PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

REGULAR MEETING AGENDA

THURSDAY, NOVEMBER 6, 2025 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Agenda Changes

AWARDS AND PRESENTATIONS

100. Not Used

INFORMATIONAL AGENDA

200. Not Used

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

CONSENT AGENDA

300. Approval of the Thursday, September 11, 2025 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.
2025 09 11 Planning and ZoningLPA Regular Meeting Minutes.pdf

PUBLIC HEARINGS AGENDA

Pursuant to F.S. § 286.0115, if the mayor or any city commissioner receives and/or sends ex parte communications regarding any application filed with the city, the mayor or any city commissioner must publicly disclose such communications before or during the hearing at which a vote is taken on the quasi-judicial matter, so that persons who have opinions contrary to those expressed in the ex parte communications are given a reasonable opportunity to refute or respond to the communications.

400. 7 Brew Drive-Thru Coffee, 1248 E. SR 434 – Site/Final Engineering, Aesthetic Review, Waiver, Condition, and Development Agreement.
7 Brew Staff Report PZB 11.06.2025 FINAL.pdf
400 - Presentation 7 Brew - PZB 11.6.25.pdf
Second Modification to Development Agreement - Seven Brew at The Blake Commons.pdf
Fig 1 Community Workshop Flyer.pdf
Fig 2 Community Workshop Sign-In Sheet.pdf
Fig 3 Lot 2 Survey.PDF
Fig 4 7 Brew Civil Site Plan.pdf
Fig 5 Landscape Plan.pdf
Fig 6 Irrigation Plan 10.24.25.pdf
Fig 7 Site Photometric Plan.PDF
Fig 8 Environmental Report.PDF

Fig 9 Geotechnical Report.PDF
Fig 10 TIA_Queue Analysis.PDF
Fig 11 Parking Letter.pdf
Fig 12 Letter of Intent.PDF
Fig 13 Architectural Elevations.PDF
Fig 14 Architectural Elevation Renderings.PDF
Fig 15 Setback Waiver Description.PDF
Fig 16 Service Window Waiver Description.pdf
Fig 17 Streetscape Waiver Description.pdf
Fig 18 Site Plan App.PDF
Fig 19 Aesthetic App.PDF
Fig 20 Dev Agreement App.pdf
Fig 21 Setback Waiver App.PDF
Fig 22 Service Window App.pdf
Fig 23 Streetscape Waiver App.pdf

REGULAR AGENDA

500. Not Used

REPORTS

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based" - per Section 286.0105 Florida Statutes.

CONSENT AGENDA ITEM 300

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | NOVEMBER 6, 2025 REGULAR MEETING

TITLE

Approval of the Thursday, September 11, 2025 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends approval of the Thursday, September 11, 2025 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes as presented.

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY

REGULAR MEETING MINUTES
SEPTEMBER 11, 2025

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

CALL TO ORDER
Chairperson Kok Wan Mah called the Thursday, September 11, 2025, Planning and Zoning Board/Local Planning Agency Regular Meeting to Order at 5:30 p.m., in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708.)

Roll Call:
Chairperson Kok Wan Mah, present
Vice-Chairperson Michael Ferrante, present
Board Member Louie Hilal, present
Board Member Rachel Hood, present
Board Member David Mahnken, present
Assistant City Attorney Kristin Eick, present
Assistant City Clerk Tristin Tarrant, present

Also present:
Ms. Terrilyn Rolle, Director, Community Development Department
Mr. John Rabon, Senior Planner, Community Development Department
Ms. Jenale Garnett, Senior Planner, Community Development Department

A moment of silence was held, followed by the Pledge of Allegiance.

AWARDS AND PRESENTATIONS
100. Not Used

INFORMATIONAL AGENDA
200. Not Used

PUBLIC INPUT
Chairperson Mah opened Public Input.
No one addressed the Board.
Chairperson Mah closed Public Input.

CONSENT AGENDA

300) Approval of the Thursday, August 7th, 2025 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.

"I MOTION WE APPROVE THE MINUTES FROM THE REGULAR, AUGUST 7TH MEETING." MOTION BY BOARD MEMBER HOOD. SECONDED BY BOARD MEMBER HILAL. DISCUSSION.

VOTE: MAH (AYE); FERRANTE (AYE); HOOD (AYE); MAHNKEN (AYE); HILAL (AYE)
MOTION CARRIED 5-0.

PUBLIC HEARINGS AGENDA

400) Wawa at Winter Springs Marketplace, SR 434 and Tuskawilla Road – Conditional Use Application, Site Plan/Final Engineering, Aesthetic Review, Waivers, and Development Agreement.

Mrs. Garnett presented the staff presentation that gave an overview of the project with background information on the project and the preliminary requirements from the previous decision to postpone the item. The applicant responses were also relayed to the Board. Staff's recommendation was once again denial of the Conditional Use Application, Site Plan, and Development Agreement as it does not meet fundamental design concepts of the Town Center Code. In the event of approval from the Board staff recommended proposed conditions that should accompany the approval.

Mr. Cory Stitler, Kimely Horn, Orlando addresses the Board for the applicant and gave a presentation highlighting the change in aesthetics made to better match the marketplace as well as show give a more optimized view of the proposed Wawa to the board. Mr. Stitler further touched on issues previously raised regarding traffic flow, access and the function relaying the Wawa addition would make the marketplace a one-stop-shop amenity for Winter Springs.

Chairperson Mah began with questions regarding the direction of the gas canopy, curb cut radius, and the route of delivery trucks. Mr. Stitler responded and gave clarifications. Vice-Chair Ferrante asked about peak traffic hours and traffic flow. Mr. Stitler explained the site circulation is well dispersed and room for needed stacking.

Clarifying questions were asked to the City Attorney about the waivers and what would be the best way to move the items to Commission. City Attorney Eick gave the suggestion to split up the motions into a few to be clear in what the recommendations are from the Board. Concern was still expressed on the Staffs continued recommendation of denial or approval with conditions and clarification on the definition of "what a building is?" were asked. City Attorney Eick gave the definition from Section 20-1 of the City Code, and the setbacks are for principal buildings on the parcel. The Board expressed that they want to maintain the integrity of the Town Center's intent and honor the setbacks within the code.

Chairperson Mah opened the Public Hearing for Item 400.

Mr. Lou Atti, President of Jesups Reserve Townhome Association, Winter Springs addressed the committee relaying their only concern was the change in ingress and egress on Roberts Family Lane for the turn in. The developers and tenant has communicated well, and they are in support of the Wawa coming in.

Chairperson Mah closed the Public Hearing for Item 400.

"I LIKE TO MAKE A MOTION TO RECOMMEND DENIAL OF THE CONDITIONAL USE APPLICATION (CONU-2025-0004), SITE PLAN /FINAL ENGINEERING (FEDP-2025-0016), AND DEVELOPMENT AGREEMENT (DVAG-2025-0010) AND WAIVER-2025-0015 (SETBACKS). APPROVE THE FOLLOW WAIVERS STREETSCAPE (WAIV-2025-0014) AND SIGN (WAIV-

UNAPPROVED

2025-0011) WITH CONDITIONS." MOTION BY BOARD MEMBER HOOD. SECONDED BY BOARD MEMBER MAHNKEN. DISCUSSION.

VOTE: MAH (AYE); FERRANTE (AYE); HOOD (AYE); MAHNKEN (AYE); HILAL (AYE)
MOTION CARRIED 5-0.

Clarification was asked regarding approval of the aesthetics of the property due to the recommendation of denial of the site plans. City Attorney Eick gave clarification, and the applicant present was agreeable. Brief discussion further ensued.

"I LIKE TO MAKE A MOTION TO APPROVE THE COLOR PALLET AND AESTHETIC CHANGES THAT WERE MADE PRESENTED IN THEIR FINAL PRESENTATION (AERV-2025-0008)." MOTION BY VICE-CHAIRPERSON FERRANTE. SECONDED BY BOARD MEMBER HOOD. DISCUSSION.

VOTE: MAH (AYE); FERRANTE (AYE); HOOD (AYE); MAHNKEN (AYE); HILAL (AYE)
MOTION CARRIED 5-0.

401) Winter Springs Marketplace Additional Parking – Site/Final Engineering and Development Agreement.

Mr. Rabon opened the item and gave the staff presentation with background information, a site plan overview, and staff recommendation of approval with the three (3) listed proposed conditions. Questions and clarification were given about the additional parking spaces next to the stormwater pond and how it affects the pond. Staff relayed the minimal changes happening to the pond due to the parking.

Mr. Ryan Stahl, Equinox Development, Maitland relayed some additional history and interaction with the surrounding neighborhoods when the project was first being talked about. Mr. Stahl relayed some frustration but feels the changes with the turn-in and additional parking are a long-term solution and improvement for concerns that were brought up.

Brief clarification and discussion ensued on the two pieces of the application and why they were included in one item together.

Chairperson Mah opened the Public Hearing for Item 401.
No one addressed the Board.
Chairperson Mah closed the Public Hearing for Item 401.

"I WOULD MAKE A MOTION WE APPROVE THE AGENDA ITEM WITH THE STAFF CONDITIONS; WITH EXECUTION OF THE DEVELOPMENT AGREEMENT AND CONSTRUCTION OF THE SITE SHOULD NOT BEGIN UNTIL THE STORMWATER PERMIT FROM ST. JOHN'S RIVER WATER MANAGEMENT DISTRIST IS APPROVED AND ALL GRASS ON THE PROPERTY BE BAHIA; NO ST. AUGUSTINE GRASS OR GRASS TYPES WITH LOW DROUGHT TOLERANCE SHALL BE PERMITTED." MOTION BY BOARD MEMBER HOOD. SECONDED BY VICE-CHAIRPERSON FERRANTE. DISCUSSION.

VOTE: MAH (AYE); FERRANTE (AYE); HOOD (AYE); MAHNKEN (AYE); HILAL (NAY)
MOTION CARRIED 4-1.

UNAPPROVED

REGULAR AGENDA
500. Not Used

REPORTS

PUBLIC INPUT
Chairperson Mah opened Public Input.
No one addressed the Board.
Chairperson Mah closed Public Input

ADJOURNMENT
Chairperson Mah adjourned the Regular Meeting at 6:37 p.m.

RESPECTFULLY SUBMITTED:

_____
TRISTIN TARRANT
ASSISTANT CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the _____, *2025* Planning and Zoning Board/Local Planning Agency Regular Meeting.

PUBLIC HEARINGS AGENDA ITEM 400

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | NOVEMBER 6, 2025 REGULAR MEETING

TITLE

7 Brew Drive-Thru Coffee, 1248 E. SR 434 – Site/Final Engineering, Aesthetic Review, Waiver, Condition, and Development Agreement.

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Site/Final Engineering, Aesthetic Review, Waivers, and Development Agreement regarding the applicant's request to construct a ±510 sq. ft. coffee shop with a drive-through and ±262 sq. ft. cooler/storage in the Town Center District, T5 Transect.

FUNDING SOURCE

RECOMMENDATION

Site/Final Engineering, Aesthetic Review, Waivers, and Development Agreement, subject to the following conditions of approval: Execution of the Development Agreement. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted. Economic Impact analysis required before City Commission Public Hearing.

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, NOVEMBER 6, 2025
REGULAR MEETING

TITLE

7 Brew Drive-Thru Coffee, 1248 E. SR 434 – Site/Final Engineering, Aesthetic Review, Waiver, Condition, and Development Agreement.

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Site/Final Engineering, Aesthetic Review, Waivers, and Development Agreement regarding the applicant's request to construct a ±510 sq. ft. coffee shop with a drive-through and ±262 sq. ft. cooler/storage in the Town Center District, T5 Transect.

General Information			
Applicant	Erin Dudley, CEI Engineering		
Property Owner(s)	Tuskawilla Retail Partners II, LLC		
Location	1248 E State Road 434, Winter Springs, FL 32708		
Tract Size	±0.5 Acres (subdivided from 8.11 Acres parent lot)		
Parcel ID Number	26-20-30-5AR-0A00-007L		
Zoning Designation	Town Center District, T-5 Transect		
FLUM Designation	Town Center District		
Adjacent Land Use	North: Seminole Crossing Townhomes East: Cross Seminole Trail		South: State Road 434 West: Vacant
Height	19', 1 story		
Setbacks	Front: 25 ft, minimum, 50 ft. maximum	Rear: 15 ft. minimum	Side: 5 ft. minimum, 100 ft. maximum
Development Standards	Lot Coverage 100%		
Development Permits	Not applicable		
Development Agreement	Pending; prior Development Agreements were with predecessor in interest, Winter Springs Holdings, Inc., recorded at ORB 8446, Page 1131, and First Modification at ORB 8852, Page 1719 and the Tuskawilla Retail Partners II,		

	LLC Development Agreement for Blake Commons, recorded at ORB 10887, Pages 649-660
Code Enforcement	Not applicable
City Liens	Not applicable

Background Data:

The development site consists of one lot, totaling 0.5 acres. The City Commission recently approved The Blake Commons plat, subject to conditions, which proposes to subdivide the 8.11-acre parent parcel. The 7 Brew Drive-Thru Coffee shop is proposed to be located on Lot 2 of The Blake Commons plat. The development site is located at the northeast corner of S.R. 434 and Michael Blake Boulevard. The applicant is proposing to construct a ±510 sq. ft. coffee shop with two (2) drive-through lanes and ±262 sq. ft. cooler/storage in the Town Center District, T5 Transect. Due to the cooler/storage accessory building proposed to be attached by a five (5) foot in length breezeway, it is considered an expansion of the principal structure per Sec.6-84(2) of the City of Winter Springs municipal code.

The proposed coffee shop does not include indoor and outdoor seating areas or drive-through service windows, but utilizes the doors located on the west side of the building to serve the customers. Coffee shops with a drive-through is a permitted use in the Town Center District, Transect 5 (T5). Tuskawilla Retail Partners II is responsible for constructing and installing all supporting infrastructure for this development, including grading, utility extensions, stormwater collection facilities, and the Sea Hawk Cove extension to serve the 0.50 acre development site for the 7 Brew Drive-Thru Coffee shop, in accordance with the Final Engineering Plans approved by the City Commission for the Sea Hawk Cove Extension/The Blake Commons. Upon receipt of the Planning and Zoning Board's recommendation, the City Commission shall make a final decision on the application, to approve, approve with conditions, or deny the project within the Town Center district.

Public Notices:

Notices were mailed to all owners of real property adjacent to and within approximately five-hundred (500) feet of the subject property and all Homeowner's Associations on file with the City of Winter on October 13, 2025.

A Community Workshop was held on June 10, 2025 at 5:00 PM at The Foundry Church. There were no objections raised at the Community Workshop regarding the proposed development. Please see (Figure "1") Community Workshop Flyer and (Figure "2") Community Workshop Attendance.

Analysis of Final Engineering Plans (Sec. 20-33.1) Criteria:
The criteria for Final Engineering Plans are provided and analyzed below:

(a) Site and final engineering plans and the subdivision of land shall also be subject to the technical requirements set forth in Chapter 9 of the City Code. It is the intent of this section to apply to applications for site and final engineering plans and to any subdivision of land requiring a plat, if applicable, and does not include review and approval of a lot split application.

Please see the discussion below regarding technical requirements of Chapter 9. The Final Engineering Plans have been reviewed by the City's contract engineer, who concluded that the Plans satisfy the technical requirements. provided the conditions of approval set forth below are met.

(b) Except in situations involving one (1) single-family home, the Planning and Zoning Board shall be required to review all site and final engineering plan and subdivision of land applications and make a written recommendation to the city commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable criteria set forth in this section.

(c) Upon receipt of the planning and zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period of time, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.

Except in situations involving one (1) single-family home, all site and final engineering plan and subdivision recommendations and final decisions shall be based on whether the site and final engineering plan and subdivision of land comply with all the technical requirements set forth in chapter 9 of the City Code and the following criteria to the extent applicable:

(1) Whether the applicant has demonstrated the site and final engineering plan and subdivision of land, including its proposed density, height, scale and intensity, hours of operation, building and lighting design, setbacks, buffers, noise, refuse, odor, particulates, smoke, fumes and other emissions, parking and traffic-generating characteristics, number of persons anticipated using, residing or working under the plan, and other off-site impacts, is compatible and harmonious with adjacent land uses, and will not adversely impact land use activities in the immediate vicinity.

Analysis: Staff finds that the proposed Development is compatible and harmonious with adjacent land uses and will not adversely impact land use activities in the immediate vicinity. The height is within the limits of the Town Center District, T5 Transect as it does not exceed two stories and has sufficient landscape buffers to be aesthetically pleasing. The proposed two (2) lane drive-through coffee shop will operate Monday through Thursday between the hours of 5:30 a.m. and 10:00 p.m., and Friday through Sunday between the hours of 5:30 a.m. and 11:00 p.m. Staff has reviewed the Traffic Impact Analysis-Queue Analysis

prepared by Traffic Mobility Consultants (TMC), (Figure 10) and finds the model predicts this development will generate eight (8) vehicles during the AM peak hours and four (4) vehicles during the PM peak hours. Based on 132 daily trips generated, the 7 Brew Drive-Thru Coffee project will not be required to provide any mobility credits. The Queue Analysis indicates that the development will accommodate up to nineteen (19) vehicles within the drive-through area, which exceeds the required capacity. Further, the site and final engineering plan depicts safe and efficient means of ingress and egress into and out of the neighborhood and adequately addresses the impact of projected traffic on the immediate neighborhood, traffic circulation patterns for the neighborhood, and traffic flow through immediate intersections and arterials

(2) Whether the applicant has demonstrated the size and shape of the site, the proposed access and internal circulation, and the design enhancements to be adequate to accommodate the proposed density, scale and intensity of the site and final engineering plan requested. The site shall be of sufficient size to accommodate design amenities such as screening, buffers, landscaping, open space, off-street parking, safe and convenient automobile, bicycle, and pedestrian mobility at the site, and other similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

Analysis: Staff finds that the Applicant has demonstrated that the size and shape of the site, the proposed access and internal circulation, and the design enhancements to be adequate to accommodate the proposed density, scale, and intensity of the site and final engineering plan requested. The lot size will accommodate the ±510 sq. ft. coffee shop with a drive-through and ±262 sq. ft. cooler/storage building and design amenities.

(3) Whether the proposed site and final engineering plan and subdivision of land will have an adverse impact on the local economy, including governmental fiscal impact, employment, and property values.

Analysis: Staff finds that the proposed site and final engineering plan and subdivision of land will not have an adverse impact on the local economy, including governmental fiscal impact, employment, and property values. Rather, the construction of a coffee shop with a drive-through will have a beneficial impact on the local economy, providing additional coffee shop options to local residents and workers, while also providing employment at the facility. Staff find that these impacts will improve property values by continuing to make Town Center a desirable place to live and work).

(4) Whether the proposed site and final engineering plan and subdivision of land will have an adverse impact on the natural environment, including air, water, and noise pollution, vegetation and wildlife, open space, noxious and desirable vegetation, and flood hazards.

Analysis: Staff finds that the proposed site and final engineering plan will not have an adverse impact on the natural environment, including air, water, and noise pollution, vegetation and wildlife, open space, noxious and desirable vegetation, and flood hazards. The project is located outside of the special flood hazard area.

(5) Whether the proposed site and final engineering plan and subdivision of land will have an adverse impact on historic, scenic, and cultural resources, including views and vistas, and loss or degradation of cultural and historic resources.

Analysis: The proposed site and final engineering plan will have no impact on historical resources. No additional scenic or cultural resources. Including scenic views or vistas, will be impacted by this site and final engineering plan.

(6) Whether the proposed site and final engineering plan and subdivision of land will have an adverse impact on public services, including water, sewer, stormwater and surface water management, police, fire, parks and recreation, streets, public transportation, marina and waterways, and bicycle and pedestrian facilities.

Analysis: City Staff have reviewed this project from a planning and engineering perspective. Staff did not find any adverse impact on any of the public services listed above. The City Public Works Department has confirmed available water and sewer capacity.

(7) Whether the site and final engineering plan and subdivision of land, and related traffic report and plan provided by the applicant, details safe and efficient means of ingress and egress into and out of the neighborhood and adequately addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, and traffic flow through immediate intersections and arterials.

Analysis: Staff has reviewed the Traffic Impact Analysis-Queue Analysis prepared by Traffic Mobility Consultants (TMC), (Figure 10) and finds the model predicts this development will generate 8 vehicles during the AM peak and 4 vehicles during the PM peak. The Queue Analysis indicates that the development will accommodate up to 19 vehicles within the drive-through area, which exceeds the required capacity. Further, the site and final engineering plan depicts safe and efficient means of ingress and egress into and out of the neighborhood and adequately addresses the impact of projected traffic on the immediate neighborhood, traffic circulation patterns for the neighborhood, and traffic flow through immediate intersections and arterials.

(8) Whether the proposed site and final engineering plan and subdivision of land will have an adverse impact on housing and social conditions, including variety of housing unit types and prices, and neighborhood quality.

Analysis: As a commercial project, the proposed site and final engineering plan will not have an adverse impact on the variety of housing unit types and prices. As for neighborhood quality, subject to the Conditions of Approval, the proposed site and

final engineering plan development will not have an adverse impact on neighborhood quality.

(9) Whether the proposed site and final engineering plan and subdivision of land avoids significant adverse odor, emission, noise, glare, and vibration impacts on adjacent and surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements.

Analysis: Staff finds that proposed site and final engineering plan avoids significant adverse odor, emissions, noise, glare and vibration impacts on adjacent and surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements.

(10) Whether the applicant has provided an acceptable security plan for the proposed establishment to be located on the site and final engineering plan and subdivision of land that addresses the safety and security needs of the establishment and its users and employees and minimizes impacts on the neighborhood, if applicable.

Analysis: Staff finds the safety and security of the site Civil Plans (Figure 4) and Site Photometric Plan (Figure 9) illustrates that the parking lot and building area will be lit with lighting on site. Additionally, the fire safety plan calls out the proposed route for a fire engine to navigate the site, and the existing fire hydrant that is located south of the proposed site. Additionally, customers will not be entering the building, reducing the potential for user safety issues.

(11) Whether the applicant has provided on the site and final engineering plan and subdivision of land an acceptable plan for the mass delivery of merchandise for new large footprint buildings (greater than twenty thousand (20,000) square feet) including the hours of operation for delivery trucks to come into and exit the property and surrounding neighborhood, if applicable.

Analysis: Not applicable as the structure being constructed is only 510 sq. ft. and would not receive mass deliveries of merchandise.

(12) Whether the applicant has demonstrated that the site and final engineering plan and subdivision of land have been designed to incorporate mitigative techniques and plans needed to prevent adverse impacts addressed in the criteria stated herein or to adjacent and surrounding uses and properties.

Analysis: Staff finds that subject to the Conditions of Approval, the site and final engineering plans have been designed to incorporate mitigative techniques and plans needed to prevent the adverse impacts mentioned in the criteria on adjacent and surrounding uses and properties.

(13) If the proposed conditional use is a residential use, whether the elementary, middle and high schools (K—12) that will be initially assigned to the residential project by the school district at the time the city commission considers final

approval of the conditional use have both sufficient capacity, are in close proximity to the project so as to make each of the assigned schools accessible and convenient (e.g., walking distance, travel time, private and public transportation, and quality of route environment) to the majority of the school population that will be drawn from the project, and promote and support the integration of future residents of the project into the existing city of Winter Springs community in a sustainable manner.

Analysis: Not applicable as this is not a residential development.

(14) Whether the applicant has agreed to execute a binding development agreement required by city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by City Code.

Analysis: The applicant has agreed to and is working on a binding development agreement with the City addressing terms and conditions deemed necessary by the City Commission.

Water and Sewer: Public Works & Utilities Department Staff have confirmed that sufficient water and sewer capacity exists for this project.

Stormwater:
Not applicable for this project as no drainage was proposed for this project. The infrastructure included for the development will tie into the existing stormwater pond. That stormwater system will be private and subject to the Declaration of Conditions, Covenants, Easements, and Restrictions as recorded in the Official Records of Seminole County (ORSC), Book 8871, Page 98, as amended by the First Amendment to the same, as recorded in ORSC, Book 8964, Page 1579. These documents govern the maintenance and cost allocations among properties in the Town Center.

Transportation:
The applicant has provided a Traffic Impact Analysis-Queue Analysis (Figure 10), which has been reviewed by City staff. It was Staff's finding that the model predicts this development will generate 8 vehicles during the AM peak and 4 vehicles during the PM peak. The Queueing Analysis indicates that the development will accommodate up to 19 vehicles within the drive-through area, which exceeds the required capacity. The site and final engineering plan depicts safe and efficient means of ingress and egress into and out of the neighborhood and adequately addresses the impact of projected traffic on the immediate neighborhood, traffic circulation patterns for the neighborhood, and traffic flow through immediate intersections and arterials. Additionally, sufficient roadway capacity exists for this project. The project will not cause the impacted roadway segments to exceed their adopted level of service (LOS) under the Comprehensive Plan.

Parking Analysis:
The Town Center does not have minimum required parking standards; however,

the applicant provided documentation (Figure 11) that the 7 Brew Drive-Thru Coffee shop with two (2) drive-through lanes and no interior patron area will offer a total of seven (7) spaces for full and part-time staff.

Aesthetic Review:

Pursuant to Section 9-603, which sets forth guidelines and minimum standards for Aesthetic Review packages, staff have utilized the criteria below in Section 9-603 to determine the following. The attached Aesthetic Review package (Figures 13, 14, and 19 includes all of the submittal requirements for aesthetic review as set forth in Section 9-600 through 9-607 and include the following: (a) a site plan; (b) elevations illustration all sides of structures facing public streets or spaces; (c) illustrations of all walls, fences, and other accessory structures and the indication of height and their associated materials; (d) elevation of proposed exterior permanent signs or other constructed elements other than habitable space, if any; (e) illustrations of materials, texture, and colors to be used on all buildings, accessory structures, exterior signs; and (f) other architectural and engineering data as may be required. The procedures for review and approval are set forth in Section 9-603.

Aesthetic Review	
1.	The plans and specifications of the proposed project indicate that the setting, landscaping, proportions, materials, colors, texture, scale, unity, balance, rhythm, contrast, and simplicity are coordinated in a harmonious manner relevant to the project, surrounding area and cultural character of the community. **Analysis:** Staff finds that all architectural and landscaping elements are coordinated in a harmonious manner relevant to the particular proposal, the surrounding area, and cultural character of the community.
2.	The plans for the proposed project are in harmony with any future development which has been formally approved by the city within the surrounding area. **Analysis:** Staff finds that subject to the Conditions of Approval, the plans for the proposed project are in harmony with the Town Center District Code.
3.	The plans for the proposed project are not excessively similar or dissimilar to any other building, structure or sign which is either fully constructed, permitted but not fully constructed, or included on the same permit application, and facing upon the same or intersecting street within five hundred (500) feet of the proposed site, with respect to one or more of the following features of exterior design and appearance: a. Front or side elevations; b. Size and arrangement of elevation facing the street, including reverse arrangement; or c. Other significant features of design such as, but not limited to materials, roof line, hardscape improvements, and height or design elements.

	Analysis: The plans for this project are not excessively similar or dissimilar to other projects within 500 feet of the proposed project with the proposed color scheme and materials being harmonious with the buildings in the surrounding area.
4.	The plans for the proposed project are in harmony with, or significantly enhance, the established character of other buildings, structures or signs in the surrounding area with respect to architectural specifications and design features deemed significant based upon commonly accepted architectural principles of the local community. **Analysis:** As previously mentioned, the project has been reviewed under the Town Center District Code standards, ensuring conformance with the high standard of development for Town Center. The proposed color scheme and materials, Staff does find the exterior design and color to enhance the aesthetic impact of the project as compatible with other developments along SR 434.
5.	The proposed project has incorporated significant architectural enhancements such as concrete masonry units with stucco, wrought iron, columns and piers, porches, arches, planting areas, display windows, and other distinctive design features detailing and promoting the character of the community. **Analysis:** The project significantly meets the standards, with the building's primary exterior consisting of brick and aluminum with the signature red and black for the 7 Brew Drive-Thru Coffee sign on the front façade of the building. The proposed building represents a positive addition to the City of Winter Springs, and is a high quality, unique design that is harmonious with its surroundings and will add value to the proposed location. The proposed project is designed to contribute significantly to the quality architectural styles that are typical of the Town Center and the surrounding area.

Reports:

The Final Engineering submittal is required to include the following reports or updates of previously prepared reports for the same property.

Reports	
December 13, 2024	Environmental Report (Figure 8)
December 19, 2024	Geotechnical Report (Figure 9)
October 7, 2025	Traffic Impact Analysis-Queue Analysis Report (Figure 10)

Procedural History:	
January 27, 2025	Pre-Application Meeting
June 10, 2025	Community Workshop
November 6, 2025	Planning & Zoning Board | Recommendation on Site/Final Engineering, Aesthetic Review, Waiver, and Development Agreement.
December 8, 2025	City Commission | Hearing on Final Engineering Site/Final Engineering, Aesthetic Review, Waiver, and Development Agreement.

Waiver Review: Pursuant to Section 20-34, Any real property owner may file a waiver application requesting a waiver(s) for their real property from any term and condition of this chapter (except from the list of permitted, conditional and prohibited uses set forth in any zoning district category). The Planning and Zoning Board shall be required to review all waiver applications and make a written recommendation to the City Commission. Such recommendation shall include the reasons for the board's recommendation and show the board has considered the applicable waiver criteria set forth and analyzed below. Upon receipt of the Planning and Zoning board's recommendation, the city commission shall make a final decision on the application. If the city commission determines that the planning and zoning board has not made a recommendation on an application within a reasonable period, the city commission may, at its discretion, consider an application without the planning and zoning board's recommendation.

Waiver I: A waiver to allow 7 Brew Drive-Thru Coffee to be located at a setback of 68.37' from the right-of-way of SR 434 in lieu of the 50' maximum front setback.

Waiver Review	
1.	The applicant clearly demonstrates that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development. **Analysis:** Staff find that the applicant demonstrated that the 50' setback requirement creates an impractical result in that it would not permit the lot to meet other requirements for fire access when coupled with the need to include a 510 sf building, necessary parking for staff, and two (2) drive-through lanes for customers. The difference in 18.37 feet allows the applicant to provide enough width for the two (2) drive-through aisles as well as the building, and the parking on a smaller lot within the Blake Commons.
2.	The proposed development plan is in substantial compliance with this chapter and in compliance with the comprehensive plan.

	Analysis: Staff find that the proposed setback adjustment is substantially compliant with the Town Center setback standards as it will accommodate the necessary access for a coffee shop that is solely a drive-through with no indoor/outdoor seating and is in compliance with the comprehensive plan.
3.	The proposed development plan will significantly enhance real property. **Analysis:** Staff find that the proposed site plan will significantly enhance the real property by providing an additional coffee shop option which will enhance the value of surrounding property and provide families who live and work near Town Center.
4.	The proposed development plan serves the public health, safety, and welfare. **Analysis:** Staff find that the construction of 7 Brew Drive-Thru Coffee will serve the public health, safety, and welfare of area residents.
5.	The waiver will not diminish property values in or alter the essential character of the surrounding neighborhood. **Analysis:** Staff find that the waiver will not diminish property values or the essential character of the surrounding neighborhood. The Town Center is meant to be a mixed-use of commercial and residential to serve residents and visitors. The construction of 7 Brew Drive-Thru Coffee will enhance property values and the essential character by increasing coffee shop options in Town Center.
6.	The waiver granted is the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter. **Analysis:** Staff find that the waiver is the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter. The design helps to meet the associated requirements of the use while still meeting the intent of the ordinance.
7.	The proposed development plan is compatible and harmonious with the surrounding neighborhood. **Analysis:** Staff find that the site plan is compatible and harmonious with the Town Center since it is similar to several building setbacks along SR 434.
8.	Whether the applicant has agreed to execute a binding development agreement required by the city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by City Code.

	Analysis: The Applicant is working on and has agreed to a binding Development Agreement to incorporate terms and conditions deemed necessary by the City Commission.

Waiver II: A waiver to Section 20-324(6), Town Center District Code, to allow a drive-through service window (door) in the side yard of the property (eastern side of building) where this section requires drive-through windows (door) to be only permitted in the rear in and alley accessed locations provided they do not substantially disrupt pedestrian activity or surrounding uses.

Waiver Review	
1.	The applicant clearly demonstrates that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development. **Analysis:** Due to the site being adjacent to SR 434 to the south, the extension of Sea Hawk Cove to north, and the front façade of the building is required to face SR 434 the side yards are the only options to locate the drive-through service door. Further, 7 Brew Drive-Thru Coffee provides only drive-through services with the ingress/egress located at the extension of Sea Hawk Cove, and having the drive-thru on the east side yard of the building/site makes for the best traffic flow.
2.	The proposed development plan is in substantial compliance with this chapter and in compliance with the comprehensive plan. **Analysis:** Staff finds that the proposed development plan is substantially compliant with the Code requirements and the desired goals for the Town Center as described in the Comprehensive Planas the proposed location for the drive-through service door would be screened by the supplemental landscaping for the site.
3.	The proposed development plan will significantly enhance the real property. **Analysis:** Staff finds that the proposed development plan will significantly enhance the real property by providing an additional coffee shop option which will enhance the value of surrounding property and provide families who live and work near Town Center.
4.	The proposed development plan serves the public health, safety, and welfare. **Analysis:** Staff finds that the design and aesthetics of this project will serve the public health, safety, and welfare of area residents.
5.	The waiver will not diminish property values in or alter the essential character of the surrounding neighborhood. **Analysis:** Staff finds that the waiver will not diminish property values or the essential character of the surrounding neighborhood. Landscaping along

	S.R. 434 will help buffer the drive-through and vehicular activity. The unique building design and layout will further enhance the area, adding to the diversity of architecture.
6.	The waiver granted is the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter. **Analysis:** Staff finds that this is the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter. This design best suits drive-through traffic flow on this lot.
7.	The proposed development plan is compatible and harmonious with the surrounding neighborhood. **Analysis:** Staff finds that the site plan is compatible with the Town Center and the buildings along SR 434.
8.	Whether the applicant has agreed to execute a binding development agreement required by the city to incorporate the terms and conditions of approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by City Code. **Analysis:** The Applicant is working on and has agreed to a binding Development Agreement to incorporate terms and conditions deemed necessary by the City Commission.

Waiver III: A waiver to allow variations in the streetscape width and sequencing requirements for 7 Brew Drive-Thru Coffee, consisting of a 19.5' landscape and treescape area adjacent to the SR 434 right-of-way, a 5.8' sidewalk, and a 3' landscape area adjacent to SR 434.

Waiver Review	
1.	The applicant clearly demonstrates that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development. **Analysis:** Staff find that the applicant clearly demonstrates that the applicable conditions create an illogical, impossible, impractical, or patently unreasonable result related to the Town Center streetscape requirements. Additionally, maintaining the existing dimensions would be in keeping with adjacent parcels, which also sought waivers for the landscaping designs
2.	The proposed development plan is in substantial compliance with this chapter and in compliance with the comprehensive plan. **Analysis:** Staff find that the variations in the streetscape section widths are substantially compliant with the Code requirements and the desired goals for the Town Center as described in the Comprehensive Plan. The

	streetscape maintains the 27' overall width as required by the ordinance while adjusting the sections to be harmonious with the streetscapes on adjacent parcels.
3.	The proposed development plan will significantly enhance the real property. **Analysis:** Staff find that the proposed variations on the streetscape will significantly enhance the real property by enhancing the overall appearance of the streetscape. The applicant is proposing a number of canopy trees and shrubs beyond what is required that will improve the aesthetic value of the property.
4.	The proposed development plan serves the public health, safety, and welfare. **Analysis:** Staff find that the plan services the public health, safety, and welfare. The proposed streetscape will increase the quality of life for residents and visitors by maintaining the current path and providing a more aesthetically pleasing walkway.
5.	The waiver will not diminish property values in or alter the essential character of the surrounding neighborhood. **Analysis:** Staff find that the waiver will not diminish property values or the essential character of the surrounding neighborhood. The proposed waiver does not affect the location of the sidewalk along SR 434 and if anything, enhances the aesthetics of the lot, thereby increasing property values and being more in-keeping with the character of the neighborhood.
6.	The waiver granted is the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under this chapter. **Analysis:** Staff find that this waiver eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable conditions in the Code. The proposed waiver keeps the current landscape and sidewalk widths so as to be harmonious with the existing streetscape on adjacent parcels. The total required width of the streetscape as required by the Code will be unaffected.
7.	The proposed development plan is compatible and harmonious with the surrounding neighborhood. **Analysis:** Staff find that the proposed development plan is compatible and harmonious with the surrounding neighborhood. While the widths of each section as proposed are not within the Code, they are compatible with the streetscape for the adjacent parcels and the amount of both canopy trees, shrubs, and plantings will result in a harmonious landscape for the surrounding neighborhood.
8.	Whether the applicant has agreed to execute a binding development agreement required by the city to incorporate the terms and conditions of

	approval deemed necessary by the city commission including, but not limited to, any mitigative techniques and plans required by City Code. **Analysis:** The Applicant is working on and has agreed to a binding Development Agreement to incorporate terms and conditions deemed necessary by the City Commission.

Applicable Law, Public Policy, and Events:

Florida Statutes 163.2511-163.3246: Growth Policy; County and Municipal Planning; Land Development Regulation (Provides that land development regulations for municipal planning be consistent with the Comprehensive Plan).

Home Rule Powers

Code of Ordinances City of Winter Springs.

Section 20-1. Definitions.

Fiscal Impact:

The Fiscal Impact Report shall be reviewed and approved prior to the project being heard before the City Commission.

Development Agreement:

The Applicant is currently working with the City Attorney on the Development Agreement for the project. The Development Agreement shall be executed prior to any work on the project covered within this document.

STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend approval of the Site/Final Engineering, Aesthetic Review, Waivers, and Development Agreement, subject to the following conditions of approval:

1. Execution of the Development Agreement.
2. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.
3. Economic Impact analysis required before City Commission Public Hearing.

Attachments:

Figure "1" – Community Workshop Flyer
Figure "2" – Community Workshop Attendance Sheet
Figure "3" – Lot 2 Survey
Figure "4" – 7 Brew Civil Site Plan
Figure "5"– Landscape Plan
Figure "6" – Irrigation Plan 10.24.25
Figure "7" – Site Photometric Plan
Figure "8 "– Environmental Report
Figure "9"– Geotechnical Report

Figure “10” – Traffic Impact Analysis-Queue Analysis
Figure “11” – Parking Letter
Figure “12” – Letter of Intent
Figure “13” – Architectural Elevations
Figure “14” – Architectural Elevation Renderings
Figure “15” – Setback Waiver Description
Figure “16” – Service Window Waiver Description
Figure “17” – Streetscape Waiver Description
Figure “18” – Site Plan Application
Figure “19” – Aesthetic Application
Figure “20” – Development Agreement
Figure “21” – Setback Waiver Application
Figure “22” – Service Window Waiver Application
Figure “23” – Streetscape Waiver Application

7 Brew
Drive-Thru Coffee

Planning & Zoning Board

Jenale Garnett, MURP, MPA

Senior Planner

Background

Property Address: 1248 E State Road 434, Winter Springs, FL 32708 (± 0.5 acres)

Parcel ID: 26-20-30-5AR-0A00-007L

January 7, 2024: Preapplication Meeting (PREM-2025-0017)

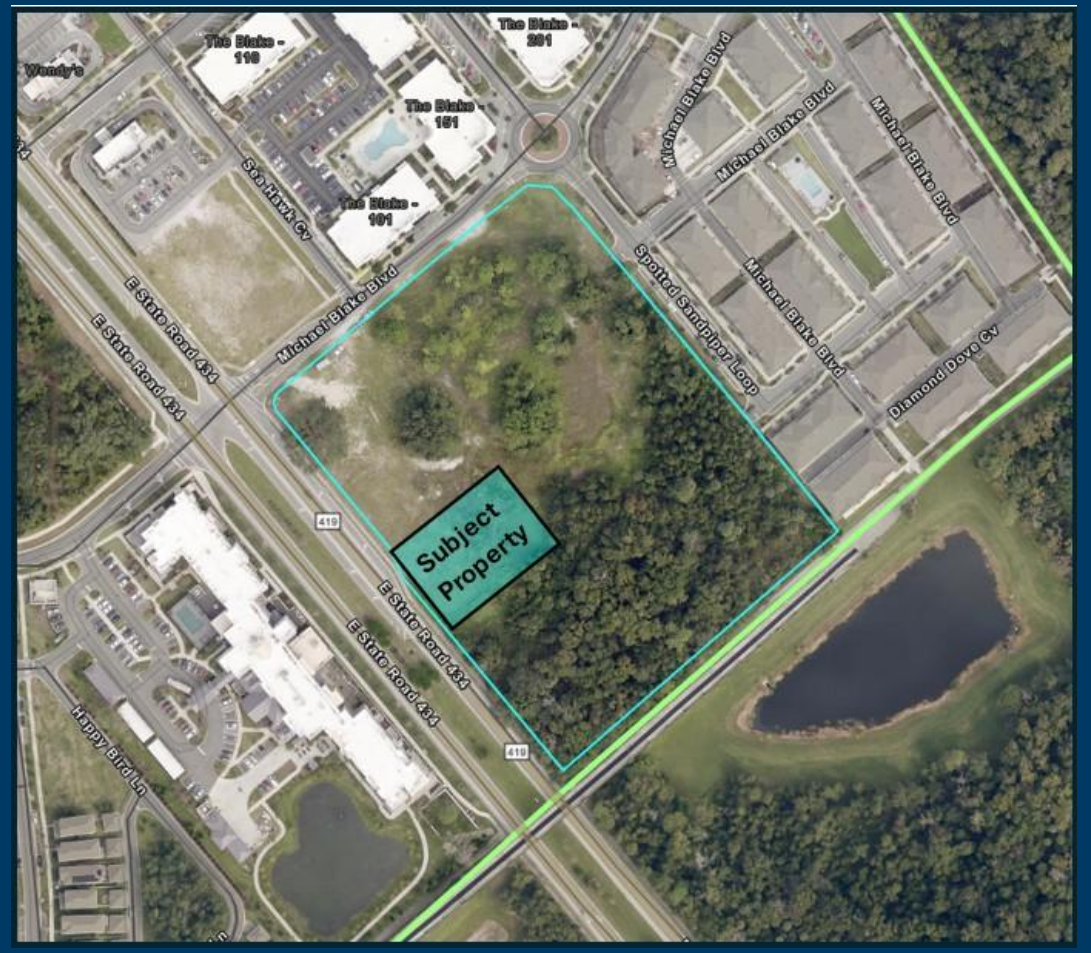
March 13, 2025:
Site Plan Application (FEDP-2025-0012)
Aesthetic Application (AERV-2025-0006)
Development Agreement Application (DVAG-2025-0006)

September 18, 2025:
Setback Waiver Application (WAIV-2025-0016)

October 21, 2025:
Service Window Waiver Application (WAIV-2025-0018)
Streetscape Waiver Application (WAIV-2025-0017)

October 13, 2025: Public Notice Letters
October 20, 2025: Public Notice Signage

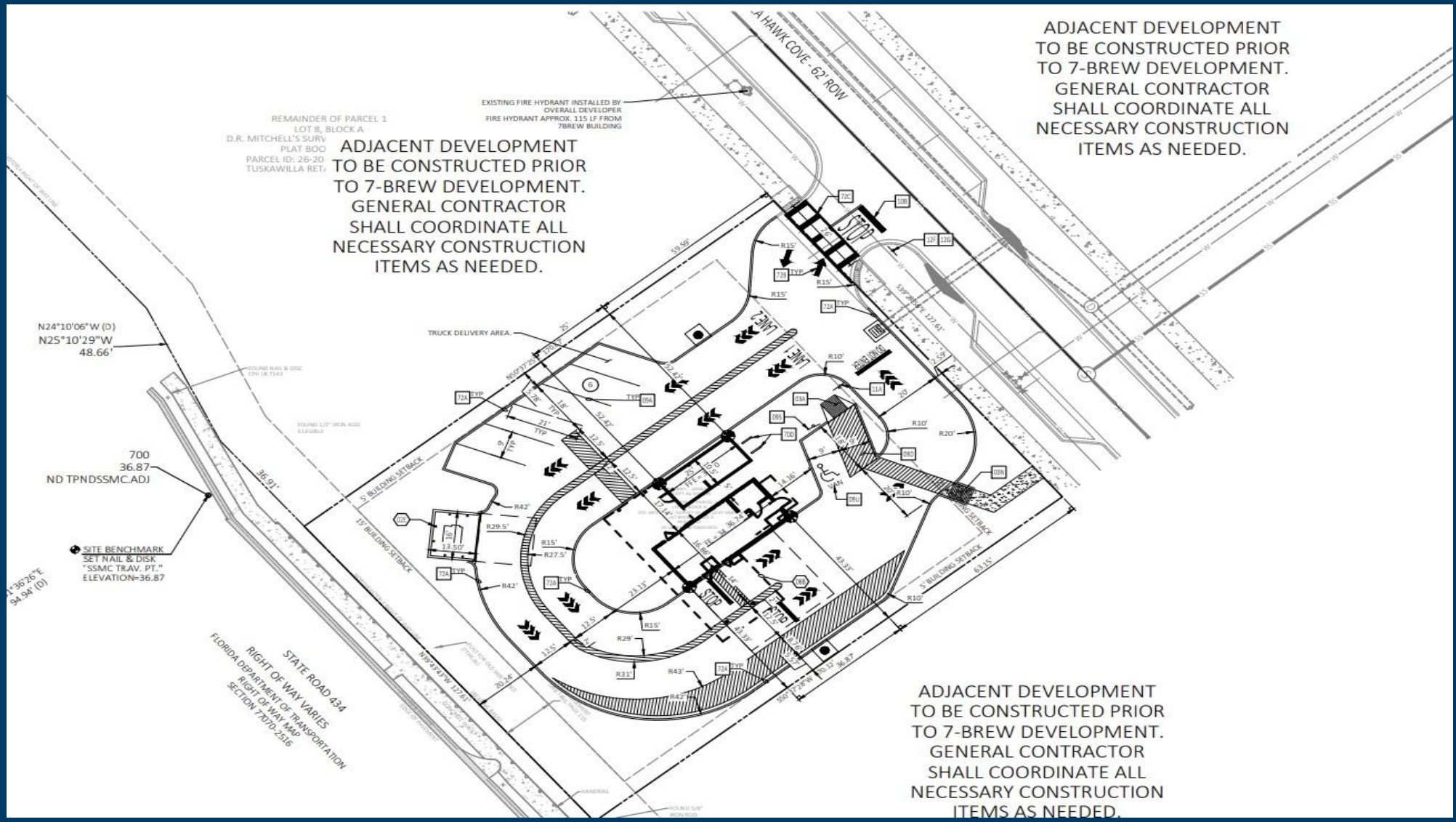
Applicant: Erin Dudley, CEI Engineering



Background

- Located at corner of State Road 434 and Michael Black Blvd.
- Proposal is to develop a 7 Brew Drive-Thru Coffee at The Blake Commons to include a 510 sq. ft. coffee shop with two (2) drive-through lanes and 262 sq. ft. cooler/storage.
- Property is zoned Town Center District, T-5 Transect.
- Applicant has submitted a Final Engineering/Site Plan application, an Aesthetic Review Application, a Development Agreement Application, and three Waiver Applications.

