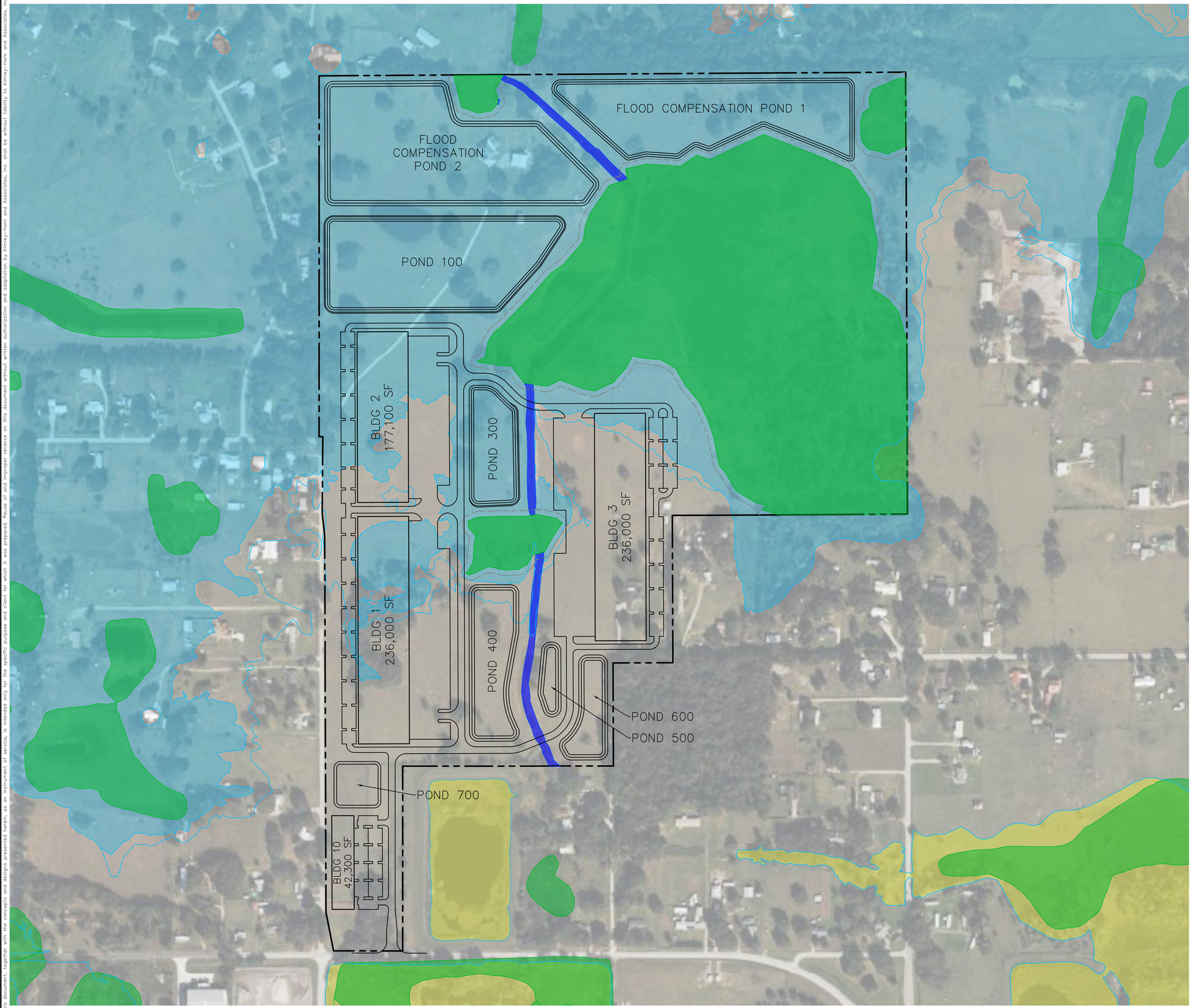
To address item A, each proposed pond at Swindell Industrial will feature an emergency outfall through a control structure. The rim elevation of each Type D control structure will be set 0.1 feet above the 100-year, 24-hour maximum stage of the pond. Any rainfall event exceeding the 100-year, 24-hour event will be directed out of the ponds via the control structure to prevent over-staging of the pond.

To address item B, the stormwater management system has been reviewed and based on current available data, the system can provide a 20% post-development reduction of the runoff rate and volume, specifically for the impacted areas. The cumulative runoff rate and volume reductions for the project area are still to be determined due to the site's existing drainage patterns. The project area contains multiple wetlands and surface waters that collect offsite runoff and directed water through the site. Additional data is required to determine the existing surface water flow rates and if we can achieve a 20% reduction downstream from our site.

