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# IMPACT ASSESSMENT STATEMENT FORM

**Growth Management Department**
**Land Development Division**
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following ***(Note: N/A is an insufficient comment, if N/A an explanation must be included)***:

***Land and Neighborhood Characteristics***

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?
   *The existing land use of the proposed site is RL-1. The dominance of the surrounding area is residential. The proposed site is surrounded by a land use designation of RL-1 and a planned development (PD) to the north and east. The owner is requesting a proposed (PD) to allow for a higher density to meet the demand for growth in the area. The location is suitable for the proposed PD and will be compatible with the residential patterns in the area. (See Exhibit D – Future Land Use Map)*

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
   *There is no incompatibility between the proposed use and adjacent uses. Surrounding properties are designated residential. Buffering required by the LDC will be adhered to. In addition, the applicant is proposing a perimeter fence between adjacent properties and significant buffering to larger tract parcels to the south and west will be provided via retention area and significant landscaping associated with a Type 'C' landscape buffer around the retention area.*

3. How will the request influence future development of the area?
   *The growth pattern in the area is for residential development. The proposed PD will continue this pattern.*

***Access to Roads and Highways***

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

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[1] methodology and calculations. *A Minor Traffic Study shall be submitted during the Level 2 Review. Below is a summary of trips:*

   *Daily Trips = 77 units x 9.44 = 727 trips*
   *PM Trips = 77 units x .99 = 76 trips*

2. What modifications to the present transportation system will be required as a result of the proposed development? *None in anticipated. The existing roadway network is sufficient to handle the anticipated traffic. Access to the site will be along Myrtle Road via a standard driveway connection as dictated by Section 705 of the LDC.*

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

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

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?
   *Access to the site will be provided via a driveway off Myrtle Road.*

*NOTE:* *Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for* ***"Infrastructure Impacts"*** *items 3 through 9 above.*

***Sewage***

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)
   *The typical estimate daily sewage will be 20,790 GPD (77units x 270 GPD) for the proposed single-family subdivision.*

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? No, onsite sewage treatment proposed. *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). *Sewer will be provided by Polk County Utilities Northwest Regional WWTP. There is existing gravity sewer and force main along Myrtle Road approximately 20 feet from the site. (See Exhibit H – Existing Utilities Map)*

5. What is the provider's general capacity at the time of application? *Sewer Capacity is available*

6. What is the anticipated date of connection? *2024*

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc. )? *Gravity Sewer and force main connection to the existing lines along Myrtle Road.*

***Water Supply***

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?
*Polk County Utilities Northwest Regional Water System will be the service provider.*

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)
*The typical estimated volume of consumption will be 27,720 GPD (77 units x 360 GPD) for the proposed single-family subdivision.*

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? *There is an existing 12" water main along the frontage of the proposed site and an 8" water main along the eastern boundary of the site. (See Exhibit H – Existing Utilities Map)*

4. Who is the service provider? *Polk County Utilities*

5. What is the anticipated date of connection? *2024*

6. What is the provider's general capacity at the time of application? *Water Capacity is available.*

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

Yes ☐ What type?

Permit Capacity

No ☒

Location: *N/A*

Water Use Permit #: *N/A*

Constructed prior to Water Management District Permitting: Yes ☐ No ☒

Type of Use: ☐ Ag ☐ Public ☐ Industrial or Commercial

☐ Recreation or Aesthetic ☐ Mining

Permitted Daily Capacity: *N/A*

Average Peak Monthly Withdrawal Rate: *N/A*

Location: *N/A*

Casing Diameter: *N/A*

Mainline Diameter: *N/A*

***Surface Water Management and Drainage***

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

8. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);
*There are no flood zones are wetlands on site. Existing drainage patterns shall be maintained. (See Exhibit E – Floodplain & Wetlands Map)*

9. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?
*There are no planned changes to the natural drainage features on site. There are no wetlands or flood zones on site and no impacts to wetland areas are proposed. Treatment of stormwater from new impervious areas shall be properly permitted through the County and SWFWMD.*

***Environmental Analysis***

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

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.
   *The site is not environmentally sensitive. The site is designated as pasture with residential. There is an existing home on parcel 232722-000000-011150 and parcel 232722-000000-011170 and a mobile home on parcel 232722-000000-011110 and parcel 232722-000000-011080. A demo plan shall be included with the Level 2 review. There will be no impacts to the adjacent properties.*

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
   *There are no wetlands or flood zones on site. Stormwater treatment will be properly permitted with the County and SWFWMD.*

3. Discuss location of potable water supplies, private wells, public well fields *(discuss the location, address potential impacts)*, and; There *is an existing 12" water main along the frontage of the proposed site and an 8" water main along the eastern boundary of the site. (See Exhibit H – Existing Utilities Map). There are no known wells onsite based on a review of the SWFWMD WMIS Database.*

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

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.
   *The soils onsite are a combination of Pomona Fine Sand (1.1%), Smyrna and Myakka Fine Sand (27.9%), and Immokalee Fine Sand (71.0%). The soils are suitable for the proposed PD. The proposed development will be developed around the natural features of the property. No additional improvements are anticipated. If additional improvements are planned in the future, they will be properly permitted through the County and SWFWMD. (See Exhibit G – Soils Map).*

***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;
   *Hunt Fountain Park, 7036 Green Rd, approximately 0.7 miles from site.*
   *Lake Gibson Park, approximately 5 miles from site*

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);
   *Dr. NE Roberts Elementary School, approximately 900 feet from site*
   *Sleepy Hill Middle School, approximately 5 miles from site.*
   *Kathleen High School, approximately 9 miles from site*

3. Health Care (e.g., emergency, hospital);
   *Lakeland Regional Medical Center, 1324 Lakeland Hills Blvd, approximately 7 miles from site.*

4. Fire Protection;
   *Sleepy Hill Fire Station, 3030 Sleepy Hill Road, approximately 10 minutes from site*
   *Providence Fire Station, 8936 Hwy 98 North, approximately 8 minutes from site*

5. Police Protection and Security;
   *Polk County Sheriff's NW District, 1045 Wedgwood Estates Blvd, approximately 10 minutes from site*

6. Emergency Medical Services (EMS);
   *Sleepy Hill Fire Station, 3030 Sleepy Hill Road, approximately 10 minutes from site*
   *Providence Fire Station, 8936 Hwy 98 North, approximately 8 minutes from site*