Site Plan

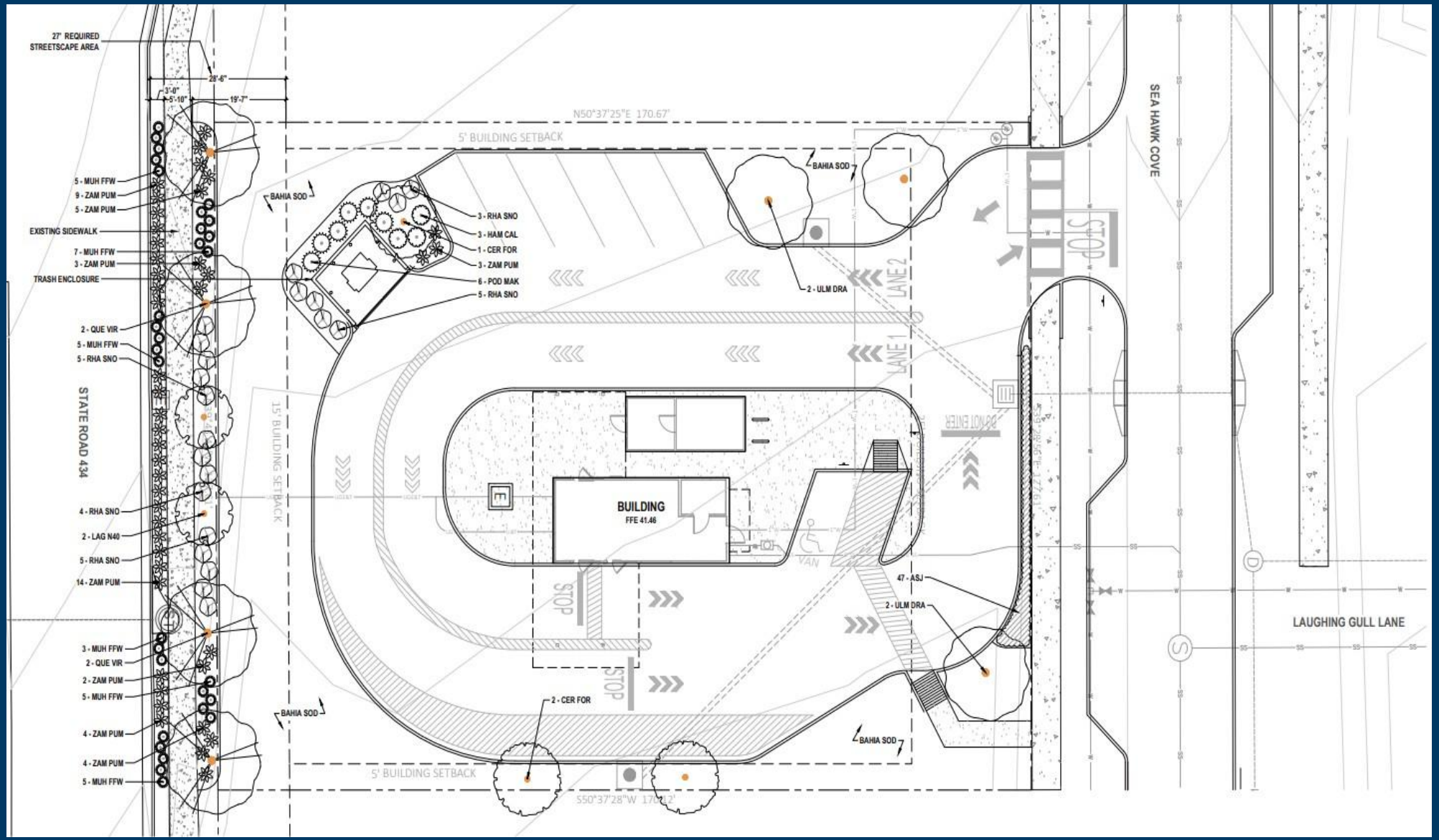


7 Brew Drive-Thru Coffee
FEDP-2025-0012

AGENDA ITEM
400

Planning &
Zoning Board
November 6, 2025

Landscape Plan



7 Brew Drive-Thru Coffee
FEDP-2025-0012

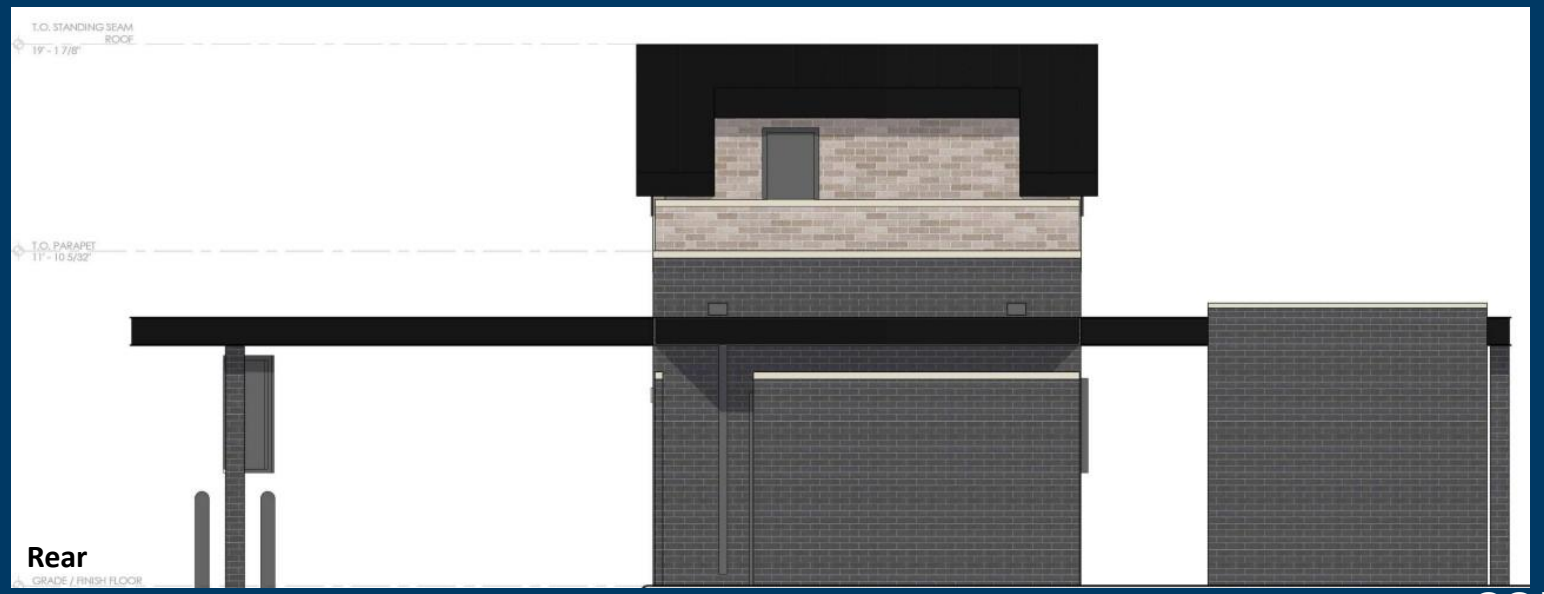
AGENDA ITEM
400

Planning &
Zoning Board
November 6, 2025

Elevations



Front



Rear

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- BRAKE METAL PAC CLAD ONYX
- BRAKE METAL PAC CLAD SANDSTONE
- ANODIZED ALUMINUM STOREFRONT FRAMES

7 Brew Drive-Thru Coffee
FEDP-2025-0012

AGENDA ITEM 400

Planning & Zoning Board
November 6, 2025

Elevations



Left



Right



7 Brew Drive-Thru Coffee
FEDP-2025-0012

AGENDA ITEM
400

Planning &
Zoning Board
November 6, 2025

Proposed Conditions

Staff recommends the Planning & Zoning Board approve FEDP-2024-0012 9 (site plan), AERV-2025-0006 (aesthetic), the 3 Waivers (WAIV-2025-0016, WAIV-2025-0017, WAIV-2025-0018), and DVAG-2025-0006 (development agreement) subject to the following conditions:

1. Execution of the Development Agreement.
2. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.
3. Economic Impact analysis required before City Commission Public Hearing.

7 Brew Drive-Thru Coffee
FEDP-2025-0012

ANY QUESTIONS?

AGENDA ITEM
400

Planning &
Zoning Board
November 6, 2025

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Winter Springs
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

DRAFT

SECOND MODIFICATION TO DEVELOPMENT AGREEMENT

TUSKAWILLA RETAIL PARTNERS II, LLC

(Lot 2 Commercial Development - Seven Brew at The Blake Commons)

THIS SECOND MODIFICATION TO DEVELOPMENT AGREEMENT ("Agreement") is made and entered this _____ day of _____, 2025, by and between the **CITY OF WINTER SPRINGS**, a Florida Municipal Corporation ("City"), whose address is 1126 East S.R. 434, Winter Springs, Florida 32708, and **TUSKAWILLA RETAIL PARTNERS II, LLC**, a Florida Limited Liability Company with its principal address at 880 Glenwood Ave, Suite H, Atlanta, GA 30316 ("Developer").

WITNESSETH

WHEREAS, Developer is the fee simple owner of certain real property located in the City of Winter Springs consisting of 8.11 acres, more or less, located Southeast of the corner of Michael Blake Boulevard and East State Road 434, as more particularly described herein (the "Property"); and

WHEREAS, the Property is subject to that certain Development Agreement dated March 10, 2015, and recorded in the Official Records of Seminole County at Official Record Book 8446 Page 1131, as modified by the First Modification of Development Agreement dated January 9, 2017, and recorded in the Official Records of Seminole County at Official Record Book 8852 Page 1719 (the "Original Development Agreements"); and

WHEREAS, the Property is also subject to that certain Tuskawilla Retail Partners II Development Agreement (Blake Commons), dated August 25, 2025, and recorded in the Official Records of Seminole County at Official Record Book 10887, Pages 649-660 (the "Development Agreement"); and

WHEREAS, the Property is also subject to that certain First Modification to the Tuskawilla Retail Partners II Development Agreement, which provides for the construction of a daycare project on Lot 3 of the Blake Commons plat, dated _____ and recorded in the Official Records of Seminole County at Official Record Book _____ Pages _____ (the "First Modification Development Agreement"); and

WHEREAS, Developer has applied for Final Engineering/Site Plan Approval, Aesthetic Plan Approval, and Waivers from the City Code to construct an approximately 510 square foot, two-lane drive-through Seven Brew coffee shop with no indoor or outdoor seating on Lot 2 of the Blake Commons plat, an approximately 0.50-acre parcel located on the southeastern portion of the Property; and

WHEREAS, pursuant to Chapter 20, *Zoning*, Article II, Division 1, Section 20-29.1 of the Winter Springs City Code ("City Code"), public hearing notices were mailed to all owners of real property adjacent to and within approximately five-hundred (500) feet of the subject property and all Homeowner's Associations on file within the City of Winter Springs on October 13, 2025, and a Community Workshop for the Project was held on June 10, 2025; and

WHEREAS, Section 20-29(c) of the City Code requires that all site plans shall be binding on the use of the subject property and, further, that as a condition of approval by the City Commission, all development projects requiring a community workshop pursuant to Section 20-29.1 of the City Code shall be required to be memorialized in a binding development agreement; and

WHEREAS, this Development Agreement shall be recorded against the Project Area so that the terms and conditions of approval related to the Project shall run with the land; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act.

3.0 The Project Area. The real property subject to this Agreement consists of Lot 2 of the Blake Commons plat and is legal described in **EXHIBIT "A,"** attached hereto and fully incorporated herein by this reference (the "Project Area").

4.0 Project Description and Requirements. Developer shall, at its expense, design, permit and construct an approximately 510 square foot, two-lane drive-through Seven Brew coffee shop with no indoor or outdoor seating at the Project Area (the "Project"). The supporting infrastructure shall be constructed in accordance with the Blake Commons/Sea Hawk

Cove Extension final engineering plans as approved in the Development Agreement for the Blake Commons in a single phase and simultaneously with the Seven Brew Project and any associated parking.

(Hereinafter the project description and requirements are referred to as the "Project").

The Developer shall construct the Project in a manner consistent with the approved Final Engineering/Site Plans, Aesthetic Plans, and Waivers that are on file with the City with the following file numbers and consistent with the requirements contained in this Agreement:

File No.: FEDP-2025-0012

File No.: AERV-2025-0006

File No.: WAIV-2025-0016

File No.: WAIV-2025-0017

File No.: WAIV-2025-0018

For convenience, a copy of the Overall Site Plan is attached hereto and fully incorporated herein by this reference as **Exhibit "B."**

Specific conditions of approval for the above-referenced Site/Final Engineering Plans, Aesthetic Review and Waivers include the following, which are also addressed in the staff report for the Final Engineering/Site Plans, Aesthetic Plans, and Waivers:

1. Approval of the Project is conditioned upon and contingent upon approval of the Blake Commons final engineering plans, which provide for access, utilities, and stormwater drainage to the subject site.

2. An Economic Impact Analysis Report as required by the Town Center Design standards shall be reviewed and approved prior to the project being heard before the City Commission.

3. All grass areas on the Project Area shall use Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.

5.0 **Future Permitting.** Developer shall be required to receive building permits and substantially commence vertical construction of buildings, which shall at minimum include building foundations, for the Project within two (2) years of the Effective Date of this Agreement.

6.0 **Representations of the Parties**. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed

and delivered by the City and Developer, constitute a legal, valid and binding obligation enforceable against the parties hereto. Upon recording of this Agreement in the Public Records of Seminole County, Florida, the Agreement shall be a binding obligation upon the Project Area in accordance with the terms and conditions of this Agreement. Developer represents that it has voluntarily and willfully executed this Agreement for purposes of binding himself and the Project Area to the terms and conditions set forth in this Agreement.

7.0 Successors and Assigns. This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns. The terms and conditions of this Agreement similarly shall be binding upon the Project Area, and shall run with title to the same upon being duly recorded against the Project Area by the City.

8.0 Applicable Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be in Seminole County, Florida or, for federal court actions, in the Middle District of Florida, Orlando Division.

9.0 Amendments. This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Commission.

10.0 Entire Agreement; Exhibits. This Agreement and all attached exhibits hereto supersede any other agreement, oral or written, regarding the Project Area and contain the entire agreement between the City and Developer as to the subject matter hereof. The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference.

11.0 Severability. If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

12.0 Effective Date. This Agreement shall become effective upon approval by the City Commission and execution of this Agreement by both parties hereto.

13.0 Recordation. Upon full execution by the Parties, this Agreement shall be recorded in the Public Records of Seminole County, Florida by the City. The Developer shall be responsible for all recording fees associated with this Agreement.

14.0 Relationship of the Parties. The relationship of the parties to this Agreement is contractual and Developer is an independent contractor and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

15.0 Sovereign Immunity. The City intends to avail itself of sovereign immunity and other applicable limitations on City liability whenever deemed applicable by the City. Therefore,

notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars ($300,000.00).

16.0 City's Police Power. Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

17.0 Interpretation. The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

18.0 Third-Party Rights. This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

19.0 Specific Performance and Enforcement. Strict compliance shall be required with each and every provision of this Agreement. The parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity. The failure to timely comply with any mandatory condition of this Agreement shall further constitute a violation of the City's Code of Ordinances and shall be subject to enforcement action as described therein including, but not limited to, enforcement before the City's Code Enforcement Board under Chapter 2, Article III, Division 2. – Code Enforcement.

20.0 Attorney's Fees. In connection with any arbitration or litigation arising out of this Agreement, each party shall be responsible for their own attorney's fees and costs.

21.0 Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement in accordance with the criteria of the City Code and the requirements of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend or terminate any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement.

22.0 Default. Failure by either party to perform each and every one of its obligations hereunder shall constitute a default, entitling the non-defaulting party to pursue

whatever remedies are available to it under Florida law or equity including, without limitation, termination of this Agreement, an action for specific performance, and/or injunctive relief. Prior to any party filing any action as a result of a default under this Agreement, the non-defaulting party shall first provide the defaulting party with written notice of said default. Upon receipt of said notice, the defaulting party shall be provided a thirty (30) day opportunity in which to cure the default to the reasonable satisfaction of the non-defaulting party prior to filing said action.

23.0 Termination. The City shall have the unconditional right, but not obligation, to terminate this Agreement, without notice or penalty, if Developer fails to receive building permits and substantially commence vertical construction of buildings, which shall at minimum include building foundations, for the Project within two (2) years of the effective date of this Agreement. The Developer may apply to the City Commission for an extension of this Agreement, which may be granted upon good cause shown. In addition, the City shall have the right, but not obligation, to terminate the Agreement if Developer permanently abandons construction of the Project, provided, however, the City shall first deliver written notice and an opportunity to cure to the defaulting party as set forth in Section 22 above. If the City terminates this Agreement, the City shall record a notice of termination against the Project Area in the public records of Seminole County, Florida.

24.0 Indemnification and Hold Harmless. Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, Developer hereby agrees to indemnify, release, and hold harmless the City and its commissioners, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction, and maintenance activities in furtherance of constructing the Project and maintaining the improvements of this Project. This indemnification shall survive the termination of this Agreement.

25.0 Force Majeure. The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("Time Period") constitutes a default under the terms of this Agreement and, if any such failure is due to acts of God, acts of government authority (other than the City's own reasonable acts), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions ("Force Majeure Event"), then, notwithstanding any provision of this Agreement to the contrary, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Force Majeure Event. The extended Time Period shall be agreed to in writing by the parties and said agreement shall not be unreasonably withheld by either party. The City Manager shall have the authority to grant an extended Time Period. An extension of any Time Period for reasons of a Force Majeure Event shall be requested solely as provided in this Section. Developer hereby waives and relinquishes the right to notify the City of the intent to exercise the tolling and extension of any permit related to the Project, including Time Periods under this Agreement,

development orders, and building permits, available under Section 252.363, Florida Statutes, as the result of a declaration of a state of emergency issued by the Governor for a natural emergency.

26. Notice. Whenever either party desires to give notice to the other, notice shall be sent by hand delivery or certified mail, return receipt requested, and shall be sent to:

For the City:

City Manager
City of Winter Springs
1126 East S.R. 434
Winter Springs, Florida 32708

With additional notice to:

Anthony A. Garganese, City Attorney
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32802

For Developer:

Tuskawilla Retail Partners II, LLC
4400 Marsh Landing Blvd, Suite 203
Ponte Vedra Beach, Florida 32082
Phone: (678) 515-5376
Email: robm@catalystdp.com

Either party may freely modify their respective contact person and address contained in this Paragraph by providing written notice of the modification to the other party. Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; and if mailed, on the third business day after mailing.

27.0 Assignment. Prior to completing the construction of the Project and reaching final build-out of the Project, Developer shall not assign this Agreement without the prior written consent of the City which consent shall not be unreasonably withheld, conditioned or delayed. . Such assignment shall require the written approval of the City by amendment to this Agreement, which shall not require a public hearing and shall not be unreasonably withheld. However, Developer shall be entitled to assign its rights and obligations under this Agreement to a parent, subsidiary, or affiliated entity in which Developer or its members are members or interest holders without City consent, provided that the City is given notice of such assignment in accordance with Section 26.0 herein. Any assignment authorized by this subparagraph shall require the assignee to be a formal signatory to this Agreement and fully assume all of Developer's obligations,

commitments, representations, and warranties under this Agreement. In any assignment, the rights and obligations contained herein shall be binding on successors in interest to the Project Area, and the terms and conditions of this Agreement shall bind and inure to the benefit of the parties hereto and any respective successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written.

CITY OF WINTER SPRINGS

By: _____
Kevin McCann, Mayor

ATTEST:

Date:_____

By: _____
Christian Gowan, City Clerk

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the City of Winter Springs, Florida only.

CITY SEAL

Date: _____
By: _____
Anthony A. Garganese, City Attorney for the City of Winter Springs, Florida

DRAFT

Signed, sealed and delivered in the presence of the following witnesses:

TUSKAWILLA RETAIL PARTNERS II, LLC,
a Florida limited liability company

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Print name: _____

Title:_____

Date: _____, 2025

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____, 2025, by_____, the _____of TUSKAWILLA RETAIL PARTNERS, II, LLC, a limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

DRAFT

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

DEVELOPER IS HEREBY ADVISED THAT SHOULD DEVELOPER FAIL TO FULLY EXECUTE, AND DELIVER TO THE CITY, THIS AGREEMENT WITHIN THIRTY (30) DAYS FROM THE DATE THAT THE CITY COMMISSION APPROVES THIS AGREEMENT, THIS AGREEMENT, AND THE DEVELOPMENT PERMIT APPROVALS REFERENCED HEREUNDER, SHALL AUTOMATICALLY BE DEEMED NULL AND VOID.

DRAFT

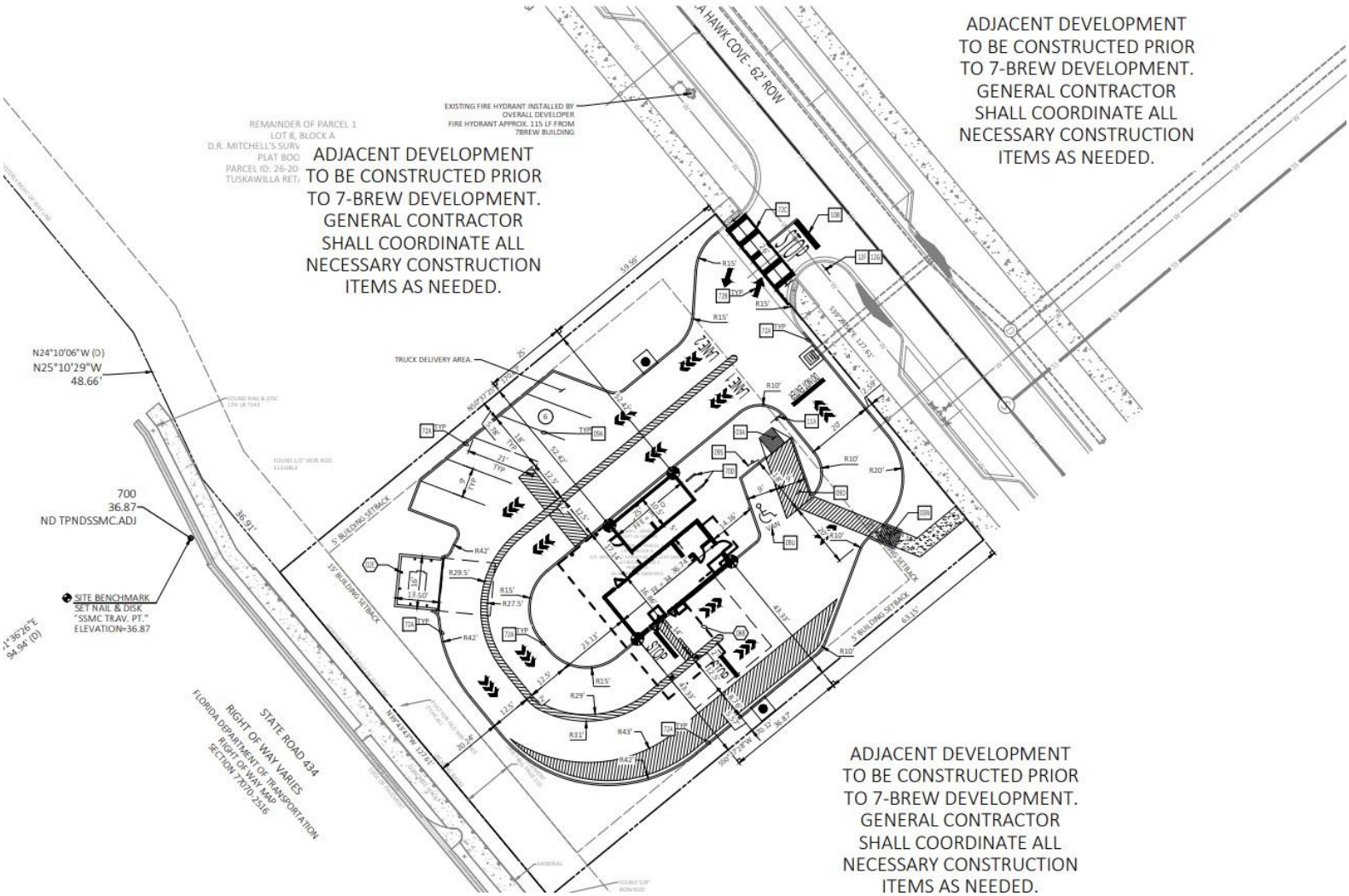
EXHIBIT A

PROJECT AREA LEGAL DESCRIPTION

Lot 2 of the Blake Commons plat, recorded in the Plat Book of Seminole County, Book 91, Page 65.

EXHIBIT B

OVERALL SITE PLAN



COMMUNITY WORKSHOP

Date: June 10, 2025 @ 6:00 P.M.

Location: The Foundry Church – Classroom 5
1491 E. State Road 434, Winter Springs, FL 32708

Community Workshop to consider Final Engineering Site Plans, Aesthetic Review, and Development Agreement in order to construct a 510 square foot drive through coffee shop in the Sea Hawk Cove Extension project within the Town Center District on the subject site.



Project: 7-Brew Drive Thru Coffee Shop

Location: SE corner of E. State Road 434 and Michael Blake Blvd.
Parcel ID: 26-20-30-5AR-0A00-007L
Acreage: ± 0.50-acre project (±8.03-acre parcel)
Zoning: Town Center District (T5)
Future Land Use: Town Center (TC)
Applicant/Presenter: ERIN DUDLEY-CIVIL PROJECT MANAGER,
CEI ENGINEERING ASSOCIATES INC.

Sign-In Sheet

Name:	Address:	Email:
Leah Weisman	113 Brookshire Ct	maetrix1@me.com
Jenale Garnett	City Hall	jgarnett@winterspringsfl.org
Mark Canso	City Hall	mcanso@winterspringsfl.org
Terrilyn Rolke	City Hall	trolke@winterspringsfl.org
KEVIN MCCANN	" "	KMCCANN@WINTERSPRINGS.ORG
Gina Shafer	Winter Springs Village	

7 BREW COFFEE - WINTER SPRINGS

SECTION 38, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

DESCRIPTION (PER TITLE COMMITMENT # 12033418):

PARCEL 1 (FEE SIMPLE)

A PORTION OF LOT 8, BLOCK A, D. R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, SAID LANDS LYING IN SECTION 6, TOWNSHIP 21 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECT ION OF STATE ROAD 434 AND TUSKAWILLA ROAD (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 77070-2516, SHEET 10 OF 13, P.I. STATION 600+32.11); THENCE RUN S38°23'34"E, A DISTANCE OF 1320.11 FEET ALONG THE BASELINE OF SURVEY AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE DEPARTING SAID BASELINE, RUN N51°36'26"E, A DISTANCE OF 94.94 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD 434, AS SHOWN ON SAID RIGHT-OF-WAY MAP FOR THE POINT OF BEGINNING, SAID POINT ALSO LYING UPON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MICHAEL BLAKE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 7486, PAGE 138, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, FOR A POINT OF BEGINNING; THENCE, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434, RUN ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF MICHAEL BLAKE BOULEVARD THE FOLLOWING COURSES AND DISTANCES: RUN N24°10'06"W A DISTANCE OF 48.66 FEET; THENCE RUN N38°43'16"W A DISTANCE OF 246.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONC AVE EASTERLY HAVING A RADIUS OF 25.00 FEET; AND A CHORD BEARING OF N06°16'44"E, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN N51°16'44"E A DISTANCE OF 389.87 FEET; THENCE RUN N53°37'06"E A DISTANCE OF 71.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING OF N74°09'35"E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°04'59" A DISTANCE OF 10.76 FEET TO THE POINT OF TANGENCY; THENCE RUN S85°17'55"E A DISTANCE OF 22.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING OF S64°11'16"E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°13'19" A DISTANCE OF 11.05 FEET TO THE POINT OF TANGENCY; THENCE RUN S43°04'36"E A DISTANCE OF 31.18 FEET; THENCE RUN N51°24'49"E A DISTANCE OF 1.88 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, RUN S38°21'49"E A DISTANCE OF 606.04 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF ACQUISITION PARCEL B (RAILS TO TRAILS CORRIDOR) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 0164, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; THENCE RUN S50°31'58"W ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 529.43 FEET TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY LINE, RUN N38°43'16"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 357.65 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT)

TOGETHER WITH: NON-EXCLUSIVE EASEMENT TO CONNECT AND TITLE INTO ANY SANITARY SEWER AND STORM WATER LINES, PIPES OR CONDUITS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND CREATED BY THAT CERTAIN EASEMENT BY TUSKAWILLA RETAIL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, TO AND IN FAVOR OF TUSKAWILLA RETAIL PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER THE WSR TRUST AGREEMENT DATED JULY 2, 2018, GRANTEE, AND AS JOINED IN BY DFC SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JULY 9, 2018 IN OFFICIAL RECORDS BOOK 9168, PAGE 1505, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ON, UNDER, BENEATH, ACROSS AND THROUGH THE LANDS DESCRIBED THEREIN.

ALSO TOGETHER WITH: NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND DRAINAGE FACILITIES FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY TUSKAWILLA RETAIL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, TO AND IN FAVOR OF TUSKAWILLA RETAIL PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER THE WSR TRUST AGREEMENT DATED JULY 2, 2018, GRANTEE, AND AS JOINED IN BY DFC SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JULY 9, 2018 IN OFFICIAL RECORDS BOOK 9168, PAGE 1520, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER, UPON, UNDER, THROUGH, ALONG AND ACROSS THE LANDS DESCRIBED THEREIN.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING ARE ITEMS FOUND IN SCHEDULE B SECTION II OF TITLE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT # 12033418, DATED 09/19/2024 AT 5:00 PM.

NUMBERS 1 THOUGH 3 ARE STANDARD EXCEPTIONS AND NOT A SURVEY MATTER.

4. RESTRICTION AS TO THE NEARBY PROPERTY ONLY, AND NO OTHER RESTRICTION, AS DEFINED IN AND SET FORTH IN PARAGRAPH 18.02(C) OF THE THIRD AMENDMENT TO MEMORANDUM OF LEASE RECORDED MAY 30, 2006, IN OFFICIAL RECORDS BOOK 6265, PAGE, 934, AS EVIDENCED BY THAT CERTAIN LEASE DATED OCTOBER 19, 2001, BY AND BETWEEN CAPITAL GREEN I, LLC, A GEORGIA LIMITED LIABILITY COMPANY ("LANDLORD") AND PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION ("TENANT") AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED SEPTEMBER 27, 2002, IN OFFICIAL RECORDS BOOK 4539, PAGE 651; AS AMENDED BY FIRST ADDENDUM TO MEMORANDUM OF LEASE RECORDED FEBRUARY 16, 2003, IN OFFICIAL RECORDS BOOK 4713, PAGE 1200; FURTHER AMENDED BY SECOND AMENDMENT TO MEMORANDUM OF LEASE RECORDED JUNE 9, 2005, IN OFFICIAL RECORDS BOOK 5759, PAGE 833; AS FURTHER AMENDED BY THIRD AMENDMENT TO MEMORANDUM OF LEASE MAY 30, 2006, IN OFFICIAL RECORDS BOOK 6265, PAGE 934; AS FURTHER AMENDED BY FOURTH AMENDMENT TO MEMORANDUM OF LEASE RECORDED MAY 30, 2006, IN OFFICIAL RECORDS BOOK 6265, PAGE 944 AND AS FURTHER AMENDED BY FIFTH AMENDMENT TO MEMORANDUM OF LEASE RECORDED FEBRUARY 11, 2013, IN OFFICIAL RECORDS BOOK 7962, PAGE 1505, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(NOT A SURVEY MATTER)**

5. FUTURE DEVELOPMENT COMMITMENT AGREEMENT BY AND BETWEEN WINTER SPRINGS HOLDINGS INC., A DELAWARE CORPORATION AND THE CITY OF WINTER SPRINGS, FLORIDA RECORDED NOVEMBER 29, 2010 IN OFFICIAL RECORDS BOOK 7486, PAGE 146, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(NOT A SURVEY MATTER)**

6. UTILITY EASEMENT AGREEMENT BY AND BETWEEN WINTER SPRINGS HOLDINGS INC., A DELAWARE CORPORATION AND THE CITY OF WINTER SPRINGS, FLORIDA, A FLORIDA MUNICIPAL CORPORATION RECORDED NOVEMBER 29, 2010 IN OFFICIAL RECORDS BOOK 7486, PAGE 155, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(AS SHOWN)**

7. DEVELOPMENT AGREEMENT (MULTI-FAMILY/MIXED USE APARTMENT PROJECT-S.R. 434), BY AND BETWEEN THE CITY OF WINTER SPRINGS, FLORIDA AND WINTER SPRINGS HOLDINGS INC., A DELAWARE CORPORATION, RECORDED APRIL 9, 2015, IN OFFICIAL RECORDS BOOK 8446, PAGE 1131; AS MODIFIED BY THAT CERTAIN FIRST MODIFICATION OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WINTER SPRINGS, A FLORIDA MUNICIPAL CORPORATION AND WINTER SPRINGS HOLDINGS, INC., A DELAWARE CORPORATION, RECORDED JANUARY 31, 2017, IN OFFICIAL RECORDS BOOK 8852, PAGE 1719, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(NOT A SURVEY MATTER)**

8. TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS BY AND BETWEEN WINTER SPRINGS HOLDINGS, INC., A DELAWARE LIMITED LIABILITY COMPANY AND WINTER SPRINGS APARTMENTS, LP, A DELAWARE LIMITED PARTNERSHIP RECORDED MARCH 3, 2017, IN OFFICIAL RECORDS BOOK 8871, PAGE 98; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS BY AND BETWEEN WINTER SPRINGS HOLDINGS, INC., A DELAWARE CORPORATION, TUSKAWILLA RETAIL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WINTER SPRINGS APARTMENTS, LP, A DELAWARE LIMITED LIABILITY PARTNERSHIP RECORDED AUGUST 3, 2017, IN OFFICIAL RECORDS BOOK 8964, PAGE 1579 AND AS AFFECTED BY WAIVER AND RELEASE OF USE RESTRICTION AND CONSENT TO FUTURE AMENDMENT RECORDED JULY 12, 2024, IN OFFICIAL RECORDS BOOK 10660, PAGE 912, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(SUBJECT PROPERTY USE RESTRCTION RELEASED FROM THIS AGREEMENT PER OFFICIAL RECORDS BOOK 10660, PAGE 912)**

9. TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN EASEMENT BY AND BETWEEN TUSKAWILLA RETAIL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TUSKAWILLA RETAIL PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER THE WSR TRUST AGREEMENT DATED JULY 2, 2018 AND JOINED IN BY DFC SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JULY 9, 2018, IN OFFICIAL RECORDS BOOK 9168, PAGE 1505, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(AS SHOWN)**

10. TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN TUSKAWILLA RETAIL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TUSKAWILLA RETAIL PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER THE WSR TRUST AGREEMENT DATED JULY 2, 2018 AND JOINED IN BY DFC SEMINOLE CROSSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JULY 9, 2018, IN OFFICIAL RECORDS BOOK 9168, PAGE 1520, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2) **(BLANKET EASEMENT)**

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEET 2 OVERALL DEED
SHEET 3 BOUNDARY & TOPOGRAPHIC DETAILS

SYMBOL LEGEND:

- ■ = CONCRETE MONUMENT
- ⛝ = DRAINAGE MANHOLE
- □ = HAND HOLE
- ● = SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
- ⊙ = NAIL W/DISC
- • = POST/BOLLARD
- ⛲ = SEWER VALVE
- ⏚ = TRAFFIC SIGN
- XX.XX / XX.XX = TOP OF CURB ELEV / GUTTER ELEV

ABBREVIATION LEGEND:

(D)	= DEED/DESCRIPTION DATA
L	= LENGTH
R	= RADIUS
Δ	= DELTA
CH	= CHORD
CB	= CHORD BEARING
PRM	= PERMANENT REFERENCE MONUMENT
ALTA	= AMERICAN LAND TITLE ASSOCIATION
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEY
ORB	= OFFICIAL RECORDS BOOK
PG(S)	= PAGE(S)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ID	= IDENTIFICATION
TRAV.PT.	= TRAVERSE POINT
PC	= POINT OF CURVATURE
PT	= POINT TANGENCY
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

–**– = WIRE FENCE

TREE LEGEND:

SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT CHEST HEIGHT

- = PALM
- = TREE
  - M = MAPLE
  - O = OAK

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025
7. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
9. VERTICAL INFORMATION SHOWN HEREON REFERS TO A SEMINOLE COUNTY CONTROL POINT WITH DESIGNATION "408120117", G.P.S. NAME/NUMBER 0185/LED ZEPPLIN RESET AND HAS A PUBLISHED ELEVATION OF 37.58 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
10. HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A SEMINOLE COUNTY CONTROL POINT WITH DESIGNATION "408120117", G.P.S. NAME/NUMBER 0185/LED ZEPPLIN RESET AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
11. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
12. I HAVE REVIEWED THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT # 12033418, DATED 09/19/2024 AT 5:00 PM. AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B-II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE SURVEY. TITLE COMMITMENT SCHEDULE B-II EXCEPTIONS THAT ARE NOT A SURVEY MATTER MAY REQUIRE A LEGAL OPINION AS TO THEIR AFFECTING OR NOT AFFECTING THE SUBJECT PARCEL THEREFORE THE SURVEYOR IS NOT QUALIFIED BY LAW TO RENDER A CONCLUSIVE LEGAL OPINION AS TO THOSE NON-SURVEY MATTER EXCEPTIONS.
13. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77070-2516 AND INFORMATION OBTAINED ON THE SEMINOLE COUNTY PROPERTY APPRAISERS WEB SITE.
14. FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
15. ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
16. THE ABOVE DESCRIBED PARCEL CONTAINS 0.5 ACRES, 21743.8 SQUARE FEET, MORE OR LESS.
17. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 12117C0160F, DATED NOVEMBER 28, 2007 THE ABOVE DESCRIBED PROPERTY IS WITHIN ZONE "X".
18. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
19. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
20. NO ZONING REPORT HAS BEEN PROVIDED.
21. WETLAND AREAS, IF EXISTING WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
22. THERE ARE NO PARKING SPACES OBSERVED ON SUBJECT PROPERTY.
23. NO STREET ADDRESS WAS PROVIDED OR OBTAINED FOR SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION:

TO: 7VENTURE, INC., A DELAWARE CORPORATION; TUSKAWILLA RETAIL PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2024.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

JAMES E. MAZURAK, PSM
Registered Land Surveyor
Number 6572

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 FAX (407) 292-8585
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION DATE	REVISION	BY
1/15/2024	REVISED SCH B 2 COMMENT	JM

NOT VALID WITHOUT SHEETS 1 THROUGH 3

SHEET NUMBER 1 OF 3

ALTA/NSPS LAND TITLE SURVEY

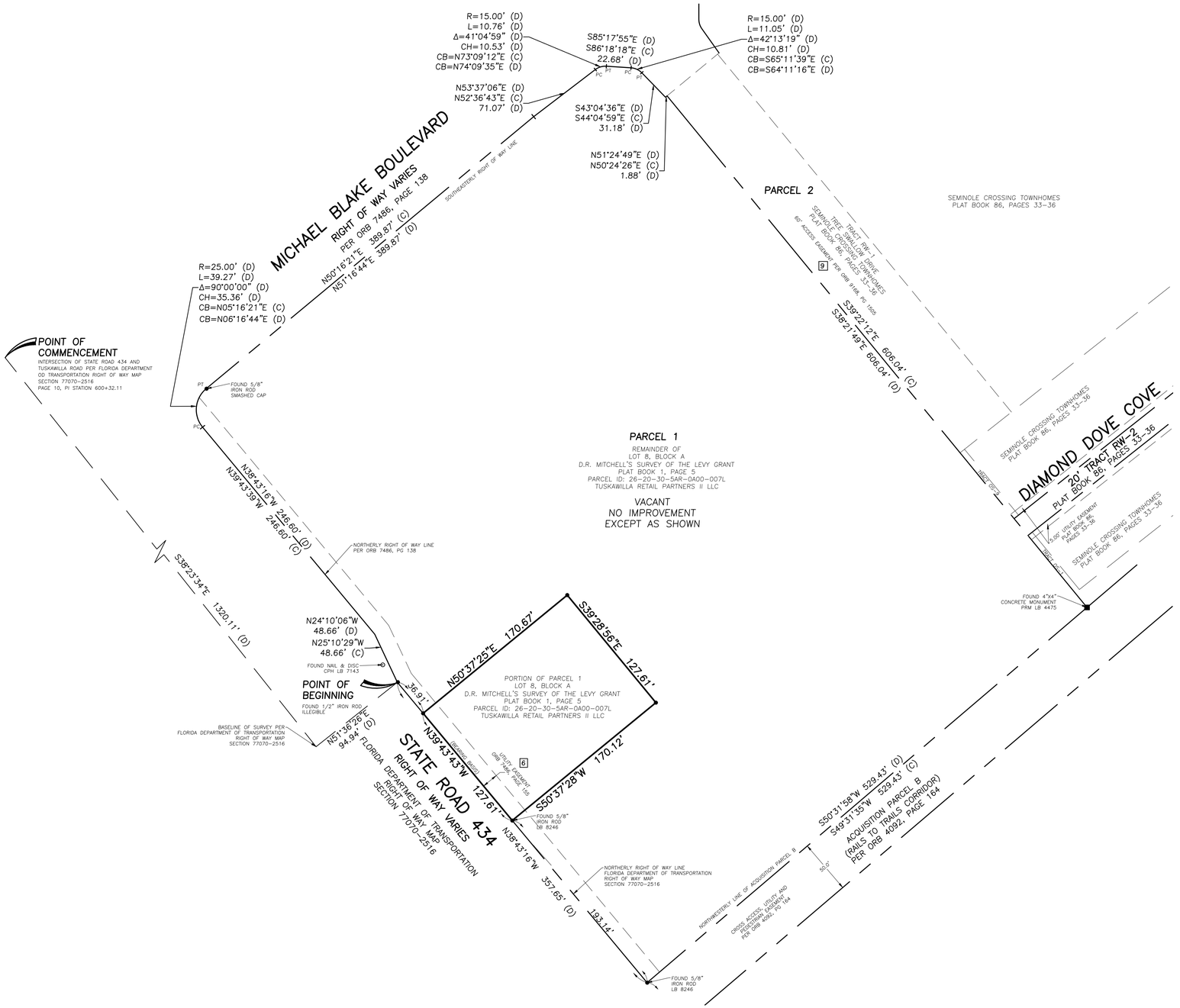
Project: EAST FLORIDA 434 AND MICHAEL BLAKE BOULEVARD WINTER SPRINGS, FLORIDA 32708

Field Date: NOVEMBER 25, 2024 | Drawn By: SK | Scale: AS SHOWN

Certified to: SEE SURVEYOR'S CERTIFICATION

DRAWING NUMBER
66881002
SHEET NUMBER
1 OF 3

P:\66881-7 BREW COFFEE-WINTER SPRINGS\DWGS\DWG3D\66881002.dwg



SHEET NUMBER 2 OF 3
NOT VALID WITHOUT SHEETS
1 THROUGH 3

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 Ali American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC
SUE • SURVEY • GIS

