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October 15, 2013

Ms. Donna Huber
Pasco County Development Review
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

Re: Wiregrass Parcel M11
Simultaneous Submittal (Non-Residential Subdivision)

Dear Ms. Huber:

Pursuant to the pre application meeting held on August 13, 2013, with Pasco County Staff, and on behalf of our client, Locust Branch, LLC, King Engineering Associates, Inc. (King) is submitting to your attention the Simultaneous Submittal Plan package for your review and approval of the referenced project.

As discussed at the pre application meeting, the attached plans designate the proposed (six) lot boundaries, and provide the design of the S.R. 581 decel (right turn) lane and east/west driveway connection from S.R. 581 to Legacy Blvd., as is required by previous Pasco County condition of approval from the County Memo ZN11-529 for the 2PR11-001 project.

Enclosed, as part of the standard submittal requirements, are the following items:

- Pasco County Zoning & Site Development Submittal Application Form Preliminary/Construction/Stormwater Management Plan
- Pasco County Zoning & Site Development Content Checklist for Preliminary Development Plans – NonResidential.Mixed Use, Construction Plan, and Stormwater Plan Developments Simultaneous Submittal (PDPCPSW-NR/MU)
- One (1) copy of the Pasco County pre application meeting notes
- One (1) copy of the Pasco County Memo ZN11-529 (conditions of approval)
- One (1) signed and sealed set of Preliminary Site & Civil Construction Plans
- Review fee for Simultaneous Submittal Package (\$3,480.00) made payable to the Pasco County BOCC
- One (1) copy of the Agent of Record Letter
- One (1) copy of Timing & Phasing Substandard Road Review Application
- One (1) Copy of the Access Connection Permit Application
- One (1) copy of the Geotechnical Investigation Report
- One(1) signed and sealed Stormwater Drainage Analysis Report with Exhibits
- One (1) CD of the Simultaneous Submittal package contents

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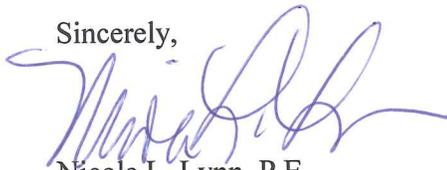
In consideration that the subject parcel is a component of the Wiregrass Ranch DRI, the applicant intends to comply with all applicable conditions of the issued Development Order, including those conditions relative to the listed wildlife species. The DRI Master Developer submitted the required Ground and Surface Water Monitoring Program and the required EMP, inclusive of all components outlined in the referenced DO conditions, on April 9, 2008. It is understood that the County Biologist has reviewed and approved the EMP, as submitted.

It should also be noted that the utilities for this project were previously permitted, constructed and certified with Pasco County, and that no revisions to those utilities are proposed herewith.

Lastly, as also discussed during the County pre application meeting, the preliminary plat is being submitted simultaneously with this construction plan submittal. As such, it is understood that the construction plan approval is required prior to the approval of the plat.

Should you have any questions or require additional information, please do not hesitate to call me at (813) 880-8881.

Sincerely,



Nicole L. Lynn, P.E.
Project Manager

NLL/pre

Enclosures

cc: J. Michael Gramling, Locust Branch, LLC
Scott Sheridan, King
PC Team
File 4463-014-000