



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

October 16, 2014

Tuyen L. Tan, P.E.
King Engineering Associates, Inc.
4921 Memorial Highway, Suite 300
Tampa, FL 33634

West Pasco Government Center
Planning & Development Department
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
Telephone: (727) 847-8132
Fax: (727) 847-8901

RE: Talavera Phase 1 A – SDU05-060
Non-Substantial Modification – PP/CP/SW

Dear Ms. Tran:

Staff has reviewed the revised plans as received on August 28, 2014. The plans were reviewed and approval for only those items shown on the attached letter dated June 13, 2014.

The modification as mentioned above has been approved on October 15, 2014, with the following conditions:

1. All conditions of approval pursuant to Memo No. DR05-2234 approved on August 11, 2005; Memo No. DR06-295 approved on November 17, 2005, Memo No. DR06-406 approved on December 15, 2005, and a modification on July 16, 2007.
2. Prior to record plat, the applicant/developer shall provide the following:
 - a. The complete notarized acknowledgement portion attached must be received by the Planning and Development Department.
 - b. When resubmitting for final distribution on sheet SP-1 revise the phase lines to be more defined.
3. The owner is hereby notified that any additional revisions must be submitted to Planning and Development for review and approval.

Should you have any questions or need additional information, please do not hesitate to contact this office.

Sincerely,

Beverly Trudell
Beverly Trudell
Senior Development Technician

Corelynn Burns
Corelynn Burns
Planner II

Attachment: Modification Letter (Narrative) as dated June 13, 2014

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date),
by _____ (name of
corporation acknowledging) a _____ (State
or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me
or who has produced _____ (type of identification) as
identification.

Seal:

_____ NOTARY



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4921 Memorial Highway
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Pasco 727.846.0904

June 13, 2014

Ms. Michele Crary
Pasco County Development Review Department
8731 Citizens Drive - Suite 230
New Port Richey, FL 34654

Re: Talavera Phase 1A Non-Substantial Amendment
Simultaneous Preliminary Site Plan and Phase 1A Construction Plans Non-Substantial Amendment

Dear Ms. Crary:

Following meeting with Corelynn Burns and Todd Engala on May 14, 2014, we are proposing to sub-phase the approved construction plans for Talavera Phase 1A (353 units) into three sub-phases: Phase 1A-1 (106 units), Phase 1A-2 (142 units) and Phase 1A-3 (105 units). The plans have been updated to reflect construction phasing, remove littoral shelves from the stormwater ponds, relocate the model center lot designations, update Talavera Increment 1 preliminary plan to match construction plans, and update construction plans to address FDOT and Utility review. A detailed List of Revisions is attached with this submittal. No substantial change to design or layout is proposed; the majority of the revisions are for more precise grading updates to meet current ADA requirements at intersections and minor shifts to avoid conflicts.

Please note that following a pre-application meeting with SWFWMD on 5/28/14, the removal of littoral shelves from stormwater ponds is a minor revision to the permit. SWFWMD's guideline is that littoral shelves are no longer effective for treatment; deep wet pools are more effective for removal of nutrients. We will be resubmitting permit modifications to SWFWMD to address the sub-phasing and removal of littoral shelves.

On behalf of our Client, M/I Homes, King Engineering Associates, Inc. (King) is submitting the following for your review and approval for the referenced project:

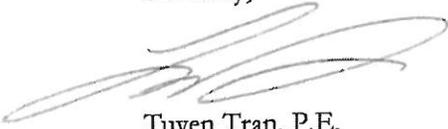
- Pasco County Modification Application form
- One (1) signed and sealed set of Preliminary Site Plans/Construction Plans
- Review fee of \$953.00 made payable to the Pasco County BOCC (\$600 base fee plus \$1/lot)
- Attachment "A" – List of Revisions
- Revised Drainage Analysis for Interim Condition Phase 1A-1
- Revised Drainage Analysis for Interim Condition Phase 1A-2 (Phase 1A-1 reflected as existing)

Ms. Michele Crary
June 13, 2014
Page 2 of 2

- The Ultimate Condition Phase 1A-3 will not be modified from approved drainage model
- One (1) CD of the Submittal package contents

Your assistance with this project is greatly appreciated. Should you have any questions or require additional information, please do not hesitate to call me at (813) 880-8881.