Should you have questions or concerns, please don’t hesitate to contact me.

Respectfully,

Justin Ham, P.E.
Florida Registration #88594
Kimley-Horn and Associates, Inc.
109 S. Kentucky Avenue
Lakeland, FL 33801



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND:

- PRESERVED WETLAND
- SURFACE WATER
- FLOOD ZONE AE
- FLOOD ZONE A

AREA:

INDUSTRIAL:	649,000 SF
COMMERCIAL:	42,300 SF
TOTAL:	691,300 SF

NOTES:
THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN.

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM
REGISTRY NO. 696

LICENSED PROFESSIONAL
JUSTIN K. HAM, P.E.
FLORIDA LICENSE NUMBER
88594
DATE: SEPT 2024

KHA PROJECT	##########
DATE	SEPT 2024
SCALE	AS SHOWN
DESIGNED BY	JKH
DRAWN BY	MRF
CHECKED BY	JL

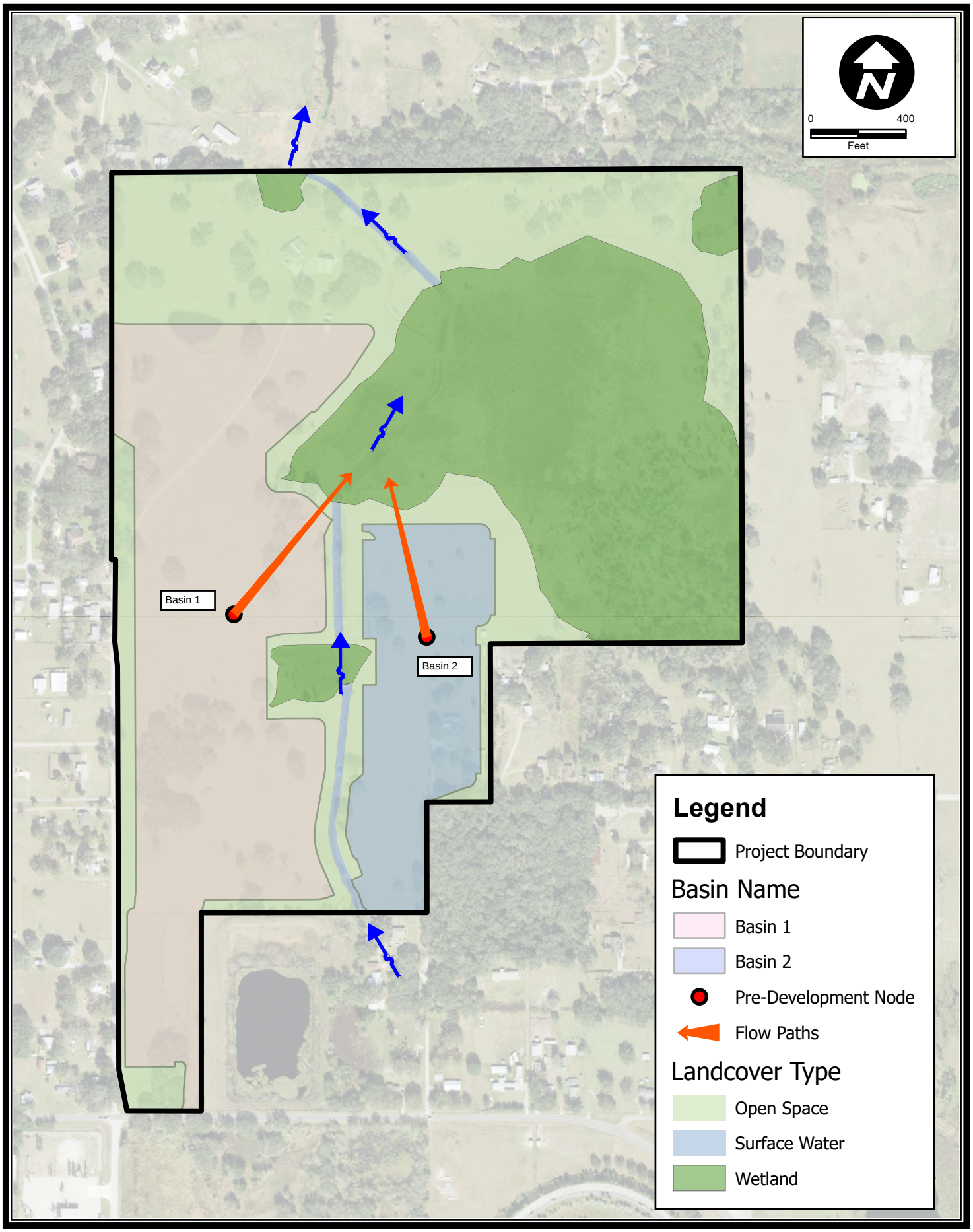
CONCEPTUAL SITE PLAN

LAKELAND SWINDELL INDUSTRIAL PARK

PREPARED FOR
STALWART EQUITIES

POLK COUNTY FLORIDA

SHEET NUMBER
CP-11



EXISTING BASIN FLOW MAP

STALWART - SWINDELL ROAD

MARCH 2025

POLK COUNTY

109 South Kentucky Avenue, Lakeland, FL 33801
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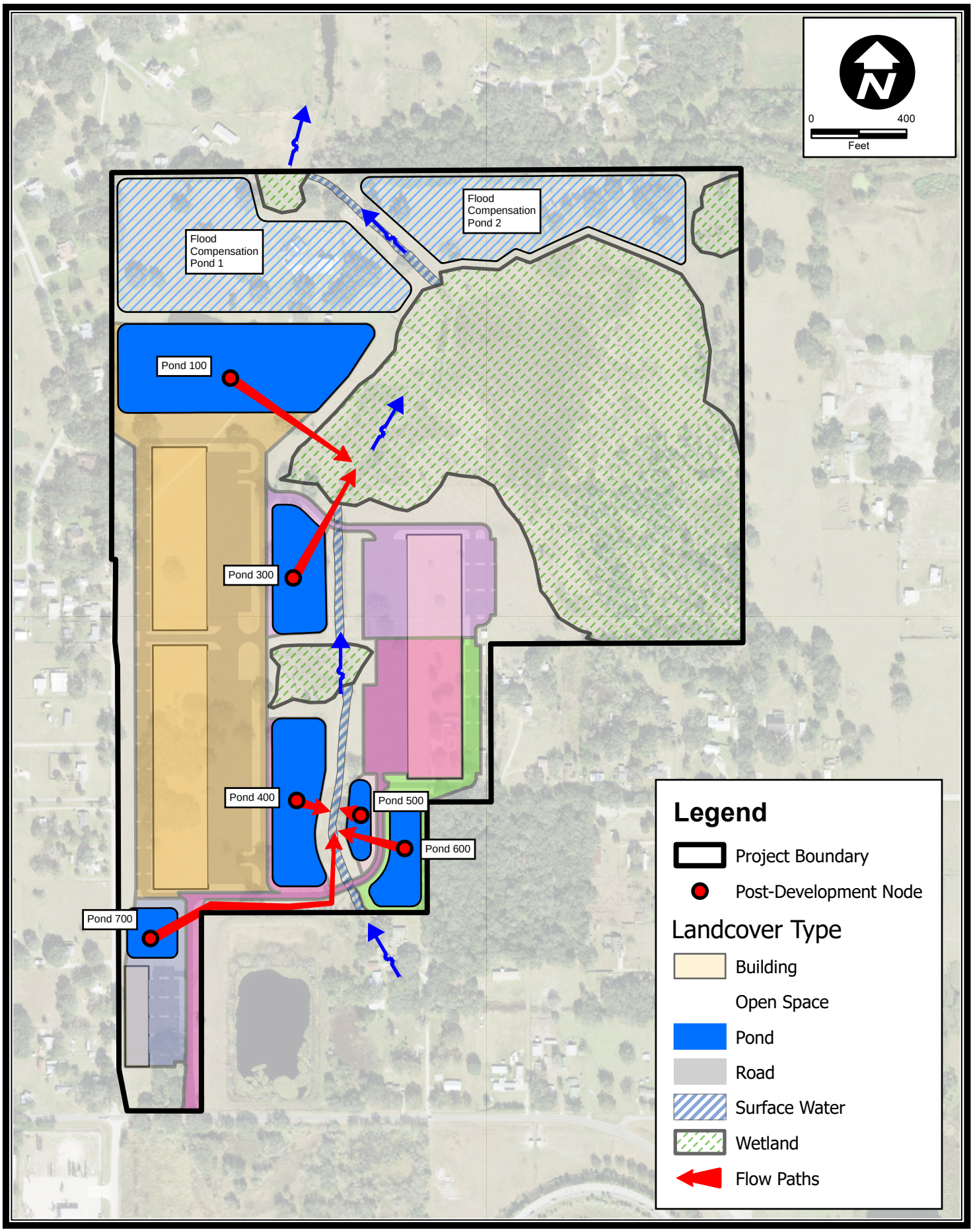
EX 04



