



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.

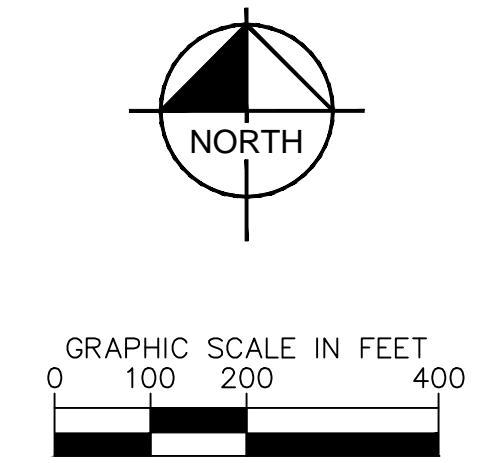
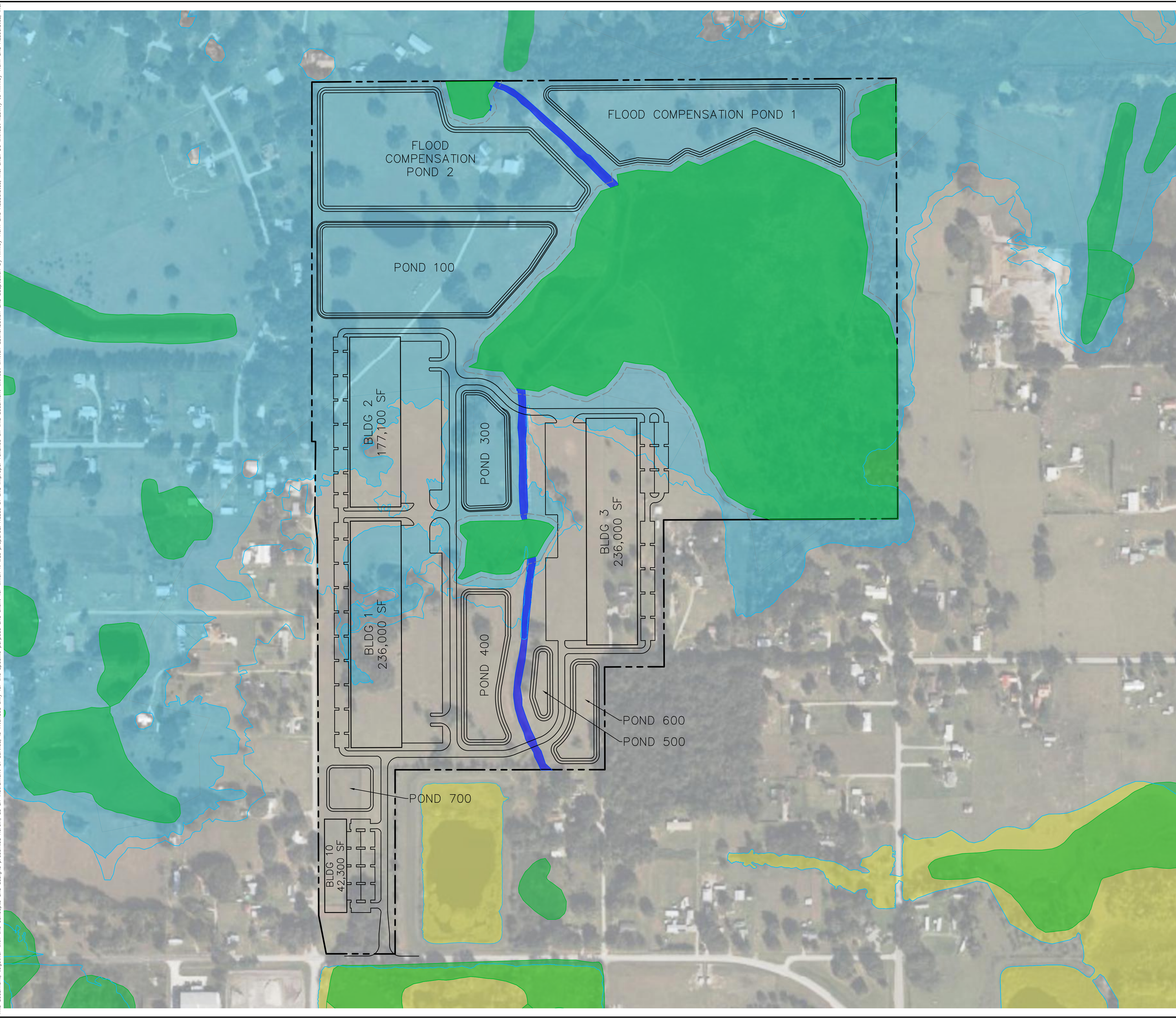
Should you have questions or concerns, please don't hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Justin Ham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

