

SUNRAY RETAIL

PROJECT NARRATIVE

PROJECT OVERVIEW

The proposed Sunray Retail project consists of the construction of a free-standing 5,100 sf retail building (user not yet determined) in the commercial outparcel located at the northeast corner of Sunray Drive and U.S. Highway 19. According to County Records, this outparcel was included in the design and permitting for the Holiday Centre Project (Project No. IIPR89-37), and included accommodations for access, water/sewer/fire protection and stormwater. This project includes the demolition of the existing drive-thru bank building, the construction of the free-standing retail building, and the associated parking as shown on the enclosed Construction Plans. The Dimensional Standards used in the design (from the Land Development Code) are as follows:

- Minimum Front Setback – 25 feet (Sunray and U.S. 19 frontages)
- Minimum Rear Setback – 0 feet
- Minimum Side Setback – 0 feet
- Maximum Floor Area Ratio – 0.50
- Maximum Building Height – 35 feet

PROJECT ACCESS

Access to the proposed project will be provided at the two existing driveway cuts along Sunray Drive and U.S. Highway 19 as shown on the Construction Plans included with this submittal. There are drive aisles provided through the existing parking lot for Holiday Centre which will be used for access.

UTILITIES

Utilities (water, sewer and reclaimed water) for the proposed building will be provided by Pasco County Utilities. As shown on the enclosed Construction Plans, there is an existing 6-inch water service stub out and an existing 6-inch sanitary sewer service at the southeast corner of the proposed building. These services will be used for the proposed retail building. (The location of these existing facilities were obtained from the Record Drawings prepared by King Engineering Associates Inc. dated 11/18/94.)

FIRE PROTECTION

Fire protection for the proposed building will be provided by the existing fire hydrant located adjacent to the northeast corner of the subject property. The proposed building is not scheduled to be sprinkled.

EXISTING WETLAND FEATURES

There are no wetlands on the subject parcel.

PROPOSED STORMWATER MANAGEMENT FACILITIES

The subject property was included in the overall design for Holiday Centre. A copy of the Record Drawings for the Paving, Grading and Drainage Site Plan prepared by King Engineering Associates, Inc. (KEA) (dated 11/14/94) and the basin map from Holiday Centre, also prepared by KEA (dated 11/2/93) have been included with this submittal. These documents show the details of the collection and retention system that will serve the proposed retail building. As shown on our enclosed Construction Plans, the existing inlets adjacent to the north and east boundaries of our subject parcel will be used for the collection of runoff from the proposed construction.

SURVEY DATUM USED IN DESIGN

Topographic data provided in the Construction Documents included in this submittal are provided in the North American Vertical Datum, 1988 (NAVD 88).

CORRIDOR PRESERVATION

The County's Comprehensive Plan and the Transportation Corridor Preservation Map and Tables identify the following right-of-way widths for the adjacent County roads:

Sunray Drive – 142 feet

U.S. Highway 19 – 235 feet

A review of the existing plans for these adjacent roadways indicates that there is approximately 35 feet and 100 feet of existing right-of-way from the construction centerlines adjacent to the subject property. As a result, we have identified the 36 feet and 18 feet of property along the respective road frontage that is to be set aside for future right-of-way on the Preliminary Site Plan (Sheet 6) included with this submittal.

LANDSCAPE PLAN

An overall landscaping and irrigation plan for the project has been included with the Construction Plans. These documents included details for the building perimeter landscaping, vehicular use landscaping, and the perimeter landscape buffers. As shown, the two required perimeter buffers along U.S. Highway 19 and Sunray Drive have been reduced to 10 feet due to the Corridor Preservation area that is required to be set aside for the proposed development.