Sincerely,



Tuyen Tran, P.E.
Senior Project Manager

TLT/mck/ajt

Enclosures

cc: Chris Santoro, M/I Homes
PC Team
File: 3855-006-001

Attachment "A"

**Talavera (Phase 1-A)
List of Revisions**

Sheet	Revisions
Cover Sheet	Added sheet number call-offs for DOT-19A, DOT-20A, DOT-21A, DOT-22A; added sheets WU-5, PS-3 & LS-3 through LS-5 & DOT-26; revised sheet titles for DOT 0 – DOT-2, DOT 5 – DOT-6, DOT-12, DOT-17 & DOT-18, PS-1 through PS-3, E-1 through E-3; deleted sheets DOT 7 – DOT-10 & DOT-25.
NTS-1	Added note # 29, #30 and contractor's responsibilities note and phasing line.
NTS-2	Added wall note.
SP-1	Added subphasing 1A-1 to 1A-3 & split Phase 1A lots to Phases 1A-1 to 1A-3 lots.
HC Key	Added subphasing 1A-1 to 1A-3.
HC-1 to HC-5	Removed 5' telecommunications easements; revised sidewalk ramps, removed littoral zones from ponds 100, 105, 110, 150, 160, 170, 180, 190, 220, 300 & 370 & removed all signage and striping information.
HC-5	Add 22' pavement width.
SPM Key	Added subphasing for Phase 1A-1 to Phase 1A-3
SPM-1 to SPM-10	Added subphasing 1A-1 to 1A-3; revised sidewalk ramps and removed littoral zones from ponds 100, 105, 110, 150, 160, 170, 180, 190, 220, 300 & 370.
SPM-1	Added 1 street sign & 1 keep right sign with yellow object marker and revised legend.
SPM-2	Added 1 temporary barricade.
SPM-4	Added entry sign detail.
SPM-5	Added 1 temporary barricade.
SPM-6	Added 1 temporary barricade.
SPM-7	Added 1 street sign and 1 temporary barricade.
SPM-8	Added 1 street sign.
SPM-10	Added 1 street sign.
PG-KEY	Added subphasing 1A-1 to 1A-3,
PG-1 to PG-14	Added subphasing 1A-1 to 1A-3; added elevations on cover lots @ R/W, added intersection grades, added high and low points, added block numbers, revised sidewalk ramps, removed littoral zones from ponds 100, 105, 110, 150, 160, 170, 180, 190, 220, 300 & 370, added new note for cross section locations to be on sheet PGD-4.
PG-2	Added stabilized subgrade at crossing, added 5LF 15" RCP, limits of riprap and specific FDOT Index for railing.
PG-4	Added access/ road/pipe detail, added 1LF 24" RCP, added specific FDOT Index for railing, added stabilized subgrade at crossing, added limits of riprap.
PG-5	Revised finished floors Block 15 lots 14, 18 & 19, revised rear lot elevation Block 15 lots 12/13, 13/14, 14/15, 15/16, 16/17 and Block 11 lots 18/19, 19/20, 20/21, revised rear lot elevations Block 12 lots 23-30 & Block 13 lots 33-41, labeled curbs and transitions.
PG-6	Revised finished floors Block 12 lots 45-51, Block 11 lots 10, 12-14, revised grading at intersection and for grading in Block 12 lots 45-51 and Block 11 lots

