



SITE DATA

PARCEL ID. NO.: 07-26-16-0090-00300-0020 (NORTH PARCEL) (TRACT 40-A)
 PARCEL ID. NO.: 07-26-16-0090-00100-0020 (SOUTH PARCEL) (TRACT 40-B)

GROSS SITE ACREAGE (NORTH PARCEL) (TRACT 40-A) : 3.95 AC. (171,891 sf)
 LESS WETLANDS: 2.02 AC. (87,816 sf)
 NET ACREAGE: 1.93 AC. (84,075 sf)

GROSS SITE ACREAGE (SOUTH PARCEL) (TRACT 40-B) : 14.95 AC. (651,152 sf)
 LESS WETLANDS: 9.33 AC. (406,352 sf)
 NET ACREAGE: 5.62 AC. (244,800 sf)

AGGREGATE GROSS SITE ACREAGE: 18.90 AC. (823,043 sf)
 AGGREGATE WETLANDS ACREAGE: 11.35 AC. (494,168 sf)
 AGGREGATE NET ACREAGE: 7.55 AC. (328,875 sf)

PASCO CO. ZONING DISTRICT: MF-2
 PASCO CO. FUTURE LAND USE: RES-24

PROPOSED CITY OF NEW PORT RICHEY ZONING DISTRICT: RPD (RESIDENTIAL PLANNED DEVELOPMENT DISTRICT)
 PROPOSED CITY OF NEW PORT RICHEY FUTURE LAND USE DESIGNATION: HDR-24 (HIGH DENSITY RESIDENTIAL, 24 DU/GROSS AC)

RESIDENTIAL DENSITY: ALLOWABLE RESIDENTIAL DENSITY: 24 DU/GROSS AC
 PROPOSED RESIDENTIAL DENSITY: 82 DU / 7.55 NET AC = 10.86 DU/NET AC.

NON-RESIDENTIAL DEVELOPMENT:
 CLUBHOUSE: 2,400 SQ. FT.
 GAZEBO: 442 SQ. FT.
 TOTAL: 2,842 SQ. FT.

LOT COVERAGE:
 TOWNHOMES: 32 UNITS X 1000 SQ. FT./UNIT = 32,000 SQ. FT.
 APARTMENT BLDG.: 13,300 SQ. FT.
 CLUBHOUSE: 2,400 SQ. FT.
 GAZEBO: 442 SQ. FT.
 GATE HOUSE: 80 SQ. FT.
 TOTAL: 48,222 SQ. FT.
 % COVERAGE: 48,222 SQ. FT./328,875 SQ. FT. = 14.67% (NET AGGREGATE ACREAGE BASIS)

IMPERVIOUS SURFACE COVERAGE:
 BUILDINGS: 48,222 SQ. FT.
 DRIVEWAYS AND SIDEWALKS: 18,513 SQ. FT.
 DRIVE AISLES AND ACCESSES: 84,388 SQ. FT.
 POOLS, DECKS AND PATIOS: 6,134 SQ. FT.
 TOTAL: 157,255 SQ. FT.
 % COVERAGE: 157,255 SQ. FT./328,875 SQ. FT. = 47.82% (NET AGGREGATE ACREAGE BASIS)

ON-SITE PARKING REQUIREMENTS:
 CLUSTER/MULTI-FAMILY DEVELOPMENT
 TOWNHOMES: 2 SPACE/UNIT X 32 UNITS = 64 SPACES
 TOWNHOMES (VISITORS): 0.5 SPACE/UNIT X 32 UNITS = 16 SPACES
 TOWNHOMES TOTAL: 80 SPACES

PARKING PROVIDED (TOWNHOMES): 128 SPACES (TWO GARAGE SPACES/UNIT+TWO DRIVEWAY SPACES/UNIT)
 PARKING PROVIDED (TOWNHOME VISITORS): 22 SPACES
 PARKING PROVIDED (TOWNHOME TOTAL): 150 SPACES
 PARKING RATIO PROVIDED (TOWNHOME): 150 SPACES/32 UNITS = 4.69 SPACE/UNIT

STUDIO APARTMENTS: 1.0 SPACE/UNIT X 17 UNITS = 17 SPACES
 1 BR APARTMENTS: 1.5 SPACE/UNIT X 17 UNITS = 26 SPACES
 2 BR APARTMENTS: 2 SPACE/UNIT X 16 UNITS = 32 SPACES
 APARTMENTS (VISITORS): 0.5 SPACE/UNIT X 50 UNITS = 25 SPACES
 APARTMENTS TOTAL: 100 SPACES

PARKING PROVIDED (APARTMENTS): 87 SPACES
 PARKING RATIO PROVIDED (APARTMENTS): 87 SPACES/50 UNITS = 1.74 SPACE/UNIT

NOTE: PARKING RATIO PROVIDED EXCEEDS ITE PARKING GENERATION MANUAL (5TH ED.) FOR MID-RISE APARTMENT BLDG. (1.31 SPACES/UNIT)

TRAFFIC/TRANSPORTATION:
 AVERAGE DAILY TRIPS: 5.81 VTD/DU X 32 DU = 186 VTD
 AM PEAK HOUR: 0.44 VTE/DU X 32 DU = 15 VTE (3 ENTERING/12 EXITING)
 PM PEAK HOUR: 0.52 VTE/DU X 32 DU = 17 VTE (5 ENTERING/12 EXITING)

PROPOSED TRIP GENERATION (APARTMENTS) (ITE LUG 220):
 AVERAGE DAILY TRIPS: 6.65 VTD/DU X 50 DU = 333 VTD
 AM PEAK HOUR: 0.51 VTE/DU X 50 DU = 26 VTE (6 ENTERING/20 EXITING)
 PM PEAK HOUR: 0.62 VTE/DU X 50 DU = 31 VTE (10 ENTERING/21 EXITING)

FLOOD ZONE:
 ZONES: AE (10) AND AE (11) PER FIRM 12101C03510, EFFECTIVE JUNE 5, 2020

MAXIMUM BUILDING HEIGHT: 50 FT

UTILITY SERVICES:

	TYPE	PROVIDER
WATER:	PUBLIC WATER SUPPLY SYSTEM	F.G.U.A.
SEWER:	PUBLIC SEWAGE COLLECTION SYSTEM	F.G.U.A.
ELECTRIC:	OH	DUKE ENERGY
COMMUNICATIONS:	OH, FUG	SPECTRUM/FRONTIER

NO.	DATE	REVISION
1		
2		
3		
4		
5		

AQUA RESERVE TOWNHOMES AND APARTMENTS
SEAFORREST DR., NEW PORT RICHEY, FLORIDA
HUDSON BAY DEVELOPERS, LLC

√2gH Solutions
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