



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 Industrial Additional Floodplain Compensation Memo**

#### **Project background**

Located off Swindell road in Polk County, Swindell Industrial includes 4 proposed buildings of 649,000 square feet of industrial space and 42,300 square feet of commercial space. Six stormwater ponds will be designed to meet to meet current Water Management District (WMD) and Polk County requirements, including treatment and allowable discharge. The proposed buildings are located within a floodzone with a flood elevation of 115 feet. Therefore a portion of the site will be raised in order to bring the finished floors of the buildings above the 115 feet elevation. Two flood compensation ponds are proposed to provide cup for cup compensation volume as well as additional floodplain storage volume for the Itchepackesassa Creek Watershed (Floodzone ID 182823).

#### **Floodplain Compensation Assumptions**

- The seasonal high water elevation (SHWE) estimates are based on the a preliminary geotechnical report.
- Ponds are designed to meet Water Management District (WMD) and Polk County drainage design standards. This includes but not limited to post-development discharge rates equal to or lesser than pre-development discharge rates, volume discharge requirements, and required treatment calculations.
- Existing surface elevations based on a site boundary and topographic survey.
- Pond volumes are based on preliminary mass grading of the site.
- Soil data was gathered from a preliminary geotech report, the NRCS web soil survey, and the TR 55 Drainage Manual.
- Hydrologic soil group and proposed land use were used to determine the weighted average curve number for each basin. A curve number of 95 was used for each proposed condition basin to account for the impervious area.

#### **Floodplain compensation**

The existing available floodplain storage was determined in AutoCAD with the provided survey. A surface was created at the floodzone elevation of 115 feet with the area of floodzone provided by FEMA. The volume between the 115 feet surface the existing surface was determined to be the existing available

floodplain storage. After the proposed site was preliminarily graded, a similar calculation was performed between the 115 feet surface and the preliminary graded surface. The total floodplain storage volumes for the pre-development and post-development site can be found in the table below.

|                                                  |                                        |
|--------------------------------------------------|----------------------------------------|
| Pre-Development Floodplain Impact Volume         | 34.51 acre-feet (11,245,116 gallons)   |
| Post-Development Floodplain Storage Volume       | 39.51 acre-feet (12,874,371 gallons)   |
|                                                  |                                        |
| <b>Additional Floodplain Storage (acre-feet)</b> | <b>5 acre-feet (1,629,257 gallons)</b> |

The floodplain storage volume impacted by raising the site to remove the warehouses from the flood zone is offset by two flood compensation ponds. These flood compensation ponds not only mitigate for the floodplain storage volume impacted by the development but also provides an additional 5 acre-feet of storage for the Itchepackesassa Creek Watershed (Floodzone ID 182823).