7. Solid Waste (collection and waste generation); and *Polk County*

8. How may this request contribute to neighborhood needs?

   *There is a growing need for additional residential home sites in the area, and the proposed land use change will meet the demand.*

***Maps***

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with ***Site Plan Standards***[2] (multiple sheets may be used). In addition to the required number of copies please include an 8 1/2" x 11" copy. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

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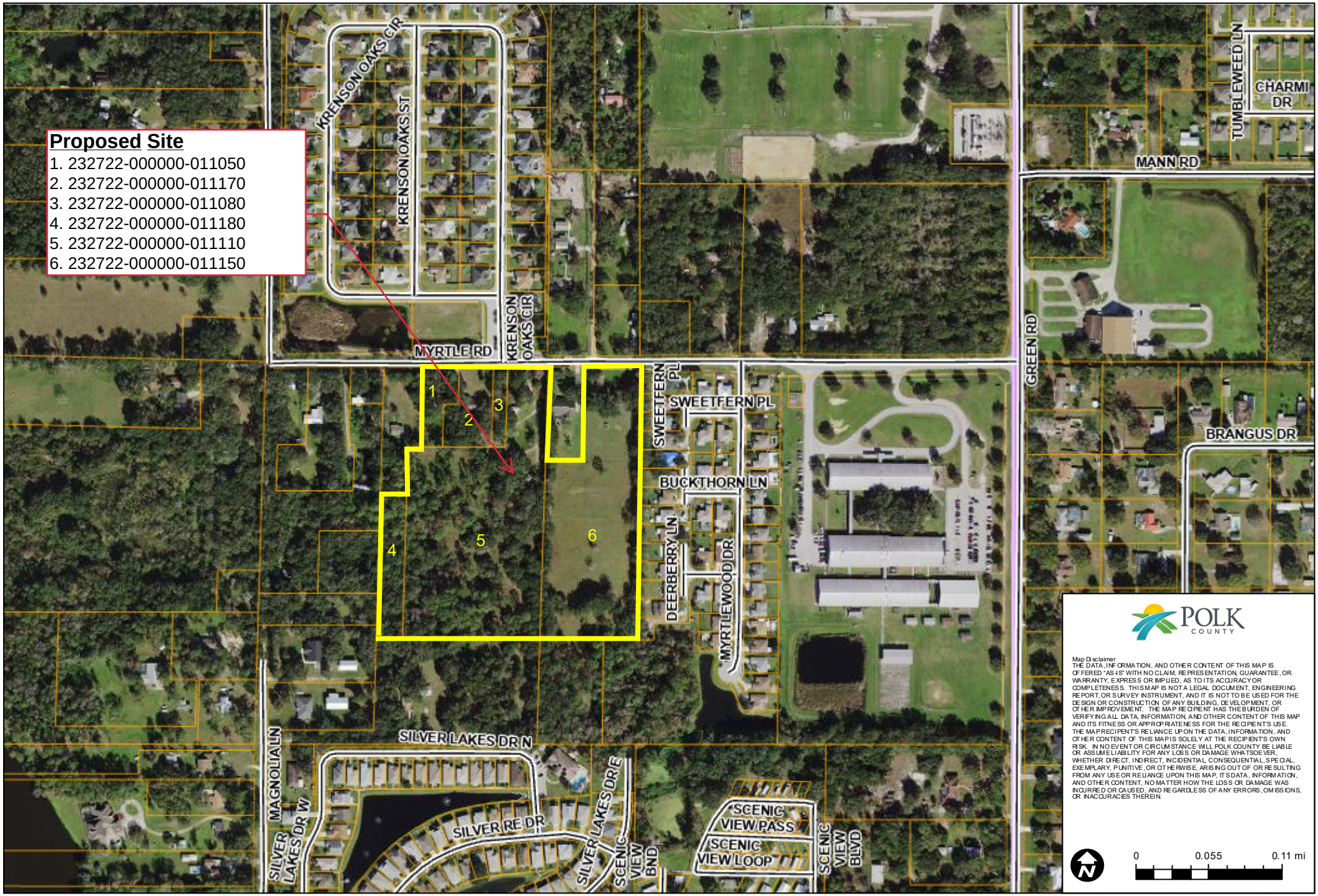
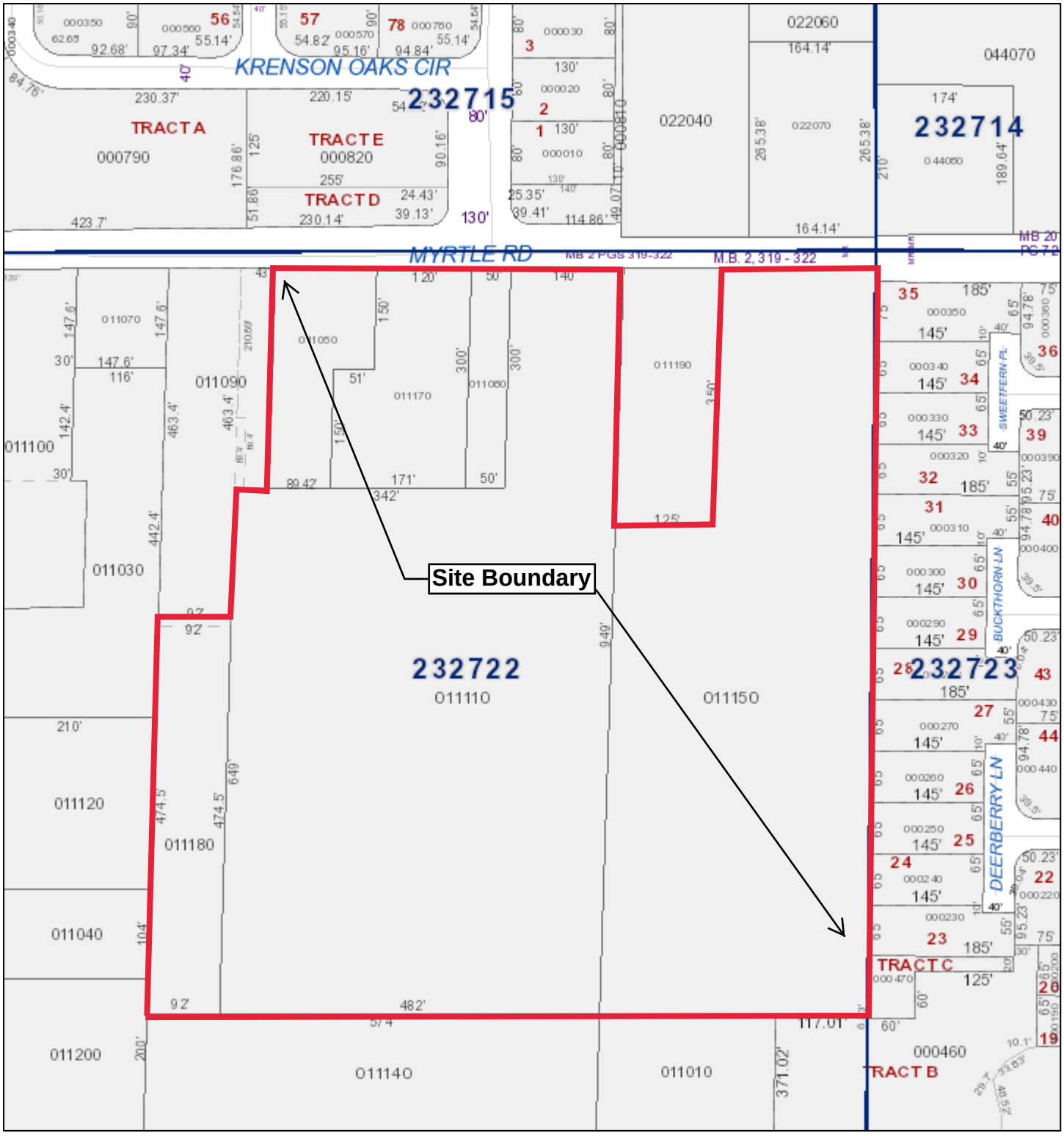
# EXHIBIT A - LOCATION MAP