REVISION DATE	REVISION	BY
1/15/2024	REVISED SCH B 2 COMMENT	JM

ALTA/NSPS LAND TITLE SURVEY

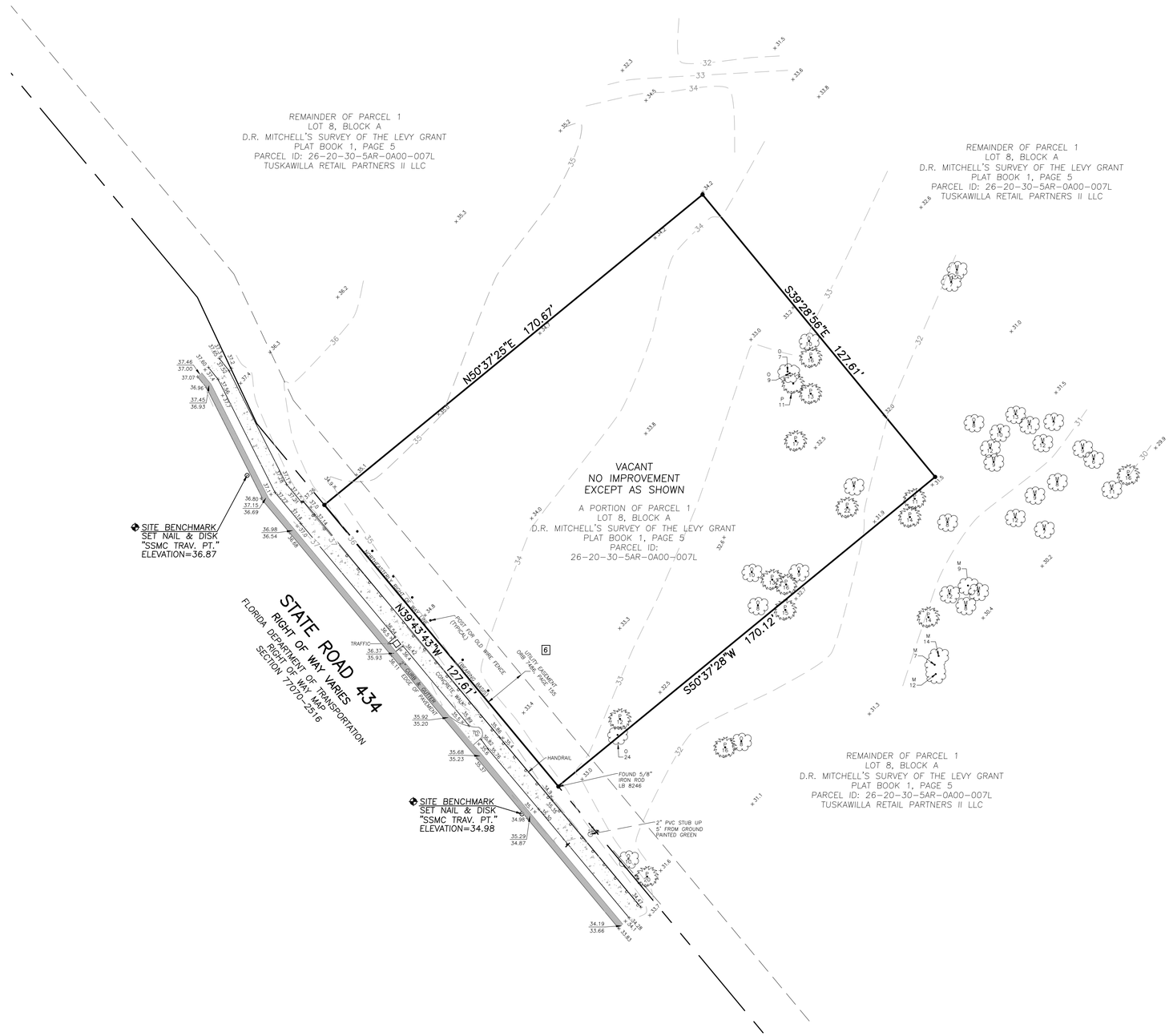
Project: EAST FLORIDA 434 AND MICHAEL BLAKE BOULEVARD
WINTER SPRINGS, FLORIDA 32708

Field Date: NOVEMBER 25, 2024 | Drawn By: SK | Scale: AS SHOWN

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66881002
SHEET NUMBER
2 OF 3

P:\66881-7 BREW COFFEE-WINTER SPRINGS\DWG\3D\[66881002.dwg



1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

SHEET NUMBER 3 OF 3
NOT VALID WITHOUT SHEETS
1 THROUGH 3

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 FAX (407) 292-8585
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC™ SUE • SURVEY • GIS

REVISION DATE	REVISION	BY
1/15/2024	REVISED SCH B 2 COMMENT	JM

ALTA/NSPS LAND TITLE SURVEY

Project: EAST FLORIDA 434 AND MICHAEL BLAKE BOULEVARD
WINTER SPRINGS, FLORIDA 32708

Field Date: NOVEMBER 25, 2024 | Drawn By: SK | Scale: 1" = 20'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
66881002
SHEET NUMBER
3 OF 3

P:\66881-7 BREW COFFEE- WINTER SPRINGS\DWGS3D\66881002.dwg

SITE DEVELOPMENT PLANS

SEVEN BREW

MICHAEL BLAKE BLVD

WINTER SPRINGS, FLORIDA

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY & BOUNDARY: SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 ALL AMERICAL BOULEVARD
ORLANDO, FLORIDA 32810-4350
PH: (407) 292-8580

CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER:
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. RESIDENT ENGINEERING SERVICES:
WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S FIELD CONSTRUCTION MANAGER:

KEILEN RICHARDSON
7 BREW COFFEE
PHONE: (479) 709-7965

SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

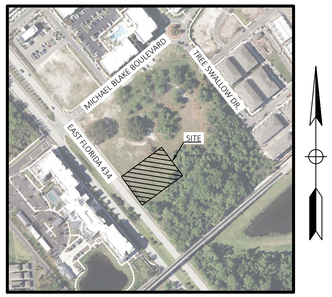
FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR SEMINOLE COUNTY, FLORIDA
MAP NUMBER: 12117C0160F
MAP REVISED: SEPTEMBER 28, 2007

APPROVED

CITY OF WINTER SPRINGS, FLORIDA

DATE _____



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

ERIN DUDLEY
PROJECT MANAGER
2600 NE 11TH ST., SUITE 300
BENTONVILLE, AR 72712
EDUDLEY@CEIENG.COM
PHONE: (479) 715-4123

OWNER:

7VENTURE, LLC
KEILEN RICHARDSON
688 EAST MILLSAP ROAD SUITE 200
FAYETTEVILLE, AR 72703
KRICHARDSON@KMACCORP.COM
PHONE: (479) 709-7965

ARCHITECT:

KINETIC DESIGN AND DEVELOPMENT
ASHLEY FELIU RIVERA
2215 W. CHESTERFIELD BLVD SUITE 101
SPRINGFIELD, MO 65807
ASHLEY@KINETICDD.COM
PHONE: (417) 530-4321

PLAN INDEX:

C0.0	COVER SHEET	C8.1	DETAIL SHEET II
C1.0	DEMOLITION PLAN	C8.2	DETAIL SHEET III
C2.0	SITE PLAN	C8.3	DETAIL SHEET IV
C3.0	GRADING PLAN	C8.4	DETAIL SHEET V
C4.0	EROSION CONTROL PLAN	C9.0	TURNING ANALYSIS PLAN
C5.0	PRE MAP	L1.0	LANDSCAPE PLAN
C5.1	POST MAP	L1.1	LANDSCAPE NOTES AND DETAILS
C5.2	INLET MAP	L2.0	IRRIGATION PLAN
C5.3	DRAINAGE CALCULATIONS 1	L2.1	IRRIGATION DETAILS
C5.4	DRAINAGE CALCULATIONS 2		
C6.0	UTILITY PLAN		
C7.0	PAVING PLAN		
C8.0	DETAIL SHEET I		

ASSOCIATED PLANS:

SURVEY
3 OF 3 ALTA/ACSM SURVEY

RESOURCE LIST:

PLANNING AND ZONING
CITY OF WINTER SPRINGS
1126 EAST STATE ROAD 434
WINTER SPRINGS, FL 32708
TALBERT JACKSON
PHONE: (407) 327-5969
EMAIL: TJACKSON@WINTERSPRINGSFL.ORG

BUILDING
CITY OF WINTER SPRINGS
1126 EAST STATE ROAD 434
WINTER SPRINGS, FL 32708
SCHWANDA MOLINA
PHONE: (407) 327-6595
EMAIL: CUSTOMERSERVICE@WINTERSPRINGSFL.COM

ENGINEERING
CITY OF WINTER SPRINGS
1126 EAST STATE ROAD 434
WINTER SPRINGS, FL 32708
LEI XU
PHONE: (407) 327-5970

STORMWATER
APOPKA SERVICE CENTER
2501 S. BINION ROAD
APOPKA, FL 32703
PHONE: (877) 228-1658
EMAIL: E-PERMIT@SJRWMD.COM

FIRE DEPARTMENT
SEMINOLE COUNTY FIRE DEPARTMENT
1101 E FIRST STREET, RM 1040
SANFORD, FL 32771
MATTHEW MAYWALD
PHONE: (407) 665-5177
EMAIL: MMAYWALD@SEMINOLECOUNTYFL.GOV

HEALTH DEPARTMENT
FLORIDA DEPT OF AGRICULTURE AND CONSURMER SERVICES
3125 CONNOR BOULEVARD, SUITE B
TALLAHASSEE, FL 32399
LYDIA GONZALEZ
PHONE: (850) 245-5542
EMAIL: FSPLANREVIEW@FDACS.GOV

WATER AND SEWER
CITY OF WINTER SPRINGS PUBLIC WORKS AND UTILITIES
1126 EAST STATE 434
WINTER SPRINGS, FL 32708
PHILIP HURSH
PHONE: (407) 327-7591 EXT 327
EMAIL: PHURSH@WINTERSPRINGSFL.ORG

ELECTRIC
DUKE ENERGY
150 PROGRESS ENERGY WAY #7672
LONGWOOD, FL 32750
MILITZA
PHONE: (866) 372-4663
EMAIL: AVAYA_FLA_FEWCST@DUKE-ENERGY.COM

NATURAL GAS
TECO - PEOPLES GAS
600 W ROBINSON ST.
ORLANDO, FL 32399
CORY VERES
PHONE: (407) 426-3068
EMAIL: CAVERES@TECOENERGY.COM

TELEPHONE
SPECTRUM BUSINESS
DARREN ANDERSON
PHONE: (910) 907-5702
EMAIL: DARREN.ANDERSON@CHARTER.COM

DEPARTMENT OF TRANSPORTATION
CITY OF WINTER SPRINGS, FL
1126 EAST STATE ROAD 434
WINTER SPRINGS, FL 32708
LEI XU
PHONE: (407) 327-5970

Know what's below. Call before you dig.

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN ★ LICENSE ★ No. 65789 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: cn=Jeffrey Geurian, o=CEI Engineering Associates, Inc., ou=CEI, email=jgeurian@ceieng.com, c=US
Date: 2025.07.24 10:54:58 -05'00'
Adobe Acrobat Version: 2025.001.20601

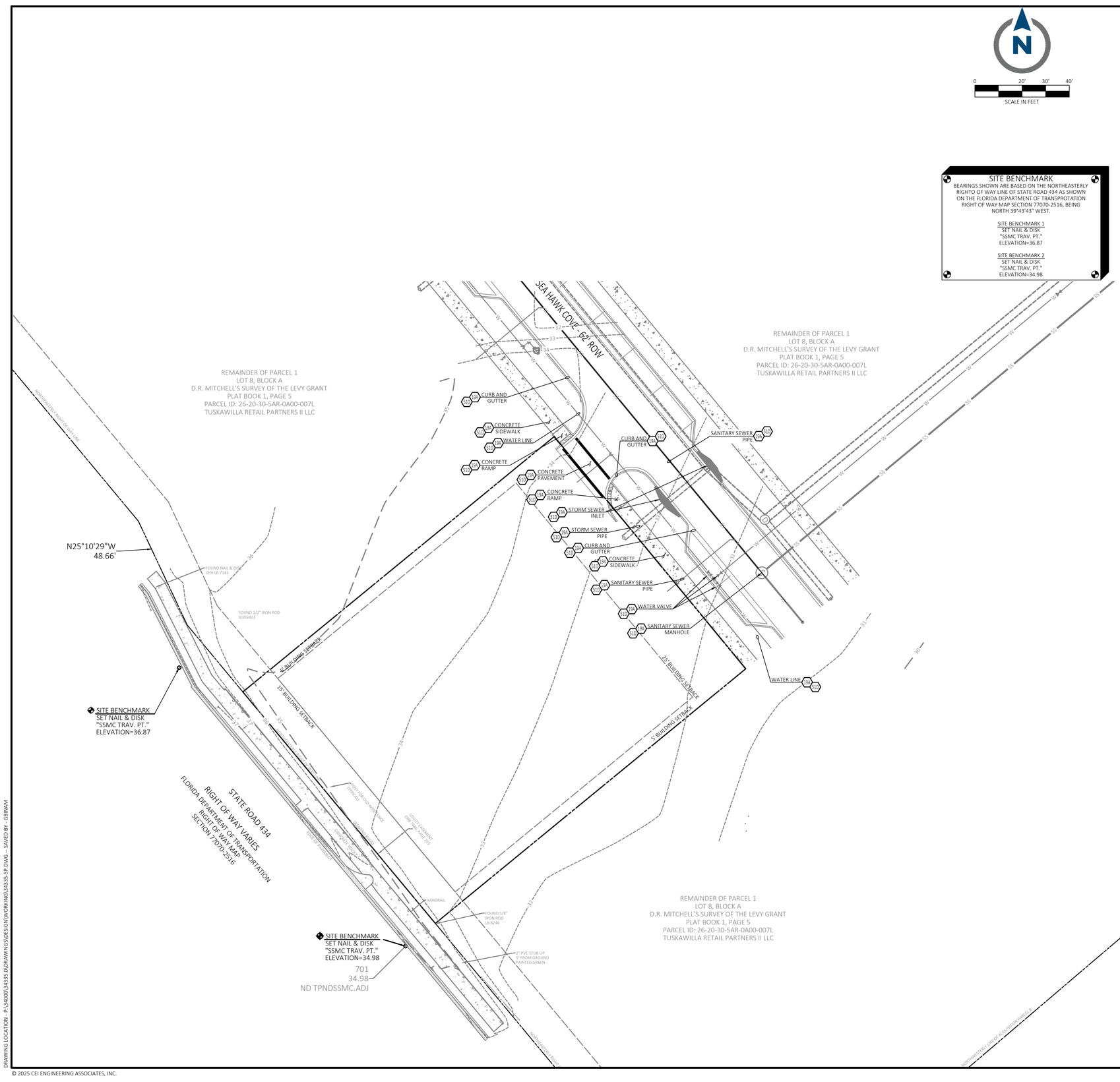
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

COVER SHEET
SHEET TITLE

SHEET NUMBER
C0.0

DRAWING LOCATION: P:\34000\34335.0\DRAWINGS\DESIGN\WORKING\34335-CS.DWG -- SAVED BY: AMCDANIEL

© 2025 CEI ENGINEERING ASSOCIATES, INC.



0 20' 30' 40'
SCALE IN FEET

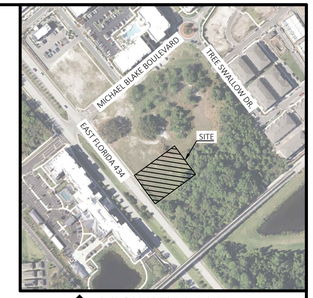
SITE BENCHMARK

BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHTO OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPROTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST.

SITE BENCHMARK 1
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=36.87

SITE BENCHMARK 2
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=34.98

811 Know what's **below.** **Call** before you dig.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

SYMBOL LEGEND:

- = CONCRETE MONUMENT
- = DRAINAGE MANHOLE
- = HAND HOLE
- = SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
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- = POST/BOLLARD
- = SEWER VALVE
- = TRAFFIC SIGN

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HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

- .-*-. = WIRE FENCE

GENERAL DEMOLITION NOTES

A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "7BREW STANDARD SITE WORK SPECIFICATIONS".

B. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

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D. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

G. ANY WORK TO TAKE PLACE OFF-SITE SHALL BE COORDINATED WITH THE APPROPRIATE PROPERTY OWNER.

DEMOLITION NOTES

- 18A EXISTING TO BE REMOVED.
- 19A EXISTING TO REMAIN.
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN ★ LICENSE ★ No. 65789 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: cn=Jeffrey Geurian, o=CEI Engineering Associates, Inc., c=US
Reason: I have reviewed this document
Date: 2025.10.17 14:13:58-05'00'

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/17/2025
REVISION	REV-1

DEMOLITION PLAN
SHEET TITLE

SHEET NUMBER
C1.0

DRAWING LOCATION - P:\34000\34335.00\DRAWINGS\DESIGNWORKING\34335-SP.DWG - SAVED BY - GBINAM

© 2025 CEI ENGINEERING ASSOCIATES, INC.

ACREAGE SUMMARY TABLE	
PARCEL	± 21,744 SF (0.50 AC)
PERVIOUS AREA	± 6,923 SF (0.16AC)
IMPERVIOUS AREA	± 14,821 SF (0.34 AC)

PARKING TABLE		
	SPACES REQUIRED	SPACES PROVIDED
STANDARD CAR PARKING	NO PARKING SPACE REQUIREMENTS	6 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL CAR PARKING	NO PARKING SPACE REQUIREMENTS	7 SPACES

SITE INFORMATION	
ZONING	T-5: URBAN CENTER ZONE
BUILDING FOOTPRINT	510 SF
BUILDING HEIGHT	19'
SETBACKS	
NORTH	25' BUILDING
SOUTH	15' BUILDING
EAST	5' BUILDING
WEST	5' BUILDING

ADJACENT ZONING INFORMATION	
NORTH	T-5: URBAN CENTER ZONE
SOUTH	T-5: URBAN CENTER ZONE
EAST	T-5: URBAN CENTER ZONE
WEST	T-5: URBAN CENTER ZONE

A. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.14).

B. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.

C. WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.5.3.1).

D. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).

E. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.

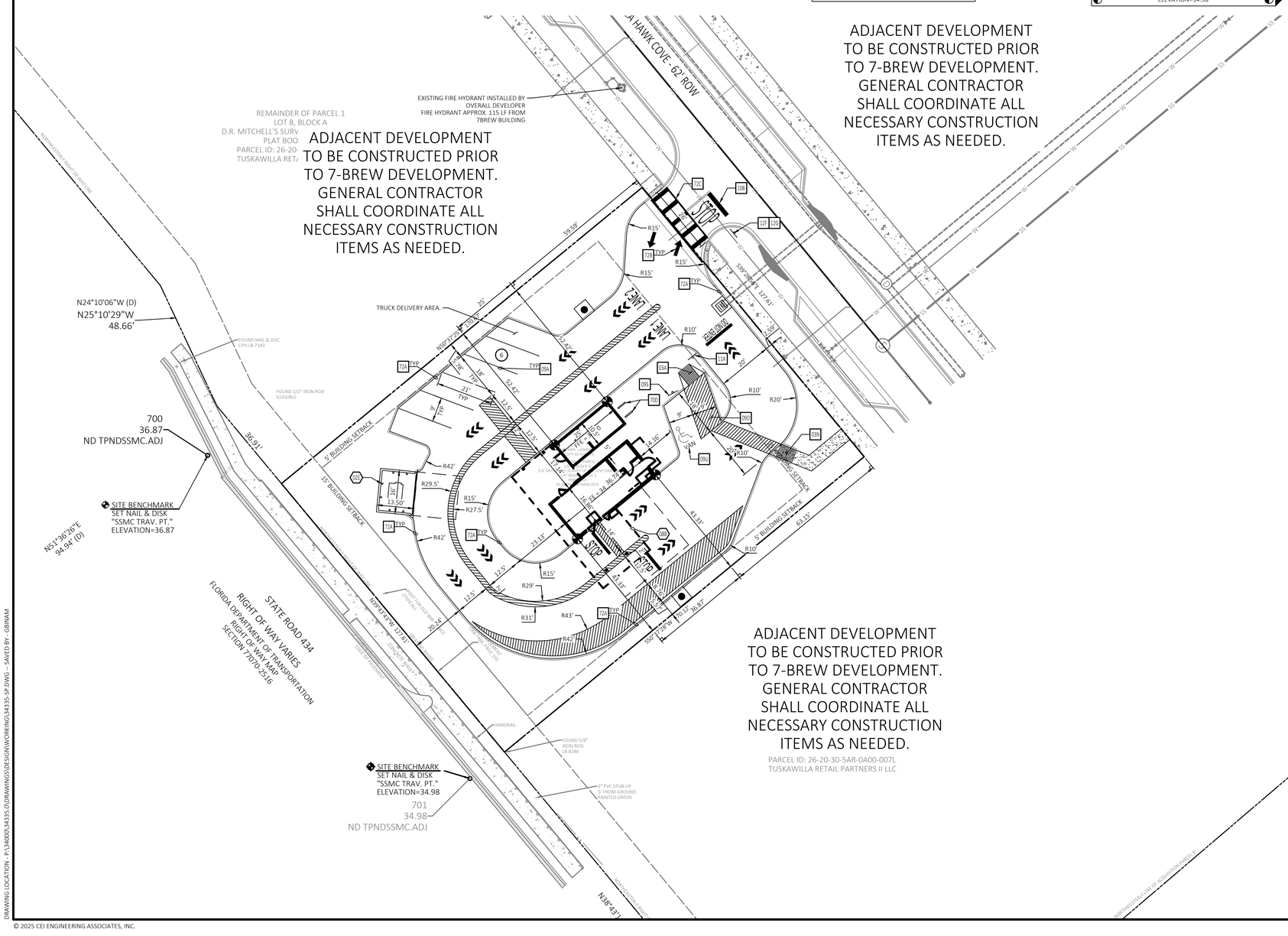
F. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2½ IN. NFPA 1, 18.5.7.

G. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.

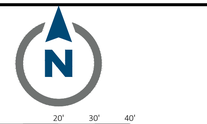
H. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.

NOTE:
IN ACCORDANCE WITH SECTION 18.4 AND TABLE 18.4.5.2.1 OF THE NFPA 1 FOR A TYPE II BUILDING OF 150 SQUARE FEET IS A REQUIRED FLOW OF 1,500 GPM FOR A DURATION OF 2 HOURS.

NOTE: 958 GPD WATER DEMAND, 400 GDP SANITARY AND 20 GPM PEAK.



ADJACENT DEVELOPMENT TO BE CONSTRUCTED PRIOR TO 7-BREW DEVELOPMENT. GENERAL CONTRACTOR SHALL COORDINATE ALL NECESSARY CONSTRUCTION ITEMS AS NEEDED.
PARCEL ID: 26-20-30-5AR-0A00-007L
TUSKAWILLA RETAIL PARTNERS II LLC



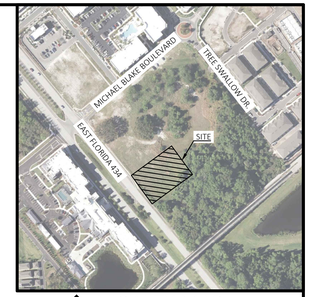
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHTO OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPROTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST.

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ELEVATION=36.87

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ELEVATION=34.98

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NOT TO SCALE

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PG(S)	= PAGE(S)
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TRAV.PT.	= TRAVERSE POINT
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

- -*-*- = WIRE FENCE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN
- CURB INLET
- GRATE INLET
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS; ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE DETAILS

01A	TYPE A CONCRETE CURB AND GUTTER
02A	PRECAST CONCRETE WHEEL STOP
03A	WHEELCHAIR RAMP IN SIDEWALK
03N	WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
09A	SIXTY DEGREE PARKING SPACE STRIPING
09D	60 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U	ACCESSIBLE PARKING SYMBOL
10A	TRAFFIC FLOW ARROW
10B	STOP BAR
11A	DO NOT ENTER SIGN
12F	SIGN BASE
12G	STOP SIGN
70D	BIKE RACK
72A	FDOT DETAIL "CURB AND GUTTER" "TYPE F"
72B	FDOT DETAIL 711-001. "PAVEMENT MARKINGS" "THROUGH LANE USE ARROW"
72C	FDOT DETAIL 711-001. "SPECIAL EMPHASIS CROSSWALK DETAIL"

SITE NOTES

02E	TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
08B	OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN
LICENSE
No. 65789
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
Email: jeffrey@ceiengineering.com, C=US
Reason: I have reviewed this document
Date: 2025.10.17 14:12:40-05'00'

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/17/2025
REVISION	REV-1

SITE PLAN

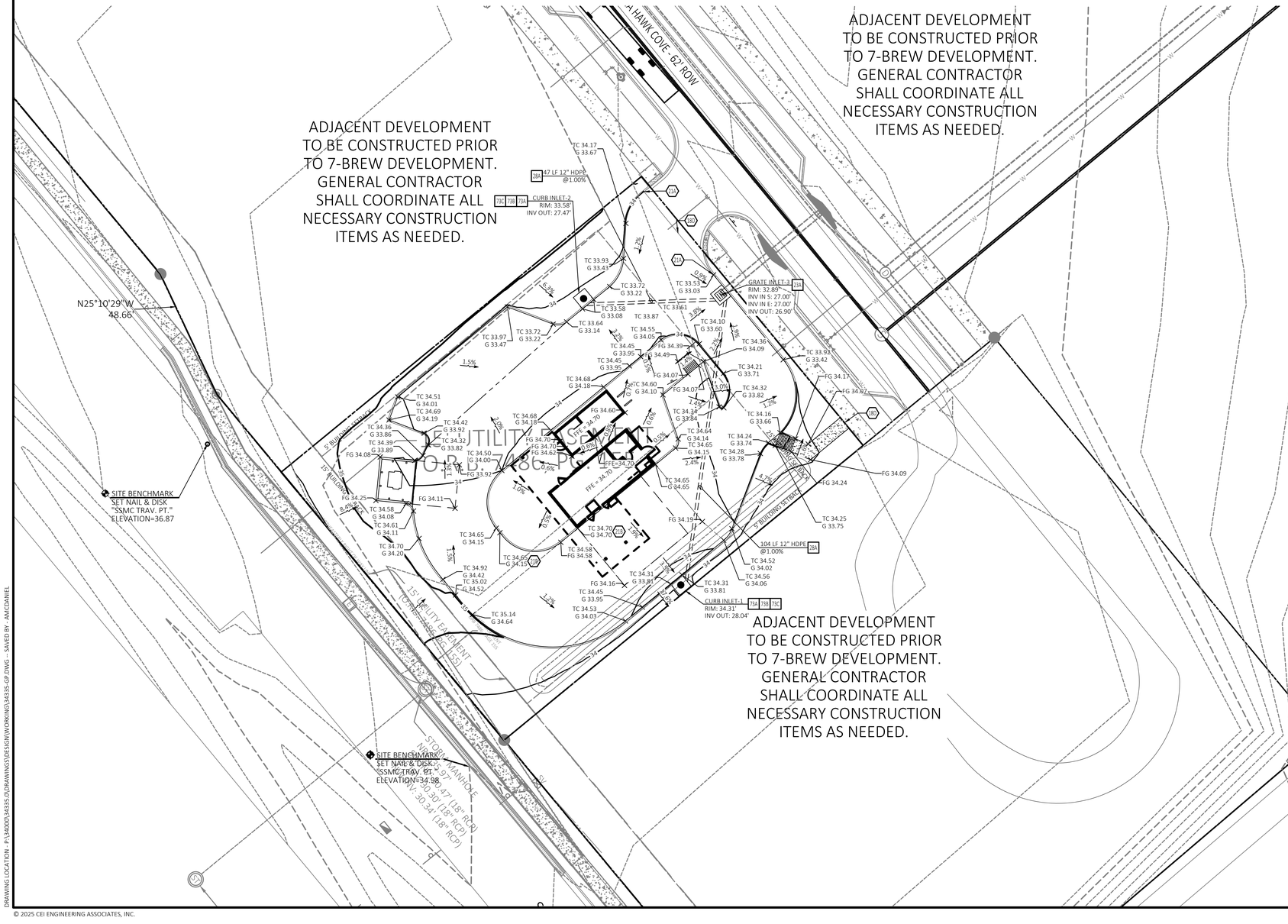
SHEET TITLE

SHEET NUMBER

C2.0

DRAWING LOCATION - P:\34000\34335\01DRAWINGS\DESIGN\WORKING\34335-SP.DWG -- SAVED BY - CBINAM

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A HAWK COVE - 62' ROW
ADJACENT DEVELOPMENT TO BE CONSTRUCTED PRIOR TO 7-BREW DEVELOPMENT. GENERAL CONTRACTOR SHALL COORDINATE ALL NECESSARY CONSTRUCTION ITEMS AS NEEDED.

GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 14 DAYS.

I. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED

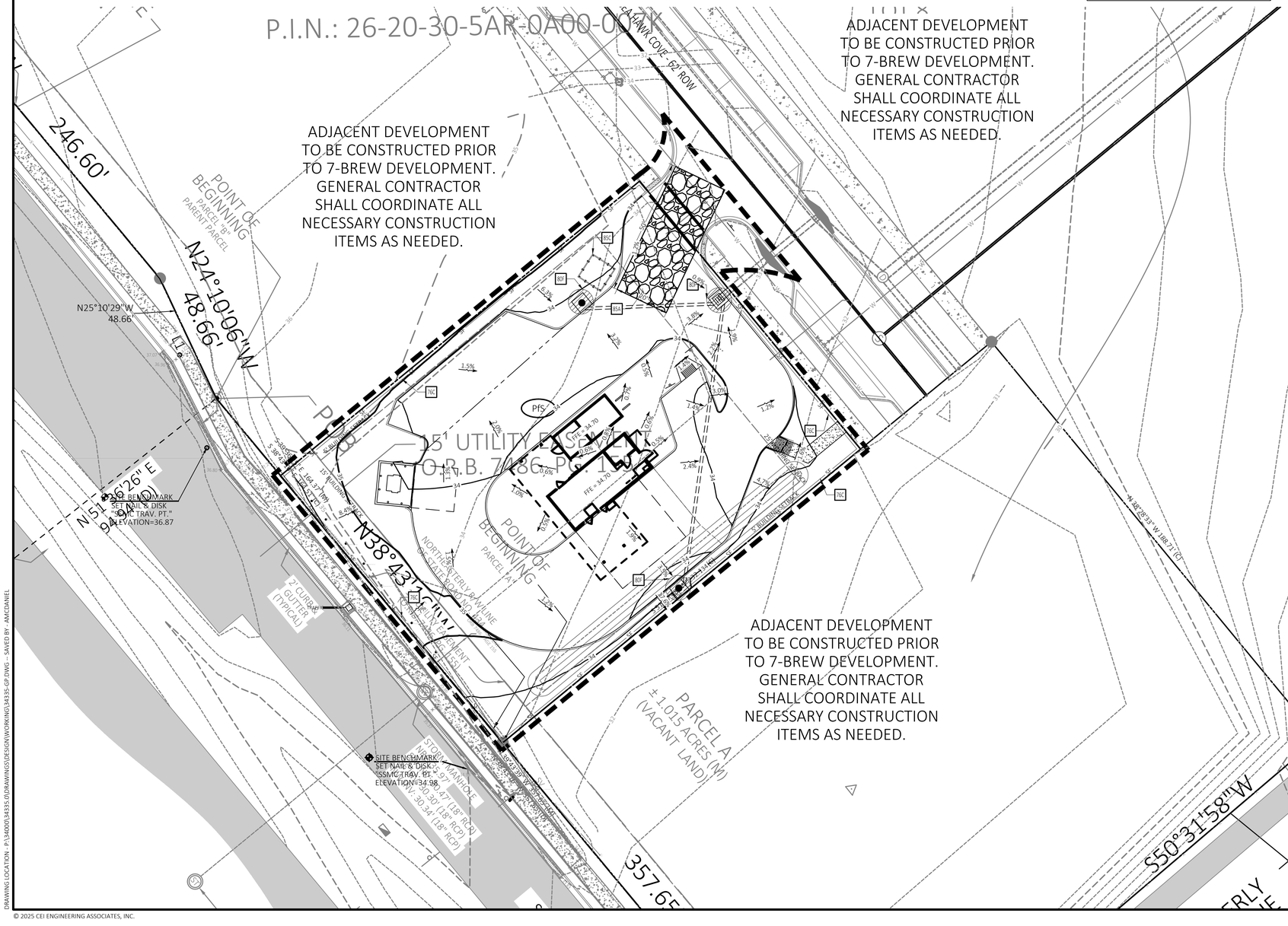
Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.



N

0 20' 30' 40'

SCALE IN FEET

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

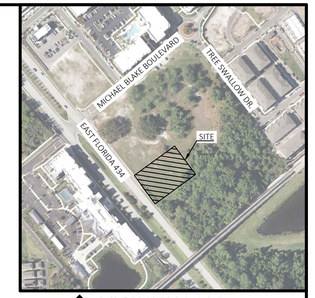
SITE BENCHMARK

BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHTO OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPROTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST.

SITE BENCHMARK 1
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=36.87

SITE BENCHMARK 2
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=34.98

811 Know what's **below.** **Call** before you dig.



N VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

SYMBOL LEGEND:

- = CONCRETE MONUMENT
- = DRAINAGE MANHOLE
- = HAND HOLE
- = SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
- = NAIL W/DISC
- = POST/BOLLARD
- = SEWER VALVE
- = TRAFFIC SIGN

ABBREVIATION LEGEND:

(D)	= DEED/DESCRIPTION DATA
L	= LENGTH
R	= RADIUS
Δ	= DELTA
CH	= CHORD
CB	= CHORD BEARING
PRM	= PERMANENT REFERENCE MONUMENT
ALTA	= AMERICAN LAND TITLE ASSOCIATION
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEY
ORB	= OFFICIAL RECORDS BOOK
PG(S)	= PAGE(S)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ID	= IDENTIFICATION
TRAV.PT.	= TRAVERSE POINT
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

- = WIRE FENCE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- XXX — CONTOUR ELEVATIONS
- GRADE BREAK
- FLOWLINE
- STORM DRAIN
- SF — SILT FENCE
- CONCRETE WASHOUT
- INLET PROTECTION
- SWP-CI (BIG RED)

AREA OF DISTURBANCE = 0.55 ACRES (24,136 S.F.)

SOIL TYPES

PfS — POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES

APPROXIMATE LIMITS OF SOIL TYPE

EROSION DETAILS

74A BIG RED.
76C SILT FENCE.
80F TEMPORARY SILT FENCE INLET PROTECTION.
85A TEMPORARY STONE CONSTRUCTION ENTRANCE
85C TEMPORARY CONCRETE WASH OUT.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CLEAR AND GRUB THE SITE.
5. BEGIN GRADING THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED DENUDED AREAS.
8. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
9. INSTALL INLET PROTECTION DEVICES.
10. PREPARE SITE FOR PAVING.
11. PAVE SITE.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: c=US, o=CEI Engineering Associates, Inc., cn=CEI, CN=Jeffrey Geurian
Reason: I have reviewed this document
Date: 2025.10.17 14:11:47 -05'00'

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/3/2025
REVISION	REV-1

EROSION CONTROL PLAN

SHEET TITLE

SHEET NUMBER

C4.0

DRAWING LOCATION - P:\34000\34335.0\DRAWINGS\DESIGN\WORKING\34335-GP.DWG - SAVED BY - AMCDANIEL

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0 20' 30' 40'
SCALE IN FEET

Know what's **below.**
Call before you dig.

PROPOSED LEGEND

PRE-DEVELOPED DRAINAGE BASIN LIMITS
TIME OF CONCENTRATION PATH

Weighted Runoff Curve Number	
	Pre-A
Impervious Area (ac.) CN=98	0.00
Lawns (good condition, HSG A) (ac.) CN=39	0.50
Total Area (ac.)	0.50
Total CN-Value	39

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SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN ★ LICENSE ★ No. 65789 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★
Jeffrey Geurian

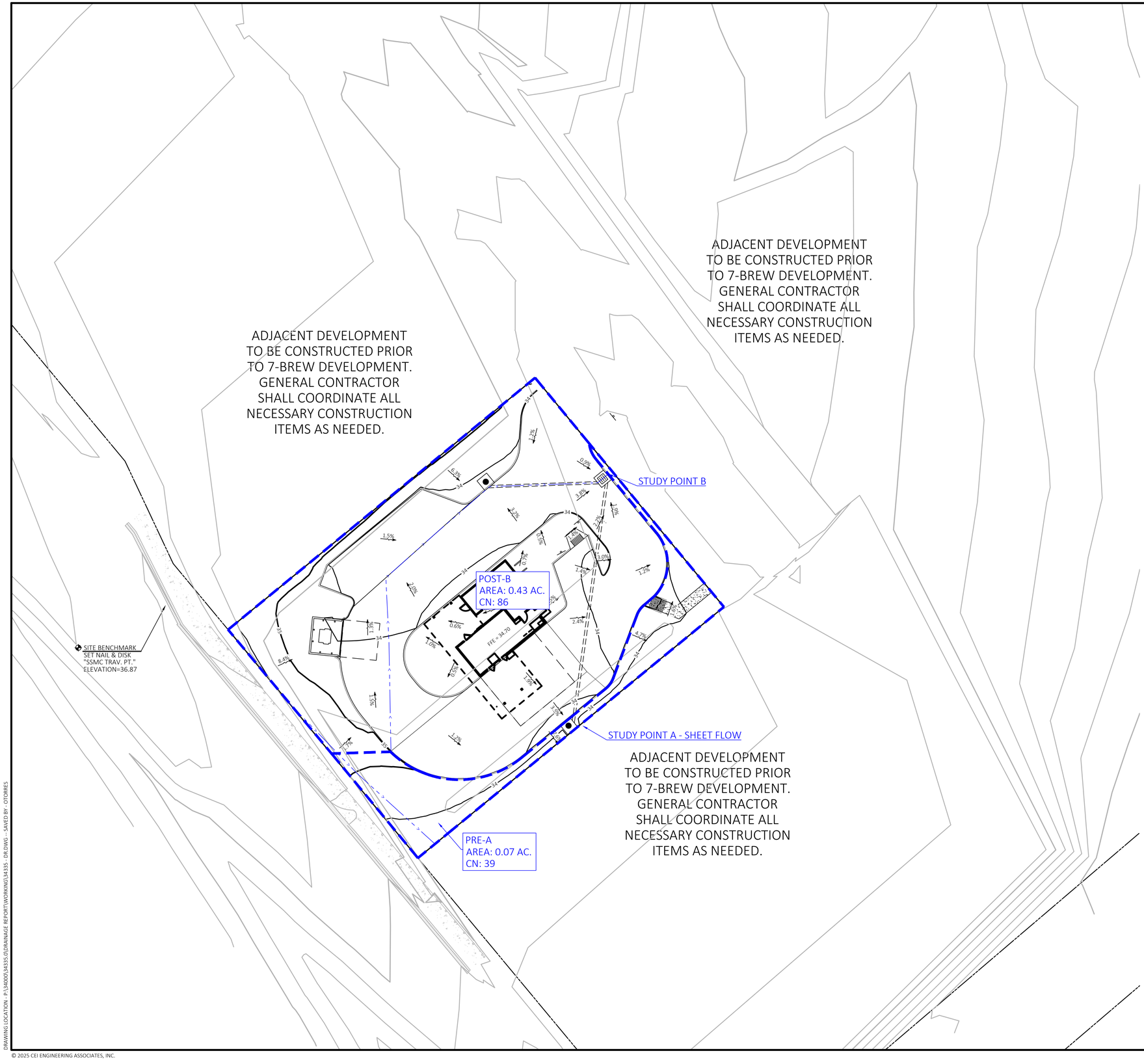
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/3/2025
REVISION	REV-1

PRE MAP
SHEET TITLE

SHEET NUMBER
C5.0

DRAWING LOCATION - P:\34000\34335.01\DRAINAGE REPORT\WORKING\34335 - DR.DWG -- SAVED BY - OTORRES

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0 20' 30' 40'
SCALE IN FEET

Know what's **below.**
Call before you dig.

PROPOSED LEGEND

- POST-DEVELOPED DRAINAGE BASIN LIMITS
- TIME OF CONCENTRATION PATH
- GRADE BREAK
- XXX CONTOUR ELEVATIONS
- FLOWLINE
- STORM DRAIN

Weighted Runoff Curve Number		
	Post-A	Post-B
Impervious Area (ac.) CN=98	0.00	0.34
Lawns (good condition, HSG A) (ac.) CN=39	0.07	0.09
Total Area (ac.)	0.07	0.43
Total CN-Value	39	86

Impervious Check	
Impervious Area (ac.)	0.34
Lawns (ac.)	0.16
Total Area (ac.)	0.50
Percent Imperious (%)	68%

NOTE:

AN APPLICATION FOR A MINOR MODIFICATION PERMIT TO ERP APPLICATION 95027-2 (WINTER SPRINGS TOWN CENTER DEVELOPMENT) HAS BEEN SUBMITTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THIS APPLICATION COVERS DETENTION AND WATER QUALITY FOR THE ENTIRE 38 AC. SITE. THE PROPOSED 7 BREW SITE IS ENTIRELY WITHIN THE PREVIOUSLY PERMITTED TOWN CENTER, WITH A MAX 80% IMPERVIOUS AREA AS DETAILED IN THE STORMWATER MASTER PLAN. AS SEEN IN THE TABLE ABOVE, THE SITE IS 68% IMPERVIOUS, MEETING REQUIREMENTS. NO ADDITIONAL DETENTION OR WATER QUALITY IS REQUIRED FOR THIS SITE.

CEI ENGINEERING ASSOCIATES, INC.
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BENTONVILLE, AR 72712
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FAX: (479) 273-0844

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN * LICENSE * No. 65789 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: cn=Jeffrey Geurian@ceiengineering.com, o=CEI Engineering Associates, Inc. ou=Civil, email=Jeffrey Geurian@ceiengineering.com, c=US
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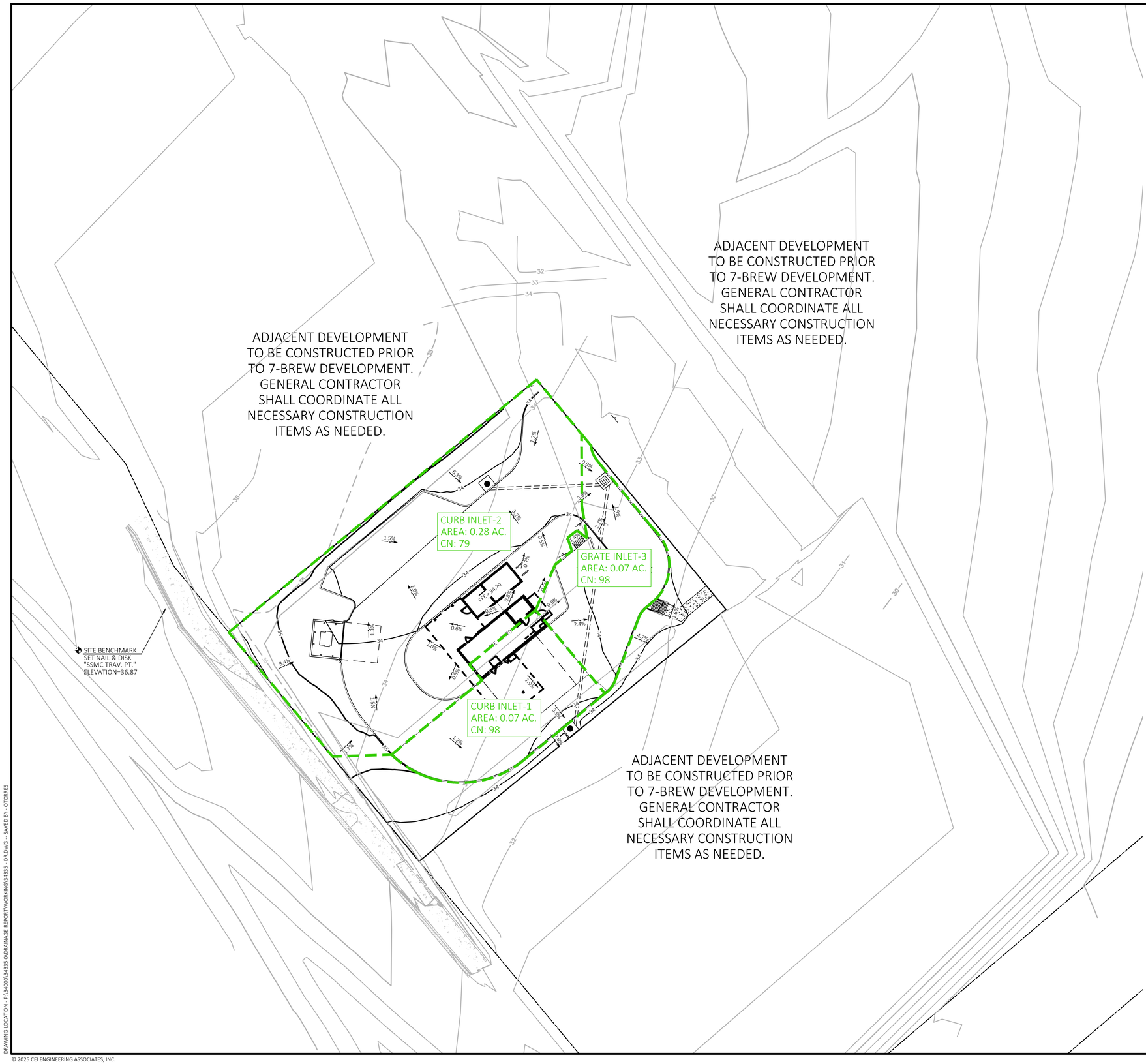
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/3/2025
REVISION	REV-1

POST MAP
SHEET TITLE

SHEET NUMBER
C5.1

DRAWING LOCATION - P:\34000\34335\0\DRAINAGE REPORT\WORKING\34335 - DR.DWG - SAVED BY - OTORRES

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Know what's **below.**
Call before you dig.

PROPOSED LEGEND

- INLET DRAINAGE BASIN LIMITS
- GRADE BREAK
- XXX CONTOUR ELEVATIONS
- FLOWLINE
- STORM DRAIN

Weighted Runoff Curve Number			
	CI-1	CI-2	GI-3
Impervious Area (ac.) CN=98	0.07	0.19	0.07
Lawns (good condition, HSG A) (ac.) CN=39	0.00	0.09	0.00
Total Area (ac.)	0.07	0.28	0.07
Total CN-Value	98	79	98

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SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jeffrey Geurian

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
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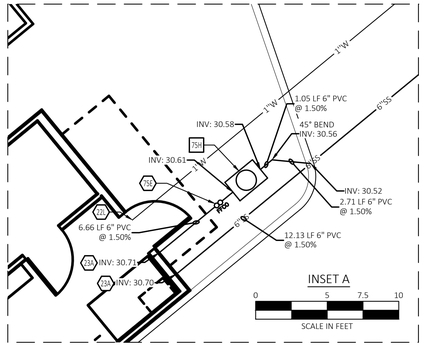
INLET MAP
SHEET TITLE

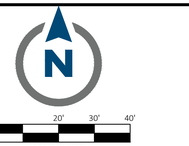
SHEET NUMBER
C5.2

DRAWING LOCATION - P:\34000\34335\01DRAINAGE REPORT\WORKING\34335 - DR DWG - SAVED BY - OTORRES

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NOTE: 958 GPD WATER DEMAND, 400 GDP SANITARY AND 20 GPM PEAK.





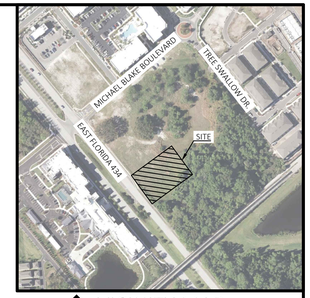
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHTO OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPROTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST.

