



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

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May 20, 2015

Ms. Michele L. Crary
Planning & Development Department
West Pasco Government Center
8731 Citizens Drive, Suite 210
New Port Richey, FL 34654

**RE: Park Place Phase 1 (aka Epperson Ranch South, Phase 1) - RSD14-018
Modification Request**

Dear Ms. Crary:

On behalf of our Client, Epperson Ranch, LLC, Florida Design Consultants, Inc. (FDC) is submitting a modification to the existing construction plans for the above referenced project.

The requested modification pertains to the stormwater management design only. This modification is the result of the U.S. Army Corps of Engineers (USACE) ruling, where the USACE will no longer allow for the water quality treatment of stormwater runoff within the on-site wetlands. In order to comply with the USACE request, we have made the following modifications:

1. Convert Wetland WL-15 sump to Pond P-415.
2. Revise the alignment of Overpass Road west of the Phase 1 entrance road and adjust Ponds P-360 and P-410 accordingly.
3. Adjust the Pre- and Post-Developed ICPR model north boundary condition, near Elam Road, to more closely match the published Cypress Creek Watershed Study. This change was requested by Pasco County.

Enclosed for your review and approval are the following documents:

1. One (1) set of Revised Construction Plans, signed and sealed.
2. One (1) copy of the Revised Drainage Calculations, signed and sealed.
3. Pasco County Modification Application form.
4. Review fee check in the amount of \$4,080.
5. CD with all the information listed above.

Per conversation with Will Poon, Pasco County, the stormwater department is the only department that will need to review the revised plans as nothing else has been modified.

Ms. Michele L. Crary

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Should you have any questions please contact me at 727-849-7588 or email me at bciambella@fldesign.com.

Sincerely,

A handwritten signature in blue ink that reads "Bart Ciambella, P.E.".

Bart C. Ciambella, P.E.
Senior Vice President

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Enclosures

C: Kartik Goyani, Epperson Ranch, LLC, w/o Encl.
Art Woodworth, w/o Encl.
File 0597-0025-40.01