

**R. J. KIELTY PLUMBING HEATING & COOLING, INC.  
MASSACHUSETTS AVENUE & OSTEEN ROAD  
SECTION 34, TOWNSHIP 25 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA**

**NARRATIVE**

R. J. Kielty Plumbing Heating & Cooling, Inc. is proposing to relocate their office and warehouse to a site on Massachusetts Avenue and Osteen Road consisting of 7.04 acres. Construction of a 12,320 SF office building and a 24,000 SF warehouse building is proposed. The structure will consist of two (2) pre-engineered buildings joined at the common wall. The slab elevation for the office building is elevation 20.5 and elevation 20.0 for the warehouse building. The retention for the entire site will be located at the northwest area of the property.

All of the traffic access to the site will be from Osteen Road to the northeast and Massachusetts Avenue to the south.

The entire site shall be chain-link fenced with three (3) internal gates.

All material deliveries shall be on Osteen Road to the north.

The buildings shall have a fire sprinkler system.

There shall be no construction in the flood plane areas.

There shall be no construction within the FEMA flood plane.

All landscaping shall conform to the standards of the Pasco County Landscape Code. The trees that are located in the southwest section of the property shall be preserved and utilized as a buffer.

The material that is cut from the retention areas will be utilized on site for up-grading the building foundation.