



SPRING ENGINEERING, INC.
ENGINEERING • LAND PLANNING • ARCHITECTURE

January 29, 2015

Hand Delivered

Pasco County Planning & Development
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

ATTENTION: Plan Reviewer
REFERENCE: Terra Berra ALF
SEI Project No. 2015-13
SUBJECT: Project Narrative

Dear Reviewer:

We are proposing to construct a 150,000 S.F. new ALF along with asphalt parking and access road from Livingston Road in the vacant upland on and immediately adjacent to parcel 29-26-19-0000-00100-0040 (an 11.73acre site). The total project area is 6.73 acres with access via Livingston road (a county collector). Landscaping will be provided in accordance with land development code and utilities will be provided via existing utilities along Livingston Road. (Water and sewer by FGUA).

STORMWATER POND:

This site contains an existing wet pond permitted and constructed under ERP 43028095.001 and not used for this project. The proposed project area contains two pre-development basins: Basin 10 (3.40 ac) which drains to the north and Basin 20 (3.97 ac) which drains to the west. We are proposing to construct a Pond 100 along the north property boundary to intercept the runoff from Post-Development Basin 100 and discharge it at a rate no greater than the historic rate (Basin 10) for a 25 year – 24-hour storm. We are proposing to construct a pond 200 along the west property line to intercept the runoff from post-development basin 200 and discharge it at a rate no greater than the historic rate (Basin 20) for a 25 year – 24-hour storm.

FLOODPLAIN:

The site and project area are within Flood Zones “X”, “A” and “AE”. While the ALF and parking will not impact any flood zone, the proposed access connection to Livingston Road and Pond 200 will impact Flood Zones “AE” (BFE = 68.6), “AE” (BFE = 67.2) and “A”. Flood Zone “AE” (BFE = 68.6) appears to be a historic depression (Borrow pit) that discharged along a narrow swale (Zone “A”) to an off-site flood zone “AE” (BFE = 67.2) which is under the future Livingston Road right-of-way. The existing wet pond located in the southeast corner of our site

appears to have been constructed to provide upstream compensation for anticipated minor impacts to the floodplain associated with the development of Livingston Road and the Terra Bella MPUD.

Thus, while minimal floodplain impacts are anticipated in association with the extension of Livingston Road, no additional floodplain compensation is proposed. The proposed construction is expected to have no adverse impact to any 100-year flood plains.

GEOTECHNICAL HAZZARDS:

Taken directly from the Geotechnical report:

“Based on the deep SPT borings performed within the proposed building envelope, there is no dominant factor present. Therefore, in our opinion, the potential of sinkhole formation beneath building or pavement areas of the site during a 25 to 30-year useful structure life is average for the area. However, the site and general region could be adversely impacted if significant short and/or long term fluctuation of the potentiometric surface were to occur from environmental factors or man-made activities. Therefore, we recommend that no water supply or irrigation well should be located within 500 feet of the building footprint.

Based on the above discussion it does not appear that any ground modification is necessary at this point. Due to general sinkhole potential of the area coverage including a loss of revenue provision in addition to property damage, should be considered.”

Please review this information and issue your approval as soon as possible. Please call our office if you have any questions or need additional information.

Sincerely,

SPRING ENGINEERING, INC.


Arthur T. Pollard, R.A., LEED AP
Project Manager

ATP/sg

Enclosures

cc: Mark Marlow (via email)
Cheryl Henwood, SEI