SITE BENCHMARK 1
SET NAIL & DISK
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ELEVATION=36.87

SITE BENCHMARK 2
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"SSMC TRAV. PT."
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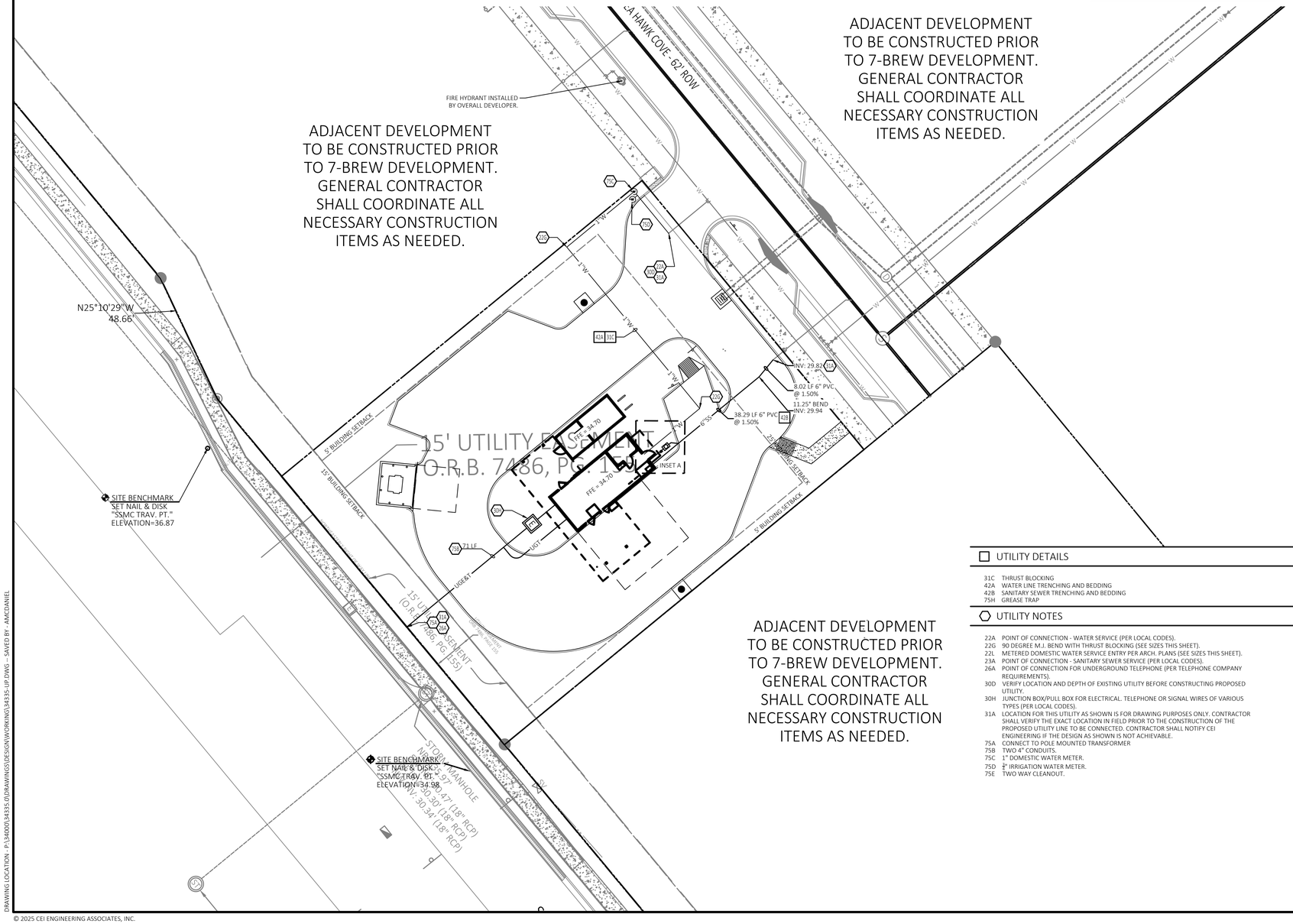
811
Know what's **below.**
Call before you dig.



N VICINITY MAP
NOT TO SCALE

ADJACENT DEVELOPMENT TO BE CONSTRUCTED PRIOR TO 7-BREW DEVELOPMENT. GENERAL CONTRACTOR SHALL COORDINATE ALL NECESSARY CONSTRUCTION ITEMS AS NEEDED.

ADJACENT DEVELOPMENT TO BE CONSTRUCTED PRIOR TO 7-BREW DEVELOPMENT. GENERAL CONTRACTOR SHALL COORDINATE ALL NECESSARY CONSTRUCTION ITEMS AS NEEDED.



UTILITY DETAILS

31C THRUST BLOCKING
42A WATER LINE TRENCHING AND BEDDING
42B SANITARY SEWER TRENCHING AND BEDDING
75H GREASE TRAP

UTILITY NOTES

22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
22G 90 DEGREE M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
23A POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
26A POINT OF CONNECTION FOR UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS).
30D VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.
30H JUNCTION BOX/PULL BOX FOR ELECTRICAL, TELEPHONE OR SIGNAL WIRES OF VARIOUS TYPES (PER LOCAL CODES).
31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
75A CONNECT TO POLE MOUNTED TRANSFORMER
75B TWO 4" CONDUITS.
75C 1" DOMESTIC WATER METER.
75D 3/4" IRRIGATION WATER METER.
75E TWO WAY CLEANOUT.

LEGEND

EXISTING LEGEND

SYMBOL LEGEND:

= CONCRETE MONUMENT
= DRAINAGE MANHOLE
= HAND HOLE
= SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
= NAIL W/DISC
= POST/BOLLARD
= SEWER VALVE
= TRAFFIC SIGN

ABBREVIATION LEGEND:

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L = LENGTH
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HATCHING LEGEND:

= CURB & GUTTER
= CONCRETE

LINETYPE LEGEND:

= WIRE FENCE

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE
UGE — UNDERGROUND ELECTRIC SERVICE
UGE&T — UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
UGT — UNDERGROUND TELEPHONE SERVICE
X"SS — SANITARY SEWER SERVICE
X"W — WATER SERVICE
CURB INLET
GRATE INLET
GREASE TRAP (PER SEVEN BREW STANDARDS)

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE "TYPE K" WITH 36" MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE SDR 35 WITH 36" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31C. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.

H. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jeffrey Geuran
Digitally signed by Jeffrey Geuran
DN: cn=Jeffrey Geuran, o=CEI Engineering Associates, Inc., ou=Civil, email=jgeuran@ceiengineering.com, c=US
Date: 2025.10.17 12:38:58 -05'00'

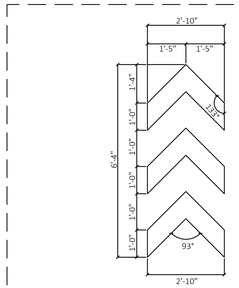
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/3/2025
REVISION	REV-1

UTILITY PLAN
SHEET TITLE

SHEET NUMBER
C6.0

DRAWING LOCATION - P:\34000\34335.00\DRAWINGS\DESIGN\WORKING\34335-UP.DWG - SAVED BY - AMCDANIEL

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7 BREW ARROW TEMPLATE



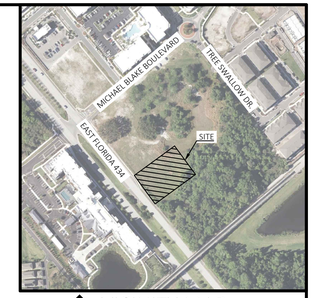
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHTO OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPROTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST.

SITE BENCHMARK 1
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=36.87

SITE BENCHMARK 2
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=34.98

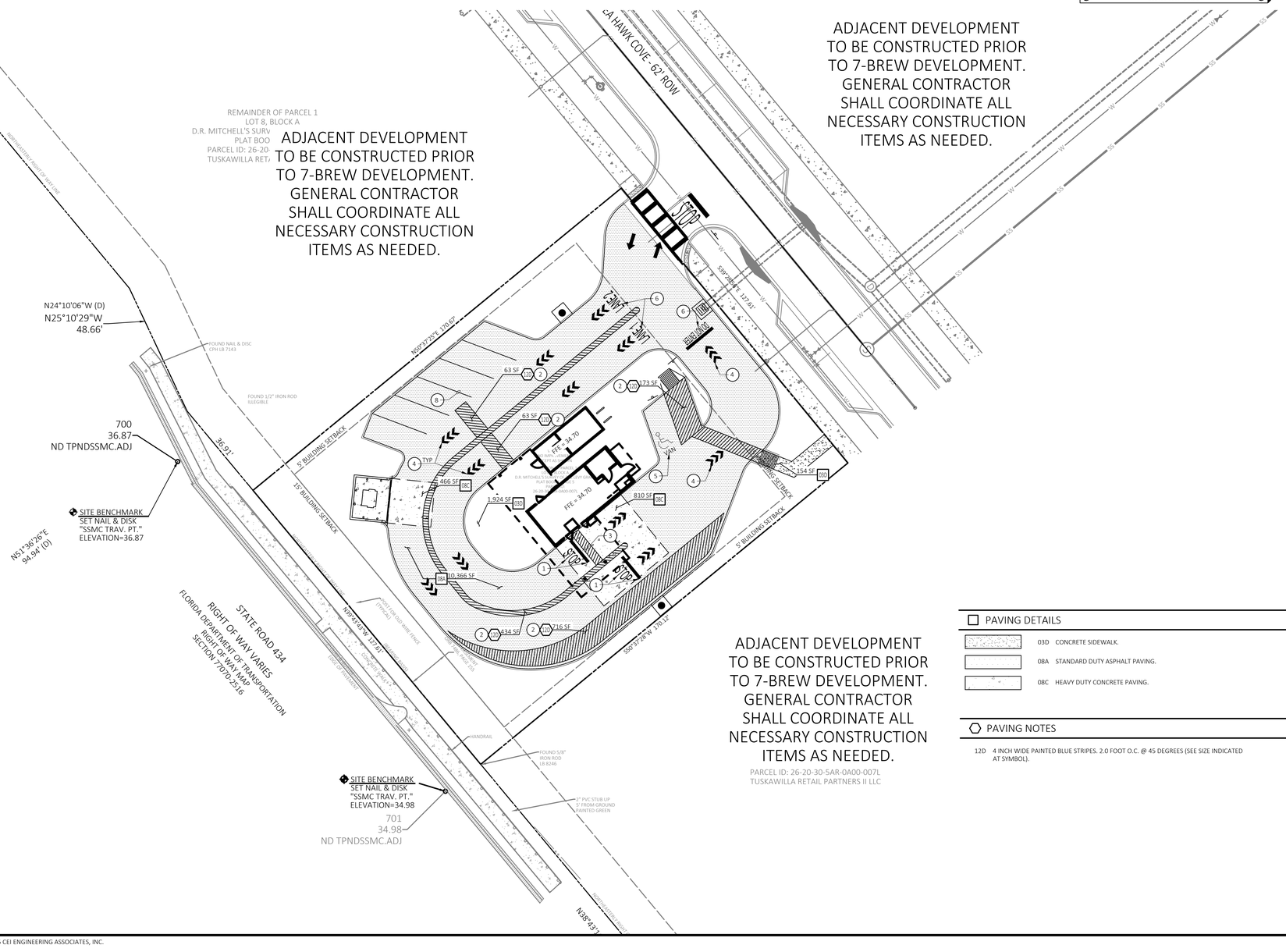
Know what's **below.**
Call before you dig.



VICINITY MAP
NOT TO SCALE

ADJACENT DEVELOPMENT TO BE CONSTRUCTED PRIOR TO 7-BREW DEVELOPMENT. GENERAL CONTRACTOR SHALL COORDINATE ALL NECESSARY CONSTRUCTION ITEMS AS NEEDED.

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LEGEND

EXISTING LEGEND

SYMBOL LEGEND:

- = CONCRETE MONUMENT
- = DRAINAGE MANHOLE
- = HAND HOLE
- = SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
- = NAIL W/DISC
- = POST/BOLLARD
- = SEWER VALVE
- = TRAFFIC SIGN

ABBREVIATION LEGEND:

(D)	= DEED/DESCRIPTION DATA
L	= LENGTH
R	= RADIUS
Δ	= DELTA
CH	= CHORD
CB	= CHORD BEARING
PRM	= PERMANENT REFERENCE MONUMENT
ALTA	= AMERICAN LAND TITLE ASSOCIATION
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEY
ORB	= OFFICIAL RECORDS BOOK
PG(S)	= PAGE(S)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ID	= IDENTIFICATION
TRAV.PT.	= TRAVERSE POINT
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

- = WIRE FENCE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.

STRIPING PAINT COLORS

WHITE
PMS 000C
C: 0%, M: 0%, Y: 0%, K: 0%
R: 255, G: 255, B: 255
HEX: FFFFFF

BLUE
PMS 293
C: 100%, M: 63%, Y: 0%, K: 35%
R: 0, G: 61, B: 165
HEX: 003DA5

RED
PMS 202
C: 29.54%, M: 95.11%, Y: 74.72%, K: 29.59%
R: 138, G: 36, B: 50
HEX: 8A2432

PAVING DETAILS

- 03D CONCRETE SIDEWALK.
- 08A STANDARD DUTY ASPHALT PAVING.
- 08C HEAVY DUTY CONCRETE PAVING.

PAVING NOTES

12D 4 INCH WIDE PAINTED BLUE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).

GENERAL PAVING NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. PAVEMENT SECTION DESIGNS ARE TAKEN FROM THE GEOTECHNICAL INVESTIGATION REPORT AND ADDENDA AS PREPARED BY TTL INC., DATED DECEMBER 19, 2024. REFERENCE GEOTECHNICAL REPORT FOR COMPLETE DESIGN SPECIFICATION AND DETAILED RECOMMENDATIONS.

C. WITHIN 24 HOURS PRIOR TO ANY PAVING ACTIVITIES, THE CONTRACTOR SHALL PERFORM SUBGRADE COMPACTION AND PROOF ROLL TESTS ON PREPARED SUBGRADE TO VERIFY THE SUBGRADE HAS NOT DETERIORATED DURING PROJECT CONSTRUCTION,

D. AFTER COMPLETING PAVING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR HAVING PAVEMENT CORED UNDER SUPERVISION OF MATERIALS INSPECTOR AND SUBMITTING CORE RESULTS TO ENGINEER AND OWNER.

E. CONCRETE TO ASPHALT STANDARD PAVEMENT HEADER SHALL BE USED FOR ALL CONCRETE TO ASPHALT INTERFACES.

F. ALL AREAS WITH CONCRETE PAVING SHALL HAVE A "LIGHT BROOM" FINISH.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
- ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A.
- ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

H. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

PAVEMENT MARKING KEYNOTES

1. 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
2. 4" SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24' O.C.
3. ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
4. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER.
5. BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL.
6. 48-INCH TALL "LANE #" PAINTED IN RED.
7. SOLID RED DIRECTIONAL ARROW PAVEMENT MARKING.
8. 4" SOLID BLUE PAVEMENT MARKER, TYPICAL..

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REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN
LICENSE
No. 65789
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jeffrey Geurian

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
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REVISION	REV-1

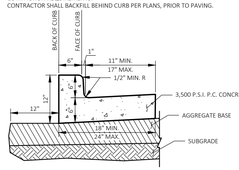
PAVING PLAN
SHEET TITLE

SHEET NUMBER
C7.0

DRAWING LOCATION - P:\34000\34335.0\DRAWINGS\DESIGN\WORKING\34335-SP.DWG - SAVED BY - GBINAM

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NOTE:
1. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.
2. SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.
3. CONTRACTOR SHALL BACKFILL BEHIND CURB PER PLANS, PRIOR TO PAVING.



TYPE "A" CONCRETE CURB AND GUTTER

N.T.S.

01A

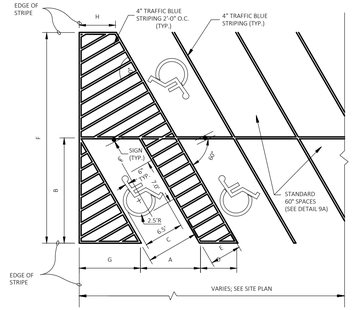


STANDARD RED AND WHITE SIGN

"DO NOT ENTER" SIGN

N.T.S.

11A



DIMENSION CHART	
A	9.24'
B	18'
C	8'
D	5.77'
E	5'
F	36'
G	10.39'
H	4.62'

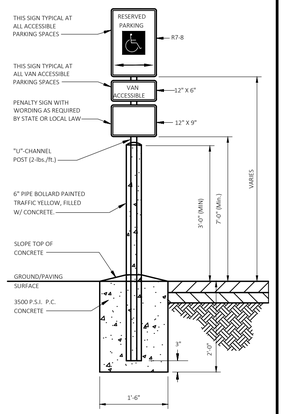
NOTE: ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

60° ACCESSIBLE PARKING SPACE STRIPING

N.T.S.

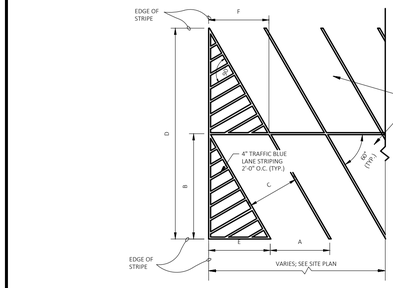
09B



ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN

N.T.S.

09S



NOTE: ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

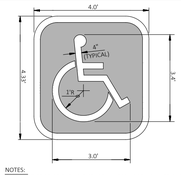
DIMENSION CHART											
A	9.81'	10.39'	10.97'	11.55'	9.81'	10.39'	10.97'	11.55'	9.81'	10.39'	10.97'	11.55'
B	18'	18'	18'	18'	19'	19'	19'	19'	20'	20'	20'	20'
C	8.5'	9.0'	9.5'	10'	8.5'	9.0'	9.5'	10'	8.5'	9.0'	9.5'	10'
D	36'	36'	36'	36'	38'	38'	38'	38'	40'	40'	40'	40'
E	10.39'	10.39'	10.39'	10.39'	10.97'	10.97'	10.97'	10.97'	11.55'	11.55'	11.55'	11.55'
F	9.81'	10.39'	10.97'	11.55'	9.81'	10.39'	10.97'	11.55'	9.81'	10.39'	10.97'	11.55'

NOTE: SEE SITE PLAN FOR TOTAL LAYOUT

60° PARKING SPACE STRIPING

N.T.S.

09A

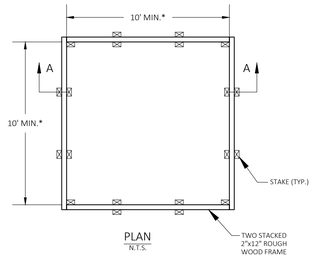


NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING. WHERE INDICATED "VAN" LETTERING SHALL BE BLUE 12" HIGH LETTERING CENTERED ON THE STALL. ALL STRIPING SHALL BE BLUE. THE INSIDE AREA OF THE SYMBOL SHALL BE BLUE.

ACCESSIBLE PARKING SYMBOL

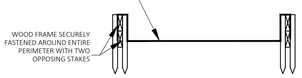
N.T.S.

09U



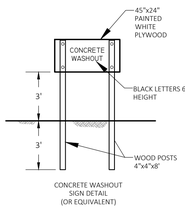
PLAN

N.T.S.



SECTION A-A

N.T.S.



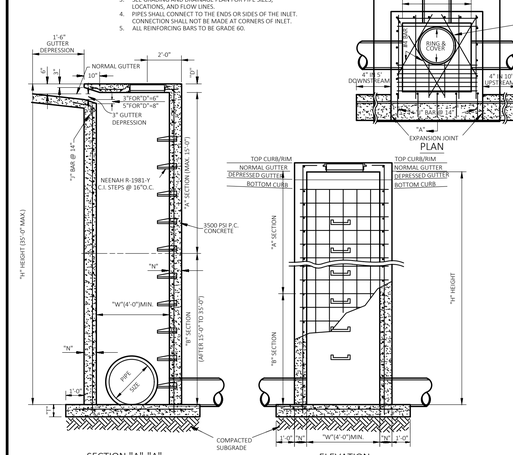
NOTES:
1. *DENOTES THE INTERIOR DIMENSION.
2. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT (ABOVE GRADE)

N.T.S.

85C

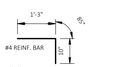
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.



CURB INLET

N.T.S.

21A



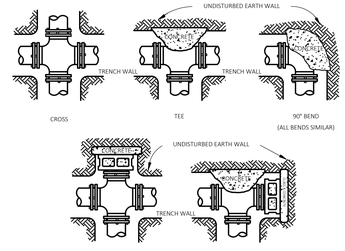
REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
≤ 24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

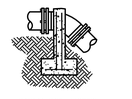
REINFORCEMENT SCHEDULE, WALLS				
SECTION	WIDTH ("W")		HOR.	VERT.
"A"	4'		#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'		#5's @ 9"	#4's @ 10"
	GREATER THAN 7'		#5's @ 4 1/2"	#4's @ 10"
"B"	4'		#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'		#6's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER



HORIZONTAL FITTINGS



VERTICAL FITTINGS

HORIZONTAL THRUST BLOCKING TABLE						
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
	TYPE OF FITTINGS					
	TEE	90°	45°	22½°	11¼°
2"	1	1	1	1	1
3"	1	1	1	1	1
4"	1	1	1	1	1
6"	1.5	2	1	1	1
8"	2.5	3.5	1.8	1	1
10"	4	5.5	2.8	1.5	1
12"	6	8	4	2	1.5
14"	8	11	5.5	3	2
16"	10	14.2	7	4	3
18"	21	21	12	6	4
20"	26	26	14	7	5
24"	38	38	20	10	7
30"	59	59	32	16	9
36"	85	85	46	23	12

MINIMUM CONCRETE VOLUMES FOR UPWARD THRUST BLOCKING												
PIPE SIZE inches	11.25 DEGREE BEND			22.5 DEGREE BEND			45 DEGREE BEND			90 DEGREE BEND		
	ANCHOR STRAPS		Concrete VOLUME cu.yd.	ANCHOR STRAPS		Concrete VOLUME cu.yd.	ANCHOR STRAPS		Concrete VOLUME cu.yd.	ANCHOR STRAPS		Concrete VOLUME cu.yd.
	NO.	SIZE		NO.	SIZE		NO.	SIZE		NO.	SIZE	
2.0	1	#4@	0.04	1	#4@	0.08	1	#4@	0.16	1	#4@	0.30
3.0	1	#4@	0.09	1	#4@	0.18	1	#4@	0.36	1	#4@	0.67
4.0	1	#4@	0.16	1	#4@	0.33	1	#4@	0.64	1	#4@	1.19
6.0	1	#4@	0.37	1	#4@	0.74	1	#4@	1.47	1	#4@	2.74
8.0	1	#4@	0.67	1	#4@	1.33	1	#4@	2.63	1	#4@	4.74
10.0	1	#4@	1.03	1	#4@	2.04	2	#4@	4.01	2	#4@	7.40
12.0	1	#4@	1.48	1	#4@	2.94	2	#4@	5.77	2	#5@	10.65
14.0	1	#4@	2.01	2	#4@	4.01	2	#4@	7.86	2	#6@	14.52
16.0	1	#4@	2.63	2	#4@	5.23	2	#5@	10.26	3	#5@	18.95

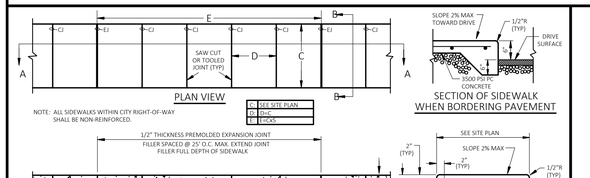
NOTE: 18" AND LARGER REQUIRES SPECIFIC DESIGN

NOTES:
1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2,500 lb./sq.ft. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
7. ALL CONCRETE SHALL BE 2500 P.S.I.

THRUST BLOCKING

N.T.S.

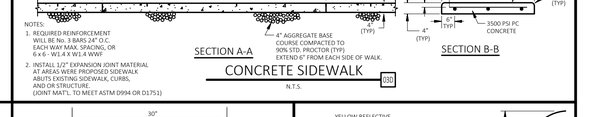
31C



PLAN VIEW

NOTE: ALL SIDEWALKS WITHIN CITY RIGHT-OF-WAY SHALL BE NON-REINFORCED.

SECTION OF SIDEWALK WHEN BORDERING PAVEMENT



NOTES:
1. REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF
2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT AREAS WERE PROPOSED SIDEWALK ABUTS EXISTING SIDEWALK, CURBS, AND OR STRUCTURE. (JOINT MATL. TO MEET ASTM D994 OR D1751)

SECTION A-A

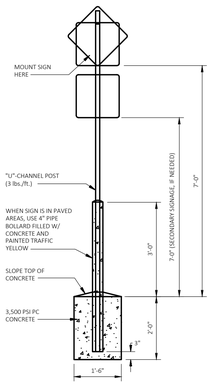
SECTION B-B

CONCRETE SIDEWALK

N.T.S.

20D

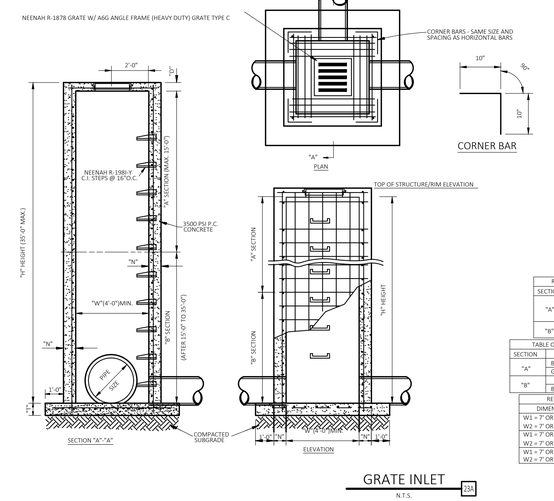
ALL SIGNS SHOULD COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



SIGN BASE

N.T.S.

12I



GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL #4 & #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF INLET.
5. ALL REINFORCING BARS TO BE GRADE 60.

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF 'W' DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
≤ 24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS				
SECTION	WIDTH ("W")		HOR.	VERT.
"A"	4'		#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'		#5's @ 9"	#4's @ 10"
	GREATER THAN 7'		#5's @ 4 1/2"	#4's @ 10"
"B"	4'		#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'		#6's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4'S @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4'S @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

GRATE INLET

N.T.S.

21H

NOTES:
1. CONTRACTOR SHALL VERIFY THE ABOVE DETAILS WITH THE SUBSURFACE EXPLORATION PREPARED BY TTL, INC. REPORT DATED DECEMBER 19, 2024 PROJECT NUMBER 0002408031990.00, PRIOR TO CONSTRUCTION.

STANDARD DUTY ASPHALT PAVING

N.T.S.

20A

NOTES:
1. CONTRACTOR SHALL VERIFY THE ABOVE DETAILS WITH THE SUBSURFACE EXPLORATION PREPARED BY TTL, INC. REPORT DATED DECEMBER 19, 2024 PROJECT NUMBER 0002408031990.00, PRIOR TO CONSTRUCTION.

HEAVY DUTY CONCRETE PAVING

N.T.S.

20C

NOTE:
1. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.
2. SEE PAVING DETAILS FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.
3. SEE PAVING DETAILS FOR CURB THICKNESS AND CONCRETE STRENGTH.

TYPE "B" CONCRETE INTEGRAL CURB AND GUTTER

N.T.S.

01B

R1-1

"STOP" SIGN

N.T.S.

12G

STOP BAR

N.T.S.

12B

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN
LICENSE
No. 65789
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: C=US, E=jgeurian@cei.engineering, O=CEI Engineering Associates, Inc., CN=Jeffrey Geurian
Reason: I have reviewed this document
Date: 2025.07.24 12:49:29-05'00'

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

DETAIL SHEET I

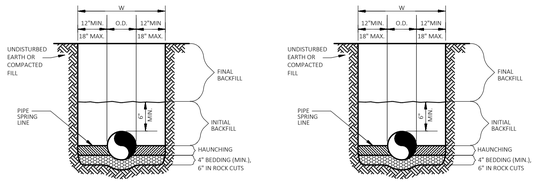
SHEET TITLE

SHEET NUMBER

C8.0

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WATER LINE
& FORCE MAIN

N.T.S.

02A

SANITARY SEWER

N.T.S.

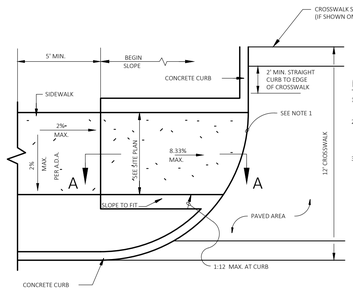
02B

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321, LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

SANITARY SEWER AND WATER LINE
TRENCHING AND BEDDING

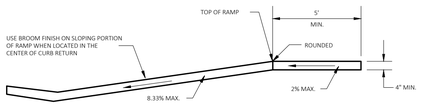
N.T.S.



PLAN

NOTES:

1. THE BOTTOM OF THE RAMP SHALL HAVE A MAXIMUM OF A 1/4" LIP.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 8.33 % AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.

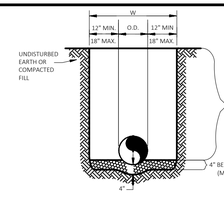


SECTION A-A

WHEELCHAIR RAMP IN SIDEWALK
(TYPICAL AT EACH DRIVEWAY CURB RETURN)

N.T.S.

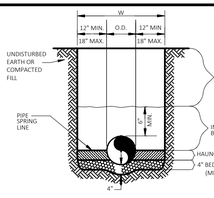
03N



RIGID PIPE

N.T.S.

26A



FLEXIBLE PIPE

N.T.S.

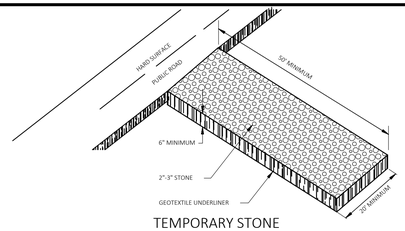
26A

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER
TRENCH AND BEDDING

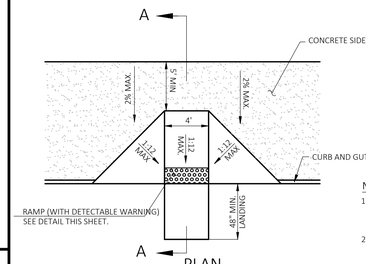
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TEMPORARY STONE
CONSTRUCTION ENTRANCE

N.T.S.

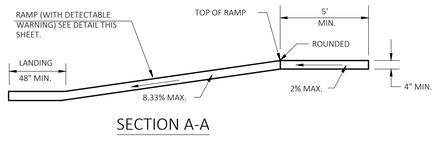
85A



PLAN

NOTES:

1. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 1:10 AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
2. CONSTRUCT PER A.D.A. STANDARDS.

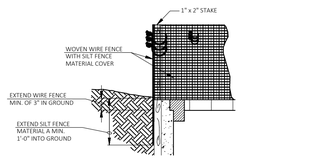


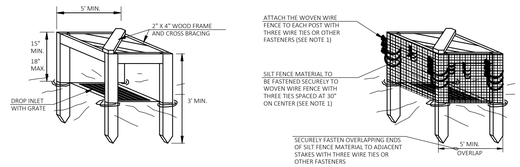
SECTION A-A

WHEELCHAIR RAMP IN SIDEWALK

N.T.S.

03A





1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SIlT FENCE MATERIAL BEING ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

POSTS: 2 x 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 Ga., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461, LATEST EDITION

SILT FENCE
INLET PROTECTION

N.T.S.

80F

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeffrey Geurian

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

DETAIL SHEET II

SHEET TITLE

SHEET NUMBER

C8.1

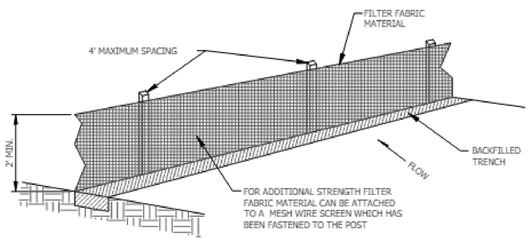
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BEST MANAGEMENT PRACTICES (BMPs)

POLLUTION THROUGH STORM RUNOFF IS INTENSIFIED AT CONSTRUCTION SITES DUE TO THE REMOVAL OF THE NATURAL GROUND COVER OF THE SITE, AS WELL AS THE INTRODUCTION OF HAZARDOUS CHEMICALS AND WASTES TO THE AREA. MEASURES ARE REQUIRED, BOTH DURING CONSTRUCTION AND AFTER THE COMPLETION OF CONSTRUCTION, TO STABILIZE THE SITE. STABILIZATION OF THE SITE DURING CONSTRUCTION ACTIVITIES CONSISTS OF THE INSTALLATION OF TEMPORARY OR PERMANENT MEASURES TO PREVENT EROSION, OR TO INTERCEPT SEDIMENT PRIOR TO IT LEAVING THE SITE. THIS CAN BE ACCOMPLISHED THROUGH THE USE OF GROUND COVER MULCHING, PAVING, SILT FENCES, AND SEDIMENT BASINS, ALONG WITH CONSTRUCTION METHODS, TO REDUCE THE DISTURBED AREAS OF CONSTRUCTION.

ALL WORK CONSISTS OF FURNISHING, INSTALLING, MAINTAINING, AND, WHEN REQUIRED, REMOVING EROSION CONTROL DEVICES.



PLAN

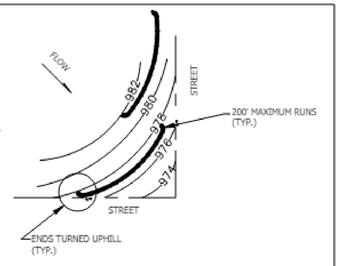
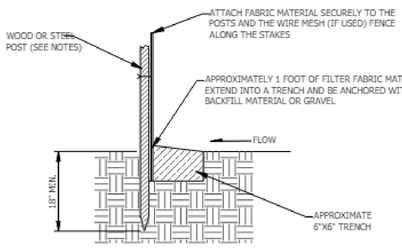


FIGURE A



PROFILE

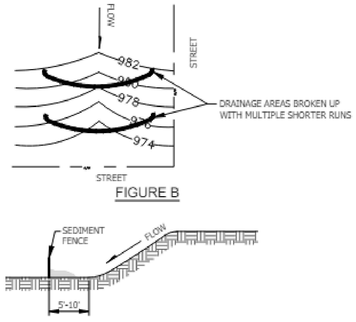


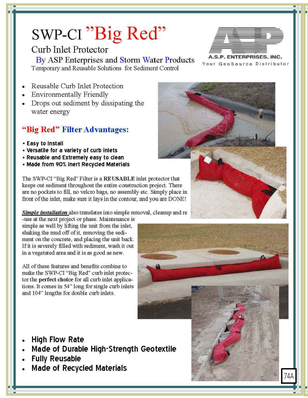
FIGURE B

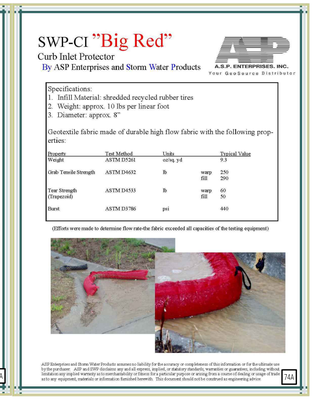
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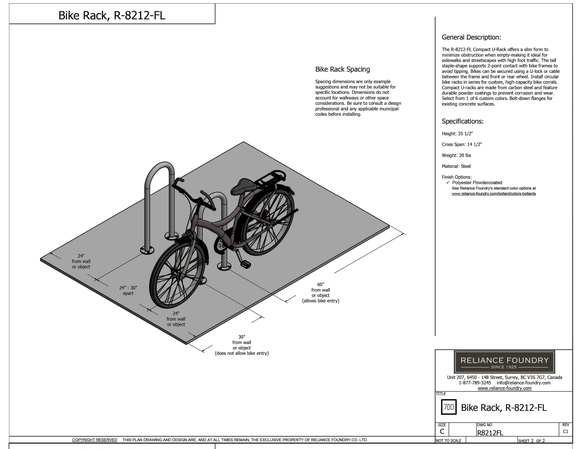
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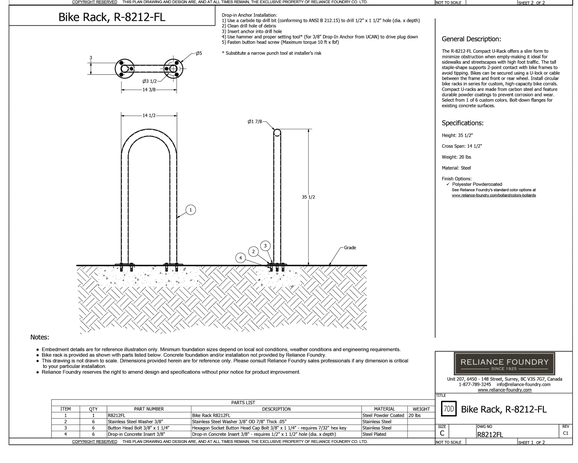
1. THE USE OF OR SILT DIKES IS THE CONTRACTOR'S OPTION.
2. THE SEDIMENT FENCES SHALL BE PLACED ALONG CONTOUR LINES, WITH A SHORT SECTION TURNED UPGRADE AT EACH END OF THE BARRIER TO HOLD WATER AND SEDIMENT (SEE FIGURE A).
3. AREAS THAT CONTAIN LARGER CONCENTRATIONS OF WATER SHALL LIMIT LENGTHS OF SILT FENCES TO NO LONGER THAN 200 FOOT LENGTHS (SEE FIGURE A).
4. AREAS SHOULD BE BROKEN UP WITH INTERIOR SEDIMENT FENCE TO MINIMIZE WATER CONCENTRATIONS AND LONG SLOPES (SEE FIGURE B).
5. SEDIMENT FENCES INSTALLED AT TOE OF SLOPES SHALL BE PLACED 5 FEET TO 10 FEET AWAY (DOWNSTREAM) TO CREATE SEDIMENT STORAGE (SEE FIGURE C).
6. DEPTH OF WATER CONCENTRATIONS SHOULD NOT EXCEED 1.5 FEET AT ANY POINT ALONG THE FENCE.

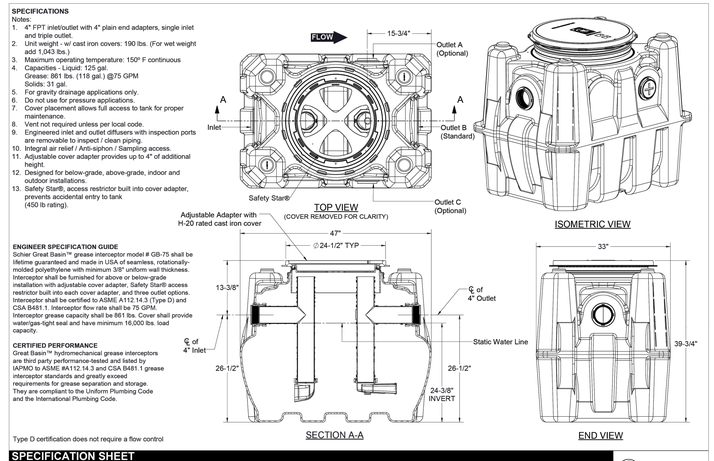
E SILT FENCE 750











SPECIFICATION SHEET

MODEL NUMBER: GB-75	**PART NUMBER:** 4045-007-02				
PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED. C1	**DESCRIPTION:** GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER 750				
DWG BY: C. BUSENITZ	**DATE:** 4/14/2022	**REV:** -	**ECO:** -		

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: cn=Jeffrey Geurian, o=CEI Engineering Associates, Inc., ou=CEI, email=jgeurian@ceiengineering.com, c=US
Date: 2025.10.13 14:02:50-05'00'
Reason: I have reviewed this document

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

DETAIL SHEET III

SHEET TITLE

SHEET NUMBER

C8.2

DRAWING LOCATION - P:\34000\34335.00\DRAWINGS\DESIGN\WORKING\34335-CS.DWG - SAVED BY - AMCDANIEL

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NOTES:

1. Install either a ½" Ø x 1" Diameter Threaded Straight (Thru-Bolt), a J-Type, or an adhesive Bonded Anchor Eyebolt.
2. Install a ⅝" Chain and ⅝" Cold Shuts. When chaining two grates together provide adequate loop for easy handling.
3. Install adhesive bonded anchor option with a minimum of 4" embedment, and in accordance with Specification 416.

TABLE 2
EYEBOLT AND CHAIN REQUIREMENTS

Index Number	Inlet Type	Eye-Bolts	Length of Chain	Handling & Remarks
425-030	I	1	4'-0"	Slide & Spin
	J	2	2 @ 4'-0"	Slide & Spin
425-031	N/A	1	3'-8"	Slide or Slide & Spin
425-032	N/A	1	4'-0"	Slide & Spin
425-040	S	1	4'-0"	Slide & Spin
425-041	V	1	4'-0"	Slide & Spin
425-050	A	1	3'-0"	Slide
425-051	B	1	5'-0"	Slide & Spin
	C	1	2'-6"	Slide & Spin
	D	1	2'-6"	Slide & Spin
425-052	E	2	2 @ 2'-6"	Slide & Spin
	H	2	2 @ 2'-6"	Flip Ctr. Grate and Slide & Spin Single Free Grate
		1 or 2 @ 1'-6"		Center Grate(s) Chained to One End Grate
	F	1	3'-6"	Flip or Slide & Spin
425-053	G	1	6'-0"	Slide
			2'-0"	Lifting Loop
425-054	J	1	4'-0"	Slide & Spin

LOCKING GRATES TO INLETS

NOTES:

1. Bevel cut upper stub to match forming for apron face. Capping or plugging of upper stub is not required. Remove friable base material at stub opening to permit covering of opening with structural course material.
2. Remove riprap, cement PVC cap on lower stub, and place compacted fill in entrance prior to placing base material.

SUBGRADE AND BASE TEMPORARY DRAINS

PIPE TO STRUCTURE FILTER FABRIC WRAP

LOCKING GRATES, SUBGRADE AND BASE TEMPORARY DRAINS, AND PIPE TO STRUCTURE FILTER FABRIC WRAP

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TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING Frame Cover (Sld.)	Frame	3'-0" OPENING 2-Piece Cover Inside	Outside	Total
I	155	190	220	190	410
II	145	190	255	190	445
III	80	190	180	230	410

NOTE:
Frame Type I in Table 1, includes Adjustable frames.

MANHOLE FRAMES

NOTES:

1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (t) above pipe opening cannot be maintained with Type 8.

MANHOLE TOPS

MANHOLE FRAMES AND MANHOLE TOPS

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GENERAL NOTES:

1. Use a 3-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Filter Fabric Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details

MANHOLE TOPS

MANHOLE COVERS

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NOTES:

1. One or more types of joints may be used in a single structure, except brick wall structure. Brick wall construction is permitted on circular units only.
2. All grouted joints are to have a maximum thickness of 1".
3. Keyways are to be a minimum of 1½" deep.
4. Joint dowels are to be #4 bars, 12" long with a minimum of 6 bars per joint approximately evenly spaced for circular structures or at maximum 12" spacing for rectangular structures. Bars may be either Adhesive Bonded Dowels in accordance with Specification 416, or placed approximately 6" into fresh concrete leaving the remainder to extend into the secondary cast. Welded wire reinforcement may be substituted for the dowel bar in accordance with the equivalent steel area table on Sheet 5.
5. Minimum cover on dowel reinforcing bars is 2" to outside face of structure.
6. Seal joints between wall segments and between wall segments and top or bottom slabs with preformed plastic gasket material inaccordance with Specification 430 or non-shrink grout in accordance with Specification 934.
7. Insert products approved by the Engineer may be used in lieu of dowel embedment.

CONSTRUCTION JOINT OPTIONS

NOTES:

1. Segments may be inverted. Opening for pipe is the pipe OD plus 6" (± 2" tolerance).
2. If h can not be attained, then a top or bottom slab must be attached to the segment as shown below.

TABLE 3
Minimum Value for H

H (min.)	Box or Riser Diameter
1'-0"	3'-0" & 4'-0"
2'-0"	5'-0" & 6'-0"
3'-0"	>6'-0"

RISER SEGMENTS OTHER THAN DOWEL

NOTES:

1. h may be less than 6" when approved by the Engineer, but not for inlet segments at finish grade elevation.
2. Dowel construction joint or monolithic cast only.