	10-14, revised mid-point grade in Block 12 lots 43/44 and Block 10 lots 28/29 and rear lot grade Block 10 lots 28/29, labeled curb and transitions.
PG-7	Revised finished floors on Block 18 lots 35-37, moved PS tract and revised its grading, revised grading along lot line on Block 18 lot 32/33, revised rear lot grades for Block 13 lots 18-22 and Block 12 lots 28-32.
PG-8	Revised grading at intersection to move the HP to the phase line; revised finished floors Block 11 lots 1, 6-9, 31 & 32, Block 12 lots 13, 16-18 & 23 & Block 18 lots 24 & 30, revised rear yard elevations Block 13 lots 3/4, 4/5 & 5/6, Block 18 lots 20/21, 23/24, 24/25, 25/26, 26/27 & 28/29, revised mid-point elevations Block 12 lots 16/17, 17/18 & 18/19, revised rear yard elevations Block 12 lots 19-27 and Block 13 lots 7-17; revised front yard elevations Block 10 lots 24-28, Block 11 lots 1-9, 31 & 32, Block 12 lots 11-19, moved DS-150; deleted 16LF 48" RCP.
PG-9	Revised rear yard elevations on Block 10 lots 9-28, revised front yard elevations Block 10 lots 13-19 & Block 12 lots 12-13 & revised elevations on lot 8/9 & 9/10 lot lines; added 18" brick and mortar plug; revised intersection grading.
PG-10	Revised rear lot elevations on Block 3 lots 9/10, Block 2 lots 20-26 & Block 5 lots 70/71. Moved pump station tract and regarded tract; moved DS-370; deleted 4LF 24" RCP.
PG-11	Revised rear lot elevations on Block 19 lots 2-11 & Block 18 lot 2, revised finished floor elevation Block 13 lot 1, revised layout of future park amenity.
PG-12	Revised finished floor elevation Block 5 lot 34, revised rear lot elevations Block 5 lots 32, 34 & 35 & Block 5 lots 7-9 & Block 2 lots 2-3.
PG-13	Revised rear lot elevations Block 3 lot 2, Block 2 lots 2-20 & lots 26-41 & Block 5 lots 8-32, lots 51, 58 & 59.
PG-14	Revised finished floor elevation Block 5 lot 67, revised rear lot elevations Block 2 lots 19 & 20, Block 5 lots 52-57, 59, 62, 63, 67 & 68; moved DS-190; deleted 8LF 18" RCP, moved DS-180, deleted 4 LF 42" RCP.
SW-KEY	Added sub-phase limits Phase 1A-1 through 1A-3.
SW-1 to SW-10	Removed stations from laterals based on roadway centerline; removed 5' telecommunications easement located outside the 10' utility easement in the lots. Cable TV and phone relocated to within the 10' utility easement with power. Added sub-phase information. Removed littoral zones from ponds 100, 105, 110, 150, 160, 170, 180, 190, 220, 300 & 370, added stabilized subgrade at crossing
SW-1	Added temporary construction service; moved SMH 1 and moved SMH13 to avoid conflict; added sample points; relocated proposed 12" WM in U.S. Hwy 41; deleted proposed 16" FM and added existing 16" FM and 8" connections in U.S. Hwy 41; added chlorination point; removed proposed 16" FM notes; revised park amenities service to 2".
SW-2	Moved SMH 78 to avoid conflicts; adjusted laterals from MH 78 to MH79; added sample points
SW-3	Moved SMH 81 to avoid conflict; add sample points.
SW-4	Removed 5' easement and lateral stations only
SW-5	Added sample points; revised PS tract to 50' x 50'; revised PS driveway and location of PS; moved SMH 11; increased length of sanitary sewer between SMH 11 and PS; added note #5.
SW-6	Moved SMH 32 and SMH 33 to avoid conflicts; added sample points.
SW-7	Added sample points.

SW-8	Added sample points; revised PS tract to 50' x 50'; revised PS and driveway;
SW-9	Added sample points and a temporary blow-off; moved SMH 39 for future connection by Phase 10
SW-10	Added sample points and temporary blow-offs; revised FHA elevation
PR KEY	Added subphase limits Phase 1A-1 though 1A-3.
PR-1 to PR-9	Removed stations from sanitary manholes and added phasing for pavement.
PR-1	Revised FM connection note; revised pipe length and moved MH 1.
PR-2	Lowered sanitary sewer run between SMH 15 and SMH 5; added slope and intersection elevation; revised IES and lengths between SMH 14 and SMH 13.
PR-3	Added a plug to SMH 34; revised SMH 39's 1Es, added plug and moved SMH 39 for future connection to Phase 1D and added 28 LF 8" PVC.
PR-4	Revised Rococo Rd. and Palapa Loop intersection grading.
PR-5	Revised lengths between SMH 73 to SMH 74; added plug to SMH 94.
PR-6	Revised SMH 25 IEs and moved SMH 25 and revised lengths; revised grading from STA 289+45.30 to STA 294+00; revised Rococo Rd. and Palapa Loop intersection grading.
PR-7	Lowered run between SHM 85 to SMH 86.
PR-8	Lowered FM for WM services; added intersection stations; add cul-de-sac stations and grading; add elevation, revised lengths and slopes between SMH 76 and SHM 88.
PR-9	Raised storm sewer between Str. 18-3 to Str. 18-2; add plug to SMH 40; moved SMH 11 and revised inverts; revised lengths of sanitary sewer between SMH 10 and SMH 11 and between SMH 4 and SMH 11.
DOT-0	Reoriented views per FDOT with north to the right, relabeled striping & RPMs, added striping to be removed by hydroblasting, added milling & friction course limits.
DOT-1 to DOT-2A	Reoriented views per FDOT with north to the right and to show stationing from low to high, revised to be signing and marking plans only per FDOT, added 6" white audible and vibrating edge lines, relabeled RPMs and striping per FDOT, added Sheets 1A and 2A to increase scale for clarity.
DOT-3 to DOT-4	Reoriented views per FDOT with north to the right and to show stationing from low to high, added limits of milling and friction course, added utility coordination note, revised location of culvert crossing and deleted 439 LF 24" x 38" ERCP, deleted gravity retaining wall and revised swales.
DOT-5	Revised straw bales to be synthetic bales, added Type 111 silt fence, moved "Typical Section 2" to DOT-6.
DOT-6	Revised Section EE, Talavera Parkway's section by deleting limerock, by increasing the base with soil cement, by revising the friction to be Type FC-5 and by adding the sump detail.
DOT-7 to DOT-10	Sheets deleted, duplicate information.
DOT-11	Added existing 16" forcemain, relocated 24" x 38" ERCP, added 12" water main.
DOT-12 to DOT-16	Added milling and friction course limits, existing FOC, 12" or 16" FM, proposed 12" WM and changed scale text, moved section from DOT-17 to DOT-16.
DOT-17	Removed sanitary manhole stations & revised scale per FDOT, moved sheet information from DOT-18 to this sheet.
DOT-18	Added utility details.