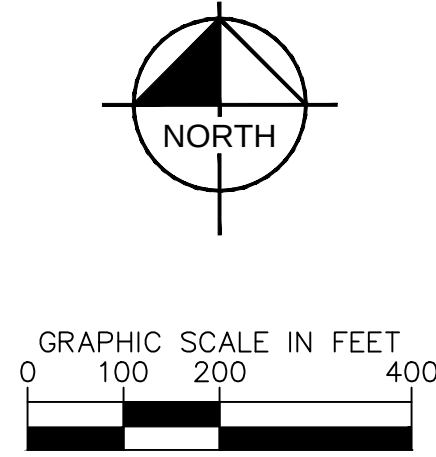
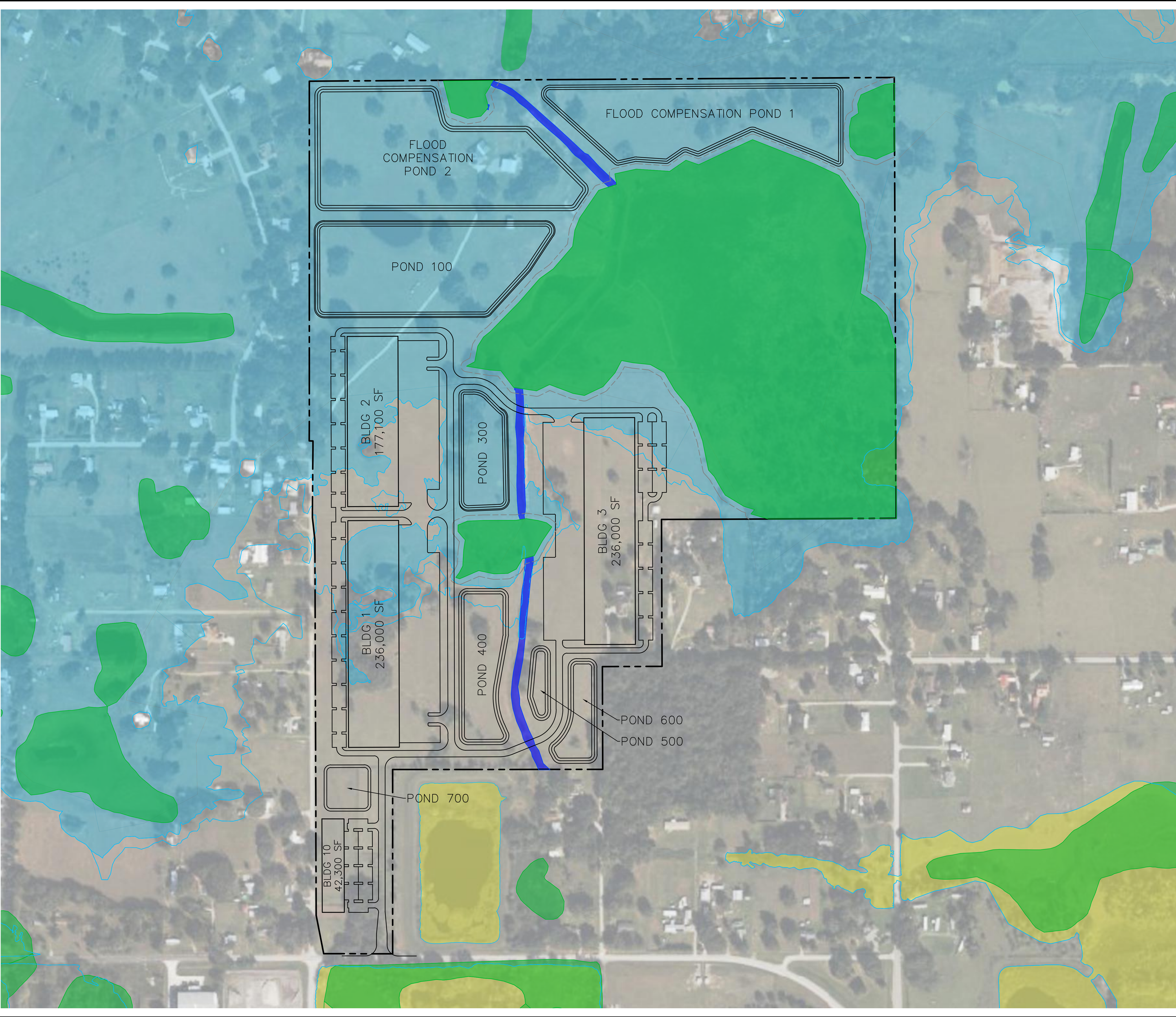
Should you have questions or concerns, please don't hesitate to contact me.