SEGMENTS FOR SLAB TO WALL DOWEL CONSTRUCTION JOINTS OR MONOLITHIC CAST

MINIMUM BOX AND RISER SEGMENT DIMENSIONS

CONSTRUCTION JOINT OPTIONS AND MINIMUM BOX AND RISER SEGMENT DIMENSIONS

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EXAMPLE TABLE OF EQUIVALENT STEEL AREA

SCHEDULE	GRADE 40 REINFORCING BAR		EQUIVALENT GRADE 40 REINFORCING BAR		EQUIVALENT 65 KSI SMOOTH WELDED WIRE REINFORCEMENT		EQUIVALENT 70 KSI DEFORMED WELDED WIRE REINFORCEMENT	
	Bar Size & Spacing	Steel Area (in²/ft)	Bar Size & Spacing	Steel Area (in²/ft)	Style Designation	Steel Area (in²/ft)	Style Designation	Steel Area (in²/ft)
A	#3 @ 6½" Ctrs. #4 @ 12" Ctrs.	0.20	#3 @ 4½" Ctrs. #4 @ 9" Ctrs. #5 @ 13" Ctrs.	0.30	5'x3"-W4.6xW4.6 4'x4"-W5.2xW5.2 6'x6"-W9.2xW9.2	0.1846	3'x3"-D4.3xD4.3 4'x4"-D5.7xD5.7 6'x6"-D8.6xD8.6	0.1714
B	#3 @ 5½" Ctrs. #4 @ 10" Ctrs.	0.24	#3 @ 3½" Ctrs. #4 @ 6½" Ctrs. #5 @ 10" Ctrs.	0.36	5'x7"-W5.5xW5.5 4'x4"-W7.4xW7.4 6'x6"-W11.1xW11.1	0.2215	3'x7"-D5.1xD5.1 4'x4"-D6.9xD6.9 6'x6"-D10.3xD10.3	0.2057
Special 1	#3 @ 5" Ctrs. #4 @ 9" Ctrs.	0.267	#3 @ 7" Ctrs. #4 @ 6" Ctrs. #5 @ 9" Ctrs.	0.40	5'x3"-W6.2xW6.2 4'x4"-W8.2xW8.2 6'x6"-W12.3xW12.3	0.2465	3'x3"-D5.7xD5.7 4'x4"-D7.6xD7.6 6'x6"-D11.4xD11.4	0.2289
C	#3 @ 3½" Ctrs. #4 @ 6½" Ctrs. #5 @ 10" Ctrs.	0.37	#4 @ 4" Ctrs. #5 @ 6½" Ctrs. #6 @ 9½" Ctrs.	0.555	5'x3"-W8.5xW8.5 4'x4"-W11.4xW11.4 6'x6"-W17.1xW17.1	0.3415	3'x3"-D7.9xD7.9 4'x4"-D10.6xD10.6 6'x6"-D15.9xD15.9	0.3171
D	#4 @ 4½" Ctrs. #5 @ 7" Ctrs. #6 @ 10" Ctrs.	0.53	#4 @ 3" Ctrs. #5 @ 4½" Ctrs. #6 @ 6½" Ctrs.	0.795	5'x7"-W14.1xW12.2 4'x4"-W16.3xW16.3 6'x6"-W24.5xW24.5	0.4892	3'x7"-D11.4xD11.4 4'x4"-D15.1xD15.1 6'x6"-D22.7xD22.7	0.4543
E	#4 @ 3" Ctrs. #5 @ 5" Ctrs. #6 @ 7" Ctrs.	0.73	#5 @ 3½" Ctrs. #6 @ 4½" Ctrs. #7 @ 6½" Ctrs.	1.095	5'x7"-W16.8xW16.8 4'x4"-W22.5xW22.5 6'x6"-W33.7xW33.7	0.6738	3'x7"-D15.6xD15.6 4'x4"-D20.9xD20.9 6'x6"-D31.3xD31.3	0.6257
F	#5 @ 3½" Ctrs. #6 @ 5" Ctrs. #7 @ 7" Ctrs.	1.06	#6 @ 3" Ctrs. #7 @ 4½" Ctrs. #8 @ 6" Ctrs.	1.59	5'x7"-W24.5xW24.5 4'x4"-W32.6xW32.6 6'x6"-W48.9xW48.9	0.9785	3'x7"-D22.7xD22.7 4'x4"-D30.3xD30.3 6'x6"-D45.4xD45.4	0.9086
Special 2	#5 @ 2" Ctrs. #6 @ 4" Ctrs. #7 @ 5½" Ctrs.	1.24	#7 @ 4" Ctrs. #8 @ 5" Ctrs.	1.86	5'x7"-W28.6xW28.6 4'x4"-W38.2xW38.2 6'x6"-W57.2xW57.2	1.1446	3'x7"-D26.6xD26.6 4'x4"-D35.4xD35.4 6'x6"-D53.1xD53.1	1.0629
G	#6 @ 3½" Ctrs. #7 @ 5" Ctrs.	1.46	#7 @ 3" Ctrs. #8 @ 4" Ctrs.	2.19	5'x7"-W33.7xW33.7 4'x4"-W44.9xW44.9	1.3477	3'x7"-D31.3xD31.3 4'x4"-D41.7xD41.7	1.2514

NOTES:

1. See inlet indexes for optional precast inlet construction details up to depths of 15'.
2. Interior dimensions of an Alt. "B" Bottom may be adjusted to reflect these inlet interior dimensions when precast units are used in conjunction with Alt. "B" Structure Bottoms, Index 425-018.
3. Use concrete meeting the requirements of ASTM C478 or Class IV for precast structures with 6" wall or slab thickness.
4. Reinforcement may be deformed bar reinforcement or welded wire reinforcement. Bar reinforcement other than 60 ksi may be used, however only two grades are recognized: Grade 40 and Grade 60. Smooth welded wire reinforcement will be recognized as having a design strength of 65 ksi and deformed welded wire reinforcement will be recognized as having a design strength of 70 ksi. The area of reinforcement required may be adjusted by the ratio of 60 ksi to the design strength. Use the following equations to determine the steel area and spacing for bars not otherwise specified:

Grade 40 Steel Area = As40= 60/40 × As60

Smooth Welded Wire Reinforcement Steel Area = As65= 60/65 × As60

Deformed Welded Wire Reinforcement Steel Area = As70= 60/70 × As60

When a reduced area of reinforcement is provided, any maximum bar spacing shown must also be reduced as determined by the following equations, unless otherwise shown:

Max. Grade 40 Bar Spacing = Grade 60 Bar Spacing

Max. Smooth Welded Wire Spacing = Grade 60 Bar Spacing x 0.86

Max. Deformed Welded Wire Spacing = Grade 60 Bar Spacing x 0.74

When an increased area of reinforcing is provided, the maximum bar spacing may be increased by the squared ration of increased steel area, but not to exceed 12".

$$\text{Max. Bar Spacing Provided s in Max. Bar Spacing Required s} \times \left(\frac{\text{Steel Area Provided}}{\text{Min. Steel Area Required}}\right)^2$$

Use wire no smaller than W31 or D40, or larger and with spacing 8" or less. Use bar reinforcement displaying the minimum yield designation grade mark, or either the number 60 or the letter "A" as the grade mark may be furnished at the option of the Contractor. Use a minimum thickness of 6" for precast units. Use a minimum wall thickness of 6" for cast-in-place walls. Use a minimum slab thickness, with a maximum spacing of 18" for vertical bars and 12" for horizontal bars. Wires smaller than W3.1 or D4.0 may be used in the walls of ASTM C 478 round structure bottoms and round risers.

5. Fiber-reinforced concrete may be substituted for conventional steel reinforcement in accordance with the Structures Design Guidelines. Submit shop drawings corresponding to an approved fiber-reinforced concrete mix design for approval to the State Drainage Office.

PRECAST OPTION AND EQUIVALENT REINFORCEMENT SUBSTITUTION

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NOTES:

1. Construct sumps in inlets and manholes connecting to French Drains unless excluded in the Plans.
2. Construct sumps only where called for in the Plans at all other locations.
3. Construct weep holes in sump bottom only where called for in the Plans.

WALL REINFORCING SPLICE DETAILS

NOTES:

1. See Sheet 6 for optional construction joints.
2. Bend bars as required to maintain cover.

TYPICAL SLAB TO WALL DETAILS
(PRECAST STRUCTURE SHOWN)

DRAINAGE STRUCTURE INVERT, SUMP BOTTOM, WALL REINFORCING SPLICE DETAILS, AND TYPICAL SLAB TO WALL DETAILS

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PAVEMENT MESSAGE AND ARROW DETAILS

PAVEMENT MESSAGES NOTES:

1. Place all pavement messages 20' feet from the stop line, crosswalk, or intersection.
2. All sizes are ± 6".
3. All pavement messages must be white except Route Shields and in Pavement Marking Markups.
4. Increase width of route shield for routes with three digits.

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NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. Where the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 521060 when Curb Ramps are present.

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TABLE 4 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

	WALL THICKNESS	PIPE SIZE									
	8"	12"	15"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"
MAXIMUM SKEW ANGLE	6°	21°	20°	19°	17°	17°	16°	15°	15°	14°	14°	13°	13°	12°	12°

NOTE:
These values are based on 2" clearance for precast structures. Larger skews are possible for Cast-In-Place Structures or elliptical pipe openings when approved by the Engineer.

MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

NOTE:
Lap splice: 20 bar diameter for deformed wire or bar, but not less than vertical wire spacing plus 2" for WWR or 40 bar diameters for smooth wire.

MULTIPLE PIPE CONNECTIONS - PRECAST ROUND STRUCTURES

TABLE 5 - MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS

PIPE SIZE	PIPE SPACING (S)
18"	2'-10"
24"	3'-3"
30"	3'-8"
36"	4'-1"
42"	4'-6"
48"	4'-8"
54"	5'-0"
60"	5'-6"
66"	5'-9"
72"	10'-0"
78"	10'-3"
84"	11'-0"

MULTIPLE PARALLEL PIPE CONNECTIONS - RECTANGULAR STRUCTURES

MISCELLANEOUS PIPE CONNECTION DETAILS

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NOTES:

1. Submit Shop Drawings of corner openings for approval by the Engineer.
2. h_2 may be less than 1'-0" when a minimum 1'-0" deep segment, 8" slab or curb inlet is provided above the corner opening.
3. For inlet segments at finish grade elevation, substitute a #8 Bar for the top corner bar when 1'-0" ≤ h_2 < 2'-0".
4. Install bars continuously around corner and evenly spaced. Tie additional reinforcement to the outside of vertical wall reinforcement.
5. Dowel construction joint or monolithically cast wall and slabs.

SKEWED PIPE IN RECTANGULAR STRUCTURES
(See Table 4 on Sheet 8)

SKEWED PIPE IN RECTANGULAR STRUCTURES

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REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEUMAN ★ LICENSE ★ No. 65789 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★
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Date: 2025.10.13 14:47:36-05'00'

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

DETAIL SHEET IV

SHEET TITLE

SHEET NUMBER

C8.3

DRAWING LOCATION: P:\34000\34335.01\DRAWINGS\DESIGN\WORKING\34335-CS.DWG – SAVED BY - AMCDANIEL

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GENERAL NOTES:

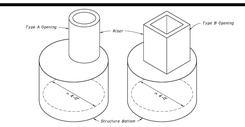
1. Work this Index with Specification 425 and Index 425-001.
2. Type P standard structure bottoms are 4'-0"diameter and smaller (Alt. A) and 3'-6" square (Alt. B). Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (Alt. B) with reinforced concrete only.
4. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
5. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete, except when Class IV concrete is shown in the Plans.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedment reinforcement in top and bottom slabs except when ACI hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on skew with rectangular risers, inlets, and inlet throats. Construct fillets in the top side of the slab. If a structure bottoms when used with the Type 8 risers. Reinforce each fillet with two #5 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This Note applies to this Index only.

REINFORCEMENT NOTES:

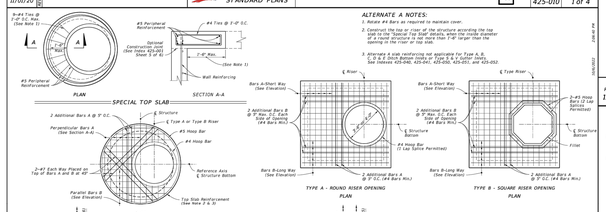
1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 3#Viewmaker ASTM C478 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the take surface.
4. Cut or bend reinforcement at pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
6. Equivalent area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-007.

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Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6



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ALTERNATE A NOTES:

1. Notes #4 Bars as required to maintain cover.
2. Construct the top or riser of the structure according the top slab Type A Riser or Type B Riser Details. The inside diameter of a round structure is not more than 1'-0" larger than the opening in the riser or top slab.
3. Alternate A slab reinforcing not applicable for Type A, B, J, G & Z Ditch Bottom Inlets or Type 5 & 9 Gutter Inlets. See Indexes 425-040, 425-041, 425-050, 425-051, and 425-052.
4. Alternate A slab reinforcing not applicable for Type A, B, J, G & Z Ditch Bottom Inlets or Type 5 & 9 Gutter Inlets. See Indexes 425-040, 425-041, 425-050, 425-051, and 425-052.

LAST REVISION 11/01/20 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | STRUCTURE BOTTOMS TYPE J AND P 738 | INDEX 425-010 | SHEET 2 of 4

TABLE 1 - ALTERNATE A - STRUCTURES

TYPE	STRUCTURE I.D. DIAMETER (FT)	CAST-IN-PLACE WALL THICKNESS: CLASS II CONCRETE		CLASS IV CONCRETE		PRECAST ITEMS	
		RISER BOTTOM (inches)	SLAB (inches)	RISER BOTTOM (inches)	SLAB (inches)	ASTM C478	
P	3'-0"	6	6	6	6	6"	6"
P	4'-0"	6	6	6	6	6"	6"
J	5'-0"	–	9	6	6	6"	6"
J	6'-0"	–	9	6	6	6"	6"
J	7'-0"	–	9	6	6	6"	6"
J	8'-0"	–	10	6	6	6"	6"
J	9'-0"	–	10	6	6	6"	6"
J	10'-0"	–	10	6.5	6.5	6"	6"
J	11'-0" or 12'-0"	–	11	6.5	6.5	6"	6"
J	13'-0"	–	12	6.5	6.5	6"	6"
J	14'-0"	–	13	6.5	6.5	6"	6"

S and S$_1$= Wall Thickness.
A$_s$= Vertical and horizontal areas of reinforcement.
##Provide 0.20 sq. in./ft. at each face, 12" max. bar spacing.
**Modified minimum wall thickness.
***Min. total circumferential reinforcement for continuous steel hoops:
A$_s$ = 0.40 sq. in. For riser section height equal or less than 2'-0" (2 hoop min.)
A$_s$ = 0.60 sq. in. For riser section height more than 2'-0" up to 4'-0" (3 hoop min.)
Areas of reinforcing for precast items are based on Grade 60 reinforcing.
No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1.
Area of vertical reinforcing may be reduced in accordance with ASTM C478.

TABLE 2 - ALTERNATE B SQUARE AND RECTANGULAR STRUCTURES

TYPE	WALL LENGTH (FT)	MAX. DEPTH (FT)	WALL THICKNESS (T$_S$) CAST-IN-PLACE WALL (inches)	PRECAST (inches)
P	≤3'-0"	40	8 #6@6	6
P	4'-0"	40	8	6
P	5'-0"	40	8	6
P	6'-0"	40	8	6
P	7'-0"&8'-0"	40	8	6
P	9'-0"	40	9	6
P	10'-0"&11'-0"	40	10	9
P	12'-0"	40	10	10
J	5'-0"	25	10	9
J	6'-0"	25	10	9
J	7'-0"	30	10	10

See Table 4 for Reinforcing Schedule.

TABLE 3 - REINFORCING SCHEDULE

SCHEDULE	GRADE 60 BARS OR 65 KSI & 70 KSI WELDED WIRE REINFORCING: GRADE 60 AREA (in²/ft)	MAXIMUM SPACING: GR 60 BARS (in)	WWR EQUIV. AREA 65 & 70 KSI (in²/ft)	WWR EQUIV. SPACING (in)
A12	0.20	12	0.18	6
A6	0.20	6	0.18	6
B10	0.24	10	0.22	7½
B5	0.24	5	0.22	3½
C9	0.31	9	0.29	5
C4.5	0.31	4½	0.29	2½
D7	0.53	7	0.49	3
D4.5	0.53	4½	0.49	3½
E5	0.73	5	0.67	3
E3	0.73	3	0.67	2
F4	1.06	4	0.98	3
F3	1.06	3	0.98	2
G5	1.45	5	1.34	4
G3.5	1.45	3½	1.34	3
H4	1.75	4	1.61	3

TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

TYPE	VERTICAL REINFORCING: WALL SCHEDULE	VERTICAL REINFORCING: SLAB SCHEDULE	HORIZONTAL REINFORCING: WALL SCHEDULE	HORIZONTAL REINFORCING: SLAB SCHEDULE	FACE SLOPE
SIZE: 0'-6" x 0'-6"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
SIZE: 0'-8" x 0'-8"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 1'-0" x 1'-0"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 1'-6" x 1'-6"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 2'-0" x 2'-0"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 2'-6" x 2'-6"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 3'-0" x 3'-0"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 3'-6" x 3'-6"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"
SIZE: 4'-0" x 4'-0"					
≤1'-0"	A12	A12	≤1'-0" x 6"	B10	6"/8"
			1'-0" x 8"	B5.5	6"/8"
			1'-6" x 8"	C6.5	6"/8"
			2'-0" x 8"	C9.5	6"/8"
			2'-6" x 8"	D7	6"/8"
			3'-0" x 8"	D4.5	6"/8"

TABLE 4 NOTES:

1. Wall length is measured to the top of the bottom slab for bevels and to the top of the intermediate slab for risers.
2. For wall heights, the distance between top of the riser slab to bottom of the bottom slab, or the distance between the top of the wall heights exceeding 5', or 10' for wall lengths exceeding 10'.
3. Wall lengths exceeding 8'-0" require two layers of reinforcing (See Table 4) with 3"of cover from the horizontal bars to the outside face of the wall. See Index 425-001.
4. Wall lengths exceeding the dimensions or depths shown in Table 4, or 12'-0" diameter require a special design.
5. Wall thickness and reinforcing for rectangular structures is based on the longer wall length.

TABLES 1, 2, 3, AND 4

LAST REVISION 11/01/20 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | STRUCTURE BOTTOMS TYPE J AND P 738 | INDEX 425-010 | SHEET 3 of 4

TABLE 5 - SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES

(ALL SLABS 8" THICK EXCEPT AS NOTED. REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT WAY: SLAB DEPTH	SHORT WAY: SCHEDULE (Bars A)	LONG WAY: SLAB DEPTH	LONG WAY: SCHEDULE (Bars B)
SIZE: 3'-6" x UNLIMITED			
w0.5 = 4	B10	w0.5 = 10	C4.5
12 < 16	B5.5	10 < 16	D4.5
16 < 32	C6.5	16 < 27	E5
32 >40	D7	27 < 33	F3
		33 >40	F5
SIZE: 4' x UNLIMITED			
w0.5 = 7	B5.5	w0.5 = 10	B10
7 < 16	C6.5	10 < 16	B5.5
16 < 32	E5	16 < 27	C6.5
32 >40	F5	27 < 33	D4.5
		33 >40	E5
SIZE: 5' x 5'			
w0.5 = 7	C4.5	w0.5 = 7	C4.5
7 < 9	B5.5	7 < 12	C6.5
9 < 12	C6.5	12 < 17	D7
12 < 17	D7	17 < 22	E5
17 < 22	E5	22 >40	F5
22 >40	F5		
w0.5 = 12	C4.5	w0.5 = 12	C4.5
12 < 16	D7	12 < 16	D7
16 < 22	E5	16 < 22	E5
22 >40	F5	22 >40	F5
SIZE: 5' x 6'			
w0.5 = 10	C4.5	w0.5 = 10	C4.5
10 < 16	D7	10 < 16	D7
16 < 22	E5	16 < 22	E5
22 >40	F5	22 >40	F5
SIZE: 6' x 6'			
w0.5 = 7	B10	w0.5 = 7	B10
7 < 12	B5.5	7 < 12	B5.5
12 < 24	E5	12 < 20	C6.5
24 >40	F5	20 >40	C5.5
SIZE: 7' x 7'			
w0.5 = 8	C4.5	w0.5 = 14	B10
8 < 14	D7	14 < 24	B5.5
14 < 22	E5	24 < 34	C6.5
22 >40	F5	34 >40	C5.5
SIZE: 8' x UNLIMITED			
w0.5 = 9	C4.5	w0.5 = 14	B10
9 < 14	D7	14 < 24	B5.5
14 < 24	E5	24 < 34	C6.5
24 >40	F5	34 >40	C5.5

TABLE 6 - SLAB DESIGNS ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	WWR (1#/AT) SCHEDULE
2'-0" DIAMETER		
w0.5 = 4	8"	A6
4 < 30	8"	B5.5
30 >40	9"	B10
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
3'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
4'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
5'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
6'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
7'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
8'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
9'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
10'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
11'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10
12'-0" DIAMETER		
w0.5 = 19	8"	A6
19 >30	9"	B5.5
30 >40	10"	B10

SLAB AND WALL DESIGN TABLE NOTES

1. Size is the inside dimension(s) of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs for precast 3'-6" x 3'-6" rectangular structures at 15' depth or less, may be 8" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel (lower #) may be substituted for smaller areas of steel or wire spacing, except that Schedule B10 may not be substituted for Schedule A6. See Index 425-001 for minimum and maximum spacing allowances when larger areas of reinforcing are substituted.

TABLES 5 AND 6

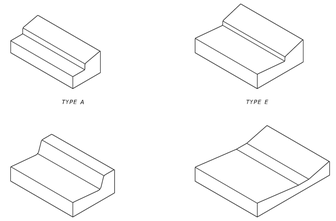
LAST REVISION 11/01/20 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | STRUCTURE BOTTOMS TYPE J AND P 738 | INDEX 425-010 | SHEET 4 of 4

GENERAL NOTES:

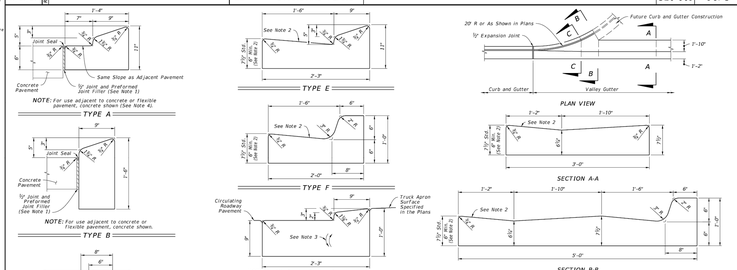
1. For curb, gutter and curb & gutter provide ¼" - ½" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb



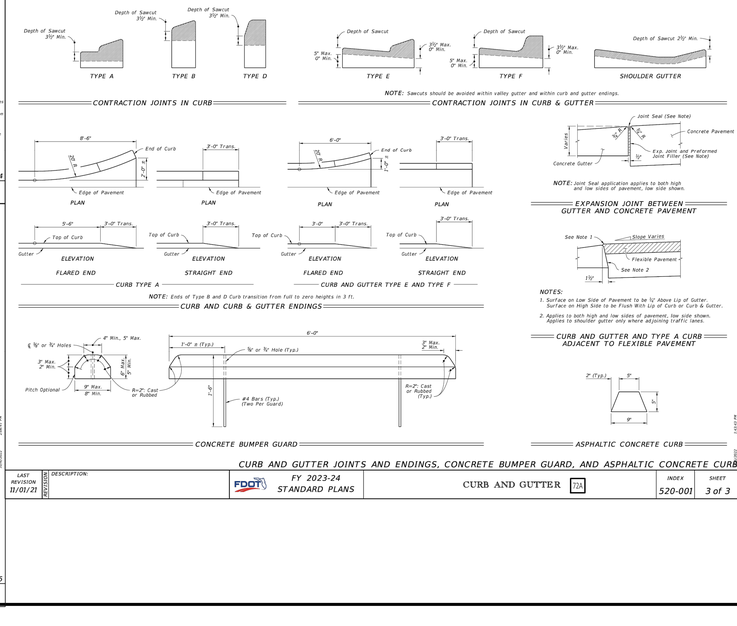
LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | CURB AND GUTTER 72A | INDEX 520-001 | SHEET 1 of 3



NOTES:

1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | CURB AND GUTTER 72A | INDEX 520-001 | SHEET 2 of 3



NOTES:

1. Sawcuts should be avoided within valley gutter and within curb and gutter endings.
2. Joint Seal application applies to both high and low sides of pavement, low side shown.
3. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
4. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only adjoining traffic lanes.

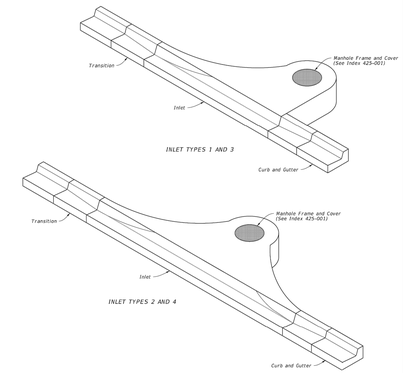
LAST REVISION 11/01/21 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | CURB AND GUTTER 72A | INDEX 520-001 | SHEET 3 of 3

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Conform finished grade and slope of the Inlet Tops to the finished cross slope and grade of the adjacent sidewalk and/or border.
3. Provide 1½" minimum cover for steel in the Inlet Top.
4. Construction of Inlet Tops are either precast or cast-in-place.
5. For precast units, the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 - #4 dowels, otherwise install in accordance with Index 425-001 "OPTIONAL CONSTRUCTION JOINTS".
6. These inlets are designed for use with standard curb and gutter Type E and Type F.
7. Use only round concrete support posts.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Top Dimensional and Reinforcing Details
3	Transverse Dimensional and Reinforcing Details



LAST REVISION 11/01/20 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | CURB INLET TOP TYPES 1, 2, 3, AND 4 73A | INDEX 425-020 | SHEET 1 of 3

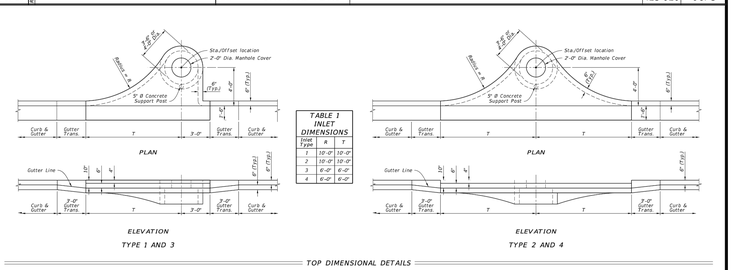
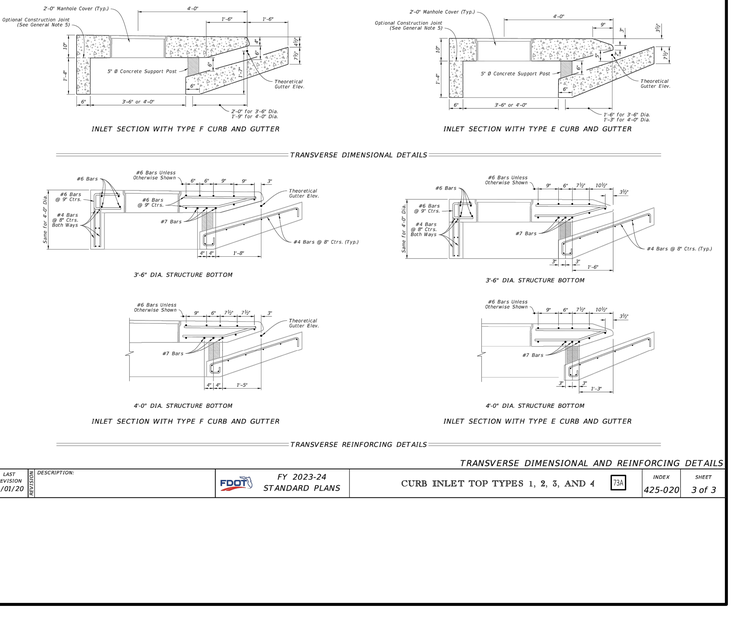


TABLE 1 INLET DIMENSIONS

Inlet Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"



NOTE:

For transverse section reinforcement, see Sheet 3.

LAST REVISION 11/01/20 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | CURB INLET TOP TYPES 1, 2, 3, AND 4 73A | INDEX 425-020 | SHEET 2 of 3

LAST REVISION 11/01/20 | DESCRIPTION: | FDOT FY 2023-24 STANDARD PLANS | CURB INLET TOP TYPES 1, 2, 3, AND 4 73A | INDEX 425-020 | SHEET 3 of 3

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN — LICENSE — No. 65789 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: cn=Jeffrey Geurian, o=CEI Engineering Associates, Inc., ou=CEI, email=jgeurian@ceiengineering.com, c=US
Reason: I have reviewed this document
Date: 2025.10.17 14:02:56-05'00'

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

DETAIL SHEET V

SHEET TITLE

SHEET NUMBER

C8.4

DRAWING LOCATION - P:\34000\34335.0\DRAWINGS\DESIGN\WORKING\34335-CS.DWG - SAVED BY - AMCDANIEL

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(SECTION 18.2.3.4.3. NFPA 1) FIRE TRUCK PARAMETERS:
a. PIERCE ARROW XT CHASSIS
b. AERIAL PLATFORM 100'
c. INSIDE CRAMP ANGLE: 40 DEGREES
d. AXLE TRACK: 82.92 INCHES
e. WHEEL OFFSET: 4.68 INCHES
f. TREAD WIDTH: 16.3 INCHES
g. CHASSIS OVERHANG: 78 INCHES
h. ADDITIONAL BUMPER DEPTH: 26 INCHES
i. FRONT OVERHANG: 137.6 INCHES
j. WHEELBASE: 266 INCHES
k. OVERALL LENGTH: 576 INCHES
l. CALCULATED TURNING RADIUS:
i. INSIDE TURN: 25 FT. 4 IN.
ii. CURB TO CURB: 41 FT. 1 IN.
iii. WALL TO WALL: 48 FT. 1 IN.
iv. OVERALL LENGTH: 48 FT

NOTE: 958 GPD WATER DEMAND, 400 GDP SANITARY AND 20 GPM PEAK.

A. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.14).

B. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.

C. WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.5.3.1).

D. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).

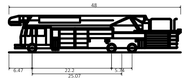
E. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.

F. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2½ IN. NFPA 1, 18.5.7.

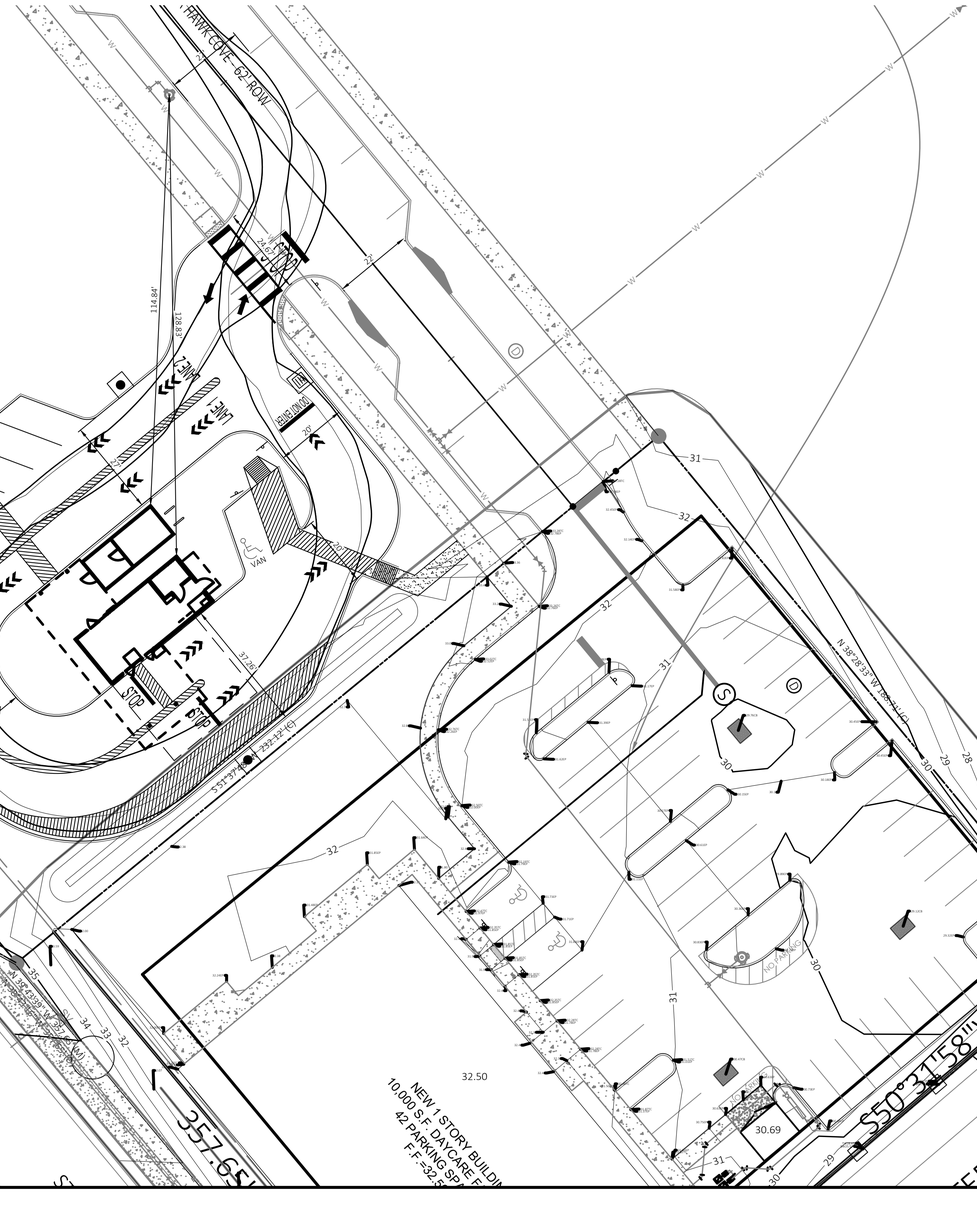
G. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.

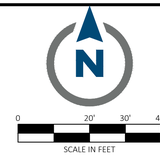
H. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.

NOTE:
IN ACCORDANCE WITH SECTION 18.4 AND TABLE 18.4.5.2.1 OF THE NFPA 1 FOR A TYPE II BUILDING OF 150 SQUARE FEET IS A REQUIRED FLOW OF 1,500 GPM FOR A DURATION OF 2 HOURS.

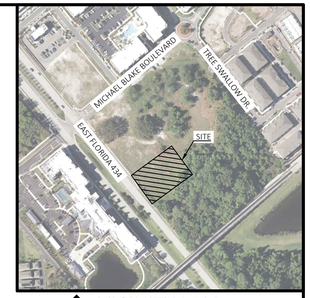


Pierce Arrow Xt Chassis Aerail Platform 100	
Overall Length	48.000ft
Overall Width	6.910ft
Overall Body Height	10.241ft
Min Body Ground Clearance	0.671ft
Track Width	6.910ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	48.083ft





Know what's **below.**
Call before you dig.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

SYMBOL LEGEND:

- ■ = CONCRETE MONUMENT
- ○ = DRAINAGE MANHOLE
- □ = HAND HOLE
- ● = SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
- ⊙ = NAIL W/DISC
- ▪ = POST/BOLLARD
- = SEWER VALVE
- = TRAFFIC SIGN

ABBREVIATION LEGEND:

(D)	= DEED/DESCRIPTION DATA
L	= LENGTH
R	= RADIUS
Δ	= DELTA
CH	= CHORD
CB	= CHORD BEARING
PRM	= PERMANENT REFERENCE MONUMENT
ALTA	= AMERICAN LAND TITLE ASSOCIATION
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEY
ORB	= OFFICIAL RECORDS BOOK
PG(S)	= PAGE(S)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ID	= IDENTIFICATION
TRAV.PT.	= TRAVERSE POINT
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

- .**. = WIRE FENCE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN
- CURB INLET
- GRATE INLET
- BUILDING CONTROL POINT
- (P) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

JEFFREY D. GEURIAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jeffrey Geurian
Digitally signed by Jeffrey Geurian
DN: C=US, E=jgeurian@ceieng.com, O=CEI Engineering Associates, Inc., CN=Jeffrey Geurian
Reason: I have reviewed this document
Date: 2025.10.17 14:01:37-05'00'

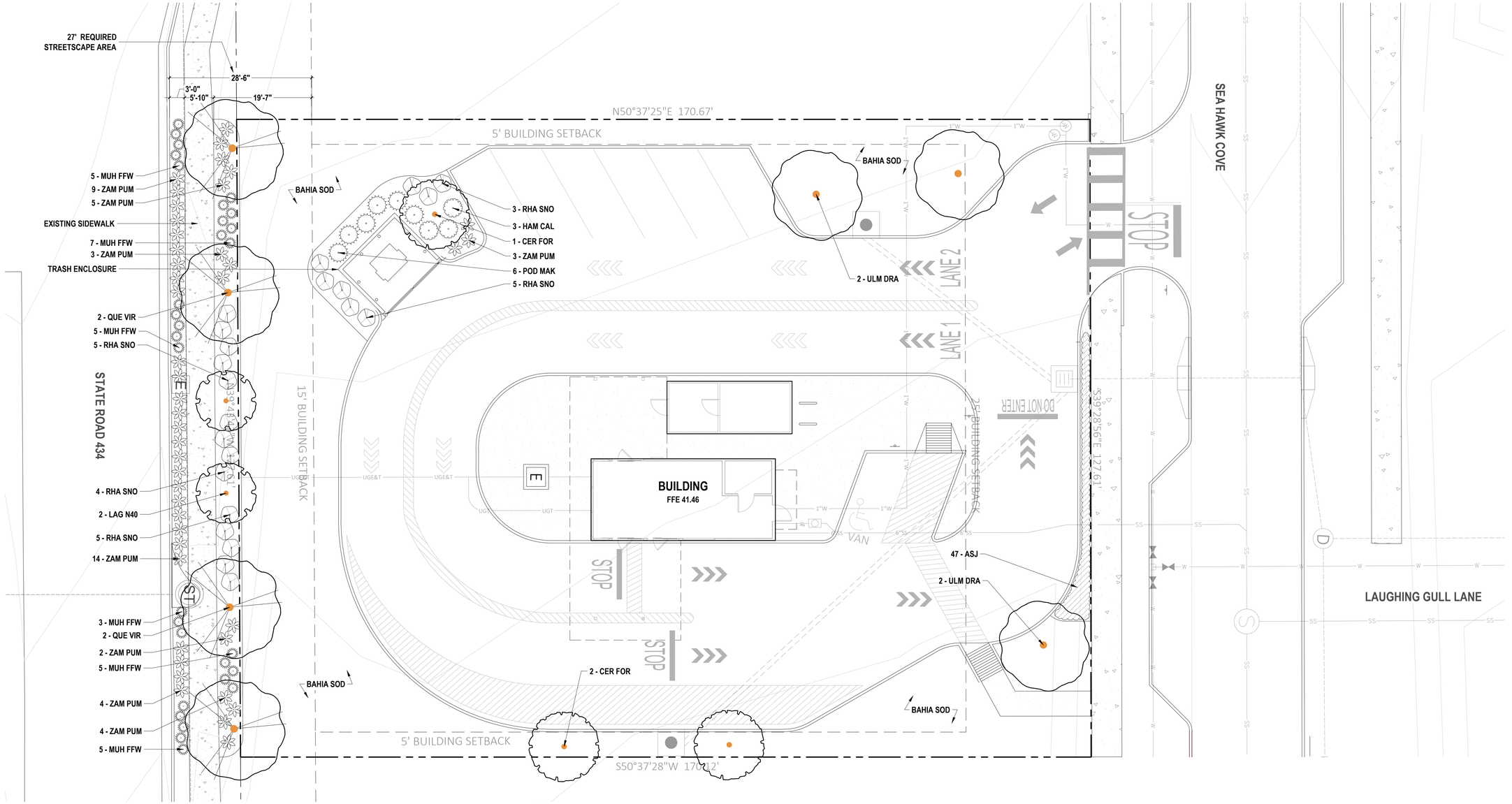
PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	10/3/2025
REVISION	REV-1

TURNING ANALYSIS PLAN
SHEET TITLE

SHEET NUMBER
C9.0

DRAWING LOCATION - P:\34000\34335.00\DRAWINGS\DESIGN\WORKING\34335-TP.DWG -- SAVED BY - AMCDANIEL

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01 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

N

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	COMMENTS	NOTES
TREES								
CER FOR	3	FOREST PANSY EASTERN REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	15 GAL	2" CAL	7`-8` HT., 3`-4` SPD.	FULL CANOPY	FLORIDA GRADE 1
LAG N40	2	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	30 GAL	2" CAL	10`-12` HT.; 3`-4` SPD.	FULL CANOPY, SINGLE TRUNK	FLORIDA GRADE 1
QUE VIR	4	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	65 GAL	4" CAL	12`-14` HT.; 4`-5` SPD.	FULL CANOPY; CENTRAL LEADER	FLORIDA GRADE 1
ULM DRA	3	DRAKE LACEBARK ELM	ULMUS PARVIFOLIA 'DRAKE'	30 GAL	3" CAL	10`-12` HT.; 4`-5` SPD.	FULL CANOPY; CENTRAL LEADER	FLORIDA GRADE 1

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	COMMENTS	NOTES
SHRUBS							
HAM CAL	3	CALUSA FIREBUSH	HAMELIA PATENS 'CALUSA'	36" HT. MIN. AT PLANTING	48" O.C.	FULL	FLORIDA GRADE 1
MUH FFW	30	FAST FORWARD PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'FAST FORWARD'	3 GAL	36" O.C.	FULL	FLORIDA GRADE 1
POD MAK	6	MAKI YEW PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MAKI'	48" HT. MIN. AT PLANTING	48" O.C.	FULL	FLORIDA GRADE 1
RHA SNO	22	SNOWCAP® INDIAN HAWTHORN	RHAPHIOLEPIS X DELACOURII 'CORLEYSCOURII'	36" HT. MIN. AT PLANTING	48" O.C.	FULL	FLORIDA GRADE 1
ZAM PUM	44	COONTIE CYCAD	ZAMIA PUMILA	3 GAL	36" O.C.	FULL	FLORIDA GRADE 1

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	COMMENTS
GROUND COVERS						
ASJ	47	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL	18" O.C.	FULL

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TULSA, OKLAHOMA 74114

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918.742.1463

REGISTERED LANDSCAPE ARCHITECT
JASON DICKINSON
LA 6667380
STATE OF FLORIDA

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JASON DICKINSON, PLA

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Seven Brew
WINTER SPRINGS, FL 34714

REVISIONS:

#	DATE	DESCRIPTION

ISSUE
FOR PERMIT

DATE:	10.21.2025
REVISION:	REV-4
PROJECT #	25002
DESIGN:	SF
DRAWN:	SF
CHECKED:	JD

SHEET TITLE
LANDSCAPE PLAN

SHEET #
L1.0

LANDSCAPE REQUIREMENTS

SITE DATA
TOTAL SITE AREA: 21,744 S.F.

TREE REQUIREMENTS	REQUIRED	PROVIDED
NO FEWER THAN SIX (6) TREES PER SITE	6	6

SITE REQUIREMENTS	REQUIRED	PROVIDED
36 INCH MIN. HT. OF LANDSCAPE AROUND DUMPSTER ENCLOSURE AT TIME OF PLANTING	YES	YES

S.R. 434 STREETSCAPE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM OF 27' IN WIDTH	YES	YES
TREES FROM APPROVED SPECIES LIST	YES	YES

GENERAL NOTES

1. Call 811 for locate of underground utilities. Contact prior to digging. Contractor shall be responsible for any damage caused to the utilities (both overhead and buried) which may occur due to his action or lack thereof on the project site during landscape or irrigation installation. Contractor shall seek the assistance of local utilities and the owner in locating the utilities prior to performing trenching operations in any area.
2. The contractor is responsible for maintaining all areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
6. The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.

SOIL PREPARATION NOTES

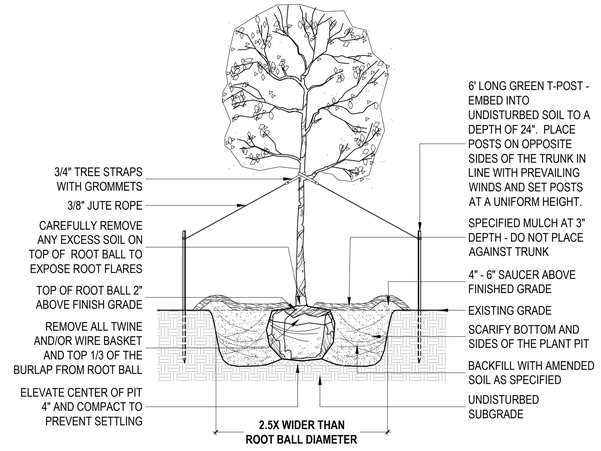
1. The top 8" of planting bed soil shall consist of the following:
   - Native or imported topsoil — 5 inches
   - Cotton Burr Compost — 2 inches
   - Aged Sterilized Cow Manure — 1 inch
2. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.
3. Incorporate Roots Transplant One-Step at a rate of 5 pounds per 100 square feet, and Dry Molasses at a rate of 3 pounds per 100 square feet into the top 4" of the soil.
4. Landscaped parking lot islands shall be excavated to a minimum depth of 24" and backfilled with 16" of top soil and 8" of planting bed soil described above.
5. Apply Roundup (or equal) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from over spray or spray within root zone. Contractor to ensure total weed eradication.

PLANTING NOTES

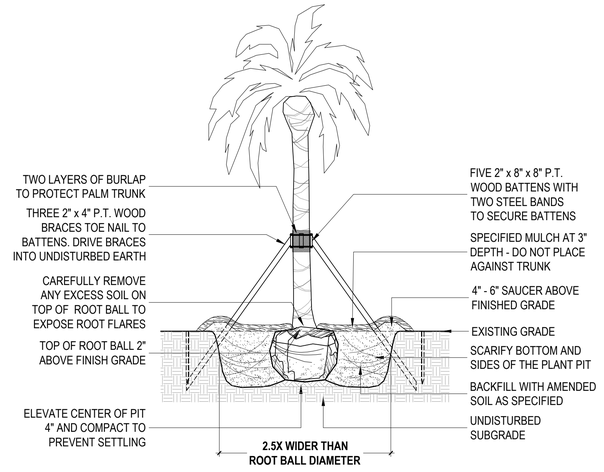
1. The landscape architect reserves the right to review and approve all plant materials if requested, at the source nursery with the landscape contractor prior to delivery to the job site.
2. All root balls shall conform to the standards set forth in "American Standards for Nursery Stock".
3. Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost and 1 cubic foot of aged, sterilized cow manure mixed thoroughly with the native topsoil. Apply Roots Transplant One-Step at a rate of 4 ounces per caliper inch and 2 cups of dry molasses per tree and incorporate into the top 4" of soil.
4. For evergreen shrub and tree planting, apply Wilt-Pruf anti-desicant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
5. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
6. All trees must be guyed or staked as shown in the details.
7. All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with quality plant materials. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
8. Contractor shall assure proper drainage and percolation of all planting pits prior to installation of plant material, and correct as necessary. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
9. Contractor to replace rejected plant material within two (2) weeks of written notice.
10. Contractor shall mulch all plant material throughout and completely to a two-inch (2") depth of loose, weed free sterilized cedar mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
11. All planting beds shall be delineated as shown on the plan with 3/16" x 4" steel edging, unless noted otherwise.