# EXHIBIT B - SITE BOUNDARY MAP




PLSS Townships
PLSS Sections
PLSS Boundaries
Gov't Lots
Roads
Water lines
Waterbodies

Municipal Boundaries
Lots
Lot and Block Text
Blocks
Tiers
Dimensions_ParcelFabric
Dimensions_CartoDist

Dimensions_LabelText
Misc Text
Railroads

**Parcels**

<all other values>
8050; 9350; 9360
Surrounding Counties

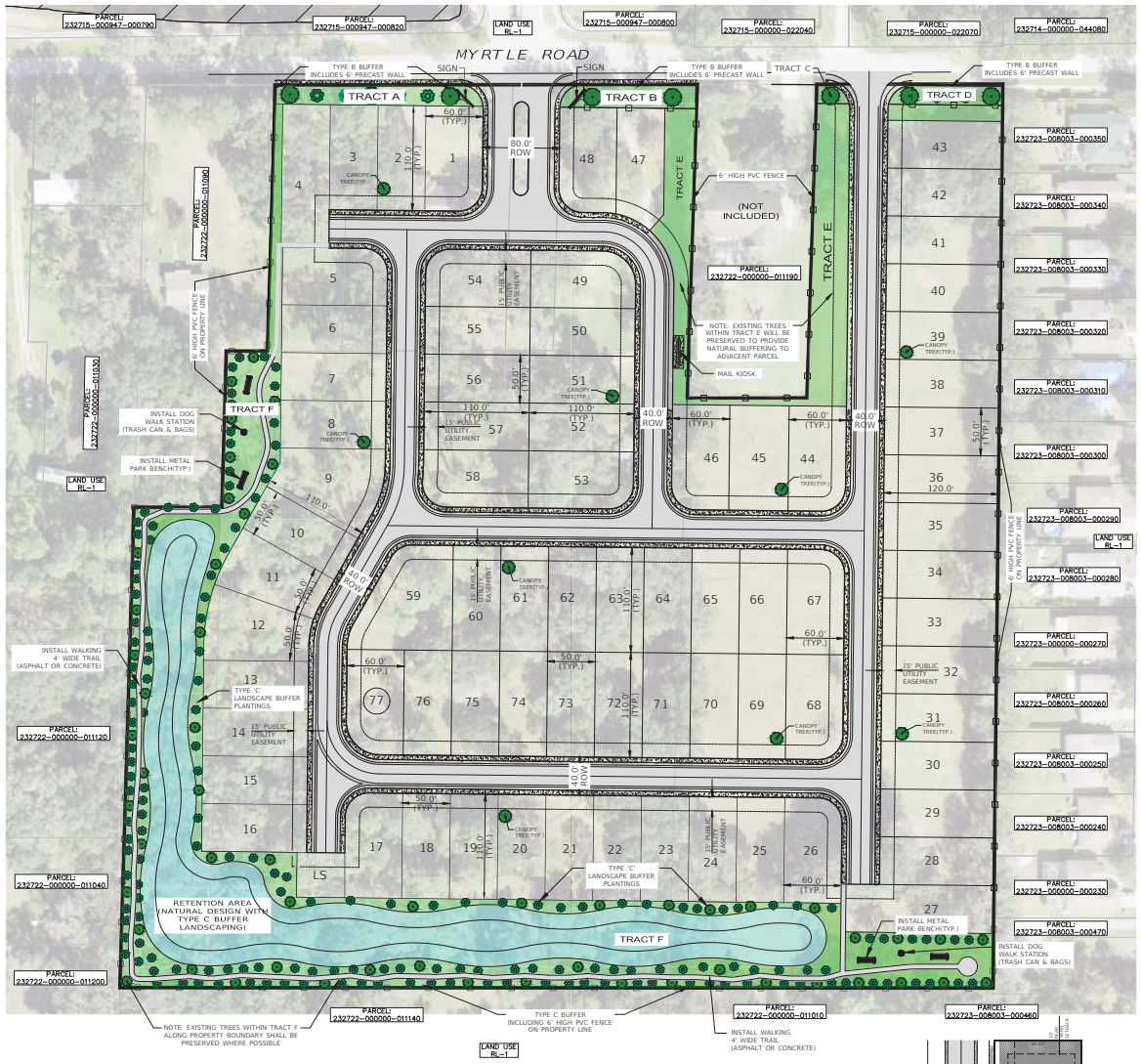
0 70 140 280 Feet

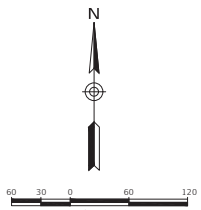
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida

February 22, 2023

# Exhibit C




## LAND USE TABLE

| | |
|---|---|
| TOTAL LAND AREA | = 17.50 ACRES |
| TOTAL LOTS | = 77 LOTS |
| DENSITY | = 4.40 UNITS/ACRE |
| FUTURE LAND USE | = RL-1 |

## DENSITY BONUS POINTS

| | | |
|---|---|---|
| BASE DENSITY | = | 4.0 UNITS / ACRE |
| REQUIRED DENSITY POINTS | = | 11.0 POINTS (RL, 4.4 DU/AC MAX DENSITY) |
| XERISCAPING (AT LEAST 25% OF REQUIRED LANDSCAPING) | = | 2.0 POINTS |
| INTERNAL SIDEWALKS(BOTH SIDES) | = | 4.0 POINTS |
| UNDERGROUND UTILITIES | = | 2.0 POINTS |
| CONNECTION TO CENTRALIZED SEWER | = | 5.0 POINTS |
| 2 ROADWAY ACCESS POINTS | = | 5.0 POINTS |
| WATER REUSE | = | 1.0 POINTS |
| PD LOCATED WITHIN 1 MILE TO PUBLIC SCHOOL | = | 2.0 POINTS |
| TOTAL | = | 21.0 POINTS |

TOTAL ACHIEVED (21.0 POINTS) > TOTAL REQUIRED (11.0 POINTS)

## SITE PLAN STANDARDS NOTES

- PROJECT IS PROPOSED TO BE CONSTRUCTED IN A SINGLE PHASE.
- ESTIMATED TIME OF COMPLETION OF PROJECT: APRIL, 2024.
- GROSS AREA PROJECT: 17.50 ACRES.
- PROPOSED DENSITY: 77-LOTS ON 17.50 ACRES - 4.40 LOTS/ACRE.
- NUMBER OF DWELLING UNITS: 77-SINGLE FAMILY RESIDENTIAL UNITS PROPOSED.
- FLOOR AREA RATIO (FAR) NOT APPLICABLE - PROPOSED RESIDENTIAL DEVELOPMENT.
- IMPERVIOUS AREA: SHALL NOT EXCEED 70%.
- NO EXISTING WETLANDS ON SITE
- THIS REQUEST FOR A PLANNED DEVELOPMENT LAND USE IS TO ALLOW THE PROPOSED 4.40 LOTS/ACRE, WITH UNDERLYING LAND USE OF RL-1.
- PROJECT IS DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL HOMES WITH A MAXIMUM HEIGHT OF 2-STORIES.
- CURRENT/FUTURE LAND USE OF SITE IS RL-1 WITH DEVELOPMENT AREA UGA DESIGNATION. CURRENT/FUTURE LAND USE DESIGNATIONS FOR PROPERTIES IMMEDIATELY ADJACENT WITHIN 150' OF SITE ARE DEPICTED ON PLAN.
- NO FLOOD ZONES ON SITE. SITE IS LOCATED ENTIRELY WITH FLOOD ZONE X.
- PROPOSED LOT LINES AND DIMENSIONS ARE DEPICTED ON PLAN. GENERAL LAND USE WILL BE A 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT. THE USE OF THE TRACTS ARE NOTED ON THE PLAN, INCLUDING OPEN SPACE AND BUFFER AREAS. EASEMENTS FOR PUBLIC UTILITIES ARE DELINEATED ON PLAN.
- TYPICAL LOT LAYOUTS ARE DEPICTED IN DETAILS ON PLAN.
- PROPOSED ENTRANCE SIGNAGE AREAS ARE DEPICTED ON PLAN.
- EACH LOT IS REQUIRED TO BE PLANTED WITH MIN. ONE (1) CANOPY TREE PLACEMENT DETERMINED BY BUILDER.

## DEVELOPMENT PLAN NOTES FOR UTILITIES

- EXISTING POTABLE WATER, SANITARY SEWER AND REUSE SYSTEMS ARE PROVIDED BY POLK COUNTY. THIS PROJECT WILL CONNECT WITH THESE EXISTING SYSTEMS, AND WILL BE EXTENDED TO SITE THROUGH EXISTING AND PROPOSED EASEMENTS. ELECTRIC POWER, TELEPHONE AND CABLE TV SERVICE WILL BE PROVIDED FROM EXISTING SYSTEMS IN MYRTLE ROAD.
- EXISTING AND PROPOSED EASEMENTS FOR FACILITIES MAINTAINED BY POLK COUNTY ARE DEPICTED ON PLAN.
- PROPOSED EXTENSIONS OF THE EXISTING POTABLE WATER AND SANITARY SEWER SYSTEM WILL BE THROUGH EXISTING PLATTED EASEMENTS OR R/W DEPICTED ON PLAN.

## DEVELOPMENT PLAN NOTES FOR ACCESS

- 20' WIDE PAVEMENT WITH 2' MIAMI CURBS AND GUTTERS ARE DEPICTED ON PLAN, THAT MAY BE USED FOR ACCESS BY EMERGENCY APPARATUS.
- ACCESS TO SITE WILL BE FROM MYRTLE ROAD, FULLY IMPROVED POLK COUNTY PUBLIC ROADWAYS.
- LOCATION AND TYPE OF ADJACENT DEVELOPMENTS, LAND USES, AND DRIVEWAYS AND ROADS, WITHIN 150' OF SITE ARE NOTED AND DEPICTED ON PLAN.

## DEVELOPMENT PLAN NOTES FOR FIRE PROTECTION

- PROPOSED FIRE HYDRANTS FOR DEVELOPMENT WILL BE SERVED BY 6" MINIMUM WATER MAIN. LOCATIONS WILL BE REVIEWED DURING LEVEL 2 REVIEW OF PRE-CONSTRUCTION PLANS FOR DEVELOPMENT. FIRE FLOW RESULTS WILL BE PROVIDED AT TIME OF LEVEL 2 REVIEW OF DEVELOPMENT.

## LEGAL DESCRIPTION

**Parcel 232722-000000-011050 (Per OR BK 05811 PG 0726)**
THE NORTH 300 FEET OF THE WEST 292 FEET OF BEGIN 508 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN EAST 485 FEET, SOUTH 949 FEET, WEST 482 FEET NORTH TO THE POINT OF BEGINNING; LESS BEGIN 680 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN EAST 120 FEET, SOUTH 300 FEET, WEST 171 FEET, NORTH 150 FEET, EAST 51 FEET AND NORTH 150 FEET TO THE POINT OF BEGINNING.