Respectfully,



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

Plotted By: Gray, Caleb    Sheet Set: ###    Layout: CP    February 17, 2025    09:58:54am    K:\AK-Civil\046636004 - Swindell Road Industrial DD\CAD\Exhibits\Concept Plan 11\Lakeland Swindell Industrial Park-CP11.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- 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.

|                                                                                                     |  |  |  |  |  |  |  |  |  |                         |  |  |  |  |  |  |  |  |  |                      |  |  |  |  |  |  |  |  |  |                                 |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------------------|--|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|---------------------------------|--|--|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|--|--|------|--|--|--|--|--|--|--|--|--|----|--|--|--|--|--|--|--|--|--|
| LAKELAND SWINDELL<br>INDUSTRIAL PARK<br>PREPARED FOR<br>STALWART EQUITIES<br>POLK COUNTY<br>FLORIDA |  |  |  |  |  |  |  |  |  | CONCEPTUAL<br>SITE PLAN |  |  |  |  |  |  |  |  |  | KHA PROJECT<br>##### |  |  |  |  |  |  |  |  |  | LICENSED PROFESSIONAL           |  |  |  |  |  |  |  |  |  | <div>Kimley»Horn</div> <div>© 2024 KIMLEY-HORN AND ASSOCIATES, INC.<br/>116 S. KENTUCKY AVENUE, LAKELAND, FL 33801<br/>PHONE: 863-701-8702<br/>WWW.KIMLEY-HORN.COM<br/>REGISTRY NO. 696</div> |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
|                                                                                                     |  |  |  |  |  |  |  |  |  |                         |  |  |  |  |  |  |  |  |  | DATE<br>SEPT 2024    |  |  |  |  |  |  |  |  |  | JUSTIN K. HAM, P.E.             |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
|                                                                                                     |  |  |  |  |  |  |  |  |  |                         |  |  |  |  |  |  |  |  |  | SCALE AS SHOWN       |  |  |  |  |  |  |  |  |  | FLORIDA LICENSE NUMBER<br>88594 |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
|                                                                                                     |  |  |  |  |  |  |  |  |  |                         |  |  |  |  |  |  |  |  |  | DESIGNED BY JKH      |  |  |  |  |  |  |  |  |  |                                 |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
|                                                                                                     |  |  |  |  |  |  |  |  |  |                         |  |  |  |  |  |  |  |  |  | DRAWN BY MRF         |  |  |  |  |  |  |  |  |  |                                 |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
|                                                                                                     |  |  |  |  |  |  |  |  |  |                         |  |  |  |  |  |  |  |  |  | CHECKED BY JL        |  |  |  |  |  |  |  |  |  | DATE: <b>SEPT 2024</b>          |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |      |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
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## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded tenth-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations (BFEs)** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

**Base map** information shown on this FIRM was provided in digital format by the Southwest Florida Water Management District. The original orthophotographic base imagery was provided in color with a one-foot pixel resolution at a scale of 1" = 100' from photography flown January - March 2005.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community, as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **MapService Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information Exchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/businessinfo>.

## DATUM INFORMATION

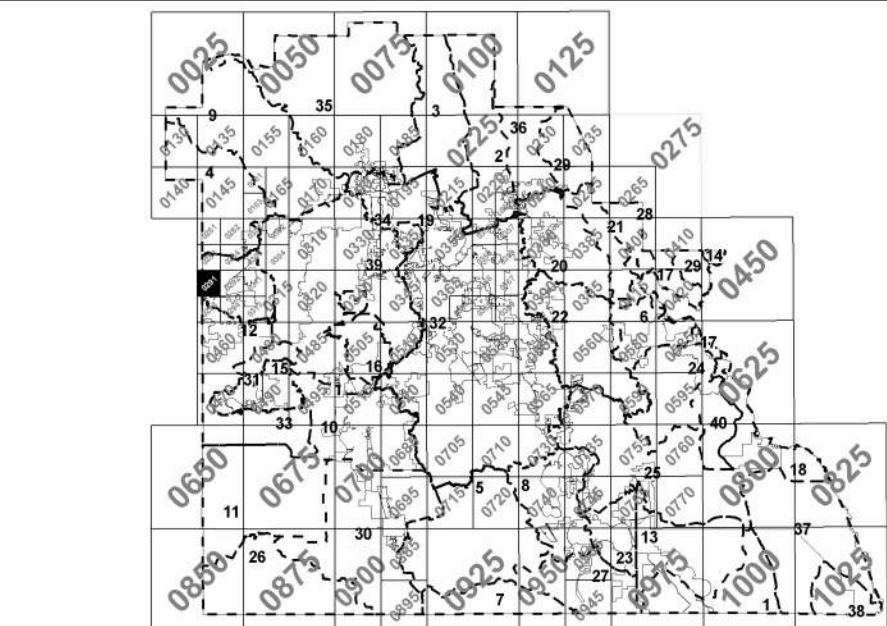
The projection used in the preparation of this map was State Plane Florida West. The horizontal datum was HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane Zone used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not reflect the accuracy of this FIRM.

