



December 30, 2013

Pasco County Development Review
8731 Citizens Drive Suite 320
New Port Richey, Florida 34654

**Re: CR 54 Commercial Site
Simultaneous Submittal - Commercial
Parcel ID # 14-26-19-0000-00700-0020
Wesley Chapel, Florida**

Dear Sir / Madam:

Please find the following information for the CR 54 Commercial Site project located just south of Magnolia Blvd. on CR 54 (Parcel ID # 14-26-19-0000-00700-0020):

- (1) Signed and Sealed Plan Set
- (1) Signed and Sealed Drainage Report
- (1) Signed and Sealed Geotechnical Report
- (1) CD which contains Plans and Drainage Report in .pdf format.
- (1) Submittal Application Form
- (1) Checklist for Simultaneous Submittal - Commercial
- (1) 8.5" x 14" Aerial Map of the Site
- (1) Pre-Application Meeting Minutes
- (1) Approval for Re-Zoning site to C-2.
- (1) Access Application
- (1) Copy of the Deed
- (1) Correspondence for No Habitat Study required.
- (1) Check for \$877.25 for the application fees.

Bill Austin (Owner) is proposing to construct a light industrial / warehouse facility with 7,000 sf of building which will include parking areas, a driveway, drive aisles, and dry retention facility in Wesley Chapel, Florida. Advantage Engineering, Inc. has been retained by the Mr. Bill Austin to design the site grading, stormwater, and utilities for the proposed facility. The project site is located in Section 14, Township 26 South, and Range 19 East in Wesley Chapel, Florida, and bordered by County Road 54 to the north, a vacant parcel to the east, and a vacant parcel to the west and south. Some of the key items are mentioned below.

The intent is provide a septic tank with a drainfield onsite to service the proposed facility. For the water service, the intent is to connect to the 6" water supply line located approximately 120 feet to the east (within the right-of-way) at an existing hydrant. A 4" tee with a cap was proposed for the future development of the adjacent site to the east. The stormwater runoff from the site will be handled by a dry retention system which will require excavation to the seasonal high water elevation at 61.5 ft. The site is also located in an AE Flood Zone which was modeled using the

**Advantage Engineering, Inc.,
3914 Flatiron Loop #102, Wesley Chapel, Florida 33544
Office (813) 975-9638 Fax (813) 994-5265**

latest approved ERP No. 44010934.006 from the Trout Creek Model to determine the impact of fill from the 1.03 acres site. No adverse impacts are anticipated based on the analysis. Also, due to the amount of paper, the complete ICPR boundary conditions are on the .pdf report provided on the CD.

Please contact us with any question or if you need additional information. You can reach me at directly at (813) 267-8980 or Carl H. Irwin, P.E. at (813) 267-8976.

Advantage Engineering, Inc.
Sincerely,



Brian A. Acken, P.E.
Project Engineer

cc: Carl H. Irwin, P.E.