LAWN NOTES

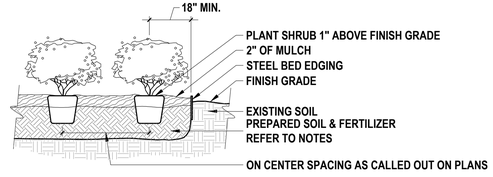
1. Sod all areas as shown on plans and all disturbed areas with solid 'CitraBlue' St. Augstine sod.
2. Top soil shall be free of weeds and foreign material immediately before sodding.
3. Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
4. Tamp and roll sod with appropriate equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering.
5. Fertilize Sod 30 - 60 days after installation. Apply fertilizer according to the time of installation: Apr. 15 - Sept. 15; apply 16-2-8 fertilizer at a rate of 1 lb. of nitrogen per 1,000 s.f. of lawn area.
6. Provide adequate water to prevent desiccation and for optimal establishment.



01 DECIDUOUS TREE PLANTING
SCALE: NTS



02 PALM TREE PLANTING
SCALE: NTS



03 SHRUB PLANTING
SCALE: NTS

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REGISTERED LANDSCAPE ARCHITECT
JASON DICKINSON
LA 6667380
STATE OF FLORIDA

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JASON DICKINSON, PLA

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WINTER SPRINGS, FL 34714

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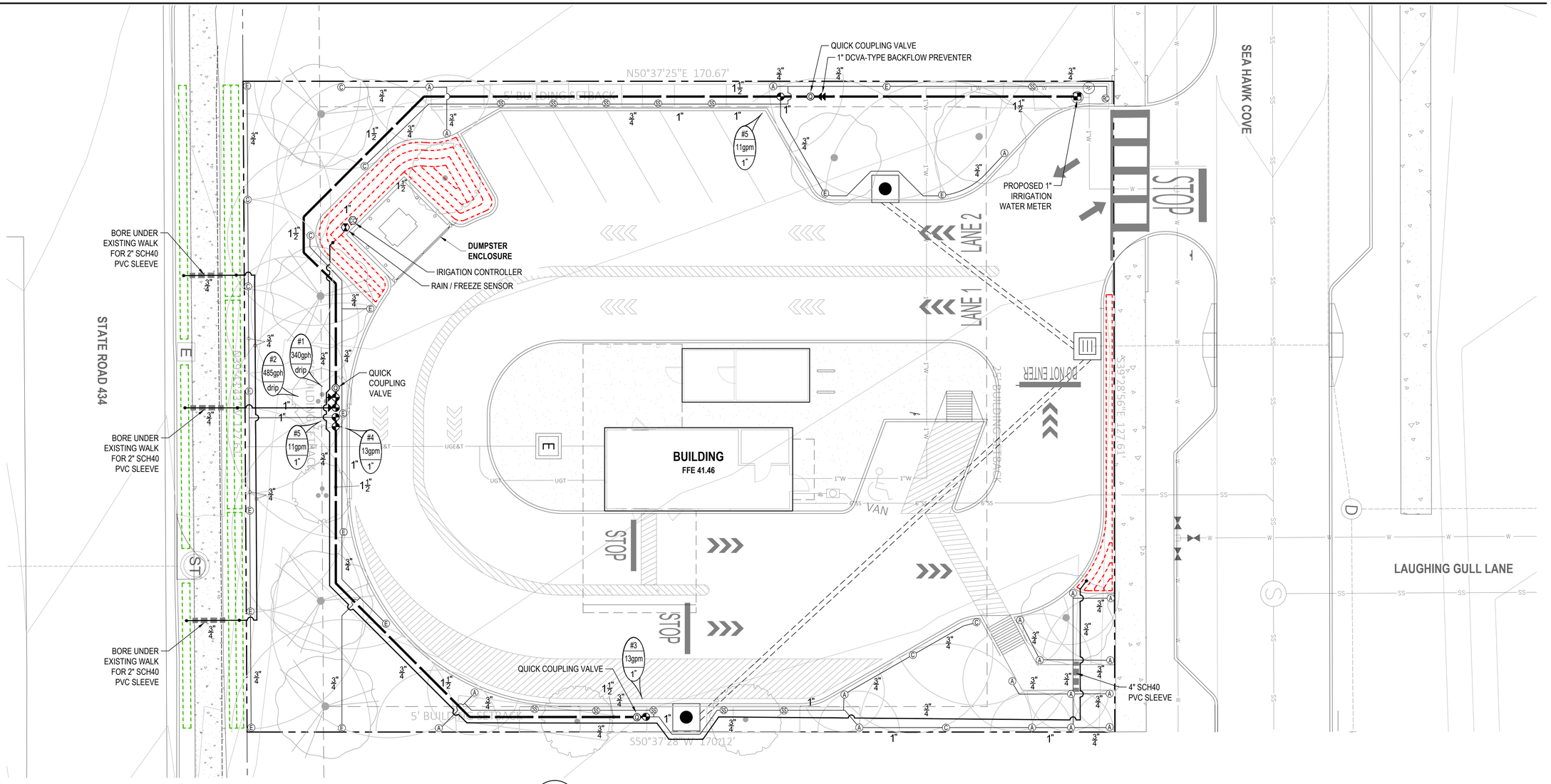
#	DATE	DESCRIPTION

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DATE:	10.21.2025
REVISION:	REV-4
PROJECT #	25002
DESIGN:	SF
DRAWN:	SF
CHECKED:	JD

SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET #
L1.1



01 IRRIGATION PLAN
SCALE: 1" = 10'-0"

0 5 10 20
SCALE: 1" = 10'-0"

N

GENERAL IRRIGATION NOTES

1. CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.
   CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.
2. INSTALL ALL EQUIPMENT PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS. SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDING WITH ALL APPLICABLE CITY AND STATE ORDINANCES AND PLUMBING CODES. ALL IRRIGATED AREAS SHALL HAVE 100% COVERAGE.
3. GENERAL CONTRACTOR SHALL PROVIDE 1" IRRIGATION WATER METER AS SHOWN. IRRIGATION CONTRACTOR SHALL INSTALL SPECIFIED BACKFLOW PREVENTER AT THE LOCATION SHOWN ON THE DRAWING.
4. CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 65PSI @14 GPM ADJACENT TO THE WATER METER LOCATION. CONTRACTOR SHALL NOTIFY THE OWNER IF ACTUAL READING IS SIGNIFICANTLY DIFFERENT AND SHALL RECEIVE OWNER'S APPROVAL PRIOR TO BEGINNING INSTALLATION OPERATIONS.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A J-BOX WITH 115VAC; 1PHASE POWER AT THE CONTROLLER LOCATION. IRRIGATION CONTRACTOR SHALL HARDWIRE CONTROLLER FROM J-BIX
6. CONTRACTOR SHALL INSURE THAT THE IRRIGATION MAINLINE, VALVES AND VALVE WIRES ARE INSTALLED WITHIN THE PROPERTY AND WATER EASEMENT LINES. ANY LINES SHOWN OUTSIDE OF NORMAL INSTALLATION CORRIDORS ARE FOR PRESENTATION PURPOSES ONLY.
7. TRENCHING OPERATIONS SHALL NOT OCCUR UNDER THE DRIPLINE OF EXISTING TREES UNLESS ABSOLUTELY NECESSARY. IF CONDITIONS DO NOT ALLOW FOR TRENCHING TO BE DIRECTED AROUND DRIPLINE, THEN HAND TRENCHING WILL BE REQUIRED. PLOWING IN OF IRRIGATION PIPING IS NOT PERMITTED.
8. BACKFILL AROUND THE PIPE SHALL BE FREE OF ROCKS AND OTHER DEBRIS, AND TO LEAVE NO DEPRESSIONS.
9. SET ALL LAWN HEADS FLUSH WITH FINISHED GRADE. ALLOW FOR INSTALLATION OF SOD. ALL POP-UP SPRINKLER HEADS SHALL DIRECT FLOW AWAY FROM ANY ADJACENT SURFACE AND SHALL NOT BE INSTALLED CLOSER THAN FOUR INCHES FROM A HARDSCAPE, SUCH AS, BUT NOT LIMITED TO, A BUILDING FOUNDATION, FENCE, CONCRETE, ASPHALT, PAVERS, OR STONES SET WITH MORTAR.
10. THE IRRIGATION DESIGN IS DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING AND NEW TREES AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE. ADJUST HEADS AS REQUIRED FOR PROPER COVERAGE IF LOCATIONS OF SIGNS AND OTHER SITE ELEMENTS ARE NOT AS SHOWN.
11. THE CONTRACTOR SHALL MAKE ANY MINOR ADJUSTMENTS, AS NECESSARY, TO THE IRRIGATION LAYOUT BASED ON ANY FUTURE SITE PLAN CHANGES. THE LANDSCAPE CONTRACTOR SHALL REFLECT SUCH CHANGES ON THE AS-BUILT IRRIGATION DRAWINGS. ANY CHANGES TO THE PLANS WHICH RESULT IN "ADDS" OR "DEDUCTS" TO THE COST SHALL BE APPROVED BY THE GENERAL CONTRACTOR AND ARCHITECT PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL CLOSELY FOLLOWING THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURES TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
13. TESTING: UPON COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED FOR PROPER OPERATION.
14. PROVIDE A FIELD TRAINING SESSION FOR THE OWNER'S MAINTENANCE PERSONNEL. PROVIDE 'AS-BUILT' DRAWINGS OF THE COMPLETED IRRIGATION SYSTEMS. PROVIDE A COLOR-CODED ZONE CHART, TO BE PLACED IN A CLEAR PLASTIC SLEEVE INSIDE THE CONTROLLER DOORS..
15. IRRIGATION PLANS PREPARED BY MITCHELL LANGLEY - A CERTIFIED IRRIGATION DESIGNER WITH IRRIGATION ASSOCIATION, AN EPA WATERSENSE PARTNER IN GOOD STANDING AND A PROFESSIONAL MEMBER OF AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.

QUANTITIES SHOWN FOR CONVENIENCE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE ALL MATERIALS NECESSARY FOR A COMPLETE IRRIGATION SYSTEM.

IRRIGATION LEGEND

1		1" IRRIGATION METER w/14gpm @65psi REQUIRED.	
1		WILKINS 950XL - 1" DCVA BACKFLOW PREVENTER ASSY.	
1	HC	HUNTER HCC-800-M 8-STATION IRRIGATION CONTROLLER REMOTE CONTROL VIA SMARTPHONE with WIFI AND ET BASED USING BUILT-IN "HYDRAWISE" SOFTWARE TO SCHEDULE RUN-TIMES BASED ON LOCAL WEATHER DATA	
1		HUNTER WR-CLIK WIRELESS RAIN / FREEZE SENSOR	
3		RAINBIRD 3RC QUICK COUPLING VALVE (PROVIDE 2 KEYS)	
4		RAINBIRD 100PEB 1" ZONE CONTROL VALVE with FLOW CONTROL	
1		RAINBIRD XCZ-100-PRB-COM 1" DRIP ZONE VALVE ASSEMBLY	
			SPRAY RADIUS
19	A	RAINBIRD 1804-SAM-P45 4" POP-UP with R-VAN-14 ROTARY NOZZLE	14'
8	C	RAINBIRD 1804-SAM-P45 4" POP-UP with R-VAN-18 ROTARY NOZZLE	17'
13	E	RAINBIRD 1804-SAM-P45 4" POP-UP with R-VAN-24 ROTARY NOZZLE	23'
11	SS	RAINBIRD 1804-SAM-P45 4" POP-UP with R-VAN-SST ROTARY NOZZLE	15'
1	RC	RAINBIRD 1804-SAM-P45 4" POP-UP with R-VAN-RCS ROTARY NOZZLE	15'

NETAFIM TECHLINE HCVXR-7-12 DRIP TUBING
PVC CL200 LATERAL PIPING
1-1/2" PVC SCH40 MAINLINE PIPING
PVC SCH40 SLEEVING (SIZE & BORE AS NOTED)

Know what's below. Call before you dig.

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JASON DICKINSON
LA 6667380
STATE OF FLORIDA

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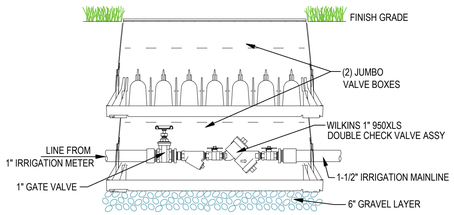
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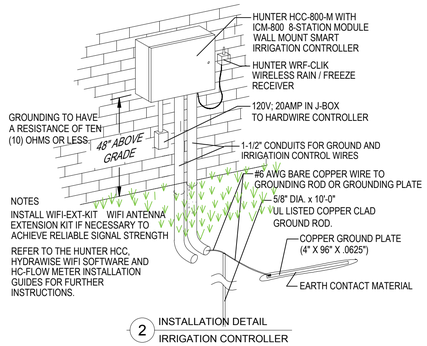
DATE:	10.24.2025
REVISION:	REV-4
PROJECT #	25002
DESIGN:	SF
DRAWN:	SF
CHECKED:	JD

SHEET TITLE
IRRIGATION PLAN

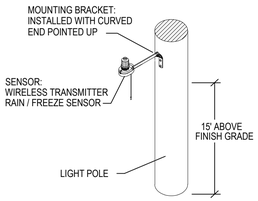
SHEET #
L2.0



1 INSTALLATION DETAIL
EMERGENCY SHUTOFF VALVE & DOUBLE CHECK VALVE ASSY



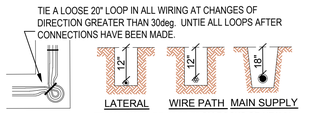
2 INSTALLATION DETAIL
IRRIGATION CONTROLLER



3 INSTALLATION DETAIL
RAIN / FREEZE SENSOR

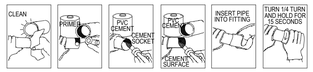
EAWU	Estimated Annual Water Use			(Calculations per Irrigation Design - L2.0)									
Zone #	HydroZone	Tubing Length (ft)	Flow (gph)	Flow (gpm)	LS Area (sq ft)	% of LS Area	Precip Rate (in / hr)	Irrigation Method	IE	Plant Factor	PF x HA (sq ft)	Est Gal / Year	Est Gal / Mo
1	Low	440	339	5.6	500	6.7%	1.09	Drip Tubing	0.90	0.3	150	5,818	485
2	Low	630	485	8.1	950	12.6%	0.82	Drip Tubing	0.90	0.3	285	11,054	921
3	Moderate			13	1475	19.6%	0.85	Stream Rotary	0.70	0.6	885	44,131	3,678
4	Moderate			13	1415	18.8%	0.88	Stream Rotary	0.70	0.6	849	42,336	3,528
5	Moderate			11	1270	16.9%	0.83	Stream Rotary	0.70	0.6	762	37,998	3,166
6	Moderate			11	1900	25.3%	0.56	Stream Rotary	0.70	0.6	1,140	56,847	4,737
			Total Irrigated Area =		7,510	100%							

EAWU	Estimated Annual Water Use	Formula: Eto x 0.62 x (PF x Area / IE)	Total EAWU =	198,183	Gallons Per Year
				26,493	Cu. Ft. Per Year



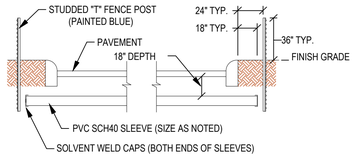
NOTES: BACKFILL MATERIAL SHALL BE FREE FROM ROCKS OR HEAVY UNSUITABLE SUBSTANCES WHICH COULD DAMAGE THE PIPE OR CREATE UNUSUAL SETTLING PROBLEMS. BACKFILL SHALL BE DONE IN SIX INCH LAYERS AND TAMPED DOWN AFTER EACH LAYER IS PUT BACK TO PREVENT EXCESSIVE SETTLING.

4 INSTALLATION DETAIL
MAINLINE, LATERAL & WIRING



NOTES:
NEVER LAY PVC PIPE WHEN THERE IS WATER IN THE TRENCH
NEVER LAY PVC PIPE WHEN THE TEMPERATURE IS 32deg F OR BELOW

5 INSTALLATION DETAIL
PVC ASSEMBLING



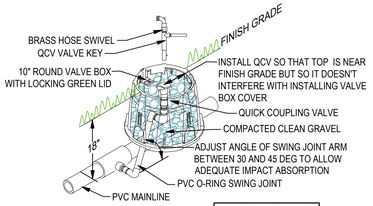
6 INSTALLATION DETAIL
TYPICAL SLEEVING

Irrigation Scheduling - Initial Establishment Period of Sixty (60) Days Watering Days Per Week = **4**

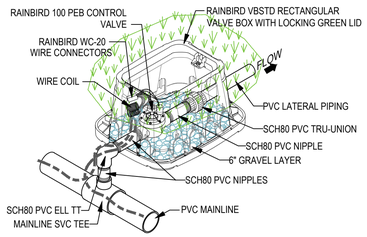
This Irrigation Scheduling Chart, Calculates Run-Times in **Minutes per Day** / Based on 1 Cycle per Day).
Final Schedule may required multible Cycles per Day to avoid exceeding the Infiltration Rate of the Soil Type.

		Historical Monthly Average Reference Evapotranspiration (ETo) for Winter Springs, FL												Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	ETo
Zone #	Water Use	1.59	1.90	3.33	4.78	6.51	7.41	7.95	7.52	6.20	4.58	2.67	1.86	56.3
1	Low	*3*	3	4	6	8	9	9	9	8	6	4	3	
2	Low	*3*	4	6	8	10	12	12	11	10	7	5	4	
3	Moderate	6	8	12	18	23	27	28	27	23	17	10	7	
4	Moderate	6	8	12	17	22	26	27	26	22	16	10	7	
5	Moderate	4	8	13	18	24	28	29	27	23	17	11	7	
6	Moderate	5	12	18	27	35	41	42	40	34	25	15	11	

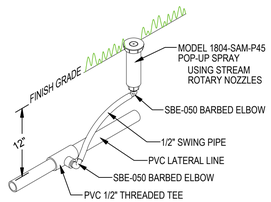
* Irrigation of **new landscape** is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for establishment



7 INSTALLATION DETAIL
QUICK COUPLING VALVE



8 INSTALLATION DETAIL
ZONE VALVE ASSEMBLY



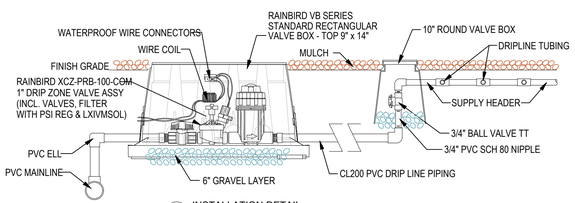
9 INSTALLATION DETAIL
4" POP-UP TURF SPRAY

Irrigation Scheduling - For Established Landscaping Watering Days Per Week = **2**

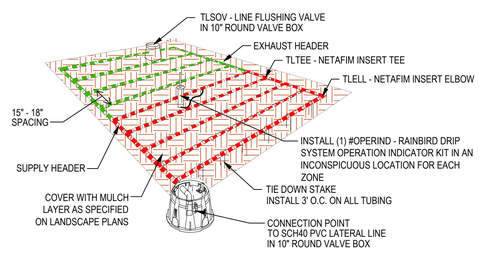
This Irrigation Scheduling Chart, Calculates Run-Times in **Minutes per Day** / Based on 1 Cycle per Day).
Final Schedule may required multible Cycles per Day to avoid exceeding the Infiltration Rate of the Soil Type.

		Historical Monthly Average Reference Evapotranspiration (ETo) for Winter Springs, FL												Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	ETo
Zone #	Water Use	1.59	1.90	3.33	4.78	6.51	7.41	7.95	7.52	6.20	4.58	2.67	1.86	56.3
1	Low	*4*	5	8	11	15	17	18	17	14	11	7	5	
2	Low	*5*	7	10	15	19	22	23	22	19	14	9	6	
3	Moderate	12	15	24	35	46	53	55	52	45	32	20	14	
4	Moderate	11	15	23	33	44	51	53	50	43	31	19	13	
5	Moderate	7	16	24	35	46	54	56	53	46	33	20	14	
6	Moderate	9	23	36	52	69	81	84	79	68	49	30	20	

* Ordinance Code limits watering to two days a week during Daylight Savings Time
* Non-residential irrigation is only permitted on Tuesday and Friday
* Water only when needed and not between 10 a.m. and 4 p.m
* Water for no more than one hour per zone
* Irrigation using Drip Method is allowed anytime



10 INSTALLATION DETAIL
DRIP ZONE VALVE ASSY. & CONNECTION POINT



TECHLINE PRESSURE COMPENSATING DRIP TUBING WITH CHECK VALVE HCVXR-7-12 - FLOW RATE = .77GPH DRIPPER SPACING = 12"O.C.
AVERAGE APPLICATION RATE = .85" / HR

11 INSTALLATION DETAIL
DRIP TUBING LAYOUT

Know what's **below.**
Call before you dig.

ALABACK DESIGN
LANDSCAPE ARCHITECTS
3202 E 21ST ST, SUITE 100
TULSA, OKLAHOMA 74114
WWW.ALABACKDESIGN.COM
918.742.1463

REGISTERED LANDSCAPE ARCHITECT JASON DICKINSON LA 6667380 STATE OF FLORIDA

This item has been electronically signed and sealed by

JASON DICKINSON, PLA

on the date and/or time stamp shown using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Jason Dickinson
Date: 2025.10.24 09:06:45-05'00'

Seven Brew
WINTER SPRINGS, FL 34714

REVISIONS:		
#	DATE	DESCRIPTION

MITCHELL D. LANGE REGISTERED LANDSCAPE ARCHITECT 003375 STATE OF FLORIDA 10/24/2025 COMMERCIAL

ISSUE	
FOR PERMIT	
DATE:	10.24.2025
REVISION:	REV-4
PROJECT #	25002
DESIGN:	SF
DRAWN:	SF
CHECKED:	JD

SHEET TITLE
IRRIGATION DETAILS

SHEET #
L2.1

DUAL LITE

PG

Emergency LED Sconce

SPECIFICATIONS

Electronics
Upon failure of the normal utility power, a solid-state transfer switch automatically activates the emergency lamp. Upon resumption of the normal utility power, the battery is disconnected from the load and recharged through a solid-state charging unit. A low voltage battery disconnect feature protects the battery from severe damage during prolonged power failures. Spectrum3® self-testing/self-diagnostic circuitry provides automatic system testing on a monthly and semi-annual basis. Manual testing is available at any time using the push-to-test button: push once for a 60-second system test; push twice for a 90-minute system test.

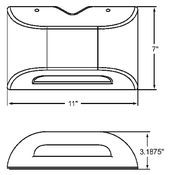
Number of Lamps: Four high output LEDs
Lamp Configuration: Two sets of 2 LEDs provide illumination. In the unlikely event that any single LED should fail the remaining LEDs will continue to function.
Lamp Type: Solid state high output LEDs
Lamp Color: Cool White, 6350K
Total Lamp Output: 425 lumens
Input: 120/277VAC, 60 Hz
Battery Charger: Temperature compensating, constant current
Transfer: Solid state
Functional Circuitry: AC lockout, transformer isolation, transient surge protection, low voltage battery disconnect, brownout detection, time delay retransfer
Battery Recharge Cycle: per UL time standards
Test Means: Integral test switch
Battery: Sealed, maintenance-free Nickel-Cadmium
Operating Temperature Range for Models without Heater: 0°C to 50°C (32°F to 122°F)
Operating Temperature Range for Models with Heater: -30°C to 50°C (-22°F to 122°F)

Power Consumption

Models Without Heater		Models With Heater	
120VAC	3.26 watts	120VAC	15.2 watts
277VAC	2.88 watts	277VAC	15.7 watts

Power factor, average: 0.8 (legging)

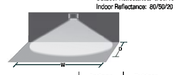
DIMENSIONS



ILLUMINATION PATTERN

SINGLE UNIT COVERAGE

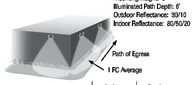
Mounting Height: 9'
Outdoor Reflectance: 0/30/10
Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average (W x D)	35' X 10'	27' X 10'
1 FC Minimum (W x D)	10' X 10'	9' X 10'

MULTIPLE UNIT SPACING

Mounting Height: 9'
Illuminated Path Depth: 6'
Outdoor Reflectance: 30/10
Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average	44'	32'
1 FC Minimum	16'	15'

Dual-Lite • www.dual-lite.com
A Hubbell Lighting, Inc. brand with representatives' offices in principal cities throughout North America.

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0603397 H 12/15

4 SITE LIGHTING FIXTURE W1E

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Product Certifications

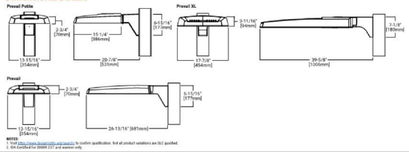
Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details



COOPER Lighting Solutions

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February 14, 2022 | 11:06 AM

Lumark **Prevail LED**

Ordering Information

SAMPLE NUMBER: **PRV-XL-C7S-D-UNV-T4-SA BZ**

Product Family	Light Engine	Driver	Voltage	Distribution	Mounting	Color
PRV-P–Prevail Petite AAA-PRV-P–Prevail Petite BAA Compliant * TAA-PRV-P–Prevail Petite TAA Compliant *	C10=11 LED, 4,900 Nominal Lumens C15=11 LED, 6,500 Nominal Lumens C20=11 LED, 9,800 Nominal Lumens C30=11 LED, 11,800 Nominal Lumens	D–Dimming (0-10V)	UNV–Universal (120-277V) 347=347V * 480=480V *	T2–Type II T3–Type III T4–Type IV T5–Type V	SA–Standard Versatile Arm WA–Wall Mount Arm WM–Wall Mount Adapter ASJB–Adjustable Arm - Slipfitter, 3G vertical tenon ASWM–Adjustable Arm - Wall Mount	BZ–Bronze AP–Grey BK–Black PLP–Platinum GM–Graphite Metallic WH–White
PRV-M–Prevail M AAA-PRV-M–Prevail M, BAA Compliant * TAA-PRV-M–Prevail M, TAA Compliant *	C15=14 LED, 8,100 Nominal Lumens C20=14 LED, 11,000 Nominal Lumens C30=14 LED, 16,000 Nominal Lumens C40=14 LED, 21,000 Nominal Lumens C57S=10 LED, 48,600 Nominal Lumens					
PRV-XL–Prevail XL AAA-PRV-XL–Prevail XL, BAA Compliant * TAA-PRV-XL–Prevail XL, TAA Compliant *	C15=14 LED, 26,100 Nominal Lumens C20=14 LED, 34,200 Nominal Lumens C30=14 LED, 39,000 Nominal Lumens C40=14 LED, 43,200 Nominal Lumens C57S=10 LED, 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT *
7027=70 CRI / 2700K CCT *
HSS=House Side Shield
PIR=Bluetooth Motion Sensor, Dimming Motion and Daylight, Wireless Enabled, 8'-15' Mounting *, **
PIR1FC=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8'-15' Mounting *, **
PIRH=Dimming Motion and Daylight Sensor, 15'-40' Mounting *, **
DFM=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21'-40' Mounting *, **
PIRHFC=Dimming Motion and Daylight Sensor, 15'-40' Mounting, Bluetooth Programmable *, **
CM-ERP5GX3=Wireless, Dimming Motion and Daylight, Programmable, 15'-40' Mounting *, **
ZM-ERP5GX3=Wireless, Dimming Motion and Daylight, Programmable, 7'-15' Mounting *, **
ZD-ERP5GX3=Wireless, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting *, **
ZDH-ERP5GX3=Wireless, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting *, **
(See Table Below) LumenSafe Integrated Network Security Camera *, **

Accessories (Order Separately) *

PRVSA-XX=Versatile Arm Mounting Kit *
PRVSAJB-XX=Slipfitter Arm Mounting Kit *
PRVWM-XX=Wall Mount Kit *
PRVASJB-XX=Adjustable Arm - Pole Mount Kit *
PRVASJB-WM-XX=Adjustable Arm - Wall Mount Kit *
PRVSSA-XX=Standard Arm Mounting Kit *
PRVSSAJB-XX=Slipfitter Arm Mount Kit *
PRVSSWM-XX=Wall Mount Kit *
PRVSJB-ASJB-XX=Adjustable Arm - Pole Mount *
PRVSJB-ASJB-WM-XX=Adjustable Arm - Wall Mount *
WA1010-XX=Single Tenon Adapter, for 3-1/2" O.D. Tenon
WA1011-XX=Single Tenon Adapter, for 3-1/2" O.D. Tenon *
WA1012-XX=Single Tenon Adapter, for 2-3/8" O.D. Tenon *
WA1013-XX=Single Tenon Adapter, for 2-3/8" O.D. Tenon *
WA1018-XX=180° Tenon Adapter, for 2-3/8" O.D. Tenon *
SSA238–Tenon Adapter from 2-3/8" to 3"
PBA238-FBW=Surface Mount Kit *
PBWXLCUB-FBW=Pull Box Cover *
PBWXLCUB-SQ-FBW=Square Pull Box Cover *
VGS-UBE=Universal Glare Shield, Black *
VGS-UBW=Universal Glare Shield, White *
DALTA5151=Photocontrol - 120V *
DALTA5154=NEMA Photocontrol - Multi-Tap 105-285V *
DALTA5156=NEMA Photocontrol - 347V *
DALTA5227=NEMA Photocontrol - 480V *
DALTA-WCP=Wireless Configuration Tool for Occupancy Sensors *
ERP5X-SX=Wired, Jax Sensor, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting *, **
ERP5X-SX-WM=Wired, Jax Sensor, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting *, **
ERP5X-SX-WM-WAC=Wireless Configuration Module *, **
ERP5X-SX-WM=Wired, Jax Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting *, **
ERP5X-SX-WM-WAC=Wireless Configuration Module *, **

NOTES:
1. Design Lights Consortium® Qualified. Refer to www.designlights.org. DLC Premium indicates that certain family models meet the most stringent requirements for efficacy, color quality, controls and other features for specific applications. Refer to DLC for most current listing.
2. Not compatible with existing emergency battery backup systems. Refer to factory for additional options.
3. Only product configurations with three designated primaries are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA). Refer to www.dlcatalog.com or contact your Hubbell Lighting representative for more information. Certain state-funded projects may require additional documentation and/or performance requirements.
4. Standard 10 KV SPD per ANSI C136.
5. Not available with PIR or PIRH. Consult factory for other product or incandescent dimmer options.
6. Shorter lead times for factory-installed controls. Field-installed specify models such as non-5 mounts, mast arms and retrofit kits. Visit www.acuitybrands.com/shop for more information.
7. Time dependent SKUs have an additional 5 weeks. For more standard SKUs.
8. Not available with P10 CWI driver package, but available with P7 or P20 CWI driver package.
9. Not available with P10 CWI driver package, but available with P10 or P20 CWI driver package.
10. Not for use with PIR. Not available for use with P10 or P10 CWI, LumiSpectrum.
11. Must order one gang (UCT) with or ordering any Multi-Voltage/PIR sensors (T_3, T_4, or V).
12. Field level dimming adjustment is done with a traditional 0-10V wall control (not included). Requires two 18AWG pairs per luminaire.
13. Not available with PIR, PIRH, PIR1FC, DFM, PIRHFC, ERP5X-SX, ERP5X-SX-WM, ERP5X-SX-WM-WAC, CM-ERP5GX3, ZM-ERP5GX3, ZD-ERP5GX3, ZDH-ERP5GX3 or DMG.
14. Requires a 7-PIN receptacle, ordered separately (DCR7).
15. Requires 7-PIN NEMA twist-lock photocontrol receptacle (PER7P) option. The WSLC 7 cannot be used in conjunction with other controls options (PIR, ELCW or DMG). Operates on 120-277V input voltage.

Stock Ordering Information

Product Family *	Light Engine	Voltage	Distribution
PRVS–Prevail	E10=11 LED, 7,100 Nominal Lumens E15=11 LED, 9,300 Nominal Lumens E20=11 LED, 12,700 Nominal Lumens E30=12 LED, 15,000 Nominal Lumens	UNV–Universal (120-277V) 347=347V *	T2–Type II T3–Type III
PRVS-XL–Prevail XL	E15=14 LED, 19,700 Nominal Lumens E20=14 LED, 25,800 Nominal Lumens E30=14 LED, 29,200 Nominal Lumens E40=14 LED, 32,600 Nominal Lumens E57S=10 LED, 45,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations E15, E20, E40 or E60.

COOPER Lighting Solutions

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2 SITE LIGHTING FIXTURE PL1

Lumark **Prevail LED**

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	H=Dome Camera, High Res D=Dome Camera, Remote PTZ	E=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	W=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

Product Family *	Light Engine	Voltage	Distribution
PRVS–Prevail	E10=11 LED, 7,100 Nominal Lumens E15=11 LED, 9,300 Nominal Lumens E20=11 LED, 12,700 Nominal Lumens E30=12 LED, 15,000 Nominal Lumens	UNV–Universal (120-277V) 347=347V *	T2–Type II T3–Type III
PRVS-XL–Prevail XL	E15=14 LED, 19,700 Nominal Lumens E20=14 LED, 25,800 Nominal Lumens E30=14 LED, 29,200 Nominal Lumens E40=14 LED, 32,600 Nominal Lumens E57S=10 LED, 45,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations E15, E20, E40 or E60.

COOPER Lighting Solutions

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2 SITE LIGHTING FIXTURE PL1

---

juno **RLD Series LED Downlight Retrofit**

6" LED Retrofit Baffle Trim Module

6RLD G4



ORDERING INFORMATION

Downlight

Example: 6RLD G4 35K 27K 90CRI 120 FBW WHR

Trim Series	Generation	Lumens		Color Temperature	Color Rendering Index	Voltage	Driver	Finish
6RLD= 6" Juno Retrofit Downlight	G4 = Generation 4	07LM = 700 Nominal Lumens 10LM = 1000 Nominal Lumens	27K = 2700K 30K = 3000K	27K = 2700K 30K = 3000K 35K = 3500K 40K = 4000K 50K = 5000K	90CRI = 90+ CRI	120 = 120V 277 = 277V	FBWC (Dimmer Required) Mvolt (Universal)	WHR = White, White Trim Ring

Housing options: Order as separate catalog number.			
ICAT	ICAT Housing, for use in insulated ceilings	ICT	4" Housing, for use in insulated ceilings
RTL	Remodel Housing	SCR	Shallow Housing
WSL	Wet Location Housing		

Accessories: Order as separate catalog number.	
TRIMRING	Extra Trim Ring

Pairs perfectly with Juno housings for a complete downlight solution. Order housings as seperate catalog number.

CQ6 Series - New Construction Quick Connect LED Housing

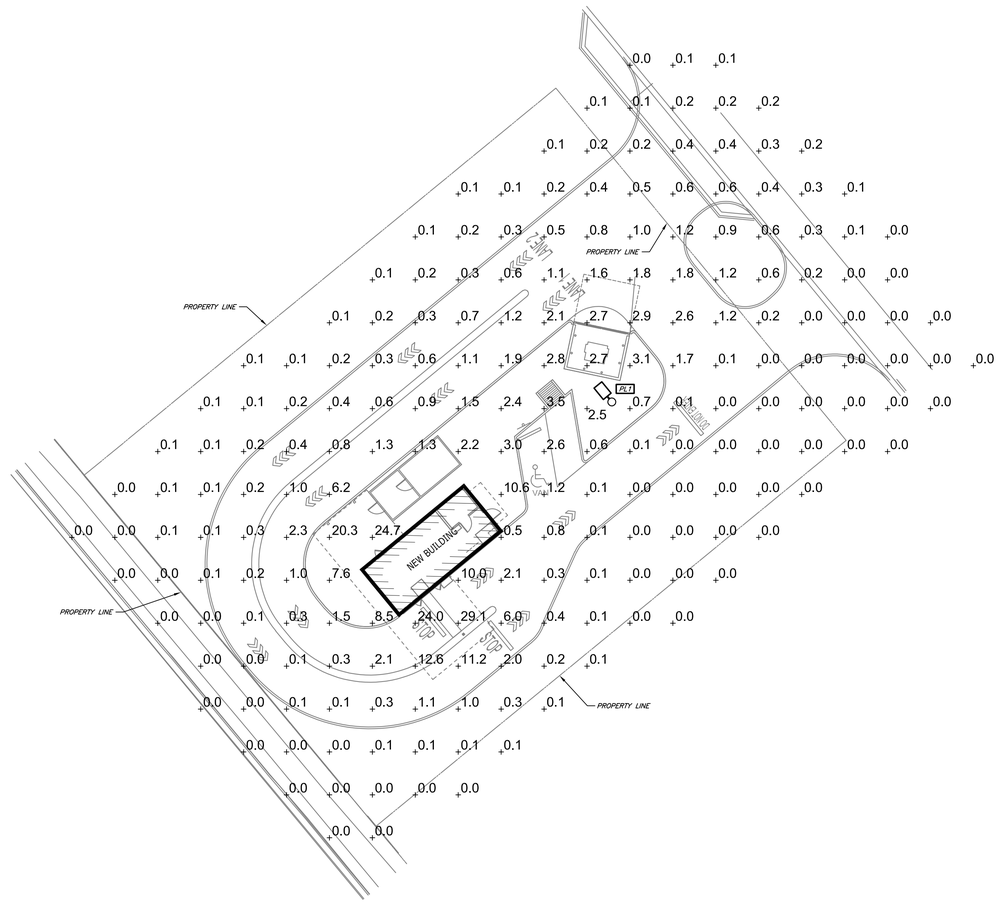


CQ6R Series - New Contruction Quick Connect LED Housing



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Light Commercial & Residential

3 SITE LIGHTING FIXTURE B



1 SITE PHOTOMETRIC PLAN

1" = 20'-0"

NORTH

SEVEN 73 BREW COFFEE DRIVE THRU

RYAN S. JONES LICENSED No. 79022 STATE OF FLORIDA PROFESSIONAL ENGINEER

02-06-25

ENGINEER OF RECORD:
NAME: RYAN JONES
LICENSE NO. PE-79022

PROJECT NUMBER: 24387 7BWF
REVISION:

7 BREW COFFEE
WINTER SPRINGS, FL
MICHAEL BLAKE BLVD & E FLORIDA 434,
WINTER SPRINGS, FLORIDA, 32708

CJD
Engineering | Energy | Innovation
2225 West Chesterfield Boulevard, Suite 200, SpringfIeld, MO 65807
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SU1.2

SITE PHOTOMETRIC PLAN

DATE: FEBRUARY 6, 2025

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

7Brew - Winter Springs
Michael Blake Boulevard
Winter Springs, Seminole County, Florida

Prepared for:
CEI Engineering Associates, Inc.
2600 NE 11th Street
Bentonville, Arkansas 72712

Prepared by:
TTL, Inc.
624 Grassmere Park, Suite 14
Nashville, Tennessee 37211

Project No. 240803190.00

Project Initiation Date: November 21, 2024
Report Date: December 13, 2024

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EXECUTIVE SUMMARY

TTL, Inc. (TTL) was retained by CEI Engineering Associates, Inc. (CEI) to perform a Phase I Environmental Site Assessment (ESA) for the property located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. According to the Seminole County Property Assessment Database, the subject property is a 0.7-acre tract portion of Parcel ID 26-20-30-5AR-0A00-007L (owned by Tuskawilla Retail Partners II, LLC). The subject property is currently undeveloped land. A topographic location map, derived from a portion of the United States Geological Survey (USGS) Casselberry, Florida 7.5-minute topographic quadrangle is included as **Figure 1** (**Appendix A**). An aerial photograph that depicts the subject property, approximate property boundary, and surrounding properties is included as **Figure 2**.

Summary of Findings and Conclusions

TTL completed a reconnaissance of the subject property on December 2, 2024. The subject property consists of one square-shaped tract consisting of 0.7-acres located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. The subject property is currently undeveloped land. Surrounding properties consist of multi-family residential development and commercial businesses. The subject property is accessed from the northwest adjoining property which is accesses via Michael Blake Boulevard. In its current state the subject property is overgrown grass and tree-covered. The subject property is bounded by undeveloped land to the northwest, northeast, and southeast, with East Florida 434 to the southwest.

Historically, the subject property has been undeveloped land dating back to at least the early 1940s. Surrounding properties saw an increase in residential and commercial development between 2017 to 2019.

ERIS identified the subject property as being located within the City of Winter Springs Brownfield Area. This brownfield listing is part of a City of Winter Springs and local economic council resolution for an overall “brownfield area” where some sites may or may not be contaminated to help support economic development in the Winter Springs area. Based on review of historical information for the subject property the Town Center S.E.E.D. / City of Winter Springs Brownfield Area listing does not represent a significant environmental concern with respect to the subject property.

ERIS identified 7-Eleven Store #34786 / Mobil R/S #1091B 639.91ft. northeast of the subject property on the DWM CONTAM, UST, and STCS databases. TTL reviewed technical files from the Florida Department of Environmental Protection Oculus data viewer concerning the facility. In 1993 an

unknown amount of free product was found in a monitoring well on the site. In 2013 a site assessment of the site revealed no soil impacts above the permissible regulatory levels and only one monitoring well location revealed a contaminant detection (benzene) above permissible limits. In March 2020 additional assessment of the site was conducted with soil and groundwater impacts not identified at the site above permissible limits, including two consecutive "clean rounds" from the previous location that revealed the benzene detection above permissible limits. The groundwater monitoring wells were then abandoned for the site. Based on review of regulatory information the 7-Eleven Store #34786 / Mobil R/S #1091B does not represent a REC with respect to the subject property.

Recognized Environmental Conditions (RECs)

RECs were not identified by this assessment.

Historic Recognized Environmental Conditions (HRECs)

HRECs were not identified by this assessment.

Controlled Recognized Environmental Conditions (CRECs)

CRECs were not identified by this assessment.

De Minimis Environmental Conditions

De minimis environmental conditions were not identified by this assessment.

Business Environmental Risks

This Phase I ESA does not include the assessment of non-scope considerations.

Significant Data Gaps

Significant data gaps were not identified by this assessment.

Opinion of Environmental Professional

TTL has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of a subject property located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. Any exceptions to, or deletions from, this practice are discussed in **Section 2** of this report. This assessment has not revealed RECs in connection with the subject property that may warrant further assessment or investigation.

1.0 INTRODUCTION

TTL, Inc. (TTL) was retained by CEI Engineering Associates, Inc. (CEI) to perform a Phase I Environmental Site Assessment (ESA) for the property located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. According to the Seminole County Property Assessment Database, the subject property is a 0.7-acre tract portion of Parcel ID 26-20-30-5AR-0A00-007L (owned by Tuskawilla Retail Partners II, LLC). The subject property is currently undeveloped land. A topographic location map, derived from a portion of the United States Geological Survey (USGS) Casselberry, Florida 7.5-minute topographic quadrangle is included as **Figure 1** (**Appendix A**). An aerial photograph that depicts the subject property, approximate property boundary, and surrounding properties is included as **Figure 2**.

TTL performed this Phase I ESA in general accordance with American Society for Testing and Materials (ASTM) specification ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* The ASTM E1527-21 Standard is intended to satisfy the U.S. Environmental Protection Agency's (EPA's) All Appropriate Inquiry (AAI) Rule as defined in Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 101(14) (312.1(c)). This report presents the findings of the Phase I ESA performed at the subject property subject to the scope of work and limitations outlined in **Section 11** of this report.

Pursuant to ASTM E1527-21 Section 4.6, the continued viability of this Phase I ESA report depends on the dates that certain components of the Phase I ESA were initiated. For this report, the first component to be initiated was ordering the ERIS Database Report on November 21, 2024. Therefore, the requirement to update certain components of this report after 180 days started on that date.

2.0 SITE AND VICINITY INFORMATION

2.1 Subject Property Location and Description

The subject property consists of one square-shaped tract consisting of 0.7-acres located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. The subject property is currently undeveloped land. Surrounding properties consist of multi-family residential development and commercial businesses.

2.2 Subject Property Improvements

The subject property is currently unimproved. The northern portion of the subject property is grass-covered with increasing shrubs and trees further to the south.

2.3 Current Property Use

The subject property is currently undeveloped land.

2.4 Current Uses of Surrounding Properties

Direction	Description
North	Mixed-use residential and commercial development are located on the northern adjoining properties.
East	The eastern adjoining properties are wooded and undeveloped.
South	Southern adjoining properties are wooded and undeveloped.
West	The Savoy Gracious Retirement Living facility is located on the western adjoining property.

2.5 Subject Property Topography, Surface Drainage, and Subsurface Conditions

PHYSICAL SETTING INFORMATION		
Physical Setting Reviewed	**Comments**	**Source**
USGS Topographic Map Review:	Elevation across the subject property is higher along the southeastern boundary (45 ft above mean sea level [amsl]) sloping to the northwest to the lowest elevation along the northwestern property boundary (40 ft amsl).	U.S. Geological Survey, Topographic Map, Casselberry, Florida 7.5-minute quadrangle
Interpreted Groundwater Flow Direction:	Shallow groundwater beneath the subject property is assumed to flow northwest towards lower elevations.	U.S. Geological Survey, Topographic Map, Casselberry, Florida 7.5-minute quadrangle
Water Bodies:	Water bodies were not observed on the subject property during the site reconnaissance.	Site Inspection Observations
Soil Type(s):	Fine sands	USDA Web Soil Survey via ERIS
Geologic Formation(s):	Undifferentiated Sediments - Qu	USGS Geology via ERIS

3.0 USER PROVIDED INFORMATION

TTL reviewed (or requested) the following information pertaining to the subject property.

3.1 Title Information

TTL requested title information from the client to review whether there may be environmental liens or Activity / Use Limitations (AULs) recorded against the subject property. TTL was not provided this information as part of this Phase I ESA.

3.2 Previous Environmental Assessment Reports

TTL was not provided with previous environmental assessments associated with the subject property.

3.3 User Questionnaire

ASTM E1527-21 includes a requirement that the User of the Phase I ESA complete a "User Questionnaire." To qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *User* must provide certain information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete. The questionnaire is used to determine if the User of the Phase I ESA report has knowledge of contamination issues at the subject property, if the purchase price of the property reflects fair market value, or if the User has knowledge of environmental liens recorded against the subject property. A completed User Questionnaire has not been received as of the date of this report, which constitutes a data gap and is discussed in **Section 11.3** of this report.

3.4 Reason for Performing Phase I ESA

TTL understands that the client requested this Phase I ESA to assess the potential for environmental concerns associated with property acquisition.

