



April 15, 2010

Mr. Hatem Aguib
GMB Engineers & Planners, Inc.
2602 East Livingston Street
Orlando, FL 32803

Subject: Traffic Impact Study Review #3
Tender Care Center – TIS# 09-038

Dear Mr. Aguib:

This letter summarizes our review of the Revised Traffic Impact Study (TIS) prepared in support of development approval for the above-referenced Tender Care Center development prepared by GMB Engineers & Planners, Inc. The review documented herein was undertaken consistent with the requirements outlined in the Pasco County *Guidelines and Review Fees for Traffic Impact Studies and Substandard Roads* (December 18, 2007). We have no further comments and recommend the following conditions of approval.

1. Tender Care Center shall be developed to contain any combination of the following land uses:
 - Retail
 - Office
 - Day Care Center
 - Veterinary Clinic

However, in no event shall the development's gross external trip generation (before applying pass-by capture reductions) exceed 175 PM peak hour trips.

Off Site Improvements

C.R.578 (Pasco/Hernando County Line Road) at Shady Hills Road/Mariner Boulevard Intersection

2. The developer/applicant shall construct a 395 foot (including 50 foot taper) northbound-to-westbound left turn lane on Shady Hills Road at the C.R.578.
3. The developer/applicant shall restripe the existing northbound-to-westbound left turn lane on Shady Hills Road at the C.R.578 intersection to a northbound through lane.
4. The developer/applicant shall construct all signal modifications required as a result of the construction of the new northbound-to-westbound left turn lane.

In lieu of the above-mentioned off-site improvements, the developer(s)/applicant(s) shall pay a proportionate share in the amount of \$12,415 for the improvements specified in conditions 2 through 4 above. This proportionate share shall be paid within 90 days of the date of the site plan/construction plan

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or zoning approval. This amount is based upon 2009 dollars. If the required payment is not received within the 90-day time frame, then payment shall be received prior to the issuance of the first Building Permit for commercial development and prior to the first record plat for residential development, or within 60 days of the County's written request, whichever occurs first. The required proportionate-share contribution shall be indexed by the latest adopted Impact Fee Ordinance should payment not be received within the 90-day time frame.

Site Access Improvements

C.R.578 (Pasco/Hernando County Line Road) at Project Access Connection

5. The project site access to C.R.578 shall be constructed to provide for right-turn in, right-turn out, left-turn in, and left-turn out movements. The design of this intersection shall be approved by the Pasco County Engineering Services Department.
6. The developer/applicant shall construct a 505 foot (including 50 foot taper) westbound-to-southbound left turn lane on C.R.578 at the project site access connection.
7. The developer/applicant shall construct a 400 foot (including 50 foot taper) eastbound-to-southbound right turn lane on C.R.578 at the project site access connection.
8. It is noted that if the improvements referenced in conditions 6 and 7 are in place prior to the development of Tender Care Center (i.e., constructed by others), conditions 6 and 7 would be considered fulfilled.

If you should have any questions, or require clarification on the above items, please feel free to contact me.

Sincerely,
Tindale-Oliver and Associates, Inc.



Fabricio A. Ponce, P.E.
Sr. Project Manager

Cc: Ahsan Khalil, Pasco County
Paul Montante, Pasco County
Mary Thomas, Pasco County

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