



**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

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September 5, 2014

Michele L. Crary  
Permit and Development Information Services  
Development Services Branch  
8731 Citizens Drive, Suite 230  
New Port Richey, FL 34654

**RE: Epperson Ranch South - Phase 1  
Preliminary/Construction/Stormwater Management Plans  
Pasco County Initial Submittal**

Dear Ms. Crary:

On behalf of our Client, Epperson Ranch, LLC, Florida Design Consultants, Inc. (FDC) is submitting the enclosed submittal package for the above-referenced project.

There are three Epperson Ranch South related Pasco County submittals which pre-date this Phase 1 subdivision development submittal: 1. Mass Grading Plans, 2. Overpass Road - Phase 1 and 3. Epperson Ranch Boulevard - Phase 1.

The Mass Grading Plans cover the majority of the Epperson Ranch South parcel. The Mass Grading Plans conform to approved SWFWMD permits, yet they do not match the current project layout. The purpose of the Mass Grading Plans is to get a head start with clearing, grubbing and tree removal. The ponds will not be constructed from the Mass Grading Plans.

Overpass Road - Phase 1 is the required segment of Overpass Road extension from Curley Road to the Phase 1 subdivision development entrance.

Epperson Ranch Boulevard - Phase 1 is a major internal roadway serving the Phase 1 subdivision development. Epperson Ranch Boulevard begins at the terminus of Overpass Road - Phase 1.

The proposed work effort with this Phase 1 subdivision development submittal consists of 371 single-family lots, associated roads, infrastructure, and stormwater management system. Phase 1 also includes a wastewater pump station to serve future phases as well.

The designs of all four submittals are stand-alone projects (Mass Grading, Overpass Road, Epperson Ranch Boulevard and Phase 1 Subdivision Development). They allow for project construction to progress in an orderly and timely fashion. With the exception of Overpass Road for access, the submittals are not dependent on each other. The Mass Grading Plans and Epperson Ranch Boulevard approvals will be withdrawn when they can be overridden by subsequent approvals.

Enclosed for review are the following:

1. One (1) CD containing pdf copies of the entire content review package
2. Two (2) signed and sealed sets of Preliminary/Construction/Stormwater Management Plans
3. One (1) completed copy of the Pasco County Submittal Application Form
4. One (1) completed copy of the Pasco County Content Checklist for Preliminary Site Plan, Construction Plan, and Stormwater Plan Developments Simultaneous Submittal (PSPCPSW)
5. One (1) signed and sealed copy of the Drainage Report
6. One (1) check in the amount of \$9,648.60 made payable to the Pasco County Board of County Commissioners (BOCC) for the review fee
7. One (1) copy of the Listed Species and Habitat Assessment Report
8. Two (2) signed and sealed copies of the Lift Station Design Report
9. One (1) copy of the Parcel Identify Output data as obtained from the Pasco County Property Appraiser website
10. One (1) copy of the Pasco County Pre-Application Meeting Minutes, dated 5/20/14
11. One (1) copy of the Overall Plan with Aerial (8½"x14" size)
12. One (1) copy of the most current approved MPUD Amendment, dated July 14, 2009
13. One (1) copy of the previously approved DRI (No. 258) for Epperson Ranch (Resolution No. 10-54)
14. One (1) completed copy of the Stormwater Review Checklist for Submittal
15. One (1) completed copy of the Access Connection Permit Application
16. One (1) completed copy of the Agent of Record Letter
17. One (1) completed copy of the Timing & Phasing - Substandard Road Review Application
18. One (1) copy of the Special Warranty Deed between EPCO Ranch, Inc. and Epperson Ranch, LLC, dated February 22, 2010 (O.R. Book 8274, Page 1702)
19. One (1) copy of the Report of Stormwater Pond and Roadway Soils Study (Book 1) as prepared by Faulkner Engineering Services, dated November 2006
20. One (1) copy of the Report of Stormwater Pond and Roadway Soils Study (Book 2), as prepared by Faulkner Engineering Services, dated November 2006
21. One (1) copy of the Report of Geotechnical Investigation (Epperson Ranch - South of Overpass), as prepared by Faulkner Engineering Services, dated August 2014

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Page 3

If you have any comments or questions, please contact me at (813) 414-5661 or [abelluccia@fldesign.com](mailto:abelluccia@fldesign.com).

Sincerely,



Alfonso A. Belluccia, P.E.  
Senior Vice President

Enclosures

c: Kartik Goyani, Epperson Ranch, LLC, w/Encl.  
Jeffrey W. Denny, P.E., FDC, w/o Encl.  
File 0597-0025-40.01

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