**Parcel 232722-000000-011110 and Parcel 232722-000000-011080 (Per OR BK 11188 PG 0825-0826)**
BEGIN 800 FEET EAST OF THE NORTHWEST CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST RUN THENCE EAST 190 FEET, THENCE SOUTH 949 FEET, THENCE WEST 482 FEET, THENCE NORTH 649 FEET THENCE EAST 292 FEET, THENCE NORTH 300 FEET TO THE POINT OF BEGINNING.

**Parcel 232722-000000-011150 (Per OR BK 11220 PG 1298-1299)**
THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 371 FEET THEREOF
LESS AND EXCEPT ROAD RIGHT OF WAY;
LESS AND EXCEPT:
THE WEST 126 FEET OF THE NORTH 350 FEET OF THE EAST 1/4 OF THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

**Parcel 232722-000000-011170 (Per OR BK 11188 PG 0827-0828)**
BEGIN 680 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN THENCE EAST 120 FEET, RUN THENCE SOUTH 300 FEET, RUN THENCE WEST 171 FEET, RUN THENCE NORTH 150 FEET, RUN THENCE EAST 51 FEET, RUN THENCE NORTH 150 FEET TO THE POINT OF BEGINNING

**Parcel 232722-000000-011180 (Per OR BK 11869 PG 928)**
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE RUN EAST 416 FEET, THENCE RUN S 00°25'36" W, A DISTANCE OF 463.40 FEET TO THE POINT OF BEGINNING, THENCE RUN S 00°25'36" W, A DISTANCE OF 11.10 FEET, THENCE RUN S 89°55'11" E, A DISTANCE OF 92.00 FEET, THENCE RUN N 00°25'36" E, A DISTANCE OF 11.10 FEET, THENCE RUN N 89°55'11" W, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING, BEING IN SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST.

## LOT DIMENSIONS & SETBACK INFORMATION

- MAXIMUM LOTS = 77 LOTS
- MINIMUM LOT SIZE = 5500 SF
- SIDE YARD SETBACK SHALL BE 5 FT.
- REAR YARD SETBACK SHALL BE 10 FT.
- STREET SIDE YARD SETBACK SHALL BE 15 FT.
- FRONT YARD SETBACK (GARAGE) SHALL BE 25 FT.
- FRONT YARD SETBACK (HOUSE) SHALL BE 15 FT.

## OPEN SPACE / RECREATION AREA PLAN

| | | |
|---|---|---|
| REQUIRED OPEN SPACE (0.2 X 17.50) | = | 3.50 ACRES |
| OPEN SPACE PROVIDED | = | 3.76 ACRES |
| REQUIRED RECREATION AREA (77 UNITS X 500 SF) | = | 0.88 ACRES |
| RECREATION AREA PROVIDED | = | 2.92 ACRES |

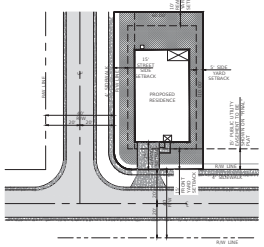
### OPEN SPACE / RECREATION AREA PLAN

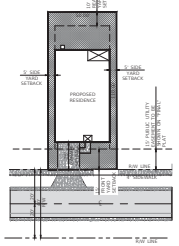
| TRACT | USAGE | AREA | OWNED & MAINTAINED |
|---|---|---|---|
| A | LANDSCAPE BUFFER / OPEN SPACE | 0.17 ACRES | HOA |
| B | LANDSCAPE BUFFER / OPEN SPACE | 0.88 ACRES | HOA |
| C | LANDSCAPE BUFFER / OPEN SPACE | 0.81 ACRES | HOA |
| D | LANDSCAPE BUFFER / OPEN SPACE | 0.10 ACRES | HOA |
| E | OPEN SPACE | 0.48 ACRES | HOA |
| F | RETENTION AREA / OPEN SPACE / RECREATION | 2.92 ACRES | HOA |

TOTAL = 3.76 ACRES

## NOTES:

1. RETENTION AREA WITHIN TRACT F SHALL BE DESIGNED WITH A NATURAL SHAPE AND MEET THE PLANTING REQUIREMENTS OF A TYPE C LANDSCAPE BUFFER
2. ALL UNITS ARE WITHIN 1/4 MILE (1,320 FT) OF THE RECREATION AREA. LOT 43 IS LOCATED THE FURTHEST (VIA ROW) AT ROUGHLY 800' AWAY.




REVISIONS | NO. | DATE

WOOD & ASSOCIATES Engineering, LLC
1300 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044
CERTIFICATE OF AUTHORIZATION NO. 30918

MYRTLE ROAD PROPERTY
CITY OF , POLK COUNTY, STATE OF FLORIDA

NOT VALID WITHOUT SEAL

STATE OF FLORIDA — JOHN R. BANNON — No. 81328

JOHN R. BANNON, P.E. #81328 DATE

This item has been digitally signed and sealed by John R. Bannon, PE #81328 on the date adjacent to the seal using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PD PLAN

SHEET: SHT 1

Z:\Drawing Files\NORTH LAKELAND PROPERTY\WORKING DWGS\PD PLAN\MYRTLE - PD PLAN 2.dwg Karn WoodProd Date:3/2/2023

