

HUNTERS RIDGE MULTIFAMILY

PROJECT NARRATIVE

PROJECT OVERVIEW

Hunters Ridge Multifamily is a 41 unit senior apartment complex located on approximately 5.0 acres located north of Ranch Del Rio Drive and East of Little road in Pasco County, Florida. Included with the proposed project are a total of nine (9) single story buildings, which include the pool cabana, and eight (8) attached residential buildings. These residential buildings ranch in size from a 2-unit building to a 7-unit building, with some including attached garages, and others including street parking adjacent to the respective units.

The current zoning of the property is C-2. The resulting dimensional standards used in the design are outlined on the Cover Sheet of the enclosed Construction Plans. These Standards include the following:

- Building Setbacks (Min.): Front = 25', Side = 0' and Rear = 0';
- Max. Allowable Building Height: 60' (Proposed Max. Height = 22');
- Landscape Buffers: North – Type B (15'), and 0' (adjacent to wetland/residential); West – Type B (15'); South – Type B (15'); East – 0'.

PROJECT ACCESS

Access to the proposed development will be from the existing private access driveway off Rancho Del Rio Drive. In its current configuration, this 24 foot driveway runs along the southwest side of the development, through an access easement (of varied width) that is provided through the *Declaration of Restrictions, Covenants and Conditions and Grant of Easements* that is recorded in O.R. Book 3758, Pages 1133-1179 of the Official Records of Pasco County, Florida. As indicated in the enclosed Construction Documents, the Developer is proposing to install Type D curbing and a 5 foot sidewalk along the north side of this existing access drive.

From this existing access driveway, there are two proposed access points into the multifamily development. Both access points are gated, with the one to the northwest side of the project being the main access point, providing ingress and egress to the development. The secondary access point (near Rancho Del Rio) is proposed as an exit only gate due to its proximity to the intersection, and the limited depth of the parcel prohibiting the space to provide the required setback of the gate. Furthermore, due to these conditions, this secondary gate is proposed as a sliding gate, for the reasons mentioned above.

PEDESTRIAN CONNECTIVITY

A five foot sidewalk is proposed along the north side of the existing access driveway to the project site, providing a continuation of the existing sidewalk that runs along the west side of Ranch Del Rio Drive. This proposed sidewalk will complete the pedestrian connection from Ranch Del Rio Drive to the existing shopping center located to the northwest of the proposed development.

PARKING

Parking for the project is provided through a combination of traditional on-street spaces, and the proposed driveways and garages on a portion of the multifamily units. As outlined in the Land Development Code, the required parking includes two spaces per unit, plus one space for every four visitors, or 93 spaces. The proposed parking is calculated as follows:

Garages – 26 spaces

Driveways (18'x20') – 26 x 2 = 52 spaces

On Street Parking – 25 Spaces (23 Standard + 2 Handicap)

TOTAL = 103 Spaces

UTILITIES

Utilities (water, sewer and reclaimed water) for the proposed development will be provided by Pasco County Utilities. Water service to the project will be provided by the existing 8 inch water main that is located along the north side of the existing access driveway. As indicated on the enclosed Construction Documents, an 8"x8" wet tap of this existing main is proposed at the southeast corner of the project (near the Ranch Del Rio intersection), and a two-inch master meter is provided within the proposed 15'x15' utility easement at this location. From that connection/meter location, this two inch water "service" is looped through the proposed development, providing service connections to each of the 41 proposed dwelling units.

Sewer service to the project will be provided by the existing private lift station located northwest of the proposed multifamily development. The existing manhole (S-1) located within the access drive along the northwest side of the project will be cored to provide the required gravity connection to the system, with five new manholes, and approximately 850 linear feet of new 8-inch gravity sewer being installed as part of this project. A combination of single and double sewer service laterals are proposed providing service to each of the 41 multifamily units. The rights and provisions for the connection to this private sewer system are outlined in the *Declaration of Restrictions, Covenants and Conditions and Grant of Easements* that is recorded in O.R. Book 3758, Pages 1133-1179 of the Official Records of Pasco County, Florida, which has been included with this submittal.

