



June 15, 2015

Pasco County Zoning and Site Development
West Pasco Government Center
7530 Little Road, Suite 230
New Port Richey, Florida 34654

RE: **Simultaneous Submittal Application
McDonald's Restaurant – Connerton
8000 Land O' Lakes Boulevard (US Highway 41)
Land O' Lakes, Florida 34638**

Dear Sir / Madame:

The proposed McDonalds Connerton project site is located on the northeast corner of Land O' Lakes Boulevard (US Highway 41) and Pleasant Plains Parkway in unincorporated Pasco County within Section 35, Township 25S, Range 18E and is identified by Pasco County Property Appraiser's office with Parcel Identification Number 35-25-18-0000-00100-0060. The property has a total area of 83,475 sf (1.92 ac) and currently includes a 1.35-acre manmade wet detention pond. The proposed project will consist of filling the manmade wet detention pond to construct a new restaurant building of 4,490 sf gross floor area with a side-by-side drive-thru lane, 58 surface parking spaces, a stormwater collection system that will discharge stormwater run-off to a proposed off-site wet detention pond adjacent to the property, sanitary sewer system, potable water service for domestic consumption and fire protection, and Florida native drought tolerant landscape. The site design criterion falls under Pasco County Land Development Code.

The existing manmade wet detention pond will be filled as part of the proposed Connerton Corner development that includes mass grading of 6.47 acres to create two wet detention ponds, two right turn lanes and associated infrastructure. The two proposed wet detention ponds will provide stormwater treatment and attenuation for the McDonalds restaurant project. The two right turn lanes will provide access from Land O' Lakes Boulevard (US Highway 41) and Pleasant Plains Parkway. A geotechnical investigation for the proposed new building will be performed after the proposed mass grading is complete. The proposed Connerton Corner development was designed and is currently being permitted by Heidt Design.

Should you have any questions or concerns regarding this project, please do not hesitate to contact this office.

Sincerely,
HIGH POINT ENGINEERING, INC

Braulio Grajales, P.E.
Principal