**Base Flood Elevation (BFEs)** on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
National Geodetic Survey, NOAA,  
NNGS12  
SSMCA, #0202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

Example Datum Offset Calculation  
using datum offset table below  
NAVD88 = NGVD29 + (datum offset value)

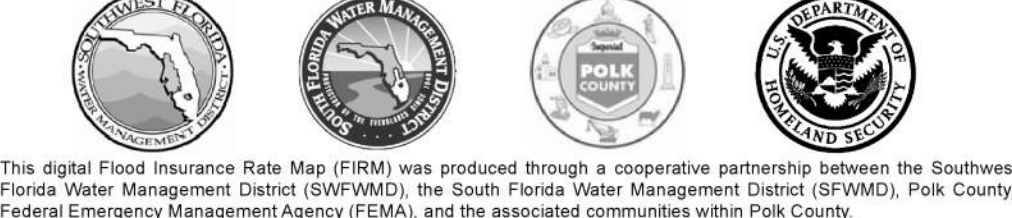
To obtain current elevation, description, and/or location information for **benchmarks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.



Watershed Boundary

| Watershed*                       | Datum Offset (ft) | Study Type             | Total Rainfall Volume (in) |       | Date of Model |
|----------------------------------|-------------------|------------------------|----------------------------|-------|---------------|
|                                  |                   |                        | 1 Day                      | 5 Day |               |
| 1. Arbutus Creek                 | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 2. Big Creek East                | -0.96             | Historical Delineation |                            |       |               |
| 3. Big Creek West                | -0.96             | Historical Delineation |                            |       |               |
| 4. Blackwater Creek              | -0.96             | Redelineation          |                            |       |               |
| 5. Bowlegs Creek                 | -0.96             | Redelineation          |                            |       |               |
| 6. Caffish Creek                 | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 7. Charles Creek                 | -0.96             | Historical Delineation |                            |       |               |
| 8. Crooked Lake                  | -0.96             | Redelineation          |                            |       |               |
| 9. Gator Creek                   | -0.96             | Historical Delineation |                            |       |               |
| 10. Homeland                     | -0.96             | Redelineation          |                            |       |               |
| 11. Hookers Prairie/South Alafia | -0.96             | Historical Delineation |                            |       |               |
| 12. Itchepackesassa Creek        | -0.96             | Redelineation          |                            |       |               |
| 13. Lake Arbuckle                | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 14. Lake Cypress                 | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 15. Lake Drain                   | -0.96             | Redelineation          |                            |       |               |
| 16. Lake Hancock Area            | -0.87             | Detailed               | 10.5                       | 16.0  | 08/03/13      |
| 17. Lake Hatchieha               | -1.0              | Redelineation          | 11.0                       | YES   | 11/19/03      |
| 18. Lake Kiamiee                 | -1.0              | Redelineation          | 11.0                       | YES   | 11/19/03      |
| 19. Lake Van                     | -0.86             | Detailed               | 10.0                       | NO    | 09/13/12      |
| 20. Lake Marion                  | -1.0              | Redelineation          | 11.0                       | YES   | 11/19/03      |
| 21. Lake Pierce                  | -1.0              | Redelineation          | 11.0                       | YES   | 11/19/03      |
| 22. Lake Reedy                   | -1.0              | Redelineation          | 11.0                       | NO    | 11/19/03      |
| 23. Lake Rosalia                 | -1.0              | Redelineation          | 11.0                       | YES   | 11/19/03      |
| 24. Lake Weehyaka                | -1.0              | Redelineation          | 11.0                       | YES   | 11/19/03      |
| 25. Little Payne Creek           | -0.96             | Historical Delineation |                            |       |               |
| 26. Livingston Creek             | -1.0              | Historical Delineation | 11.0                       | NO    | 11/19/03      |
| 27. London Creek                 | -1.0              | Limited Detailed       |                            |       | 11/23/09      |
| 28. Lower Reedy Creek            | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 29. McCullough Creek             | -0.96             | Redelineation          |                            |       |               |
| 30. Mulberry (aka Christina)     | -1.1              | Detailed               | 10.5                       | 16.0  | NO            |
| 31. Peace Creek                  | -0.91             | Detailed               | 9.0                        | 16.0  | YES           |
| 32. Polk Creek/North Alafia      | -0.96             | Redelineation          |                            |       |               |
| 33. Polk City                    | -0.96             | Detailed               | 10.0                       | 16.0  | NO            |
| 34. Pony Creek                   | -0.96             | Historical Delineation |                            |       |               |
| 35. Reedy Creek                  | -0.96             | Historical Delineation |                            |       |               |
| 36. S-65A                        | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 37. S-65B                        | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |
| 38. Saddle Creek                 | -0.96             | Redelineation          |                            |       |               |
| 39. Tiger Lake                   | -1.0              | Historical Delineation | 11.0                       | YES   | 11/19/03      |