Plotted By: Gray, Caleb Sheet Sct: ## 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
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- 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

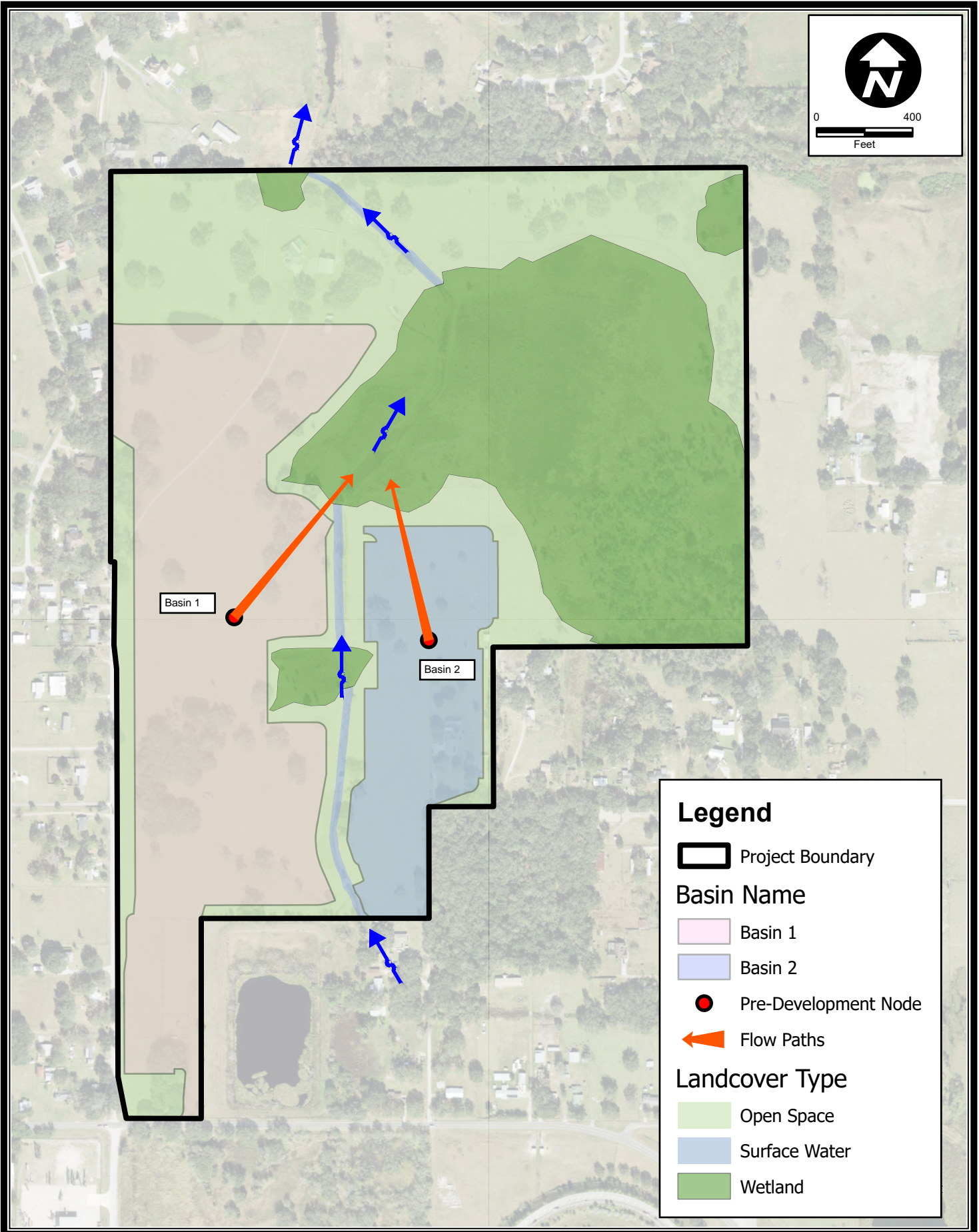
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 REGISTRY NO. 696

LICENSED PROFESSIONAL	JUSTIN K. HAM, P.E.
DATE	SEPT 2024
SCALE	AS SHOWN
DESIGNED BY	JKH
DRAWN BY	MRT
CHECKED BY	JL
DATE	SEPT 2024