DOT-19 through DOT-24	Per FDOT's comments, all of these sheets were reoriented with north to the right and renumbered so that the stationing increased from low to high on each sheet. The main changes to these sheets were the addition of the existing 16" forcemain, the existing FOC lines and the relocation of the proposed 12" water main in front of Talavera to be outside of the right-of-way. In addition, a proposed jack and bore at the intersection was deleted and replaced with directional drilling. See sheet DOT-19A for this section. Note #15 was added to sheet DOT-19 per Pasco County concerning bacteriological sampling for off-site water. DOT-19 and DOT 22-A were revised to show a wet tap WM connection.
DOT-25	This sheet was deleted since the jack and bore has been replaced with directional drilling shown on DOT-19A.
DOT-26	Added sheet with MOT notes.
PGD-1	Deleted limerock from section, revised soil cement section by increasing the base thickness.
PGD-2	Added "O" dimension for control structure dimensions table; added concrete detail, added additional information in Section B-B, added information on Fiberglass Shimmer Detail.
PGD-3	Added Miami Curb Ramp Detail
PGD-4	Deleted 5' telecommunication easement in section, revised pond sections A & B and added columns "G" to pond cross section.
PGD-5	Added information to swale (typical)
EC-KEY	Added subphasing limits Phase 1A-1 through 1A-3.
EC-1 to EC-7	Added subphasing for Phases 1A-1 through Phase 1A-3.
EC-8	Revised signature
EC-9	Added subphasing for Phases 1A-1 through Phase 1A-3.
SS-1	Added Pasco County borders.
SS-2	Added Pasco County borders and the "Pipe Restraint in Feet" detail; deleted jack and bore details.
WU-1	Added Pasco County borders.
WU-2	Deleted crossing details #3 and #4 – no longer applicable; added the correct Pasco County borders for details #35 and #36; revised details #19, #20 and #22.
WU-3	Revised detail #47, #48, #49 and #84.
WU-4	Revised detail #100, #104, #109, #110, #114, #116, #117, #121, #126; deleted #128 – no longer applicable.
WU-5	Added sheet with detail 01 and detail #26.
PS-1 and PS-2	Revised "PS Site Plan", "Elevation Typical Lift Stations & Piping"; "Slab Plan View Lift Station & Piping"; "Plan View Lift Station & Piping"; revised per Pasco County comments to revise internal piping and size of the pump station tracts.
PS-3	No change.
E-1	Revised Interior Elevation Note No. 3 & 9; revised power exterior elevation; revised operations, performance test No. 4.
E-2	Revised electrical note #3, #8, #11 and #17; revised light fixture detail.
E-3	Revised power distribution diagram notes #3, #6, #7 and #8.
Wet Key	Added sub-phasing for Phase 1A-1 to Phase 1A-3.
Wet 1 to Wet 7	Added sub-phasing for Phases 1A-1 to Phases 1A-3, removed 5' telecommunications easement.

Wet-8	Added limits of sod, revised or added elevations to sections; revised section WT-B to define limits of riprap, add 1LF 24" RCP and add stabilized subgrade over crossing, added FDOT index for railing.
Wet-9	Added limits of sod, revised or added elevations to sections, revised section WT-V to define limits of riprap, added 5 LF 15" RCP, added FDOT index for railing and added stabilized subgrade over crossing.
Wet-10	Added limits of sod and revised or added elevations to sections.
LS-1, LS-2, LS-3 – LS-5	Added utilities screened back; increased the scale of sheets LS-3 through LS-5, added subphasing for Phase 1A-1 to Phase1A-3.