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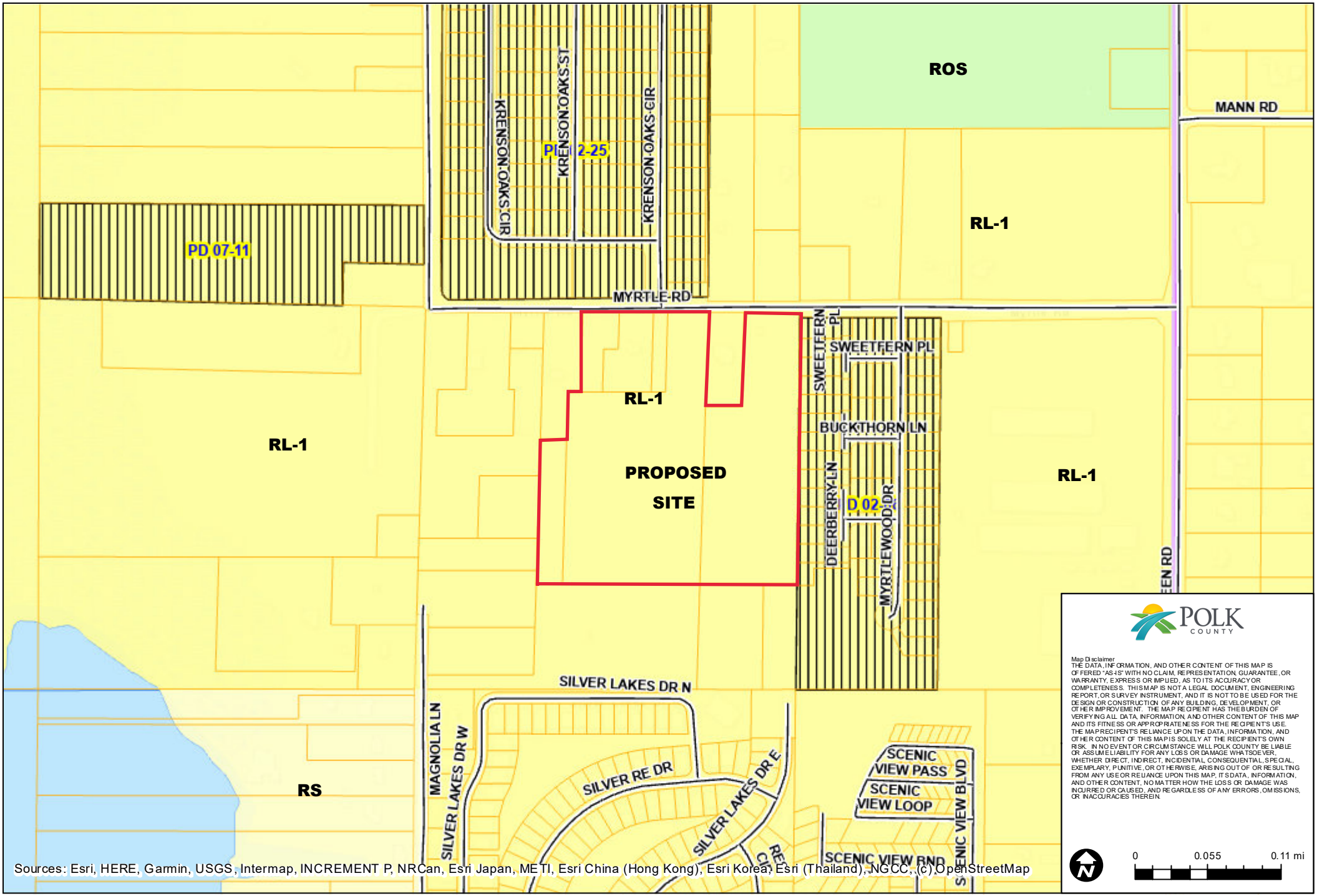
# EXHIBIT D - FUTURE LAND USE MAP



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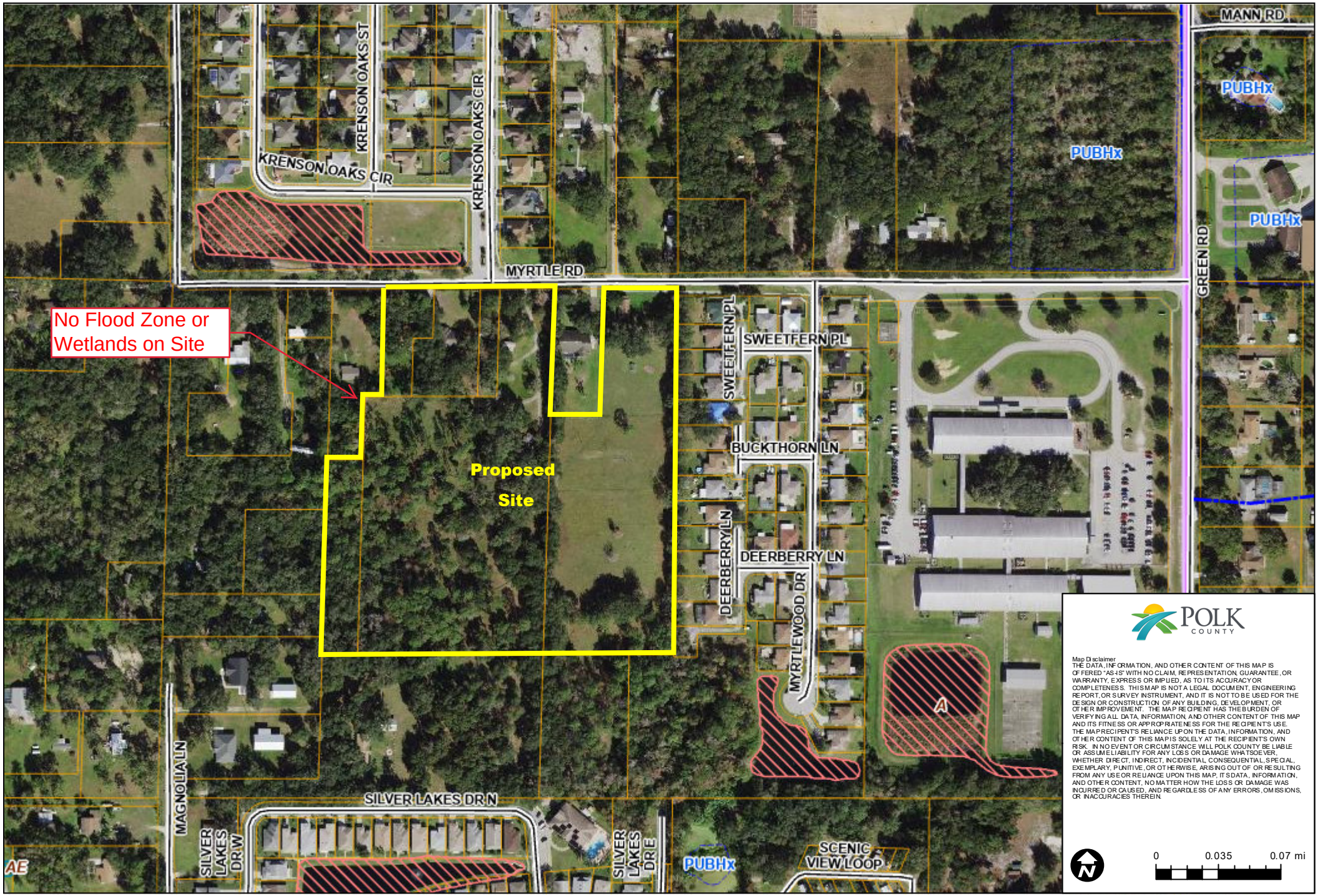
# EXHIBIT E - FLOODPLAIN & WETLANDS MAP