PROPOSED BASIN FLOW MAP

STALWART - SWINDELL ROAD

MARCH 2025

POLK COUNTY

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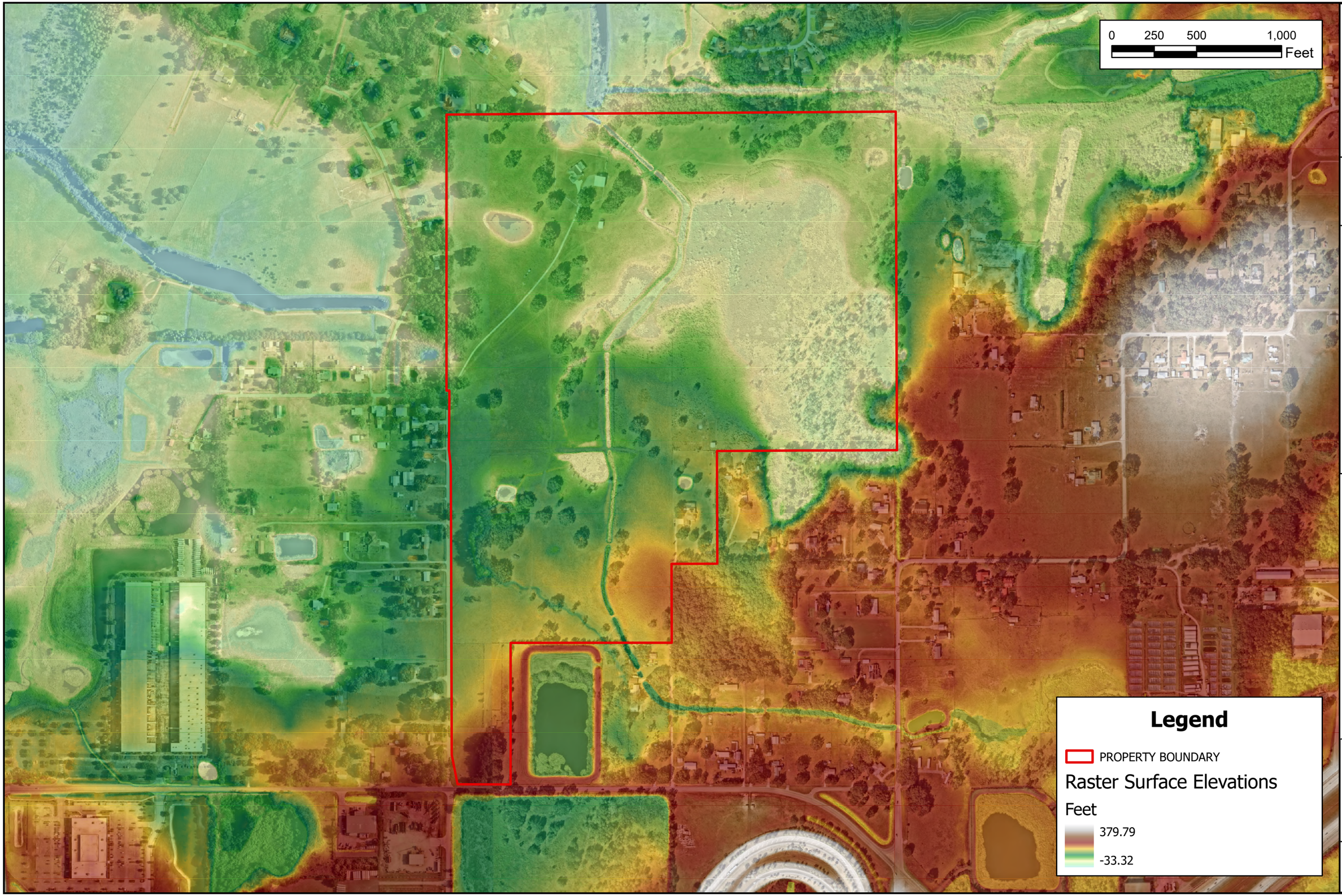
EX 05



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109 S Kentucky Ave
Lakeland, FL 33801
(863) 701-8702 Phone

N

POLK COUNTY, FL

SWINDELL ROAD INDUSTRIAL

SWINDELL INDUSTRIAL RASTER MAP

DATE:	FEBRUARY 2025
DESIGN:	
DRAWN:	
CHECKED:	
KH NO.:	

SHEET
EX 03