4.0 REGULATORY RECORDS REVIEW

TTL engaged Environmental Risk Information Services, Inc. (ERIS) to conduct a search for regulatory information pertaining to the subject property and surrounding properties situated within ASTM-defined approximate minimum search distances (AMSDs) relative to the subject property. A complete copy of ERIS's findings, which includes a summary of the data sources and dates of database versions utilized, is provided in **Appendix B.**

TTL provided ERIS with the subject property boundary as a reference point to conduct the research. TTL relied on the regulatory records search by ERIS, which was based on information published by State and Federal regulatory agencies and was conducted based on ASTM-established AMSDs. ERIS provided TTL with a map of locations and specific regulatory reports for those facilities that were identified within the prescribed AMSDs. This information was used to evaluate whether the subject property, adjoining facilities, or surrounding facilities within the AMSDs have environmental impacts which might adversely impact the subject property based on information presented in the regulatory database report.

The following table includes the listings for the subject property, adjoining facilities, and those surrounding facilities within the AMSD which, based on the nature of the listing, might adversely impact the subject property. Other listings that were included in the ERIS regulatory database report that were determined to not likely impact the subject property based on regulatory status, relative hydrologic location to the subject property, or distance from the subject property are not shown in the table and are not considered environmental concerns to the subject property.

Facility Name and Address	Database Listed	Distance and Relative Location	REC?	Basis for Elimination as a REC			Comments
				Regulatory Status	Distance	Hydrologic Relationship	
Town Center S.E.E.D City of Winter Springs	Brownfield Area	Subject property	No	X			
7-Eleven Store #34786 / Mobil R/S #1091B 1205 E State Road 434	DWM CONTAM, UST, STCS	639.91ft. NE	No	X			

ERIS identified the subject property as being located within the City of Winter Springs Brownfield Area. This brownfield listing is part of a City of Winter Springs and local economic council resolution for an overall "brownfield area" where some sites may or may not be contaminated to help support economic development in the Winter Springs area. Based on review of historical information for the subject property the Town Center S.E.E.D. / City of Winter Springs Brownfield Area listing does not represent a significant environmental concern with respect to the subject property.

ERIS identified 7-Eleven Store #34786 / Mobil R/S #1091B 639.91ft. northeast of the subject property on the DWM CONTAM, UST, and STCS databases. TTL reviewed technical files from the Florida Department of Environmental Protection Oculus data viewer concerning the facility. In 1993 an unknown amount of free product was found in a monitoring well on the site. In 2013 a site assessment of the site revealed no soil impacts above the permissible regulatory levels and only one monitoring well location revealed a contaminant detection (benzene) above permissible limits. In March 2020 additional assessment of the site was conducted with soil and groundwater impacts not identified at the site above permissible limits, including two consecutive "clean rounds" from the previous location that revealed the benzene detection above permissible limits. The groundwater monitoring wells were then abandoned for the site. Based on review of regulatory information the 7-Eleven Store #34786 / Mobil R/S #1091B does not represent a REC with respect to the subject property.

5.0 HISTORICAL RECORDS RESEARCH

TTL reviewed historical records and documents to gather information pertaining to the historical use and development of the subject property and its surroundings. The findings from this review of reasonably ascertainable resources are summarized in this section. Historical information reviewed as part of this assessment is included in **Appendix C**.

Historical information was obtained from ERIS and from other publicly available sources to ascertain the historical use of the subject property and adjoining properties back to at least 1940 or first development. The historical sources used include the following:

Standard Historical Resources	Date Range/Source
Aerial Photographs	1941-2023
Fire Insurance Maps	Unavailable
Local Street Directory	1968-2023
Topographic Maps	1962-2021
Building Department Records	City of Winter Springs
Property Tax/Zoning/Land Use	Seminole County
Interviews	See Section 7.0

Location	Historic Summary
Subject Property	The subject property has been undeveloped land dating back to the early 1940s.
North Adjoining	The north adjoining properties were undeveloped land until around 2017 when commercial and residential development began.
East Adjoining	The east adjoining properties were undeveloped until around 2019 when commercial development began.
South Adjoining	The southern adjoining property has been undeveloped dating back to the early 1940s.
West Adjoining	The west adjoining properties were undeveloped land until around 2017 when The Savoy Grace Retirement Living development was constructed.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A reconnaissance of the subject property and surrounding area was performed by a TTL Professional on December 2, 2024. TTL completed both a walking reconnaissance of the subject property and a vehicular reconnaissance of an AMSD of one-mile, relative to the subject property, to look for conditions on surrounding sites that may pose an environmental liability relative to the subject property. Selected photographs taken during the site visit are provided in **Appendix D**.

6.2 General Subject Property Setting

The subject property consists of one square-shaped tract consisting of 0.7-acres located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. The subject property is currently undeveloped land. Surrounding properties consist of multi-family residential development and commercial businesses.

6.3 Building Observations

Buildings are not currently located on the subject property.

6.4 Property Observations

The subject property is accessed from the northwest adjoining property which is accessed via Michael Blake Boulevard. In its current state the subject property is overgrown grass and tree-covered. The subject property is bounded by undeveloped land to the northwest, northeast, and southeast, with East Florida 434 to the southwest.

6.5 Specific Property Considerations

In this section, TTL provides a summary of observations noted during the site reconnaissance on December 2, 2024, as they pertain to specific physical considerations relative to the subject property.

Category	Observed Concerns? (Y/N)	Comments/Description of Concerns	REC? (Y/N)
Potable water source	N	Winter Springs – Public Works & Utilities	
Sewage disposal system	N	Winter Springs – Public Works & Utilities	
Heating/cooling (source)	N		
Hazardous Substances and Petroleum Products	N		
UST/AST	N		
Strong, pungent, or noxious odors	Y		
Drums, totes, and bulk containers	N		
Standing surface water or pools of liquid	N		
Unidentified substance containers	N		
Polychlorinated Biphenyls (PCB)	N		
Stains or corrosion on floors, walls, ceilings	N		
Drains and sumps	N		
Pits, ponds, and lagoons	N		
Stained soils or pavement	N		
Stressed vegetation	N		
Solid waste	N		
Fill	N		
Stormwater/wastewater	N		
Wells	N		
Septic system/cesspools	N		

7.0 INTERVIEWS

7.1 Interview with the Representative of the Current Subject Property Owner

TTL was not provided with contact information for a representative of the current subject property owner. The lack of an interview with a representative of the current subject property owner constitutes a data gap and is discussed in **Section 11.3**.

7.2 Interview with Emergency Response Personnel

Winter Springs Fire Department – TTL submitted an email incident request on December 5, 2024, to the Winter Springs Fire Department inquiring about any reported incidents relating to hazardous materials, fires, chemical usage or storage at the subject property. A response has not been received as of the date of this report.

7.3 Other Interviews

Other interviews were not conducted during this assessment.

8.0 SUMMARY OF FINDINGS AND CONCLUSIONS

No environmental assessment can preclude the presence of hazardous materials on a site. The conclusions in this report are based on reasonably ascertainable historical information and conditions observed during the site reconnaissance. Future changes in environmental conditions and subject property characteristics/usage may occur with the passage of time, in which case the conclusions in this report may require re-evaluation.

This report is intended to assist the client and the client's legal counsel in evaluating and allocating the environmental risks that may be present with a real estate transaction. However, it is the responsibility of the client and the client's legal counsel to determine, based on the client's experience and risk tolerance, whether additional information is required to meet the investigative burdens placed on real estate owners by state and federal agencies. The information and statements made in this report represent the opinions of the environmental professional and are not to be construed as statements of fact.

8.1 Summary of Findings

TTL was retained by CEI to perform a Phase I ESA for the property located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. According to the Seminole County Property Assessment Database, the subject property is a 0.7-acre tract portion of Parcel ID 26-20-30-5AR-0A00-007L (owned by Tuskawilla Retail Partners II, LLC). The subject property is currently undeveloped land.

TTL completed a reconnaissance of the subject property on December 2, 2024. The subject property consists of one square-shaped tract consisting of 0.7-acres located southeast of the intersection of Michael Blake Boulevard and East Florida 434 in Winter Springs, Seminole County, Florida. The subject property is currently undeveloped land. Surrounding properties consist of multi-family residential development and commercial businesses. The subject property is accessed from the northwest adjoining property which is accesses via Michael Blake Boulevard. In its current state the subject property is overgrown grass and tree-covered. The subject property is bounded by undeveloped land to the northwest, northeast, and southeast, with East Florida 434 to the southwest.

Historically, the subject property has been undeveloped land dating back to the early 1940s. Surrounding properties saw an increase in residential and commercial development between 2017 to 2019.

ERIS identified the subject property as being located within the City of Winter Springs Brownfield Area. This brownfield listing is part of a City of Winter Springs and local economic council resolution for an overall "brownfield area" where some sites may or may not be contaminated to help support economic development in the Winter Springs area. Based on review of historical information for the subject property the Town Center S.E.E.D. / City of Winter Springs Brownfield Area listing does not represent a significant environmental concern with respect to the subject property.

ERIS identified 7-Eleven Store #34786 / Mobil R/S #1091B 639.91ft. northeast of the subject property on the DWM CONTAM, UST, and STCS databases. TTL reviewed technical files from the Florida Department of Environmental Protection Oculus data viewer concerning the facility. In 1993 an unknown amount of free product was found in a monitoring well on the site. In 2013 a site assessment of the site revealed no soil impacts above the permissible regulatory levels and only one monitoring well location revealed a contaminant detection (benzene) above permissible limits. In March 2020 additional assessment of the site was conducted with soil and groundwater impacts not identified at the site above permissible limits, including two consecutive "clean rounds" from the previous location that revealed the benzene detection above permissible limits. The groundwater monitoring wells were then abandoned for the site. Based on review of regulatory information the 7-Eleven Store #34786 / Mobil R/S #1091B does not represent a REC with respect to the subject property.

8.2 Conclusions

TTL has performed this Phase I ESA of the subject property in general conformance with the scope and limitations of ASTM Practice E1527-21. Exceptions to, or deletions from, this practice are described in Section 11.3 of this report.

Recognized Environmental Conditions (RECs)

RECs were not identified by this assessment.

Historic Recognized Environmental Conditions (HRECs)

HRECs were not identified by this assessment.

Controlled Recognized Environmental Conditions (CRECs)

CRECs were not identified by this assessment.

De Minimis Environmental Conditions

De minimis environmental conditions were not identified by this assessment.

Business Environmental Risks

This Phase I ESA does not include the assessment of non-scope considerations.

Significant Data Gaps

Significant data gaps were not identified by this assessment.

9.0 OPINION OF ENVIRONMENTAL PROFESSIONAL

TTL has performed this Phase I ESA of the subject property in general conformance with the scope and limitations of ASTM Practice E1527-21.

Based on a review of historic/regulatory information, observations during our site reconnaissance, and interviews as part of this assessment, TTL has not identified RECs in connection with the subject property.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our knowledge and belief, we meet the definition of *Environmental Professional,* as defined in 312.10 of 40 CFR 312, and have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. TTL has developed and performed the all-appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

Résumés of professionals who contributed to this project are provided in **Appendix E**.

Zachary Blair
Project Geologist

David B. Carden
Environmental Regional Business Unit Leader

11.0 LIMITATIONS

11.1 Purpose

This Phase I ESA discusses potential environmental concerns associated with the subject property. TTL also understands that this Phase I ESA was requested to provide due diligence in partial fulfillment of the requirements for securing one of the innocent landowner liability protections that are afforded under CERCLA.

The purpose of a Phase I ESA is to convey a professional opinion regarding whether past or present, on-site or off-site activities have caused or could potentially cause a release of hazardous substances or petroleum products into the soils, groundwater, or surface water of the subject property (recognized environmental conditions – as defined below). TTL's professional opinion stated herein is based on a review of readily available information, including historical resources, subject property and vicinity observations, and interviews with knowledgeable persons, as well as TTL's experience with similar projects.

The ASTM E1527-21 Standard defines a "recognized environmental condition" (REC) as:

> *"(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment."*

The ASTM E1527-21 Standard defines a "historic recognized environmental condition" (HREC) as:

> *"a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls."*

The ASTM E1527-21 Standard has also introduced the term "controlled recognized environmental condition" (CREC) which is defined as:

"a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

11.2 Scope of Services

This Phase I ESA was performed in general accordance with the scope of accepted standard practices as defined by the ASTM E1527-21 Standard and included the following tasks:

- An evaluation of the subject property's physical setting characteristics, including a review of published topographic maps (as they are readily available) and area observations to characterize the subject property's drainage.

- A review of historical documents, maps, aerial photographs, and tax records to evaluate present and past subject property/vicinity land uses. These historical resources were obtained from sources considered both readily available and reasonably ascertainable per the ASTM standard. Reasonable attempts were made to fill any identified data gaps.

- A review of environmental lists published by state, federal, and tribal agencies to assess whether the subject property or nearby properties are listed as having present or past environmental problems, are under investigation, or are regulated by state, federal, or tribal environmental regulatory agencies. Federal and state institutional and/or engineering control registries (as they are available) were also reviewed to determine Activity or Use Limitations (AULs) for the subject property.

- A walking/driving site and vicinity reconnaissance to look for obvious indications of present or past activities, such as waste handling, solid waste disposal, hazardous materials usage, wastewater treatment, discharge, or disposal, or the presence of underground/aboveground storage tanks (UST/AST), which have or could have contaminated the subject property.

- Interviews with people knowledgeable of the property's history, including the current property owner and emergency management personnel, to inquire about known possible environmental issues at the subject property.

Preparation of this Phase I ESA report presenting findings, conclusions, and recommendations. The report is signed by an Environmental Professional, as defined by the ASTM E1527-21 Standard.

11.3 Project Limitations/Data Gaps

Conclusions were drawn from conditions observed during the site visit and reconnaissance of the subject property. Because the environmental conditions of the subject property may change with the passage of time, TTL acknowledges that the information presented in this Phase I ESA report reflects only the conditions encountered or observed at the time of the site visit. We assume that information provided to us by others is given in good faith, but we cannot confirm the reports and anecdotal comments offered to us by the individuals interviewed.

No environmental assessment can absolutely preclude the presence of petroleum products or hazardous substances on a subject property. The conclusions in this report are based on reasonably ascertainable historical site information, conditions observed during our site visit, and reconnaissance of the subject property and the surrounding area. This is inherently a time-based report, future changes in environmental conditions and site characteristics/usage may occur with the passage of time which would potentially impact the environmental condition of the property beyond what was observed in this report.

This report is designed to provide information to be used by the client in evaluating and allocating potential environmental risks that may potentially be present within a property. It is the responsibility of the client and the client's legal counsel to determine, based on the client's experience, whether additional information is required to meet the investigative burdens placed on real estate owners by state or federal agency.

Several data gaps have been encountered during this assessment which are described below.

- The User did not complete the ASTM User Questionnaire and provide to TTL. TTL assumes that qualification for the Landowner Liability Protections (LLPs) is being established by the User in documentation outside of this investigation. As a result, TTL does not view the lack of client-provided information as a significant data gap.

- TTL was not provided with contact information for a representative of the current subject property owner. TTL does not view the lack of an interview with a representative of the current subject property owner as a significant data gap.

11.4 Non-Scope Considerations

Pursuant to the ASTM E1527-21 Standard, this Phase I ESA does not address non-scope considerations such as, but not limited to, asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, cultural resources, endangered species, indoor air quality and mold. In addition, this Phase I ESA did not include sampling and/or analysis of soils, subsurface water or building materials. This Phase I ESA does not provide for an in-depth review of the past uses of properties surrounding the subject property and is not performed to determine their compliance with environmental regulations.

11.5 Special Terms and Conditions

The findings and opinions presented are relative to the dates of TTL's site reconnaissance and should not be relied on to represent conditions at later dates. The opinions included herein are based on information obtained during this study and TTL's experience. If additional information becomes available which might impact TTL's environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted.

Although this assessment has attempted to identify the potential for environmental impacts to the subject property, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment; (2) the inaccuracy of public records; (3) the presence of undetected or unreported environmental incidents; (4) buried waste or debris; and (5) deliberate concealment of information.

According to the ASTM E1527-21 Standard, no Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Therefore, with recognition to reasonable limits of time and costs, performance of this Phase I ESA is intended to reduce, but cannot eliminate, uncertainty regarding the potential for RECs in connection with the subject property. The purpose of this Phase I ESA is not to determine the actual presence, degree, or extent of contamination. Such a determination would require additional exploratory work, including sampling and laboratory analysis.

11.6 User Reliance

This assessment has been prepared for the sole use of CEI. No other individual, party, or entity may rely on this Phase I ESA without having received expressed written permission from TTL. Upon approval by CEI, reliance will be extended, at TTL's option, to other parties material to a property transaction with such reliance being conditional upon that party's acceptance of the terms, conditions and liability

limitations stated in TTL's client agreement and payment of a fee. Information received by any other third parties is not for reliance unless TTL first receives a signed Secondary Client Agreement and a completed User Questionnaire Form from the third party.

12.0 REFERENCES

ASTM "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process," ASTM Designation E1527-21, Published November 2021.

ERIS, Aerial Photographs, Order Number 24112100943, dated November 25, 2024.

ERIS, Database Report, Order Number 24112100943, dated November 25, 2024.

ERIS, Fire Insurance Maps, Order Number 24112100943, dated November 25, 2024.

ERIS, Local Street Directories, Order 24112100943, dated December 2, 2024.

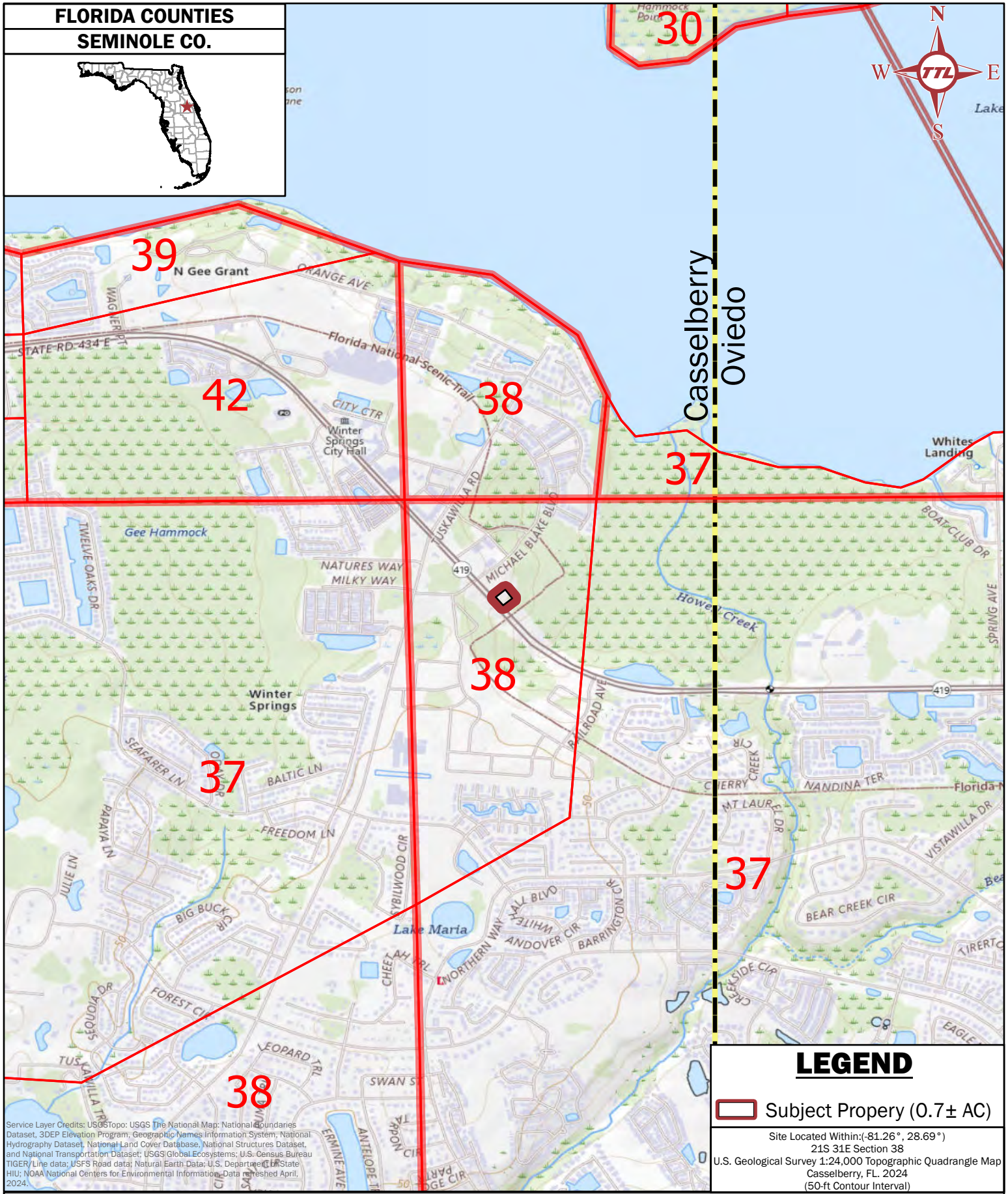
ERIS, Physical Settings Report, Order Number 24112100943, dated November 25, 2024.

ERIS, Topographic Maps, Order Number 24112100943, dated November 25, 2024.

U.S. Geological Survey, Topographic Map, Casselberry, Florida 7.5-minute quadrangle.

APPENDIX A

SITE LOCATION MAP &
SITE AERIAL MAP

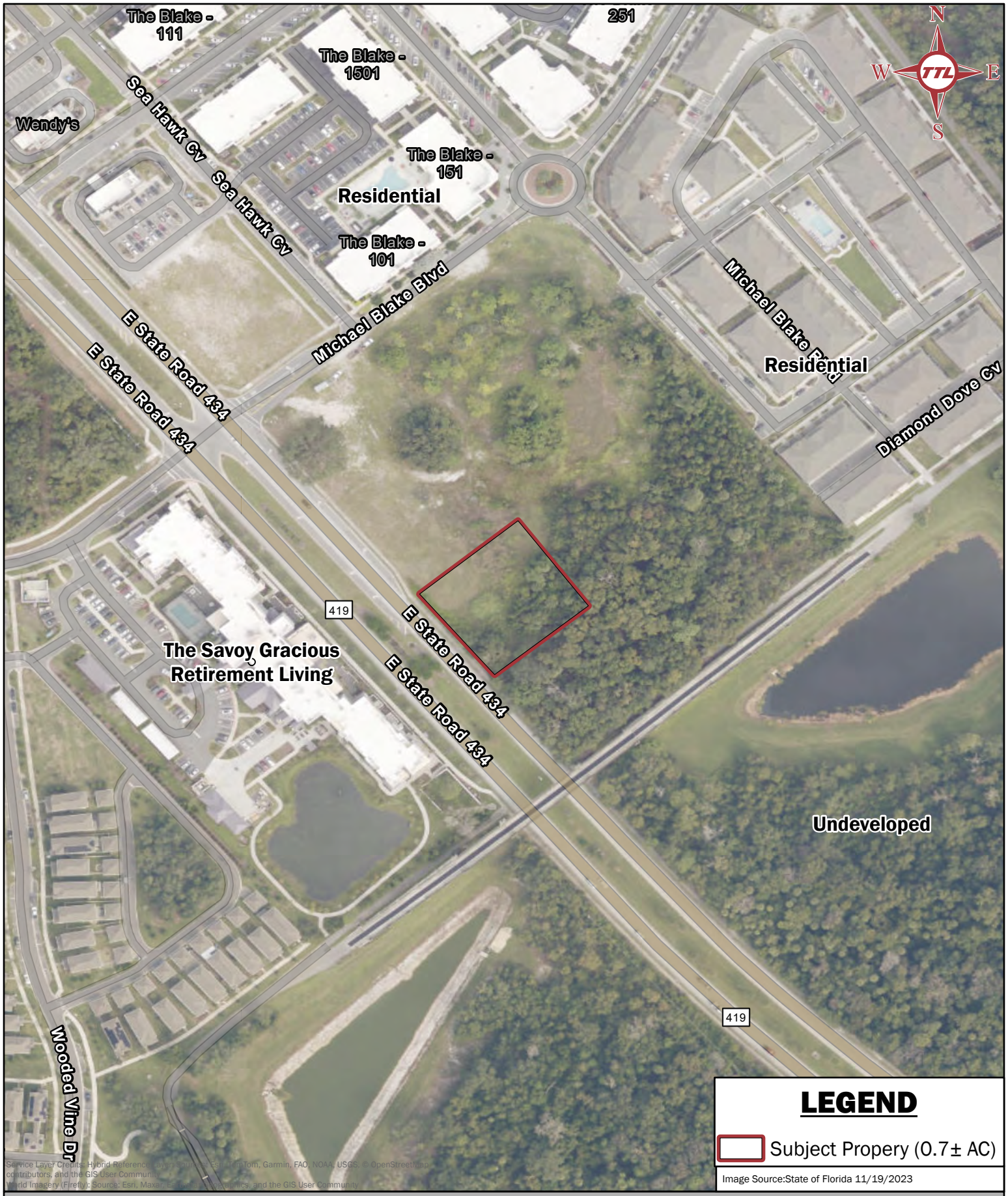


TTL

FIGURE 1: SITE LOCATION (TOPOGRAPHIC)

CEI ENGINEERING ASSOCIATES, INC.
7BREW (WINTER PARK, FL)
PHASE I - ENVIRONMENTAL SITE ASSESSMENT (ESA)
WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DRAWN BY:	KEL
CHECKED BY:	ZB
DRAWING DATE:	12/6/2024
REVISION DATE:	N/A
TTL JOB NO.:	000240803190.00
SCALE:	1" = 2,000'



TTL

FIGURE 2: SITE LOCATION (AERIAL PHOTOGRAPH)

CEI ENGINEERING ASSOCIATES, INC.
7BREW (WINTER PARK, FL)
PHASE I - ENVIRONMENTAL SITE ASSESSMENT (ESA)
WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DRAWN BY:	KEL
CHECKED BY:	ZB
DRAWING DATE:	12/6/2024
REVISION DATE:	N/A
PROJECT #:	000240803190.00
SCALE:	1" = 200'

APPENDIX B

REGULATORY RECORDS INFORMATION

DATABASE REPORT

Project Property:	*7Brew - Winter Springs* *Michael Blake Boulevard* *Winter Springs FL 32708*
Project No:	*240803190.00*
Report Type:	*Database Report*
Order No:	*24112100943*
Requested by:	*TTL, Inc.*
Date Completed:	*November 25, 2024*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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Executive Summary

Property Information:

Project Property:	*7Brew - Winter Springs* *Michael Blake Boulevard Winter Springs FL 32708*
Project No:	*240803190.00*

Coordinates:

Latitude:	*28.69450929*
Longitude:	*-81.25897858*
UTM Northing:	*3,174,168.08*
UTM Easting:	*474,701.65*
UTM Zone:	*UTM Zone 17R*

Elevation: *29 FT*

Order Information:

Order No:	*24112100943*
Date Requested:	*November 21, 2024*
Requested by:	*TTL, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*
Vapor Screening Tool	*Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	**1**	**4**	-	-	**5**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	**1**	**2**	0	0	**3**
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	**1**	0	0	0	**1**
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	**1**	**1**	-	**2**
LST	Y	0.5	0	**1**	**2**	0	-	**3**
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	**1**	**2**	-	-	**3**
AST	Y	0.25	0	**1**	**1**	-	-	**2**
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	**2**	**2**	**2**	-	**6**
INST	Y	0.5	0	0	0	**1**	-	**1**
ENG	Y	0.5	0	0	0	**1**	-	**1**
VCP	Y	0.5	0	0	**4**	0	-	**4**
BROWNFIELDS	Y	0.5	0	0	**1**	0	-	**1**
BROWNFIELD AREA	Y	0.5	**1**	0	**1**	0	-	**2**
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County	***No County databases were selected to be included in the search.***							
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	**2**	-	-	-	**2**
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	**1**	-	-	-	**1**
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	**1**	**1**
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
State								
HIST RISK	Y	0.125	0	0	-	-	-	0
PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	0	0	-	-	-	0
DWM CONTAM	Y	0.5	0	**3**	**5**	0	-	**8**
DEL CONTAM SITE	Y	0.5	0	0	**1**	0	-	**1**
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	**1**	**4**	-	-	**5**
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal ***No Tribal additional environmental record sources available for this State.***

County ***No County additional environmental databases were selected to be included in the search.***

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Total:			1	15	30	5	1	52

** PO – Property Only*
** 'Property and adjoining properties' database search radii are set at 0.25 miles.*

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	BROWNFIELD AREA	TOWN CENTER S.E.E.D. / BROWNFIELD	CITY OF WINTER SPRINGS FL	ENE	0.00 / 0.00	0	27

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	FINDS/FRS	SEMINOLE CROSSING	UNKNOWN WINTER SPRINGS FL 32708 ***Registry ID:*** 110070882674	N	0.01 / 48.73	1	27
3	FINDS/FRS	MICHAEL BLAKE BOULEVARD	UNKNOWN WINTER SPRINGS FL 32708 ***Registry ID:*** 110045481929	WNW	0.01 / 55.84	10	28
4	AST	WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708 ***Facility ID | Facility Status:*** 9818667 | OPEN ***Tank Status | Content Code:*** U - IN SERVICE | G	SW	0.06 / 312.76	4	28
4	STCS	WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708 ***Facility ID | Fac Stat (OD):*** 9818667 | OPEN	SW	0.06 / 312.76	4	29
5	WCRPS	SCRIMSHER PARCEL	E SR 434 WINTER SPRINGS, FL	WSW	0.09 / 451.47	12	31
5	ERIC	SCRIMISHER PARCEL	E SR 434 WINTER SPRINGS, FL 32708	WSW	0.09 / 451.47	12	32
6	RCRA NON GEN	MOBIL OIL CORP SS #Q8M	1205 E SR 434 WINTER SPRINGS FL 32708 ***EPA Handler ID:*** FLD984205518	WNW	0.12 / 639.91	14	32
6	UST	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID | Facility Status:*** 9045623 | OPEN ***Tank Status | Status Date:*** U - IN SERVICE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008, U - IN SERVICE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008	WNW	0.12 / 639.91	14	34
6	LST	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811 ***Facility ID | Facility Status:*** 9045623 | OPEN ***Cleanup Required:*** R - CLEANUP REQUIRED	WNW	0.12 / 639.91	14	37
6	WELL SURVEILLANCE	MOBIL RS #10918	1205 W HWY 434 WINTER SPRINGS FL 32708	WNW	0.12 / 639.91	14	40
6	DWM CONTAM	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID:*** 9045623	WNW	0.12 / 639.91	14	40
6	DWM CONTAM	MOBIL R/S #10918	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	WNW	0.12 / 639.91	14	41

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Facility ID: 9045623 ***Facility Status:*** ACTIVE				
6	DWM CONTAM	7-ELEVEN STORE #34786	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID:*** 9045623 ***Facility Status:*** ACTIVE	WNW	0.12 / 639.91	14	42
6	HMIRS		1205 STATE ROAD 434 EAST WINTER SPRINGS FL	WNW	0.12 / 639.91	14	42
6	STCS	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID | Fac Stat (OD):*** 9045623 | OPEN	WNW	0.12 / 639.91	14	44
7	RCRA NON GEN	FOREIGN CAR PARTS SERVICE	1207 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811 ***EPA Handler ID:*** FLD981748007	WNW	0.14 / 720.71	14	47
8	SWF/LF	1212 E. SR 434 DEBRIS STAGING AREA	1212 E. SR 434 WINTER SPRINGS FL 32708	NW	0.14 / 744.06	13	48
9	RCRA NON GEN	CENTRAL FLORIDA DRUM INC	2950 RAILROAD AVE OVIEDO FL 32765 ***EPA Handler ID:*** FLD032630212	SSW	0.17 / 887.66	10	49
9	RCRA NON GEN	POLYMETRICS INC	2950 RAILROAD AVE OVIEDO FL 32794 ***EPA Handler ID:*** FLD984183426	SSW	0.17 / 887.66	10	51
9	LST	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765-8240 ***Facility ID | Facility Status:*** 8520795 | CLOSED ***Cleanup Required:*** R - CLEANUP REQUIRED	SSW	0.17 / 887.66	10	53
9	VCP	L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	10	56
9	WELL SURVEILLANCE	PLANTE	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSW	0.17 / 887.66	10	56
9	WELL SURVEILLANCE	L D PLANTE INC	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSW	0.17 / 887.66	10	56
9	WELL SURVEILLANCE	LD PLANTE	2950 RAILROAD AVE OVIEDO FL 32708	SSW	0.17 / 887.66	10	56
9	DWM CONTAM	L D PLANTE (BF)	2950 RAILROAD AVE OVIEDO FL	SSW	0.17 / 887.66	10	57

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Facility ID: 38428				
9	UST	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	10	58
			Facility ID | Facility Status: 8520795 | CLOSED ***Tank Status | Status Date:*** B - REMOVED FROM SITE | 31-DEC-1988, B - REMOVED FROM SITE | 31-DEC-1988				
9	AST	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	10	58
			Facility ID | Facility Status: 8520795 | CLOSED ***Tank Status | Content Code:*** B - REMOVED FROM SITE | D, B - REMOVED FROM SITE | D				
9	ERIC	Polymetrics Inc	2950 RAILROAD AVE OVIEDO FL 0	SSW	0.17 / 887.66	10	59
9	ERIC	L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSW	0.17 / 887.66	10	60
9	DWM CONTAM	L.D.PLANTE	2950 RAILROAD AVENUE OVIEDO FL	SSW	0.17 / 887.66	10	60
9	STCS	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	10	61
			Facility ID | Fac Stat (OD): 8520795 | CLOSED				
9	VCP	L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	10	63
9	DWM CONTAM	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	10	64
			Facility ID: 8520795				
9	VCP	L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	10	64
9	VCP	L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	10	65
10	BROWNFIELDS	Former Central Florida Drum Facility	2950 (M-1 Zoning Area Only) and 2960 Railroad Avenue WINTER SPRINGS FL 32708	SSW	0.17 / 887.66	10	65
11	BROWNFIELD AREA	Former Central Florida Drum Facility	WINTER SPRINGS FL	SSW	0.17 / 887.66	10	65
12	LST	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708-3715	WNW	0.23 / 1,208.67	16	66

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Facility ID	Facility Status:*** 8516641 | CLOSED ***Cleanup Required:*** R - CLEANUP REQUIRED, R - CLEANUP REQUIRED			
12	DEL CONTAM SITE	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	WNW	0.23 / 1,208.67	16	70
12	WELL SURVEILLANCE	HANDYWAY	170 TUSKAWILLA RD WINTER SPRINGS FL 32708	WNW	0.23 / 1,208.67	16	70
12	DWM CONTAM	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID:*** 8516641 ***Facility Status:*** ACTIVE	WNW	0.23 / 1,208.67	16	70
12	UST	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID	Facility Status:*** 8516641 | CLOSED ***Tank Status	Status Date:*** B - REMOVED FROM SITE | 27-MAR-1995, B - REMOVED FROM SITE | 01-JUL-2000, B - REMOVED FROM SITE | 27-MAR-1995, B - REMOVED FROM SITE | 01-JUL-2000, B - REMOVED FROM SITE | 27-MAR-1995	WNW	0.23 / 1,208.67	16	71
12	STCS	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID	Fac Stat (OD):*** 8516641 | CLOSED	WNW	0.23 / 1,208.67	16	72
12	DWM CONTAM	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID:*** 8516641	WNW	0.23 / 1,208.67	16	75
13	RCRA NON GEN	HI FLAVOR MEATS	315 TUSKAWILLA RD WINTER SPRINGS FL 32708-3710 ***EPA Handler ID:*** FLR000057604	WSW	0.23 / 1,216.74	12	75
14	INST	L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSW	0.26 / 1,352.18	14	77
14	ENG	L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSW	0.26 / 1,352.18	14	78
15	STCS	HI-FLAVOR MEATS INC	401 TUSKAWILLA RD WINTER SPRINGS FL 32308 ***Facility ID	Fac Stat (OD):*** 8520784 | CLOSED	WSW	0.30 / 1,567.39	12	79
16	SWF/LF	TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE	395 TUSKAWILLA RD WINTER SPRINGS FL 32708	SW	0.41 / 2,164.61	18	80
17	STCS	PUBLIX SUPER MARKET #62	1160 E SR 434 WINTER SPRINGS FL 32708 ***Facility ID	Fac Stat (OD):*** 9809815 | OPEN	NW	0.42 / 2,206.15	17	81

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
18	MRDS	SULLIVAN MATERIALS - TUSCAWILLA UNITS	SEMINOLE COUNTY WINTER SPRINGS FL 32708 ***Dep ID:*** 10306524	ESE	0.74 / 3,926.72	-14	83

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Apr 8, 2024 has found that there are 5 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOBIL OIL CORP SS #Q8M	1205 E SR 434 WINTER SPRINGS FL 32708 ***EPA Handler ID**: FLD984205518*	WNW	0.12 / 639.91	6
FOREIGN CAR PARTS SERVICE	1207 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811 ***EPA Handler ID**: FLD981748007*	WNW	0.14 / 720.71	7
CENTRAL FLORIDA DRUM INC	2950 RAILROAD AVE OVIEDO FL 32765 ***EPA Handler ID**: FLD032630212*	SSW	0.17 / 887.66	9
POLYMETRICS INC	2950 RAILROAD AVE OVIEDO FL 32794 ***EPA Handler ID**: FLD984183426*	SSW	0.17 / 887.66	9
HI FLAVOR MEATS	315 TUSKAWILLA RD WINTER SPRINGS FL 32708-3710 ***EPA Handler ID**: FLR000057604*	WSW	0.23 / 1,216.74	13

State

ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated Sep 13, 2024 has found that there are 3 ERIC site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCRIMISHER PARCEL	E SR 434 WINTER SPRINGS, FL 32708	WSW	0.09 / 451.47	5
L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSW	0.17 / 887.66	9
Polymetrics Inc	2950 RAILROAD AVE OVIEDO FL 0	SSW	0.17 / 887.66	9

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key

WCRPS - Waste Cleanup Responsible Party Sites

A search of the WCRPS database, dated Apr 11, 2021 has found that there are 1 WCRPS site(s) within approximately 1.00miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCRIMSHER PARCEL	E SR 434 WINTER SPRINGS, FL	WSW	0.09 / 451.47	5

SWF/LF - Solid Waste Facilities and Landfills

A search of the SWF/LF database, dated Jun 12, 2024 has found that there are 2 SWF/LF site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
1212 E. SR 434 DEBRIS STAGING AREA	1212 E. SR 434 WINTER SPRINGS FL 32708	NW	0.14 / 744.06	8
TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE	395 TUSKAWILLA RD WINTER SPRINGS FL 32708	SW	0.41 / 2,164.61	16

LST - Leaking Tanks

A search of the LST database, dated Apr 22, 2024 has found that there are 3 LST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811	WNW	0.12 / 639.91	6
	***Facility ID | Facility Status**: 9045623 | OPEN* ***Cleanup Required**: R - CLEANUP REQUIRED*			
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765-8240	SSW	0.17 / 887.66	9
	***Facility ID | Facility Status**: 8520795 | CLOSED* ***Cleanup Required**: R - CLEANUP REQUIRED*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708-3715	WNW	0.23 / 1,208.67	12
	***Facility ID | Facility Status**: 8516641 | CLOSED* ***Cleanup Required**: R - CLEANUP REQUIRED, R - CLEANUP REQUIRED*			

UST - Underground Storage Tanks

A search of the UST database, dated Oct 1, 2024 has found that there are 3 UST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	WNW	0.12 / 639.91	6
	***Facility ID | Facility Status**: 9045623 | OPEN* ***Tank Status | Status Date**: U - IN SERVICE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008, U - IN SERVICE | 01-OCT-2008, B - REMOVED FROM SITE | 01-OCT-2008*			
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	9
	***Facility ID | Facility Status**: 8520795 | CLOSED* ***Tank Status | Status Date**: B - REMOVED FROM SITE | 31-DEC-1988, B - REMOVED FROM SITE | 31-DEC-1988*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	WNW	0.23 / 1,208.67	12
	***Facility ID | Facility Status**: 8516641 | CLOSED* ***Tank Status | Status Date**: B - REMOVED FROM SITE | 27-MAR-1995, B - REMOVED FROM SITE | 01-JUL-2000, B - REMOVED FROM SITE | 27-MAR-1995, B - REMOVED FROM SITE | 01-JUL-2000, B - REMOVED FROM SITE | 27-MAR-1995*			

AST - Aboveground Storage Tanks

A search of the AST database, dated Oct 1, 2024 has found that there are 2 AST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	SW	0.06 / 312.76	4
	***Facility ID | Facility Status**: 9818667 | OPEN* ***Tank Status | Content Code**: U - IN SERVICE | G*			
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	9
	***Facility ID | Facility Status**: 8520795 | CLOSED* ***Tank Status | Content Code**: B - REMOVED FROM SITE | D, B - REMOVED FROM SITE | D*			

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Aug 28, 2024 has found that there are 6 STCS site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	SW	0.06 / 312.76	4
	***Facility ID | Fac Stat (OD)**: 9818667 | OPEN*			
MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	WNW	0.12 / 639.91	6
	***Facility ID | Fac Stat (OD)**: 9045623 | OPEN*			
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSW	0.17 / 887.66	9
	***Facility ID | Fac Stat (OD)**: 8520795 | CLOSED*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	WNW	0.23 / 1,208.67	12

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Facility ID | Fac Stat (OD)**: 8516641 | CLOSED*			
HI-FLAVOR MEATS INC	401 TUSKAWILLA RD WINTER SPRINGS FL 32308	WSW	0.30 / 1,567.39	15
	***Facility ID | Fac Stat (OD)**: 8520784 | CLOSED*			
PUBLIX SUPER MARKET #62	1160 E SR 434 WINTER SPRINGS FL 32708	NW	0.42 / 2,206.15	17
	***Facility ID | Fac Stat (OD)**: 9809815 | OPEN*			

INST - Institutional Controls Registry

A search of the INST database, dated Nov 11, 2024 has found that there are 1 INST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSW	0.26 / 1,352.18	14

ENG - Engineering Controls

A search of the ENG database, dated Nov 11, 2024 has found that there are 1 ENG site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSW	0.26 / 1,352.18	14

VCP - Voluntary Cleanup Sites

A search of the VCP database, dated Aug 30, 2024 has found that there are 4 VCP site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	9
L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	9
L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	9
L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSW	0.17 / 887.66	9

BROWNFIELDS - Brownfield Sites

A search of the BROWNFIELDS database, dated Jan 16, 2024 has found that there are 1 BROWNFIELDS site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Former Central Florida Drum Facility	2950 (M-1 Zoning Area Only) and 2960 Railroad Avenue WINTER SPRINGS FL 32708	SSW	0.17 / 887.66	10

BROWNFIELD AREA - Brownfield Areas

A search of the BROWNFIELD AREA database, dated Apr 2, 2024 has found that there are 2 BROWNFIELD AREA site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
TOWN CENTER S.E.E.D. / BROWNFIELD	CITY OF WINTER SPRINGS FL	ENE	0.00 / 0.00	1
Former Central Florida Drum Facility	WINTER SPRINGS FL	SSW	0.17 / 887.66	11

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 1, 2024 has found that there are 2 FINDS/FRS site(s) within approximately 0.02miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SEMINOLE CROSSING	UNKNOWN WINTER SPRINGS FL 32708 ***Registry ID**: 110070882674*	N	0.01 / 48.73	2
MICHAEL BLAKE BOULEVARD	UNKNOWN WINTER SPRINGS FL 32708 ***Registry ID**: 110045481929*	WNW	0.01 / 55.84	3

HMIRS - Hazardous Materials Information Reporting System

A search of the HMIRS database, dated May 29, 2024 has found that there are 1 HMIRS site(s) within approximately 0.12miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	1205 STATE ROAD 434 EAST WINTER SPRINGS FL	WNW	0.12 / 639.91	6

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 1 MRDS site(s) within approximately 1.00miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SULLIVAN MATERIALS - TUSCAWILLA UNITS	SEMINOLE COUNTY WINTER SPRINGS FL 32708 ***Dep ID**: 10306524*	ESE	0.74 / 3,926.72	18

State

DWM CONTAM - Contaminated Sites

A search of the DWM CONTAM database, dated Jul 14, 2023 has found that there are 8 DWM CONTAM site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
7-ELEVEN STORE #34786	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID**: 9045623* ***Facility Status**: ACTIVE*	WNW	0.12 / 639.91	6
MOBIL R/S #10918	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID**: 9045623* ***Facility Status**: ACTIVE*	WNW	0.12 / 639.91	6
MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID**: 9045623*	WNW	0.12 / 639.91	6
L D PLANTE (BF)	2950 RAILROAD AVE OVIEDO FL ***Facility ID**: 38428*	SSW	0.17 / 887.66	9
L.D.PLANTE	2950 RAILROAD AVENUE OVIEDO FL	SSW	0.17 / 887.66	9
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765 ***Facility ID**: 8520795*	SSW	0.17 / 887.66	9
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID**: 8516641*	WNW	0.23 / 1,208.67	12
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID**: 8516641* ***Facility Status**: ACTIVE*	WNW	0.23 / 1,208.67	12

DEL CONTAM SITE - Delisted Contaminated Sites

A search of the DEL CONTAM SITE database, dated Sep 30, 2015 has found that there are 1 DEL CONTAM SITE site(s) within

approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	WNW	0.23 / 1,208.67	12

WELL SURVEILLANCE - Well Surveillance Program Facilities

A search of the WELL SURVEILLANCE database, dated Jul 22, 2024 has found that there are 5 WELL SURVEILLANCE site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOBIL RS #10918	1205 W HWY 434 WINTER SPRINGS FL 32708	WNW	0.12 / 639.91	6
L D PLANTE INC	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSW	0.17 / 887.66	9
LD PLANTE	2950 RAILROAD AVE OVIEDO FL 32708	SSW	0.17 / 887.66	9
PLANTE	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSW	0.17 / 887.66	9
HANDYWAY	170 TUSKAWILLA RD WINTER SPRINGS FL 32708	WNW	0.23 / 1,208.67	12