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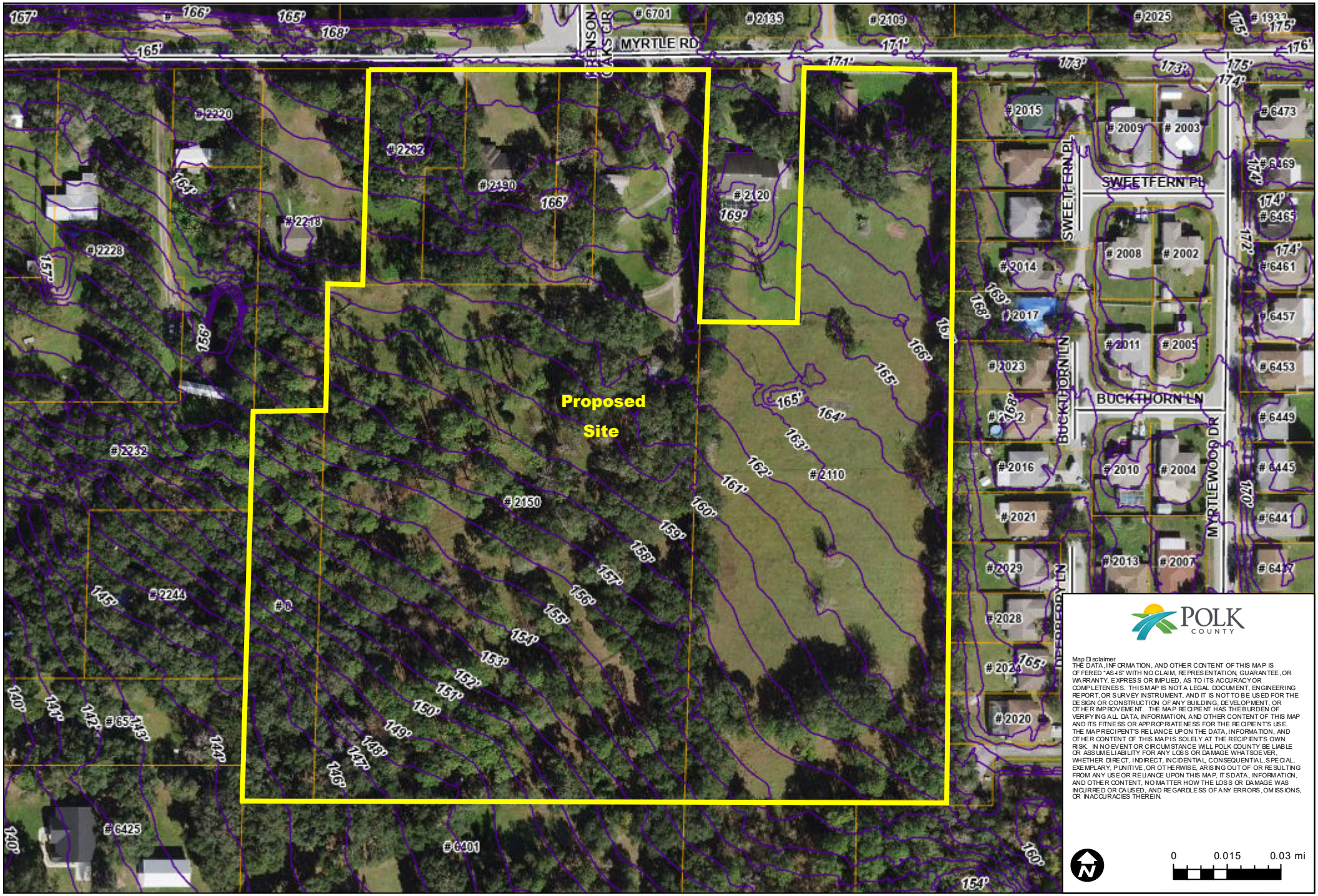
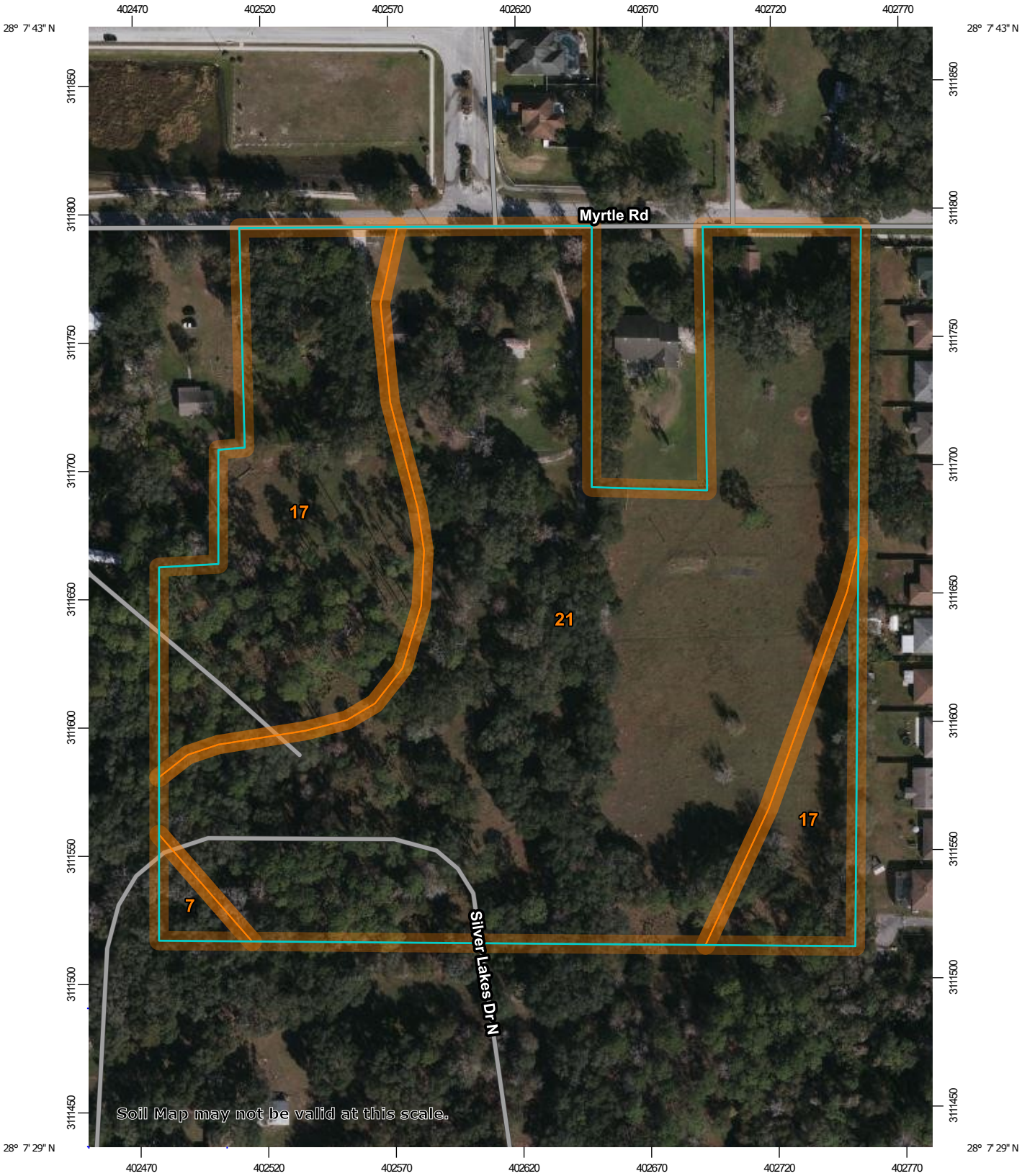
# EXHIBIT F - DRAINAGE MAP



