

PLANENG

Ms. Michele Crary

Pasco County BCC – Zoning and Intake

West Pasco Government Center

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January 19, 2016

Re: Merritt's Dairy Queen at Shoppes of Ballantrae Village
Request for Minor Modification Review and Approval

Dear Michele:

Per our Content Meeting with you on 1/14, enclosed is an application package for a simultaneous preliminary/site construction plan review for Merritt's Dairy Queen at Shoppes of Ballantrae Village. This proposed Dairy Queen is located in Parcel 6 of Shoppes of Ballantrae Village, with the following characteristics:

- Parcel ID #'s = (portion of) 29-26-18-0000-00500-0000 and 29-26-18-0000-00200-0040
- Property (parcel 6) area = 0.812 acres
- Proposed building size = 2,220 sq.ft.
- Proposed parking spaces = 30 spaces
- Land Use Classification = PD
- Zoning = MPUD ZN08-6758

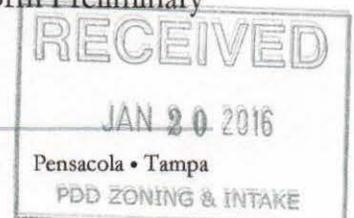
The access point will be on the approved Aprile Drive located inside the Shoppes of Ballantrae Village. Stormwater treatment and attenuation is accommodated in the approved master stormwater pond system for the referenced master development (see enclosed Stormwater Letter). A Subdivision Lot Table has been added to sheet C2, which depicts the master development allowable and remaining GFA. Fire, potable and irrigation will be provided by tapping the County main in S.R. 54 R/W, and wastewater will be provided by connecting to the approved gravity system in the Shoppes of Ballantrae Village.

This submittal package includes the following:

- Review fee check (#1182) in the amount of \$6,743.60
- Site Development Content Checklist for Preliminary Site Plan, Construction Plan, and Stormwater Developments Simultaneous Submittal (PSPCPSW) – Commercial
- Zoning and Site Development New Submittal Application Form Preliminary / Construction / Stormwater Management Plan

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Planeng, Inc. 501 Fitzgerald Street, Pensacola, FL 32505 phone (850) 444-9493



- Agent Authorization form
- Parcel 6 Sketch and Legal
- Deeds
- Shoppes of Ballantrae Village DCR&A
- Owner information
- Pre-Submittal Meeting notes
- Stormwater Letter (signed and sealed)
- 1"=200' Site Plan (letter size)
- Aerial and Neighboring Connections Plan (24"x36")
- 2 sets of Site Construction Plans, signed and sealed
- 2 sets of Landscape Plans, signed and sealed
- 2 sets of Site Lighting Plans, signed and sealed
- Cad file of our site construction plan base file (in Florida State Plane Coordinates)
- Wetland Data form
- Access Connection Permit application
- Shoppes of Ballantrae Village Site Access Traffic Study
- Geotechnical Report
- 1 CD of the above

If you have any questions or need additional information during your review, please call or email.

Sincerely,

Planeng, Inc.



Jay M. Gill, P.E.