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December 28, 2015

Ms. Michele Crary  
Pasco County Zoning & Site Development  
8731 Citizens Drive, Suite 230  
New Port Richey, FL 34654

Re: Persimmon Park (Mass Grading) Initial Plan Submittal

Dear Ms. Crary:

Pursuant to the pre-application meeting held on November 24, 2015 and subsequent meeting held on December 21, 2015, with County staff members, King Engineering Associates, Inc. (King) is submitting on behalf the developer, Locust Branch, LLC, the mass grading submittal package for your assistance in coordinating the review and approval in advance of a subsequent simultaneous subdivision submittal for development of Persimmon Park residential development. As discussed during the pre-application meeting, the existing ACOE permit expiration date is fast approaching therefore, the mass grading is being proposed to allow a contractor to initiate the required wetland impacts, mitigation, for the development as covered in the ACOE permit, while also preparing the site with the mass grading to pursue the subdivision development under subsequent permitting. Additionally, in advance of those subsequent subdivision plans, it is understood that a neighborhood plan is to be submitted for review and approval.

The mass grading site is located on the south side of Chancey Road Phase 2 and west of the future phase 2 of Wiregrass Ranch Blvd and extends southward to include the development areas on both the north and south of the Wiregrass Reverse Frontage Road D (aka Stricklin Blvd).

Enclosed, as part of the standard submittal requirements for a mass grading project, is one copy of the following items unless otherwise noted below:

- Pasco County Pre-application Meeting Minutes from 11/24/2015
- Pasco County Submittal Application
- Review Fee in the amount of \$5,337.40 payable to Pasco County BOCC
- Two (2) signed and sealed Mass Grading Plans (applicable revised sheets)
- Agent of Record Authorization Letter
- Proof of Ownership
- Signed and Sealed Stormwater Report with General Project Narrative
- 8 1/2" x 14" site plan overlay on aerial
- Pasco County Wetland Form
- CD with PDF's of submittal content & CAD file in Florida State Plane Coordinates

Upon receipt and distribution of this submittal package, it is requested that a content review acceptance letter be provided to King's attention, to enable the required neighborhood noticing letters to be distributed as quickly as possible.

Please also note that the applicant intends to comply with all applicable conditions of the issued Development Order for Wiregrass Ranch DRI, including those conditions relative to the listed wildlife species. The DRI Master Developer submitted the required Ground and Surface Water Monitoring Program and the required EMP, inclusive of all components outlined in the referenced DO conditions, on April 9, 2008. It is understood that the County Biologist has reviewed and approved the EMP, as submitted. Upon completion of your content review, should you have any questions or require additional information, please do not hesitate to call me or Mr. Kyle Smith at (813) 880-8881.

Sincerely,



Nicole L. Lynn, P.E.  
Senior Project Manger

NLL/BWR/ajt

Enclosures

cc: Tammy Synder, Pasco County  
J. Michael Gramling, Locust  
Scott Sheridan, RLA, King  
Kyle Smith, P.E., King  
PC Team  
File: 4463-035-000