FIRE PROTECTION

Fire protection for the proposed development will be provided through a combination of fire sprinklers in most of the units (Buildings 1-6) and the two fire hydrants proposed as part of this development. An eight-inch fire line is to be looped through the development, as indicated on the enclosed Construction Documents. A flow test on the existing hydrant (No. 36-092) located adjacent to the southern boundary of the project was completed by the Pasco County Utilities Department on February 2, 2016. This test indicated a flow of 1,210 gallons per minute, with a residual pressure of 56 psi. A copy of this test report has been included with this submittal.

EXISTING WETLAND FEATURES

The environmental features within the project boundary, as well as for the surrounding property was covered by permitting efforts for the River Crossing and Hunters Ridge developments. Specifically, MSSW 881.005, permitted as River Crossing Unit 12 (a.k.a. Hunters Ridge Unit Six), included impacts to existing wetlands prior to the development of the subject property as well as the other adjacent commercial and residential parcels. These permitted impacts were completed with these adjacent developments, and as a result there are no existing wetlands within the limits of the subject property.

A copy of the Environmental Map included with this aforementioned permit has been included with this submittal. As indicated on this exhibit, the required/permitted 15-foot buffer along the existing wetland located along the northeast boundary of the subject property was used to establish the parcel boundary when the property was subdivided with the surrounding development. This document has been reviewed with Mr. David Sauskojus with the Southwest Florida Water Management District, and he is in agreement that this property boundary is along this wetland buffer line.

As a result, there are no wetland impacts (or buffer impacts) within the limits of the proposed project.

EXISTING (NATURAL) DRAINAGE PATTERNS

The subject property lies entirely within the Pithlachascotee River watershed. The existing topography of the subject property ranges from approximately 27.5 (ft-NAVD) along the southwest property boundary, down to elevation 25.0 (ft-NAVD) along the north and western limits of construction. Under the pre-development conditions, runoff from the site follows this existing topography from the south to the north, where it flows into the adjacent (off-site) wetland to the northeast, or to the existing ditch that runs through the northwest side of the project site.

In addition to runoff from the site, there are two conveyance systems which run through the project site. The first system is a series of pipes (ranging in size from 24 inch to 48 inch) that are used to convey runoff from the three commercial outparcels and the existing access drive located to the south of the subject property to the existing stormwater management facility (Pond 8) located to the north. The second system is an open channel section that conveys runoff out of the aforementioned Pond 8, to the south to the existing double 30 inch pipes that ultimately convey runoff to the southwest, to the Little Road right-of-way. These shared drainage rights with the adjacent parcels are outlined in the Drainage Easement recorded in O.R. Book 1910, Pages 807-827 of the Public Records of Pasco County, Florida. A copy of this easement document has been included with this submittal.

PROPOSED STORMWATER MANAGEMENT FACILITIES

The development of the subject property was included in MSSW 881.005, which was issued for River Crossing Unit 12 (a.k.a. Hunters Ridge Unit 6). A copy of the Master Drainage Report prepared by Casson Engineering Company (dated September 1989) has been included with this submittal for reference purposes. As indicated in this report, and as shown on the enclosed Post Development Topographic Map, the subject property is part of Basin 8, which in total is shown as 35.3 acres. The curve number calculations included in this report show a Curve Number (CN) of 98 was used in the stormwater calculations for their entire commercial portion of this basin. The percentage of imperious

cover for the proposed multifamily development would result in a CN of 94 (for the existing Type D soils), which is below the curve number used in the original calculations.

In addition, the enclosed Master Drainage Report and Post Development Topographic Map shows that Pond 8 (to the northeast of the proposed site) was designed to accommodate the runoff from the proposed development, as well as the commercial parcels to the south and west. As a result, the previously mentioned closed conveyance system has been designed to accommodate the runoff from the proposed development, as well as the existing runoff from the outparcels to the south. The reconfiguration (or re-routing) of the system through the proposed developed has been prepared to move the existing pipes out of the proposed building footprints, with care taken to provide adequate drainage easements over this closed conveyance system.

In the proposed conditions (as shown on the enclosed Construction Documents), the existing open channel currently conveying outflow from Pond 8 to the existing double 30-inch pipe system at the southwest corner of the subject property is to be replaced with an extension of this close conveyance system (to the northern side of the multifamily site). This closed conveyance system represents what was originally permitted under MSSW 881.005, as shown on the Post-Development Topographic Map included with this submittal.

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.