



October 15, 2013

Ms. Michele Cray
Pasco County Planning and Development Department
8731 Citizens Drive
Suite 230
New Port Richey, FL 34654

Re: Long Lake Ranch Village 8 Townhomes

Dear Ms. Cray:

Long Lake Ranch, LLC is proposing to construct infrastructure to serve 114 single-family attached residences (townhomes) within the Long Lake Ranch DRI/MPUD. On September 4, 2013, the applicant's representatives met with Planning & Development staff to present this phase of the development, called Long Lake Ranch Village 8 Townhomes. On behalf of the applicant, we are formally submitting the PDP-R simultaneous application for these units, which are proposed to be constructed as part of a multi-phase increment of Long Lake Ranch that also includes other roadway construction and mass-grading. The following narrative highlights various aspects of this application.

Project Phasing:

This project is proposed to be executed in five (5) phases, some or all of which might be pursued simultaneously or in sequence. The mass-grading and roadway phases are proposed to provide the owner and contractor with earth moving and access flexibility. The extension of Nature View Drive, along with the construction of Nightshade Drive (f/k/a the Loop Road) is indicated as the fifth and last phase of this proposed PDP. The requirement for the Nature View Drive extension and Nightshade Drive, under the LDC, is triggered by either (1) Nature View Drive north of Long Lake Ranch Boulevard and south of Beauty Berry Court serving more than 200 units (which it cannot do, as it is not a collector roadway), or (2) Long Lake Ranch Boulevard between Sunlake Boulevard and Nature View Drive serving more than 600 units, which requires a second functional access. The former of these is triggered when Village 6 Parcel A comes on-line, or when Village 6 Parcel B is constructed (if Village 6 Parcel B is constructed prior to Village 3), and the latter is triggered when Village 3 Parcels A through F and Village 6 parcel B is constructed. The Owner may opt to construct Nature View and Nightshade before the LDC thresholds are triggered, providing that Phase 5 is constructed after Phase 3, since Phase 3 contains the ponds that serve these roadways. The Phases are described as follows:

Phase 1 – Village 8 townhomes and associated infrastructure.

Phase 2 – Village 6, Parcel A Mass Grading

Phase 3 – Village 6, Parcel B Mass Grading (inclusive of various stormwater ponds for future use)

Phase 4 – Village 3, Parcel A Mass Grading

Phase 5 – Nightshade Drive and Nature View Drive extension

Sheet C-104 addresses project phasing in the Site Data Table and provides a note reflecting the substance of the narrative above.

Listed Species Survey:

Please note that the Listed Species Survey and addendum memorandum included herewith are more than 18 months old. However, we believe no update is necessary. This is because the 2011 update was part of the subdivision plan package for Village 2 and Village 8 mass-grading that was previously approved, and for which a Hard Copy Site Development Permit has already been issued. Under this approval, mass-grading of Village 8 has already commenced. Additional all gopher tortoises have already been relocated from the project area as part of an existing permit through the FFWCC.

Traffic Study –

This project has a DRI Traffic Impact Study that identified necessary mitigation, which is currently under construction. For Access Management, the Loop Road Access Management Study is used. Referring to the study, the intersection of interest is referred to as the “Parcel 6A/6B Access.” This is the intersection of Nightshade Drive (f/k/a the Loop Road) and the extension of Nature View Drive. According to the study, the following is required at this intersection:

- East Bound Right-Turn Lane = 180 feet
 - This turn lane is provided
 - Refer to plan sheet C-701.
- East Bound Left-Turn Lane = 230’
 - Note that this was sized for assumed commercial in Parcel C
 - Sufficient space is provided for an EBL of up to 330 feet
 - For now, it is proposed that this area be installed as a 330-foot long striped gore area, in case the commercial configuration in Parcel C changes in the future
 - When Parcel C is constructed, the Parcel C developer can re-stripe the gore area to create a turn-lane of sufficient length to suit
- West Bound Left-Turn Lane = 205’
 - Nightshade Drive is proposed to terminate at this intersection; the eastward extension will be pursued in the future (either by this developer or the Parcel C developer)
 - The WBL will be installed when the road is extended eastward

Please note that no guidance is provided in the report for the length of left- and right-turn lanes from Nightshade onto Sunlake Boulevard. However, the three-lane section provides a dedicated left and dedicated right lane of sufficient length to accommodate the necessary lanes. Referring back to the Sunlake Boulevard Traffic Study, there are 282 PM Peak Hour right-turn movements at build-out. For a 45 MPH design speed, the deceleration distance is 185 feet, and per the LDC, the storage length is half of the PM Peak Hour turning movements. Accordingly, the right-turn lane length needs to be 326 feet. Our plans reflect that 350 feet of the two dedicated lanes are striped as turn lanes. The right-turn movement controls.

No sub-standard roadway study is required.

Other

Please note that, as part of this application, the applicant requests issuance of a Level of Service Certificate at the conclusion of the process.

Attached hereto are the items required for an electronic, simultaneous submittal.

1. Review Fee for \$2,298.00.
2. Submittal Application Form.
3. Content Checklist for the PDP.
4. Content Checklist for Stormwater.
5. Stormwater Calculation Checklist.
6. Timing and Phasing Application.
7. Alternate Standards Application – Dedication Waiver.
8. Alternative Standards Application – Minimum Frontage.
9. 8 1/2" x 14" Aerial with Site Plan.
10. Pre-application meeting notes.
11. Agent of Record Information.
12. Deed and Proof of Ownership Material.
13. Geotechnical Report.
14. Letter from State Division of Historical Resources.
15. Listed Species Report with Addendum.
16. Drainage Documents and Calculations.
17. Access Management Analysis Appendix A.
18. Access Management Analysis – Loop Road.
19. Access Management Analysis – Sunlake Blvd.
20. One (1) copy of the Construction Plans.
21. CD Containing All Files in PDF Form.

We appreciate your attention to this matter.

Sincerely,
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Edwin J. Rogers, P.E.
Senior Project Manager

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