



October 12, 2016

West Pasco Government Center
Planning and Development
8731 Citizens Drive
New Port Richey, FL 34654

RE: Zaxby's Restaurant
Outparcel 1 of Publix at Ridge Road
Pasco County, FL

To Whom It May Concern:

The applicant, Centurion Southeast, LLC, is proposing to develop a 70-seat, 3,652 s.f. Zaxby's Restaurant with associated drive-thru, parking, and utilities at an existing, undeveloped outparcel located in the Publix-anchored shopping center along Ridge Road. The development will include the restaurant within a single building structure as well as a dumpster enclosure and storage room.

Vehicular access will be established at two locations. The first entrance will be accessed through an existing driveway on the upper east end of the lot that connects to the Publix parking lot. The second entrance will be accessed by connecting to Port Douglas Road on the west end of the lot. Both entrances will accommodate two-way traffic while the main traffic lane will be one-way.

The development will include 46 regular parking spaces, 3 handicap parking spaces, and 2 pedestrian bike racks. There will also be pedestrian access via a concrete sidewalk connecting Ridge Road to the restaurant.

There will be no trees that are 10-inches diameter breast height or greater removed from the site.

Drainage runoff, post development, will be collected and directed via pipes and drains throughout the parking lot to an existing storm inlet to be diverted off-site. The project site's stormwater drains from east to west, mailing through sheet flow, and flows from the central east corner of the property into an existing stormwater inlet.

Please feel free to contact me with any questions or concerns as you review the attached Site Development Plans at jeff@carterengineering.net or 770-725-1200.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carter'.

Jeff Carter, P.E.