Soil Map—Polk County, Florida
(Exhibit G Soils Map)




Map Scale: 1:2,130 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Florida
Survey Area Data: Version 20, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 25, 2020—Jan 6, 2021

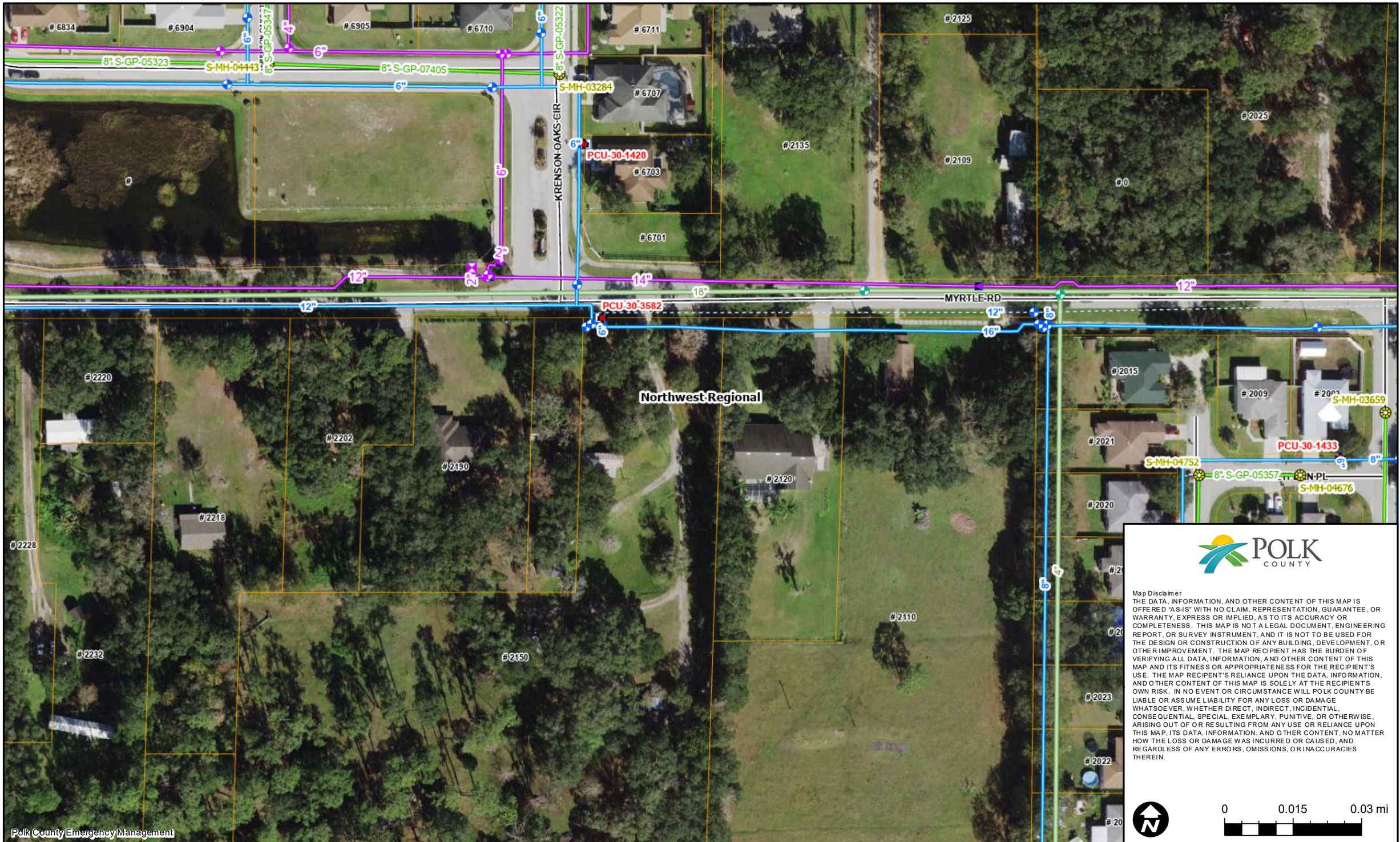
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 7 | Pomona fine sand | 0.2 | 1.1% |
| 17 | Smyrna and Myakka fine sands | 4.7 | 27.9% |
| 21 | Immokalee sand | 12.0 | 71.0% |
| **Totals for Area of Interest** | | **16.9** | **100.0%** |

**EXHIBIT H - EXISTING POLK COUNTY UTILITIES**

# Utilities GIS Viewer




POLK COUNTY

Map Disclaimer

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