



**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

February 26, 2014

Michele L. Crary  
Permit and Development Information Services  
Development Services Branch  
8731 Citizens Drive, Suite 230  
New Port Richey, FL 34654

**RE: Concord Station - Phase 5 Units A1, A2, Sunlake Blvd Phase III and Lake Patience Rd  
Construction/Stormwater Management Plans  
Pasco County Initial Submittal**

Dear Michele:

On behalf of our Client, Concord Station, LLP, Florida Design Consultants, Inc. (FDC) is submitting the enclosed submittal package for the above-referenced project.

The proposed work consists of the construction of 152 single-family lots with the associated roads, infrastructure, and stormwater management system. The project includes the continuation of the eastern two (2) lanes of Sunlake Boulevard, from the entrance to Concord Station Phases 3A and 3B northward to Lake Patience Road. The project also includes the construction of the northern two (2) lanes of Lake Patience Road from Sunlake Boulevard eastward to the Concord Station property line.

1. One (1) CD containing pdf copies of the entire content review package
2. One (1) signed and sealed set of Construction Plans
3. One (1) completed copy of the Pasco County Submittal Application Form
4. One (1) completed copy of the Pasco County Content Checklist for Construction Plans (CP/SW)
5. One (1) copy of the Pasco County Content Checklist for Construction Plans (CP/SW), as reviewed by Michele Crary on February 21, 2014
6. One (1) signed and sealed copy of the Drainage Report
7. One (1) check in the amount of \$1,404.00 made payable to the Pasco County Board of County Commissioners (BOCC) for the review fee
8. One (1) copy of the Parcel Identify Output data as obtained from the Pasco County Property Appraiser website
9. One (1) copy of the Special Warranty Deed between JDI Land, LLC and Concord Station, LLP
10. One (1) copy of the Location Map with Aerial

Michele L. Crary  
February 26, 2014  
Page Two

11. One (1) copy of the Aerial Overlay (8½"x14" size)
12. One (1) copy of the 200-scale Site Map
13. One (1) copy of the Pre-Application Meeting Notes (dated 4/29/13)
14. One (1) copy of the Initial Certificate of Capacity, issued 4/17/09
15. One (1) copy of the Concord Station Concurrency/Plan Extension Letter from Pasco County, dated February 12, 2012
16. One (1) copy of the approved MPUD Amendment, dated 1/30/06
17. One (1) copy of the most current approved MPUD Amendment, dated 12/28/10
18. One (1) copy of the e-mail confirmation that no additional tree surveys are required for this project
19. One (1) copy of the revised Preliminary Plan, as approved by Pasco County dated 2/15/13
20. One (1) copy of the Report of Geotechnical Exploration, as prepared by Faulkner Engineering Services, Inc., dated October 2006
21. One (1) copy of the Report of Stormwater Pond Soils Study, as prepared by Faulkner Engineering Services, Inc., dated December 2006
22. One (1) copy of the Report of Geotechnical Investigation, as prepared by Faulkner Engineering Services, Inc., dated January 8, 2014

If you have any comments or questions, please contact me at (727) 849-7588 or [jdenny@fldesign.com](mailto:jdenny@fldesign.com).

Sincerely,



Jeffrey W. Denny, P.E.  
Project Manager

Enclosures

c: Craig Hotop, Lennar Homes, LLC, w/Encl.  
Al Belluccia, P.E., FDC, w/o Encl.  
File 0595-0220-40.01