\* All Polk County watersheds listed.  
\*\* Multi-Day event used only in specific sub-basins, refer to FIS report.



This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the Southwest Florida Water Management District (SFWMD), the South Florida Water Management District (SFWMD), Polk County, Federal Emergency Management Agency (FEMA), and the associated communities within Polk County.

## LEGEND

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

### FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

### OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot; and areas protected by levees from 1% annual chance flood.

### OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

### COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

### OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-meter Universal Transverse Mercator grid ticks, zone 17

5000-foot grid values: Florida State Plane coordinate system, West Zone (FIPSZONE = 0902), Transverse Mercator projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

Section - Township - Range

Junction - Points defining locations of flow accumulation or hydraulic connectivity. The first two characters of the Junction name represents the specific watershed (as shown in the map collar locator map) in which the Junction is located (note that boundary Junctions, without an associated floodplain, are also shown).

Hydraulic Connectivity - Flow pathway between junctions.

MAP REPOSITORIES

Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

December 20, 2000

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

December 22, 2016 - for reasons of revision, refer to the Notice to Flood Insurance Users contained within the Flood Insurance Study (FIS) report that accompanies this FIRM.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 1,000 FEET METERS

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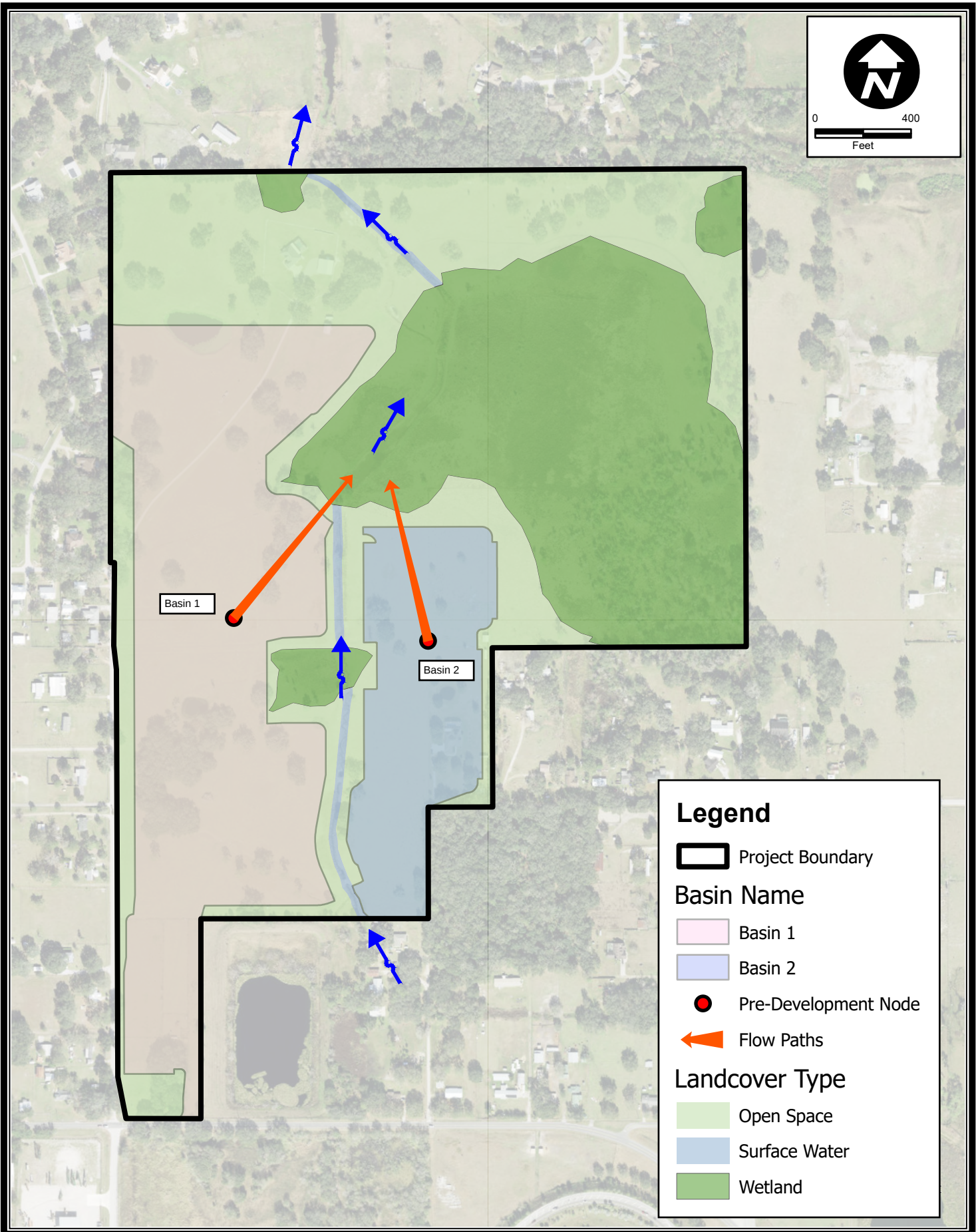
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## EXISTING BASIN FLOW MAP

