

This comprehensive Impact Analysis Report addresses all comments and design considerations, ensuring compliance with regulatory standards while maintaining a commitment to responsible and sustainable land development practices.

Impact Analysis Report

Prepared By Traditions Engineering

Charles Brooker P.E.



TRADITIONS ENGINEERING

900 Orchid Springs Dr Unit 100,
Winter Haven, FL 33884
(863) 397 – 1626
Cbrooker@traditions-eng.com



Impact Analysis

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

Applicant Response: Per ITE Code 210 (Residential Townhomes), the maximum trips will be 93 daily trips and 10 peak hour trips generated by this project.

2. What modifications to the present transportation system will be required because of the proposed development?

Applicant Response: Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time is not likely that any road improvements will need to be made.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

Applicant Response: The project will propose connecting directly to W Daughtery Rd.

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

Applicant Response: The sites surrounding the property have been developed and do not have many environmental concerns. To the West there is a subdivision. To the East an assisted living facility. The subject site itself undisturbed and currently vacant. The site appears to be dense with trees. Other than existing vegetation, there are not many environmentally sensitive features on this site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

Applicant Response: There are no floodplain or wetlands on the site.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and:

Applicant Response: There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

Applicant Response: There are no airports or airport zones within the immediate vicinity of the site.



Utility Supply

1. What is the proposed source of water supply and/or who is the service provider?

Applicant Response: Potable Water utilities will be provided by Polk County Utilities. There is an existing water main at the north eastern side of the intersection of Daughtery Rd West and Highway 98 N.

2. What is the estimated volume of consumption in gallons per day (GPD)? *(Response may be based on Section 703 of the LDC)*

Applicant Response: 16 Townhomes x 360 GPD/unit = 5,760 GPD

3. What is the proposed source of wastewater supply and/or who is the service provider?

Applicant Response: Wastewater utilities will be provided by the FGUA. There is an existing force main that fronts at the northeast side of Daughtery & Norton.

4. What is the estimated volume of consumption in gallons per day (GPD)? *(Response may be based on Section 703 of the LDC)*

Applicant Response: 16 Townhomes x 270 GPD/unit = 4,320 GPD

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation.

Applicant Response: The site is within 1.8 miles of Hunt Fountain Park. And 2 miles from Myrtle Oaks Campground. With the small size of the project, adverse impact to the parks is not expected.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);


Applicant Response: The site is approximately 1 mile of St. Anthony Catholic School, 2 Miles from Lake Gibson Highschool, 1.5 from Lake Gibson Middle School, and 1 mile from Edgar Padgett Elementary School. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.

3. Health Care (e.g., emergency, hospital);

Applicant Response: The site is located within 5 miles of 6 Lakeland Regional Medical Centers.

4. Fire Protection;

Applicant Response: The site is approximately 1 mile of Polk County Fire Rescue Station 22, and 3 miles from City of Lakeland Fire Station 6. With two fire rescue stations within the immediate vicinity of the site, fire protection for the project is not an issue.



5. Police Protection and Security;

Applicant Response: The subject site is located within 2 miles of Polk County Sheriff's Office NW. And six miles from the Lakeland Police Department. As such police protection will not be an issue.

6. Emergency Medical Services (EMS);

Applicant Response: As stated in the "Fire Protection" section, the site is within 1 and 3 miles of two Fire Rescue Stations which also serve as EMS services.

7. Solid Waste (collection and waste generation);

Applicant Response: The site is approximately 6 miles from FCC Garbage Collection Service and GFL Garbage Collection Service. less from 3 Waste Management services.

8. How may this request contribute to neighborhood needs?

Applicant Response: This request will contribute to the surrounding neighborhood by providing affordable townhomes where single-family options are sparse in a consistently growing county.

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

Charles "Chad" Brooker, P.E.
Traditions Engineering, LLC
Cbrooker@traditions-eng.com
(863) 397-1627