

Bradley Fire Station IAS

Land and Neighborhood Characteristics

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

More room than current fire station nearby and there is a water treatment Plant onsite that should be recognized on the map.

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

No abutting uses. No incompatibility

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

It will help support it.

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.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted	Maximum Permitted in the PD	Proposed Plan
8.12 ± acres			
Permitted Density	RCC-R 2 du/ac SF = 16 units	INST-1 400 Student Elementary School	Fire Rescue Station Water Treatment Plant
Average Annual Daily Trips (AADT)	125	908	476
PM Peak Hour Trips	16	57	9

Source: Polk County Concurrency Manual

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

None.

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

24

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

The existing Type 1 Driveway.

Sewage

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

Table 4

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	Demand as Currently Permitted	Maximum Permitted in the PD	Proposed Plan
8.12 ± acres			
Permitted Density	RCC-R 2 du/ac SF = 16 units	INST-1 400 Student Elementary School	Fire Rescue Station Water Treatment Plant
Potable Water Consumption (GPD)	5,760	6,000	1,080
Wastewater Generation (GPD)	4,320	4,800	810

Source: Polk County Concurrency Manual

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?

Septic Tank

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

n/a

4. Where is the nearest sewer line (in feet) to the proposed development?

Mulberry

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

Anyone's guess

6. What is the anticipated date of connection?

Never.

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

Mounded system because of low water table.

Water Supply

1. What is the proposed source of water supply and/or who is the service provider? **The Bradley Water Treatment Plant that is onsite.**

2. What is the estimated volume of consumption in gallons per day (GPD)? **1,080 GPD**

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

5. What is the anticipated date of connection?

When it gets built.

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

0.128 MGD

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

No.

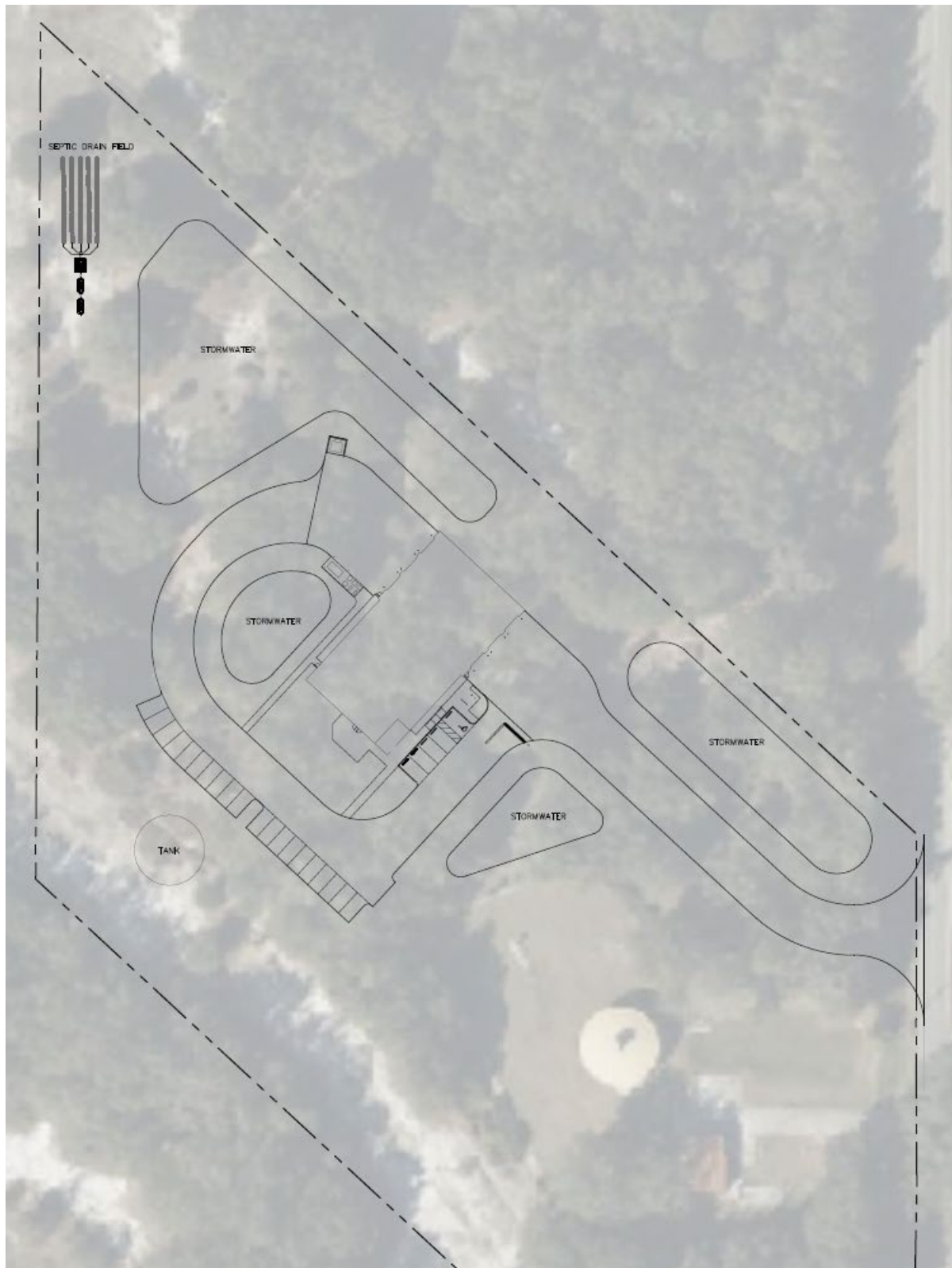
Surface Water Management and Drainage

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

Smyrna-Myakka soils are difficult, but we figured it out.

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

See Site Plan:



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.

Groundwater table is high. Soils suck. Otherwise, it's perfect.

2. What are the wetland and floodplain conditions?

Not in either.

3. Discuss location of potable water supplies, private wells, public well fields?

Not near them.

4. Discuss the location of Airport Buffer Zones (if any)

Over 10 miles away

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

Smyrna-Myakka sucks.

Infrastructure Impact Information

1. Parks and Recreation - **down the street**

2. Educational Facilities – **Kingston Elementary, Mulberry Middle and High School**

3. Health Care – **Bartow**

4. Fire Protection – **That's us.**

5. Police Protection and Security – **Polk State College**

6. Emergency Medical Services (EMS) – **Willow Oak.**

7. Solid Waste (collection and waste generation) – **County picks it up.**

8. How may this request contribute to neighborhood needs? – **Provides them more services.**