**CONCEPTUAL
 SITE PLAN**

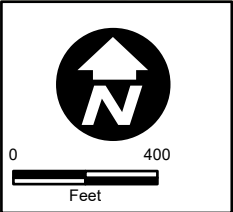
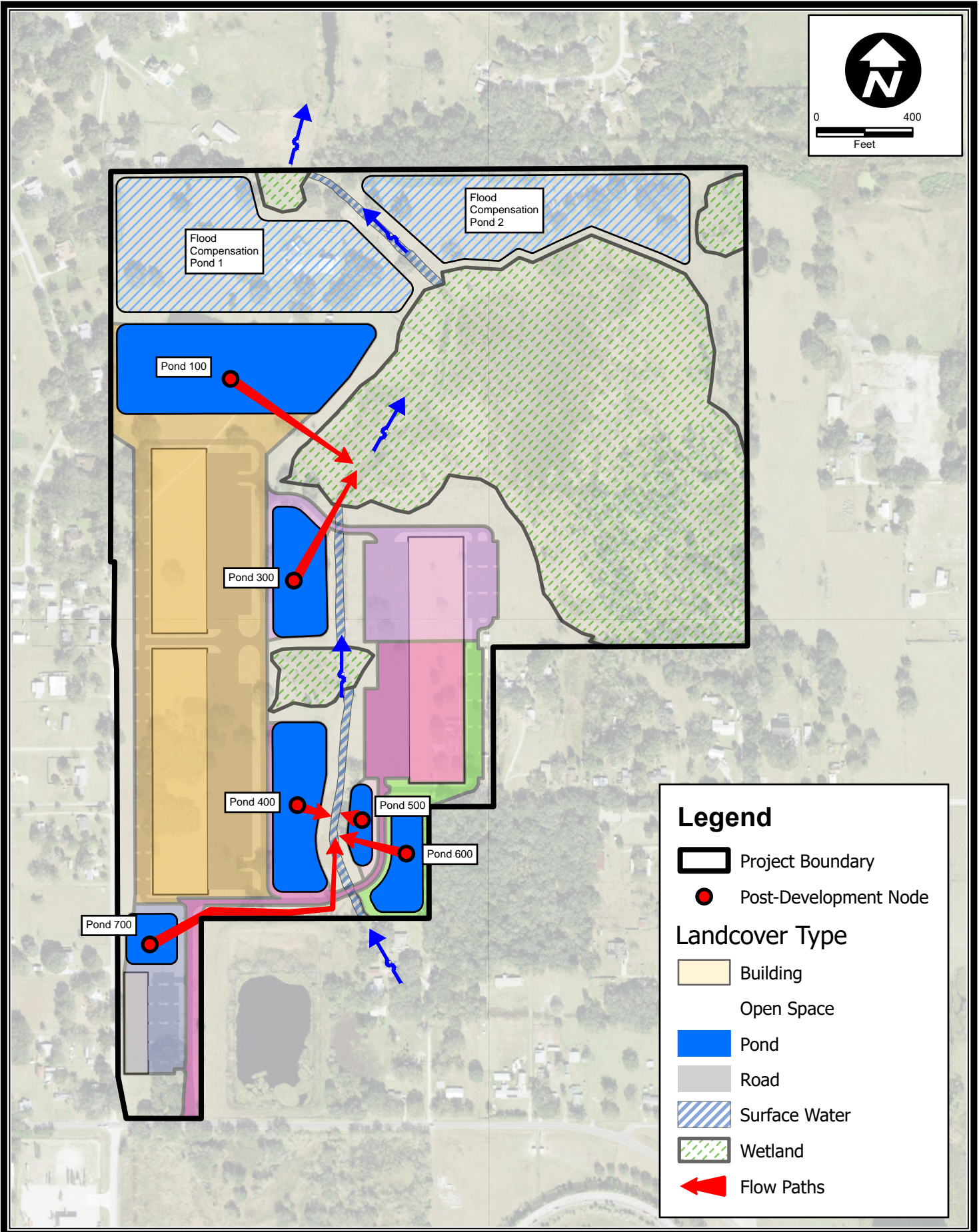
**LAKELAND SWINDELL
 INDUSTRIAL PARK**
 PREPARED FOR
STALWART EQUITIES
 FLORIDA

SHEET NUMBER
CP-11



Legend

- Project Boundary
- Basin Name**
- Basin 1
- Basin 2
- Pre-Development Node
- Flow Paths
- Landcover Type**
- Open Space
- Surface Water
- Wetland

