Impact Assessment Statement

Land and Neighborhood Characteristics

1. How and why is the location suitable for the proposed uses?

Site is developed for utilities already.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The storage tank will have low impacts and is not close to residential uses.

3. How will the request influence future development of the area?

It will provide water to support growth in urban areas.

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 detailed1 methodology and calculations.

Less than 50 AADT at the treatment site, 10 PM peak. Only an occasional trip to the raw water wells for maintenance and testing.

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

Commercial driveway entrance.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

None proposed.

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

Direct frontage on CR 540A

Sewage

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

N/A

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

N/A

3. If offsite treatment, who is the service provider?

n/a

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code)

n/a

5. What is the provider's general capacity at the time of application?

n/a

6. What is the anticipated date of connection?

n/a

7. What improvements to the providers system are necessary to support the proposed request

n/a

Water Supply

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

Polk County Utilities

2. What is the estimated volume of consumption in gallons per day (GPD)?

Not much more than 1 ERC at the plant site.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

Onsite.

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

2026

6. What is the provider's general capacity at the time of application?

7. Is there an existing well on the property(ies)? Existing Utilities

Surface Water Management and Drainage

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

Slopes north to County pond.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There will be minimal site grading necessary to place all of the facilities.

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.

N/A

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

No wetlands or floodplains.

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

The project will be interior to the site and meet compatibility standards of a minimum of 50 feet from adjacent residential development.

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

No impact. Most facilities will be at grade. The highest are the ground storage tanks that are less than 40 feet above average adjacent grade.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Most of the site is Candler and Tavares Sand.

Infrastructure Impact Information

1. Parks and Recreation;

Multiple County parks - Highland Field and Banana Lake Park

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

Spessard Holland, GJHS

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

Bartow

4. Fire Protection;

Polk County Fire/Rescue

5. Police Protection and Security;

PCSO

6. Emergency Medical Services (EMS);

Onsite

7. Solid Waste (collection and waste generation); and

Neglibile.

*8. How may this request contribute to neighborhood needs?*It will provide a future water supply.