STALWART - SWINDELL ROAD

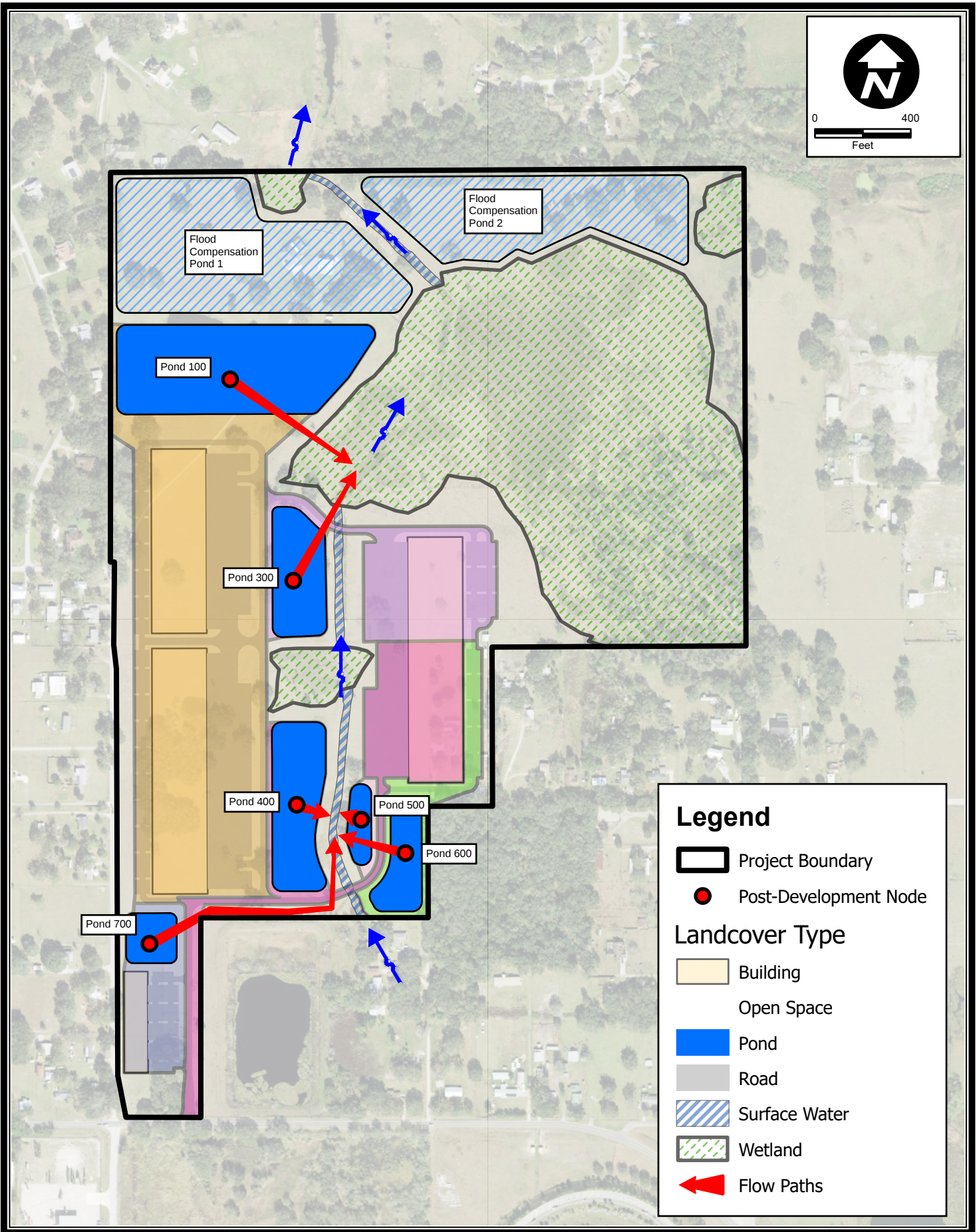
MARCH 2025

POLK COUNTY

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109 South Kentucky Avenue, Lakeland, FL 33801  
Phone: 863 701 8702  
www.kimley-horn.com Registry No. 35106