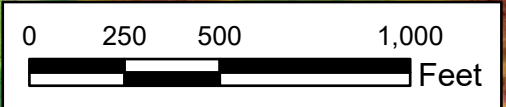
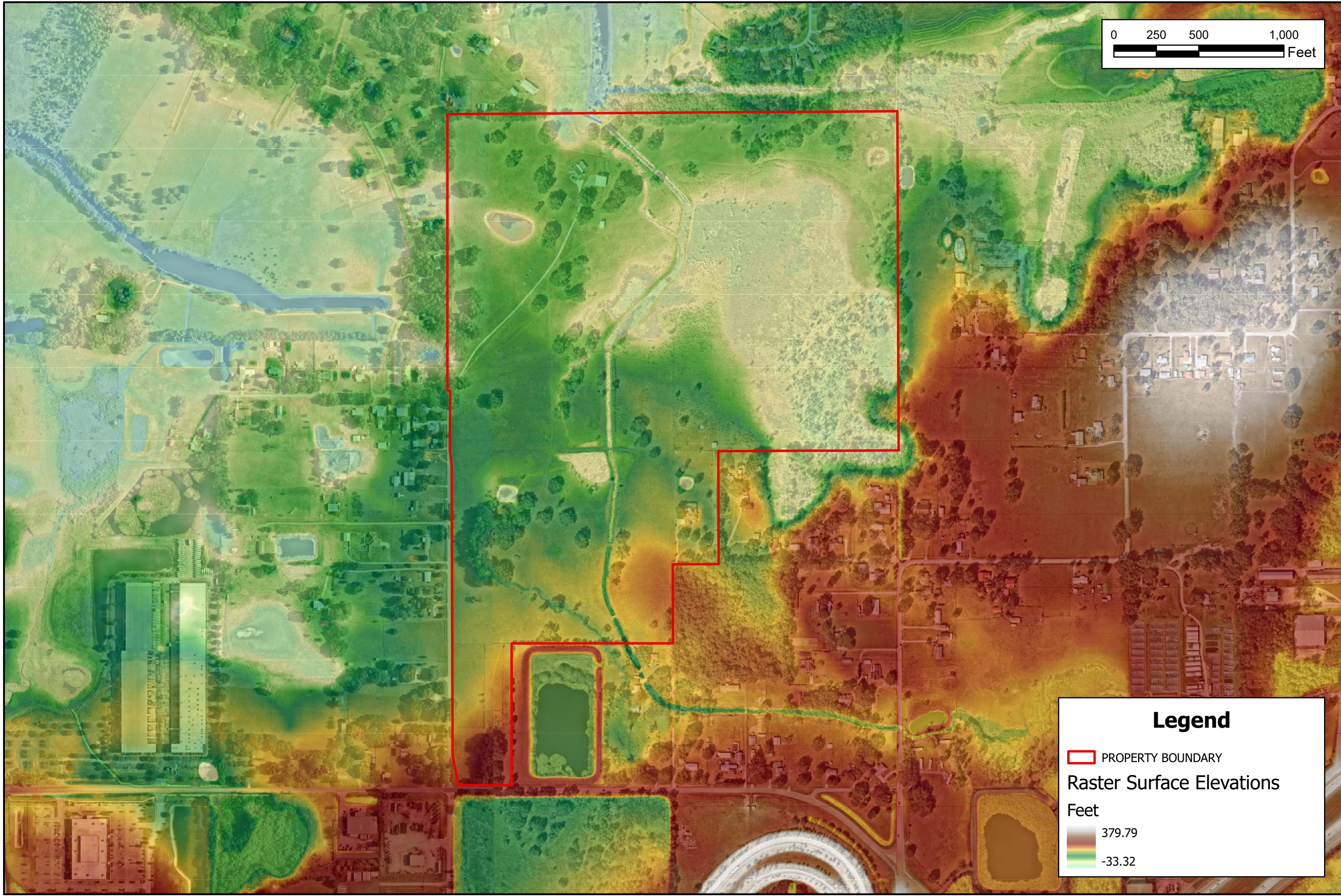


Legend

- Project Boundary
- Post-Development Node

Landcover Type

- Building
- Open Space
- Pond
- Road
- Surface Water
- Wetland
- ← Flow Paths



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POLK COUNTY, FL
SWINDELL ROAD INDUSTRIAL

SWINDELL INDUSTRIAL RASTER
MAP

Legend

PROPERTY BOUNDARY

Raster Surface Elevations

Feet

379.79

-33.32

DATE:	FEBRUARY 2025
DESIGN:	
DRAWN:	
CHECKED:	
KH NO.:	
SHEET	EX 03