

The Toho Water Authority (Toho)

Impact Assessment for Gull Rd Parcel # 28 27 25 9340 600 112

The property is approximately .9 acres and is in the Poinciana PUD which controls the development for the property. The owner wishes to do a lot split and create 2 lots. Because of the small scale of this development, many of the questions below do not apply. Answers are provided to the best of the researcher's ability.

Land and Neighborhood Characteristics

1. The request is for 2 lots that will be approximately ½ acre each. All the surrounding lots are 75' X 100 feet and are much smaller, Therefore the two lots proposed is suitable and compatible for the proposed use with the surrounding lot size and neighborhood.
2. Site Plan Dated 10/31/2023. See attached.
3. This is for only two lots and therefore there is no incompatibility issue.
4. This is for two lots located within an existing residential subdivision and there is no available vacant land left to develop.
5. There is only one use which is single family.

Access to Roads and Highways

1. The two single family homes within a PUD will generate 10 average trips per house with a peak rate of 10 per ITE Trip Generation Table by ITE Technical Council Committee Rate
2. There is no impact, therefore no off site roadway improvements are necessary impact.
3. Generally, the number of parking spaces will be 2 spaces per unit. Parking will be onsite.
4. The property fronts directly on Gull Rd. which is the only access to the property.
5. There is no immediate bus stop in the area. Therefore, the main source of travel is by car. e

Sewage

1. The amount of sewage flow per day is 300 gallons
2. NA No onsite treatment is necessary.
3. The development is only for 2 residences, and therefore the question is not relevant.

4. The service provider is The Toho Water Authority (Toho) who have been contacted and a reply is forthcoming.

Sewage Flow Table:

RESIDENTIAL: Residences (a) Single or multiple family per dwelling Unit 1 Bedroom with 750 sq. ft. or less of building area.....	100	2 Bedrooms with 751-1200 sq. ft. of building area.....	200	3 Bedrooms with 1201-2250 sq. ft. of building area.....	300	4 Bedrooms with 2251-3300 sq. ft. of building area.....	400
For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.							
(b) Other per occupant.....	50						

Source: STATE OF FLORIDA DEPARTMENT OF HEALTH CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

Water Supply

1. The water source is central water and is located in front of the property along Gull Rd

2. The service provider is The Toho Water Authority (Toho) and

3. The estimated volume of consumption is

- Daily: **356 gallons**
- Weekly: **2,492 gallons**
- Monthly: **9,968 gallons**
- Yearly: **129,584 gallons**

4. The service provider is The Toho Water Authority (Toho) who have been contacted and a reply is forthcoming.

Source: Southwest Florida Water Management District; Water Use Calculator. Based on 3 persons / household.

Surface Water Management and Drainage

1.The proposed development is 2 residential homes. Therefore, there is no impact to surface water quality.

2.The individual lots will be graded so that the water flows away from the structure. There are no other alterations.

3. and 4. The development is two homes and therefore no impact to wildlife, aquifer recharge or Groundwater conditions.

The property is within a 100-year flood zone. Engineer Rodney Gad has been retained to handle all surface water conditions and permits. A topographical elevation certificate

will be provided at the build plan submittal stage. According to a drainage study in Poinciana the base elevation is 63. All surrounding contours as shown on the Polk County Map Viewer district elevations of 60 and 61.

Population

1. The development is for 2 houses and the population generated is typical for an average family of 3.
2. There are no commercial or industrial uses associated with this development.
3. The demographic projection is to continue as residential
4. The service is the Poinciana PUD as shown on Poinciana pre DRI 71-10.

General Information

1. A Thru b. (f); The development is for 2 residential homes and the demand for outside service is negligible.

Maps: 1

3. See attached location map.
4. See attached site plan.
5. The property is located within the Poinciana Pre DRI PUD plan 71-10
6. The soil type is Eaugally Fine Sand
7. Because of the scale of the property a traffic circulation map is not applicable
8. See site plan with dimensions which are approximate.
9. See attached site plan p for drainage contours. Since development if only for 2 homes the impact on drainage is negligible. All drainage requirements will be meet all government standards. Engineer Roney Gad has been retained to address drainage for the property.

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