Kimley»Horn

EX 04



# PROPOSED BASIN FLOW MAP

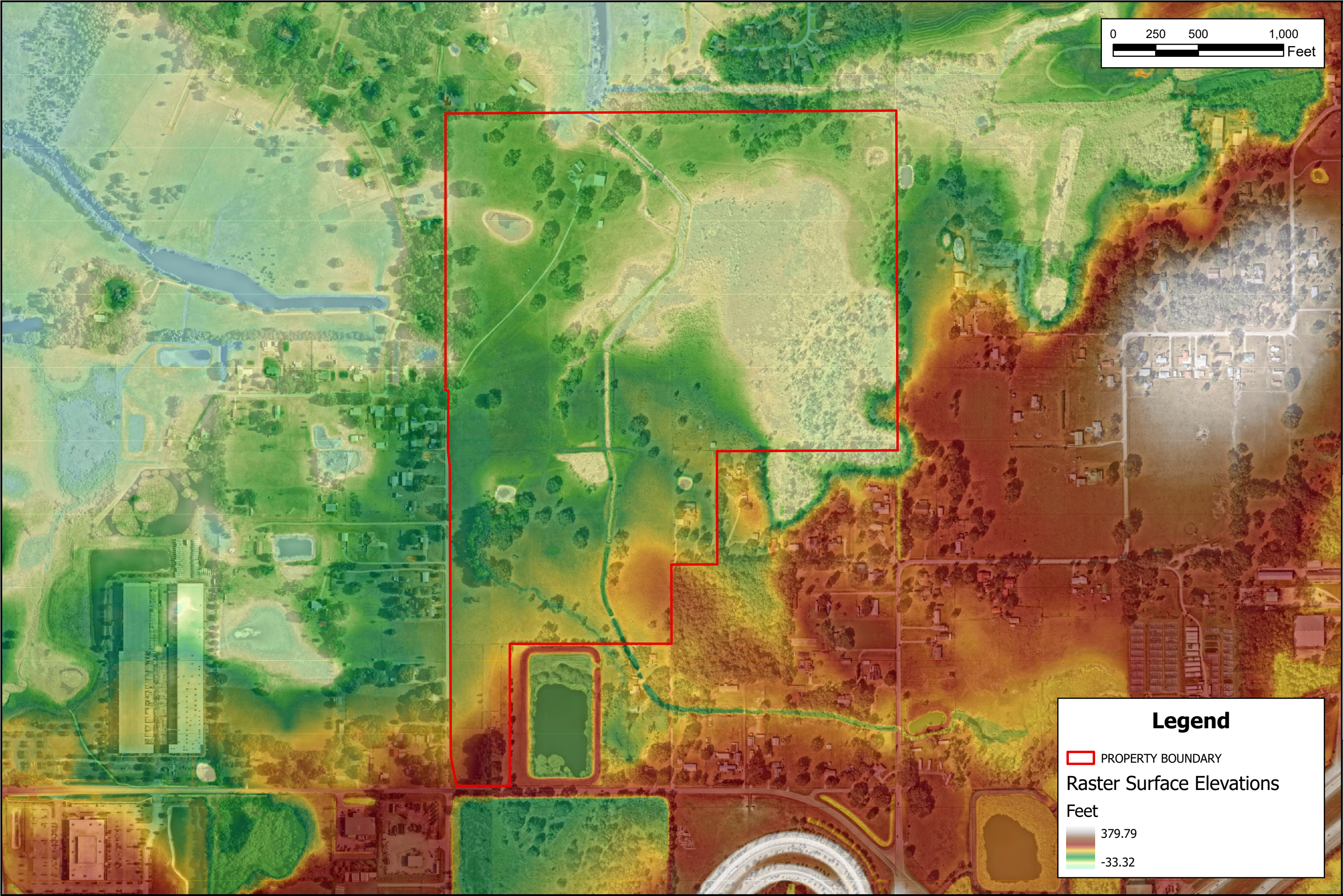
STALWART - SWINDELL ROAD

MARCH 2025

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EX 05



**Kimley»Horn**  
109 S Kentucky Ave  
Lakeland, FL 33801  
(863) 701-8702 Phone



POLK COUNTY, FL  
**SWINDELL ROAD INDUSTRIAL**

**SWINDELL INDUSTRIAL RASTER**  
MAP

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

SHEET  
**EX 03**

**Legend**

PROPERTY BOUNDARY

Raster Surface Elevations

Feet

379.79

-33.32