Map: 1.0 Mile Radius

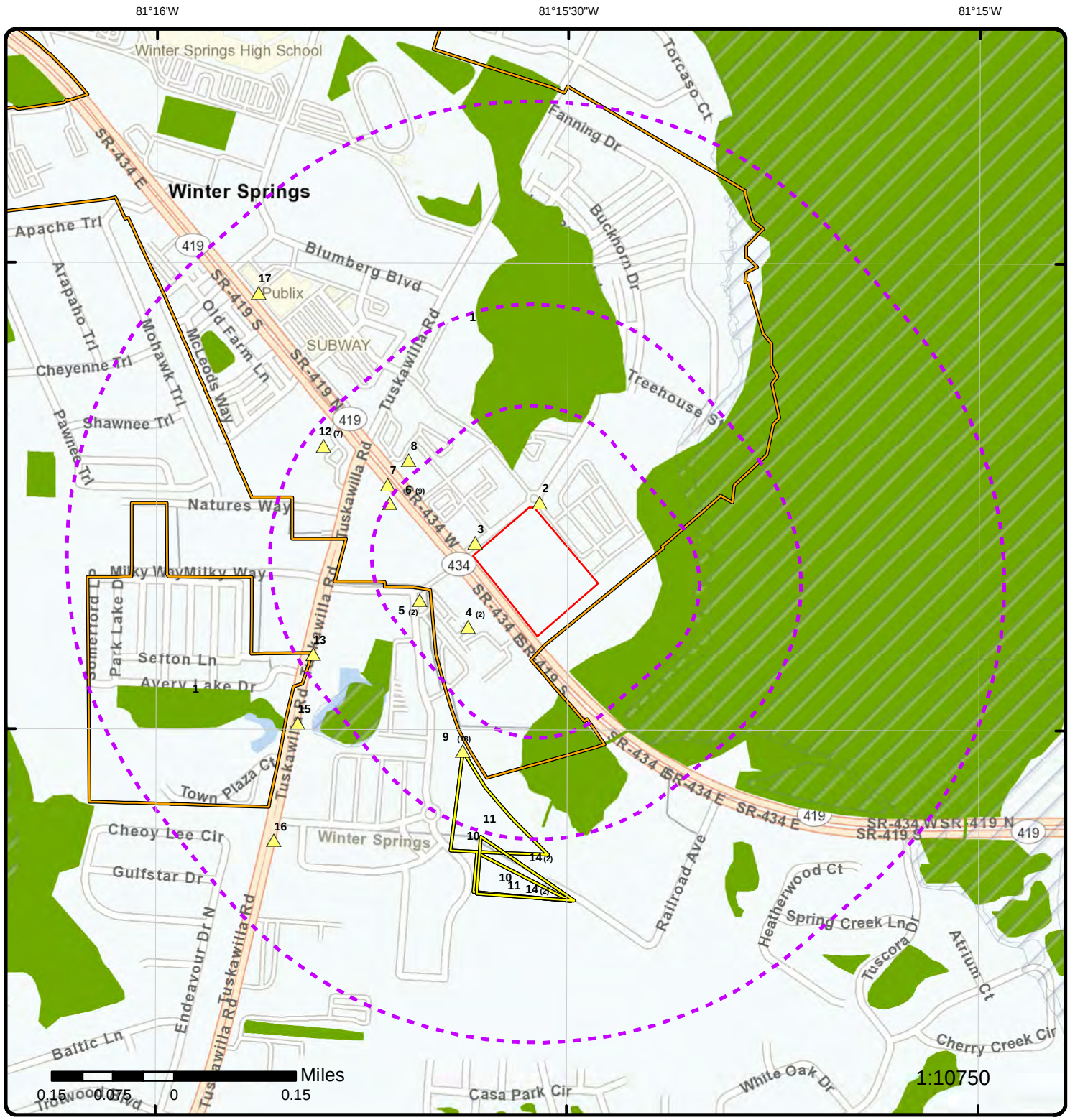
Order Number: 24112100943

Address: Michael Blake Boulevard, Winter Springs, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.5 Mile Radius

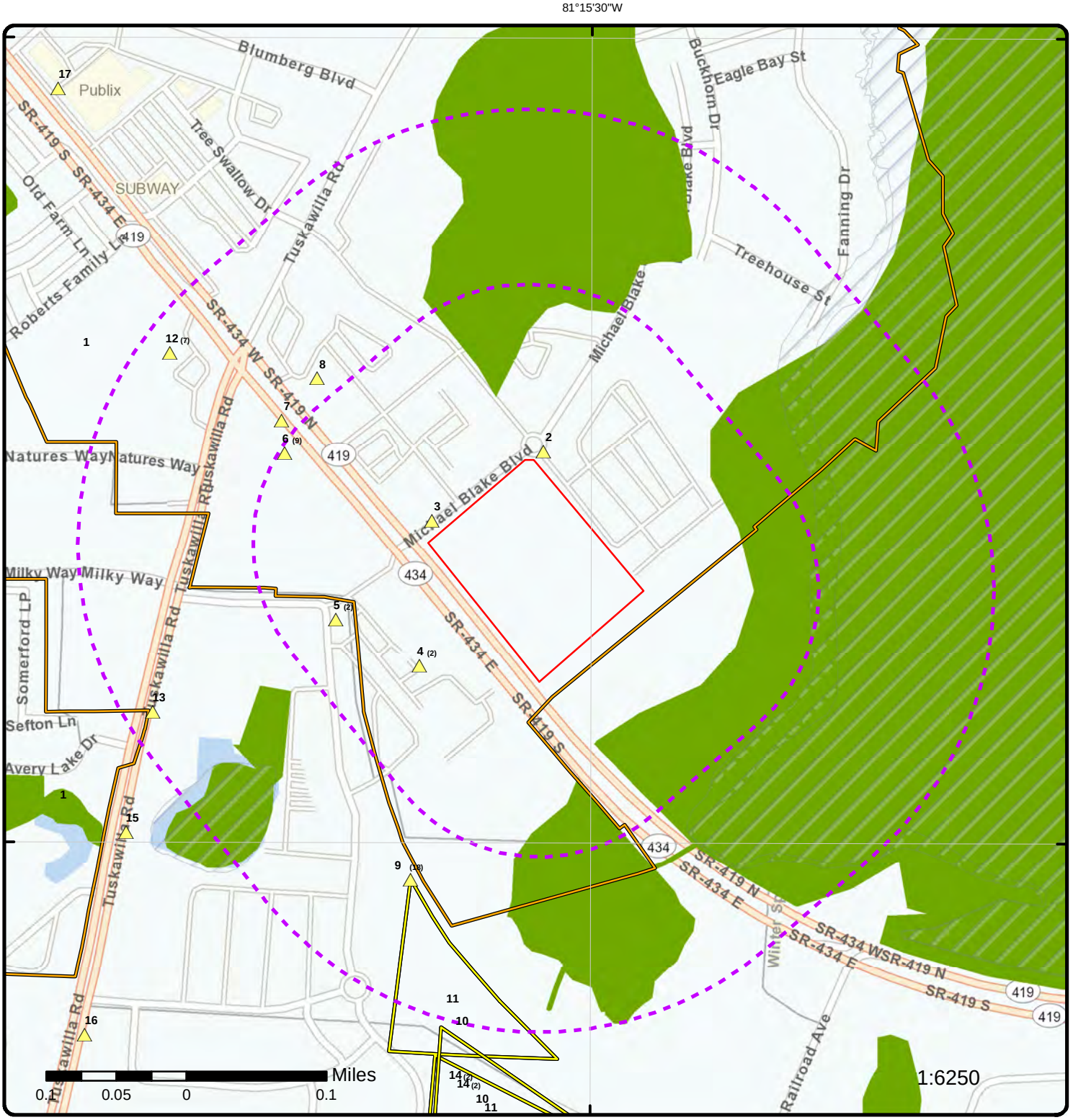
Order Number: 24112100943

Address: Michael Blake Boulevard, Winter Springs, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Map: 0.25 Mile Radius

Order Number: 24112100943

Address: Michael Blake Boulevard, Winter Springs, FL

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Aerial **Year: 2023**

Order Number: 24112100943

Address: Michael Blake Boulevard, Winter Springs, FL

Source: ESRI World Imagery

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Topographic Map

Year: 2021

Order Number: 24112100943

Address: Michael Blake Boulevard, FL

Quadrangle(s): Oviedo FL, Casselberry FL

Source: USGS Topographic Map

© ERIS Information In

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	ENE	0.00 / 0.00	28.77 / 0	TOWN CENTER S.E.E.D. / BROWNFIELD CITY OF WINTER SPRINGS FL	BROWNFIELD AREA

Area ID:	BF590803000	**Latitude:**	28.70136235
User Name:	WILLIAMS_CA	**Longitude:**	-81.264094
Method:	PAPER	**Latitude Degrees:**	28
County:	SEMINOLE	**Latitude Minutes:**	42
District:	CENTRAL	**Latitude Seconds:**	4.90444992
Acreage:	2220603.5	**Longitude Degrees:**	-81
Resolution No:	2008-36	**Longitude Minutes:**	15
Resolution Date:	04-SEP-08 12.00.00.000000 AM	**Longitude Seconds:**	50.73841008
Shape Area:		**X Coordinate:**	666787.08142153
Shape Length:		**Y Coordinate:**	524645.88599683

Date Stamp: 13-OCT-08 12.00.00.000000 AM
Source: CITY OF WINTER SPRINGS
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/BF590803000/gis-facility!search

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of1	N	0.01 / 48.73	29.59 / 1	SEMINOLE CROSSING UNKNOWN WINTER SPRINGS FL 32708	FINDS/FRS

Registry ID: 110070882674
FIPS Code: FL117
HUC Code: 03080101
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 11-JAN-21
Update Date:
Interest Types: ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: ICIS
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 24
Census Block Code: 121170213062002
EPA Region Code: 04
County Name: SEMINOLE
US/Mexico Border Ind:
Latitude: 28.695722
Longitude: -81.258889
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070882674
Data Source: Facility Registry Service - Single File
Program Acronyms:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of1	WNW	0.01 / 55.84	39.25 / 10	MICHAEL BLAKE BOULEVARD UNKNOWN WINTER SPRINGS FL 32708	FINDS/FRS

Registry ID:	110045481929
FIPS Code:	FL117
HUC Code:	03080101
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	10-MAY-12
Update Date:	11-JAN-16
Interest Types:	ICIS-NPDES NON-MAJOR
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	ICIS
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	24
Census Block Code:	121170213062002
EPA Region Code:	04
County Name:	SEMINOLE
US/Mexico Border Ind:	
Latitude:	28.695
Longitude:	-81.2602
Reference Point:	
Coord Collection Method:	
Accuracy Value:	9999
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110045481929
Data Source:	Facility Registry Service - Single File
Program Acronyms:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of2	SW	0.06 / 312.76	32.79 / 4	WINTER SPRINGS CITY - LIFT STATION 80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	AST

County Name:		**Facility ID:**	9818667
County:	SEMINOLE	**Facility Status:**	OPEN
Lat/Long Method:		**Facility Type:**	C
Lat DD:		**Type Desc:**	Fuel user/Non-retail
Lat MM:		**Facility Phone:**	4073271800
Lat SS:		**Dep Co:**	C
Long DD:		**Owner ID:**	24225
Long MM:		**Owner Phone:**	4073271800
Long SS:			

Owner:	WINTER SPRINGS CITY
Owner Address1:	1126 E SR 434
Owner Address2:	ATTN: STORAGE TANK REGIS
Owner City:	WINTER SPRINGS
Owner State:	FL
Owner Zip 5:	32708
Contact:	IAN FLETCHER
Data Source:	Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information; Tank Facility - All Locations and Coordinates Information
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9818667&CAT=11
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9818667
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818667/facility!search

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Information

Tank ID:	1	***Install:***	01-AUG-2021
Status Date:	01-AUG-2021	***Tank Vessel Indic:***	TANK
Tank Status:	U - IN SERVICE	***Capacity:***	631
Tank Desc:	Double Walled	***Fac Phone:***	4073271800
Tank Determin:	DW	***Fac State:***	OPEN
Tank Stat:	U	***Place:***	ABOVEGROUND
Fac Type:	C	***Dep Co:***	C
Type Desc:	Fuel user/Non-retail		
Content Code:	G		
Cont Desc:	Emerg Generator Diesel		

Piping

Tank ID:	1
Piping Description:	A-Abv, no soil contact
Tank ID:	1
Piping Description:	N-Approved synthetic material

Monitoring

Tank ID:	1
Monitoring Desc:	Q-Visual inspection of ASTs
Tank ID:	1
Monitoring Desc:	F-Monitor dbl wall tank space
Tank ID:	1
Monitoring Desc:	1-Continuous electronic sensing

Tank Construction

Tank ID:	1
Constr Code:	I
Constr Desc:	Double wall
Tank ID:	1
Constr Code:	C
Constr Desc:	Steel
Tank ID:	1
Constr Code:	P
Constr Desc:	Level gauges/alarms
Tank ID:	1
Constr Code:	M
Constr Desc:	Spill containment bucket

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	2 of2	SW	0.06 / 312.76	32.79 / 4	WINTER SPRINGS CITY - LIFT STATION 80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	STCS

Facility ID:	9818667	***Clnup Cd (OD):***	
Type:	C - Fuel User/Non-Retail	***Fac Clnup Stat (OD):***	
Status:	Open	***Clnup Dt (OD):***	
Status (OD):	REVIEWED	***Status (Map):***	REVIEWED
Fac Stat (OD):	OPEN	***Contam (Map):***	
Fac Code (OD):	C	***Fac Type (Map):***	Fuel user/Non-retail
Facility 1:	Fuel user/Non-retail	***Fac Stat (Map):***	OPEN

Fac Name (OD):	WINTER SPRINGS CITY - LIFT STATION
Address (OD):	80 MICHAEL BLAKE BLVD
City (OD):	WINTER SPRINGS
County (OD):	SEMINOLE
Zip5 (OD):	32708
Name (Map):	WINTER SPRINGS CITY - LIFT STATION
Address (Map):	80 MICHAEL BLAKE BLVD
City (Map):	WINTER SPRINGS
County (Map):	59
Zip4 (Map):	0
Zip5 (Map):	32708
Address Line 1:	80 Michael Blake Blvd
Address Line 2:	
City:	Winter Springs
County:	SEMINOLE
State:	FL
Zip:	32708
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map); Storage Tank Contaminated Facility Name and Address Search

FDEP Storage Tank Monitoring Open Data Details

Object ID:	70972	**Map Src:**	imagerywithroads
X:	-81.2612656666684	**Map Scale:**	1128
Y:	28.6939910000032	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	WILLIAMS_CA	**El Units:**	
Col Date:	16-Aug-2021	**ALB East:**	667080.99
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	523833.61
Ver Meth:	DPHO	**Loc ID:**	71942
Ver Name:	WILLIAMS_CA	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Date:	16-Aug-2021	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	81
Rel Feat:	CENTR	**Long MM:**	15
Datum:	NAD83	**Long SS:**	
Coord Acc:	4		
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818667/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	71942	**Rel Feat:**	CENTR
Site Type:	Fuel user/Non-retail	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	4073271800	**El Units:**	
Operator:	CITY OF WINTER SPRINGS	**Map Src:**	imagerywithroads
Next action:	PLACARD 18-JUL-2024	**Map Scale:**	1128
Fin Respon:		**Coord Acc:**	4
Office:	CD	**Alb East:**	667080.99
OOIC:	FACILITY	**Alb North:**	523833.61
Col Meth:	DPHO	**Datum:**	NAD83
Col Name:	WILLIAMS_CA	**Elevation:**	
Col Date:	8/16/2021	**Lat DD:**	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Meth:	DPHO	**Lat SS:**	
Ver Name:	WILLIAMS_CA	**Long DD:**	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	15
Ver Date:	8/16/2021	**Long SS:**	
Object ID:	71942		
Col Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Ver Aff:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9818667/gis-facility!search		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Storage Tank Contaminated Facility Name & Address Search Details

Name:	Winter Springs City - Lift Station 80 Michael Blake Blvd Winter Springs, FL 32708
LL Method:	DPHO
Account Owner:	Winter Springs City
Contact:	City Of Winter Springs
Phone:	407-327-1800
District:	CD
County 1:	59 - Seminole
Latitude:	28:41:38.3676
Longitude:	81:15:40.5564

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	631
Content:	Emerg Generator Diesel
Installed:	08/01/2021
Placement:	ABOVE
Status:	In Service
Construction:	C - Steel I - Double Wall M - Spill Containment Bucket P - Level Gauges/Alarms
Piping:	A - Abv, No Soil Contact N - Approved Synthetic Material
Monitoring:	1 - Continuous Electronic Sensing F - Monitor Dbl Wall Tank Space Q - Visual Inspection Of Asts

5	*1 of2*	*WSW*	*0.09 / 451.47*	*40.53 / 12*	***SCRIMSHER PARCEL*** ***E SR 434*** ***WINTER SPRINGS, FL***	*WCRPS*

Site ID:	346911	***Coord Accuracy ID:***	3
Datum ID:	NAD83	***Zip5:***	32708
Method ID:	DPHO	***Zip4:***	
Feature:		***County ID:***	59
Object of Interest:	CAP_RAP SITE	***County:***	SEMINOLE
Proximity to Object:	EXACT	***Lat DD:***	28
Interpolation Scale:	12000	***Lat MM:***	41
Map Source:	IMAGERY_11_13	***Long DD:***	81
Map Source Scale:	12000	***Long MM:***	15
Collect Program ID:	CR		
Collect Username:	HOUSTON_G		
Collect Affiliation:	Florida Department of Environmental Protection		
Verifying Program ID:	CR		
Verify Method ID:	DPHO		
Verifier Username:	HOUSTON_G		
Verifier Affiliation:	Florida Department of Environmental Protection		
Project Name:	SCRIMSHER PARCEL		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/COM_346911/gis-facility!search		

Project Details

Project ID:	352812	***District:***	CD
OGC No:		***GIS ALBX:***	667143.17
Status:	CLOSED	***GIS ALBY:***	523807.99
Priority Score:		***Source:***	Closed Responsible Party Sites
Offsite COC:	N		
Contaminants:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	2 of2	WSW	0.09 / 451.47	40.53 / 12	SCRIMISHER PARCEL E SR 434 WINTER SPRINGS, FL 32708	ERIC

Eric ID:	ERIC_11188	**Offste Contami Key:**	NOCONTAM
Site Status:	CLOSED	**Se Anno Cad Data:**	
Source Facility ID:	138637	**State:**	FL
District:	CD	**County Name:**	Seminole
WMD:	SJRWMD	**County ID:**	59
ICR Indicator:	NO	**Datum ID:**	NAD83
Discharge Date:		**Geometry:**	
Method ID:	DPHO	**X:**	-81.2606340977941
Object of Interest:	CAP_R	**Y:**	28.6937478753188
Proximit to Object:	EXACT	**Lat DD:**	28
Collector Username:	HOUSTON_G	**Lat MM:**	41
Collect Date:		**Lat SS:**	
Map Source:	IMAGERY_11_13	**Long DD:**	81
Map Source Scale:	12000	**Long MM:**	15
Intrpolation Scale:	12000	**Long SS:**	
Coord Accuracy ID:	3	**Gis Albx:**	667143.17
Site Phase Dsc:	Phase 2 - Full Assessment	**Gis Alby:**	523807.99

Site Name: SCRIMSHER PARCEL
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_11188/gis-facility!search

Program Details

Program: Responsible Party Cleanup
Program Type: RESPONSPARTY
Program Status: COMPLETE
Site Manager: George Houston

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of9	WNW	0.12 / 639.91	42.80 / 14	MOBIL OIL CORP SS #Q8M 1205 E SR 434 WINTER SPRINGS FL 32708	RCRA NON GEN

EPA Handler ID: FLD984205518
Gen Status Universe: No Report
Contact Name: DAN HORTON
Contact Address: 3225 , GALLOWS RD , , FAIRFAX , VA, 22037-0002 , US
Contact Phone No and Ext: 703-849-3330
Contact Email:
Contact Country: US
County Name: SEMINOLE
EPA Region: 04
Land Type: Private
Receive Date: 20111012
Location Latitude: 28.695923
Location Longitude: -81.262253

Violation/Evaluation Summary

Note: NO RECORDS: As of Apr 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No

Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 199108
Receive Date: 19910802
Handler Name: MOBIL OIL CORP SS #Q8M
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Handler Details

Sequence No: 201110
Receive Date: 20111012
Handler Name: MOBIL OIL CORP SS #Q8M
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: MOBIL OIL CORP SS # Q8M
Date Became Current: 19910615
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 3225 GALLOWS RD
Street 2:
City: FAIRFAX
State: VA
Country: US
Zip Code: 22037

Owner/Operator Ind: Current Owner
Type: Private
Name: HORTON DAN
Date Became Current: 20000209
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 3225 GALLOWS RD
Street 2:
City: FAIRFAX
State: VA
Country: US
Zip Code: 22037

Owner/Operator Ind: Current Owner
Type: Private
Name: DAN HORTON
Street No:
Street 1: 3225 GALLOWS RD
Street 2:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Date Became Current:	20000209	**City:**	FAIRFAX
Date Ended Current:		**State:**	VA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	22037
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	3225 GALLOWS RD
Name:	DONNA HYMES	**Street 2:**	
Date Became Current:	20111027	**City:**	FAIRFAX
Date Ended Current:		**State:**	VA
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	22037

Historical Handler Details

Receive Dt:	19910802
Generator Code Description:	Small Quantity Generator
Handler Name:	MOBIL OIL CORP SS #Q8M

6	**2 of9**	**WNW**	**0.12 / 639.91**	**42.80 / 14**	**MOBIL-WINTER SPRINGS #731** **1205 E STATE ROAD 434** **WINTER SPRINGS FL 32708**	**UST**

Facility ID:	9045623	**County:**	SEMINOLE
Facility Status:	OPEN	**Lat/Long Method:**	
Facility Type:	A	**Lat DD:**	28
Type Desc:	Retail Station	**Lat MM:**	41
Facility Phone:	8136814279	**Lat SS:**	45.59
Dep Co:	C	**Long DD:**	81
Owner ID:	922	**Long MM:**	15
Owner Phone:	8136814279	**Long SS:**	43.85
Owner:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)		
Owner Address1:	PO BOX 1110		
Owner Address2:	ATTN: STORAGE TANK REGIS		
Owner City:	Brandon		
Owner State:	FL		
Owner Zip 5:	33509		
Contact:	BILL MCKNIGHT | RICK HERWEH		
Source:	Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information; Tank Facility - All Locations and Coordinates Information		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9045623&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9045623		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9045623/facility!search		

Tank Information

Tank ID:	5	**Capacity:**	20000
Tank Status:	U - IN SERVICE	**Substance:**	B - Unleaded Gas
Status Date:	01-OCT-2008	**Placement:**	UNDERGROUND
Installation Date:	01-OCT-2008	**Tank Vessel Indic:**	TANK
Tank Desc:	Double Walled		

Piping

Tank ID:	5
Pipe Description:	J-Pressurized piping system
Tank ID:	5
Pipe Description:	K-Dispenser liners
Tank ID:	5
Pipe Description:	F-Double wall
Tank ID:	5
Pipe Description:	C-Fiberglass

Monitoring

Tank ID: 5
Monitoring Desc: F-Monitor dbl wall tank space

Tank ID: 5
Monitoring Desc: G-Electronic line leak detector

Tank ID: 5
Monitoring Desc: L-Automatic tank gauging - USTs

Tank ID: 5
Monitoring Desc: K-Monitor dbl wall pipe space

Tank ID: 5
Monitoring Desc: 1-Continuous electronic sensing

Tank ID: 5
Monitoring Desc: 4-Visual inspect dispenser liners

Tank ID: 5
Monitoring Desc: 2-Visual inspect pipe sumps

Tank Construction

Tank ID: 5
Cons Code: N
Cons Desc: Flow shut-Off

Tank ID: 5
Cons Code: E
Cons Desc: Fiberglass

Tank ID: 5
Cons Code: M
Cons Desc: Spill containment bucket

Tank ID: 5
Cons Code: I
Cons Desc: Double wall

Tank ID: 5
Cons Code: O
Cons Desc: Tight fill

Tank Information

Tank ID: 2
Tank Status: B - REMOVED FROM SITE
Status Date: 01-OCT-2008
Installation Date: 01-NOV-1989
Tank Desc:
Capacity: 10000
Substance: B - Unleaded Gas
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Tank Information

Tank ID: 4
Tank Status: B - REMOVED FROM SITE
Status Date: 01-OCT-2008
Installation Date: 01-NOV-1989
Tank Desc:
Capacity: 10000
Substance: B - Unleaded Gas
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Tank Information

Tank ID: 1
Tank Status: B - REMOVED FROM SITE
Status Date: 01-OCT-2008
Installation Date: 01-NOV-1989
Tank Desc:
Capacity: 10000
Substance: B - Unleaded Gas
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Tank Information

Tank ID: 6
Tank Status: U - IN SERVICE
Status Date: 01-OCT-2008
Installation Date: 01-OCT-2008
Tank Desc: Double Walled
Capacity: 20000
Substance: D - Vehicular Diesel
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Piping

Tank ID: 6
Pipe Description: F-Double wall

Tank ID: 6
Pipe Description: J-Pressurized piping system

Tank ID: 6
Pipe Description: C-Fiberglass

Tank ID: 6
Pipe Description: K-Dispenser liners

Monitoring

Tank ID: 6
Monitoring Desc: K-Monitor dbl wall pipe space

Tank ID: 6
Monitoring Desc: F-Monitor dbl wall tank space

Tank ID: 6
Monitoring Desc: 2-Visual inspect pipe sumps

Tank ID: 6
Monitoring Desc: L-Automatic tank gauging - USTs

Tank ID: 6
Monitoring Desc: G-Electronic line leak detector

Tank ID: 6
Monitoring Desc: 4-Visual inspect dispenser liners

Tank ID: 6
Monitoring Desc: 1-Continuous electronic sensing

Tank Construction

Tank ID: 6
Cons Code: M
Cons Desc: Spill containment bucket

Tank ID: 6
Cons Code: N
Cons Desc: Flow shut-Off

Tank ID: 6
Cons Code: I

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Cons Desc: Double wall

Tank ID: 6
Cons Code: E
Cons Desc: Fiberglass

Tank ID: 6
Cons Code: L
Cons Desc: Compartmented

Tank ID: 6
Cons Code: O
Cons Desc: Tight fill

Tank Information

Tank ID:	3	**Capacity:**	10000
Tank Status:	B - REMOVED FROM SITE	**Substance:**	B - Unleaded Gas
Status Date:	01-OCT-2008	**Placement:**	UNDERGROUND
Installation Date:	01-NOV-1989	**Tank Vessel Indic:**	TANK
Tank Desc:			

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6 | **3 of9** | **WNW** | **0.12 / 639.91** | **42.80 / 14** | **MOBIL-WINTER SPRINGS #731**
1205 E STATE ROAD 434
WINTER SPRINGS FL 32708-2811 | **LST**

Facility ID:	9045623	**Score:**	46
Facility Status:	OPEN	**Score Effctve Date:**	02/29/2008
Facility Type:	A - Retail Station	**Score when Ranked:**	30
Feature:		**Facility Name:**	MOBIL-WINTER SPRINGS #731
Method:	DPHO	**Address1:**	1205 E STATE ROAD 434
Rank:	4871	**Address2:**	
Operator:	RICK HERWEH	**City:**	WINTER SPRINGS
Phone:	(813)681-4279	**State:**	FL
Name Changed:	10/28/2013	**Zip5:**	32708
Address Changed:	10/25/2018	**Zip4:**	2811
Prim Related Party:	922	**District:**	CD
Primary RP Role:	ACCOUNT OWNER	**County:**	SEMINOLE
RP Begin Date:	10/28/2013	**County No:**	59
RP Name:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)	**Datum:**	0
RP Address1:	PO BOX 1110	**Lat DD:**	28
RP Address2:	ATTN: STORAGE TANK REGIS	**Lat MM:**	41
RP City:	Brandon	**Lat SS:**	44.6788
RP State:	FL	**Long DD:**	81
RP Zip5:	33509	**Long MM:**	15
RP Zip4:	1110	**Long SS:**	43.9905
Contact:	BILL MCKNIGHT | RICK HERWEH	**Section:**	031
RP Phone:	(813)681-4279	**Township:**	20S
RP Phone Ext.:	211	**Range:**	31E
RP Bad Addr Ind:	No		

Facility ID (Map):	9045623
Facility Type (Map):	Retail Station
Facility Status (Map):	OPEN
Facility Name (Map):	MOBIL-WINTER SPRINGS #731
Address (Map):	1205 E STATE ROAD 434
City (Map):	WINTER SPRINGS
Zip5 (Map):	32708
County (Map):	SEMINOLE
Lat DD (Map):	28
Lat MM (Map):	41
Lat SS (Map):	
Long DD (Map):	81
Long MM (Map):	15
Long SS (Map):	
Datum (Map):	HARN
Geometry (Map):	

Rel Feat (Map):	EXACT
Collection (Map):	DPHO
Collector (Map):	PERRY_JF59
Collection Date (Map):	7/23/2003
Document Link (Map):	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9045623/facility!search
Oculus Docs Inventory:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9045623&CAT=11
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9045623
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9045623/facility!search
Source:	DEP; Storage Tanks & Contamination Monitoring, Discharge Info.; FDEP Open Data, Petroleum Contamination Monitoring (PCTS) Discharges (Map)

Discharge Cleanup Summary

Discharge Date:	04/26/1993
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	RA - RA ONGOING
Discharge Cleanup Stat Date:	05/10/2013
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	PRESS_DM
Site Manager End Date:	
Tank Office:	PCLP48 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV

Contaminated Media

Contaminated Drinking Wells:	0
Contaminated Mntring Wells:	YES
Contaminated Soil:	NO
Contaminated Surface Water:	NO
Contaminated Ground Water:	NO
Pollutant:	B - Unleaded Gas
Other Description:	
Gallons Discharged:	25

Petroleum Cleanup Program Eligibility

Cleanup Program:	P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status:	ELIGIBLE

Task Info

SA Task ID:	84141	***SR Soil Treatment:***	
SA Cleanup Resp:	-	***SR Other Treatment:***	
SA Actual Cost:		***SR Alt Proc Rec:***	
SA Complete Date:		***RAP Task ID:***	
SA Payment Date:		***RAP Clean Resp ID:***	-
SR Task ID:		***RAP Actual Cost:***	
SR Cleanup Resp:	-	***RAP Complete Date:***	
SR Actual Cost:		***RAP Payment Date:***	
SR Complete Date:		***RAP Last Ord Appr:***	
SR Payment Date:		***RA Task ID:***	89795
SR Oral Date:		***RA Cleanup Resp:***	-
SR Written Date:		***RA Yrs to Complete:***	
SR Soil Removal:		***RA Actual Cost:***	
SR Free Prod Rmvl:		***Tank Office:***	PCLP48 - Orange County
SR Soil Ton Remove:			
SR Fund Elig Type:	-		
SA Fund Elig Type:	-		
RAP Fund Elig Type:	-		
RA Fund Elig Type:	-		
SR Alternate Procedure Status:			
SR Alt Procedure Status Dt:			
SR Alt Procedure Comment:			
SRC Action Type:	-		
SRC Submit Date:			

SRC Review Date:
SRC Complete Status: -
SRC Comp Status Dt:
SRC Issue Date:
SRC Comments:

Petroleum Cleanup Funding Cap Encumbrance to Date

FCFS: $0.00
LPSPASM: $0.00
SPASM: $0.00
NPDES: $0.00
Utility 1 Time Payments: $0.00
All Wo Ta Co Pos Encumbered: $29,147.47
Wo Ta Co Pos Exclu from Cap: $0.00
Ttl Amnt Encumbered to Date: $29,147.47
Ttl Amnt Encumbered Towar: $29,147.47

Petroleum Cleanup PCT Facility Score

Related Party ID: 922
RP Contact: BILL MCKNIGHT | RICK HERWEH
Facility Cleanup Status: ONGO - ONGOING
Bad Address Indicator: N

Contract

Contractor: FRS ENVIRONMENTAL REMEDIATION, INC. DBA MONTROSE ENVIRONMENT
Score: 46
Facility Name: MOBIL-WINTER SPRINGS #731
Address: 1205 E STATE ROAD 434
City: WINTER SPRINGS
ZIP: 32708
District: CD
County ID: 59
County: SEMINOLE

Discharge Info (Map)

Discharge: 9484
Discharge 1: 26-Apr-1993
Discharge 2: 46
Discharge 3: RA
General Cl: WORK UNDERWAY
Disch Clea: 10-May-2013
Tank Offic: ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV
Eligibility: ELIGIBLE
Eligibility 1: PLIRP
Report Pha: RA
Report Sub: SA
Report S 1: 31-Mar-2020
Staff Assi: PRESS_DM

Open Discharges

Program: PLIRP
Eligibility: ELIGIBLE
Elig Letter Sent: 10/23/2007
Discharge Date: 04/26/1993
Score: 46
Facility: MOBIL-WINTER SPRINGS #731
Address: 1205 E STATE ROAD 434
City: WINTER SPRINGS
State: FL
Zip: 32708
County ID: 59
County: SEMINOLE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

AST UST Discharges

Dep Co:	P	***Long MM:***	15
CU Req:	R	***Long SS:***	43.85
Score:	00046	***Stat Desc:***	RA ONGOING
Descrip:	CLEANUP REQUIRED	***Fac Name:***	MOBIL-WINTER SPRINGS #731
Discharge Date:	26-APR-93	***Fac Type:***	A
Score Date:	29-FEB-2008	***Type Desc:***	Retail Station
Stat Date:	10-MAY-2013	***Fac Addr:***	1205 E STATE ROAD 434
LL Meth:	DPHO	***Fac City:***	WINTER SPRINGS
Lat DD:	28	***Fac Zip:***	32708
Lat MM:	41	***County:***	59
Lat SS:	45.59	***Fac State:***	OPEN
Long DD:	81	***Fac Phone:***	8136814279
Prg Desc:	PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM		

Eligible Discharges

Program:	PLIRP
Current Status:	ACTIVE
Discharge Date:	04/26/1993
Score:	46
Facility:	MOBIL-WINTER SPRINGS #731
Address:	1205 E STATE ROAD 434
City:	WINTER SPRINGS
Zip:	32708
County:	SEMINOLE
Owner:	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Owner Address:	PO BOX 1110
Owner City:	Brandon
Owner State:	FL
Owner Zip:	33509
Owner Phone:	(813)681-4279
Owner Email:	RICK@APECGAS.COM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	4 of9	WNW	0.12 / 639.91	42.80 / 14	MOBIL RS #10918 1205 W HWY 434 WINTER SPRINGS FL 32708	WELL SURVEILLANCE

Facility ID:	9045623	***County:***	SEMINOLE
Project ID:	SUPER	***Longitude:***	-81.262235
Req No:		***Latitude:***	28.695738
Loc ID:	193775	***GPS Date:***	11/20/2007 0:00:00
GPS ID:	193775	***Datum:***	WS1984
Type:	PETROLEUM	***Software:***	Risk_Solo_v2
Insp CHD:	SEMINOLE	***Streetside:***	
HAE:	15.12	***Agency:***	DOH
Loc Method:	DGPS - Differentially Corrected GPS		
Insp F Name:	JOYCE		
Insp L Name:	BITTLE		
Comment:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	5 of9	WNW	0.12 / 639.91	42.80 / 14	MOBIL-WINTER SPRINGS #731 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	DWM CONTAM

Facility ID:	9045623	***Contact:***	
Site ID:	9045623	***Phone:***	
Program Area:		***Method:***	
Facility Type:		***Datum:***	
Fac Type:		***Related Party ID:***	
County ID:	59	***Primary RP Role:***	
Ftc1 Fac Type ID:	A	***RP Begin Date:***	
Stcm Facility Type:	A	***RP Address1:***	
District:	CD	***RP Address2:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Site Status:		**RP City:**	
Section:	31	**RP State:**	
Township:	20S	**RP Zip5:**	
County:	Seminole	**RP Zip4:**	
Range:	31E	**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:	MOBIL-WINTER SPRINGS #731		
Description:	Retail Station		

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:	46	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	DPHO
Site Manager:	PRESS_DM	**Lat DD:**	28
Discharge Date:	4/26/1993	**Lat MM:**	41
Discharge Eligibil:	E	**Lat SS:**	45.59
Eligibility Progrm:	PLIRP	**Long DD:**	81
Cleanup Status:	OPEN-STCM	**Long MM:**	15
Closure Type:		**Long SS:**	43.85
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	6 of9	WNW	0.12 / 639.91	42.80 / 14	MOBIL R/S #10918 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	DWM CONTAM

Facility ID:	9045623	**Contact:**	
Site ID:		**Phone:**	
Program Area:	Petroleum	**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:		**Primary RP Role:**	
Ftc1 Fac Type ID:		**RP Begin Date:**	
Stcm Facility Type:		**RP Address1:**	
District:		**RP Address2:**	
Site Status:		**RP City:**	
Section:		**RP State:**	
Township:		**RP Zip5:**	
County:	SEMINOLE	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:			
Description:			

Program Details

Facility Status:	ACTIVE	**Staff Assigned:**	
Offsite Contam:	U	**Priority:**	
Priority Score:	46	**Score Effective Dt:**	
Project Coordinato:	DURANT_RJ	**Score When Ranked:**	
Program Eligible:	Y	**District:**	PCLP59
Ineligible:		**Datum:**	HARN
Program Area:		**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	44.6788

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Eligibility Progrm:		**Long DD:**	81
Cleanup Status:		**Long MM:**	15
Closure Type:		**Long SS:**	43.9905
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	7 of9	WNW	0.12 / 639.91	42.80 / 14	7-ELEVEN STORE #34786 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	DWM CONTAM

Facility ID:	9045623	**Contact:**	
Site ID:		**Phone:**	
Program Area:	Petroleum	**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:		**Primary RP Role:**	
Ftc1 Fac Type ID:		**RP Begin Date:**	
Stcm Facility Type:		**RP Address1:**	
District:		**RP Address2:**	
Site Status:		**RP City:**	
Section:		**RP State:**	
Township:		**RP Zip5:**	
County:	SEMINOLE	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:			
Description:			

Program Details

Facility Status:	ACTIVE	**Staff Assigned:**	
Offsite Contam:	U	**Priority:**	
Priority Score:	46	**Score Effective Dt:**	
Project Coordinato:	PRESS_DM	**Score When Ranked:**	
Program Eligible:	Y	**District:**	PCLP48
Ineligible:		**Datum:**	HARN
Program Area:		**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	44.6788
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:		**Long MM:**	15
Closure Type:		**Long SS:**	43.9905
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	8 of9	WNW	0.12 / 639.91	42.80 / 14	1205 STATE ROAD 434 EAST WINTER SPRINGS FL	HMIRS

Incident County: SEMINOLE

HMIR Historical Reports

Report No:	I-2002030877	**Fed DOT Agency Nm:**	
Report Type:	A hazardous material incident	**Fed DOT Report No:**	
Date of Incident:	2002-03-02	**Report Submit Src:**	Paper
Time of Incident:	0730	**Inc Multiple Rows:**	No
Haz Class Code:		**Inc Non US State:**	
Hazardous Class:	3	**Mode Transport:**	Highway
Commodity Short Nm:	GASOLINE INCLUDES GASOLI	**Transport Phase:**	Unloading
Commodity Long Nm:	GASOLINE INCLUDES GASOLINE MIXED WITH ETHYL ALCOHOL, WITH NOT MORE THAN 10% ALCOHOL	**Incident Occrrnce:**	

Trade Name:	GASOLINE	**Mat Ship Approval?:**	No
ID No:	UN1203	**Mat Ship Approv No:**	
Haz Waste Ind:	No	**Undecl Hazmat Ship?:**	No
Haz Waste EPA No:		**Packaging Type:**	Cargo Tank Motor Vehicle (CTMV)
HMIS Tox Inhalation?:	No	**Packing Group:**	
TIH Hazard Zone:		**Carrier Reporter:**	MC KENZIE TANK LINES INC
Qty Released:	5	**CR Street Name:**	122 APPLEYARD DRIVE
Unit of Measure:	Liquid - Gallon	**CR City:**	TALLAHASSEE
What Failed:		**CR State:**	FL
What Failed Desc:		**CR Postal Code:**	32304
How Failed Code:		**CR Non US State:**	
How Failed Desc:		**CR Fed DOT ID:**	89896
Failure Cause Code:		**CR Hazmat Reg ID:**	
Failure Cause Desc:		**CR Country:**	US
Ident. Markings:		**Shipper Name:**	KINDER MORGAN
Cont1 Pkging Type:		**Shipper Street Name:**	9919 SOUTH ORANGE AVENUE
Cont1 Const Mat:		**Shipper City:**	TAFT
Cont1 Head Type:		**Shipper State:**	FL
Cont1 Pkg Capacity:	9500	**Shipper Postal:**	32824
C1 Capacity UOM:	LGA	**Shipper Non US St:**	
Cont1 Pkg Amt:	0	**Shipper Country:**	US
C1 Pkg Amt UOM:		**Shipper Waybill:**	793084
Cont1 Pkg No:	1	**Ship Hazmat Reg ID:**	
C1 Pkg NO Failed:	1	**Origin City:**	
Cont1 Pkg Mnfctr:	HEIL COMPANY	**Origin State:**	
Cont1 Pkg Mnfct Dt:	0-00-00 00:00:00	**Origin Postal:**	
Cont1 Pkg Serial NO:	A3A7B417H5	**Origin Non US St:**	
C1 Pkg Last Test Dt:	2001-05-17 00:00:00	**Origin Country:**	US
C1 Test Const Mat:		**Destination City:**	WINTER SPRINGS
C1 Pkg Dsign Pres.:	0	**Destination State:**	FLORIDA
C1 Dsign Press UOM:		**Destination Postal:**	
C1 Pkg Shell Thick:	0	**Destination Non US:**	
C1 Shell Thick UOM:		**Destination Country:**	US
C1 Head Thickness:	0	**Cont2 Package Type:**	
C1 Head Thick UOM:		**Cont2 Const Mat:**	
C1 Pkg Srvc Pres.:	0	**Cont2 Pkg Capacity:**	0
C1 Srvc Press UOM:		**Cont2 Capacity UOM:**	
C1 Valve/Device Fail?:	No	**Cont2 Pkg Amount:**	0
C1 Device Type:		**Cont2 Pkg Amt UOM:**	
C1 Device Mnfctr:		**Cont2 Pkg No:**	0
C1 Device Model:		**Cont2 Pkg No Failed:**	0
NRC No:			

RAM Pkg Category:		**Haz NonHosp Public:**	0
RAM Pkg Cert.:	FALSE	**Haz NonHosp Old:**	
RAM Pkg Cert. NBR:		**Tot Haz Non Hosp Inj:**	
RAM Nuclide S:		**Total Hazmat Injuries:**	0
RAM Transport Index:		**Evacuation Indicator:**	No
RAM UOM:		**Public Evacuated:**	0
RAM Activity Rpted:	0	**Employees Evac:**	0
RAM UOM Rpted:		**Total Evacuated:**	0
RAM Activity:	0	**Total Evacuation Hrs:**	0
RAM Activity UOM:		**Major Artery Closed:**	No
RAM Mat Safety:		**Mjr Artery Hrs Closed:**	0
Spillage Result:	Yes	**Material Involved:**	No
Fire Result:	No	**Estimated Speed:**	0
Explosion Result:	No	**Weather Conditions:**	
Water Sewer Result:	No	**Vehicle Overturn:**	No
Gas Dispersion:	No	**Vehicle Left Roadway:**	No
Environment Damage:	No	**Passenger Aircraft:**	No
No Release Result:	No	**Cargo Baggage:**	
Fire EMS Report:	No	**Ship Non Transport:**	No
Fire EMS EMS Report:		**Ship Air First Flight:**	No
Police Report:	No	**Ship Air Subflight:**	No
Police Report No:		**Ship Init Transport:**	No
In House Cleanup:	No	**Ship Phase Transfer:**	No
Other Cleanup:	No	**Contact Name:**	MIKE MCCOY
Damage > 500:	No	**Contact Title:**	OPERATIONS MANAGER
Material Loss:	5	**Contact Business:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Carrier Damage:	0	**Contact Street:**	
Property Damage:	0	**Contact City:**	
Response Cost:	0	**Contact State:**	
Remediation Cost:	0	**Contact Postal:**	
Damage Old Form:	0	**Contact Non US St:**	
Total Damages Amt:	5	**Contact Country:**	US
Hazmat Fatality:	No	**Inc. Report Prepared:**	
Haz Fatal Employees:	0	**HMIS Serious Incidnt:**	No
Haz Fatal Respndrs:	0	**HMIS Serious Fatality:**	No
Haz Fatal Gen Public:	0	**HMIS Serious Injury:**	No
Tot Hazmat Fatalities:	0	**HMIS Flight Plan:**	No
Non Hazmat Fatality:	No	**HMIS Serious Evacs:**	No
Non Hazmat Fatals:	0	**HMIS Major Artery:**	No
Hazmat Injury:	No	**HMIS Bulk Release:**	No
Haz Hospital Empl:	0	**HMIS Marine Pollutnt:**	No
Haz Hospital Resp:	0	**HMIS Radioactive:**	No
Haz Hosp Gen Public:	0	**HMIS Gen Pkg Type:**	TANK
Haz Hosp Old Form:	0	**HMIS Container Code:**	MC307
Total Haz Hosp Inj:	0	**HMIS Container Desc:**	Cargo tanks
Haz Non Hosp Empl:	0	**HMIS Bulk Incident:**	Yes
Haz Non Hosp Resp:	0	**Undeclared Shipment:**	No

Description of Events: DRIVER WAS DROPPING REGULAR GASOLINE, CLAIMED THERE WAS A VAPOR BACK UP, SPILLING APPROXIMATELY 5 GALLONS ON THE GROUND. DRIVER CLEANED UP AREA WITH ABSORBENT PADS.

Recommend Actions Taken:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	9 of9	WNW	0.12 / 639.91	42.80 / 14	MOBIL-WINTER SPRINGS #731 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	STCS

Facility ID:	9045623	**Clnup Cd (OD):**	ONGO
Type:	A - Retail Station	**Fac Clnup Stat (OD):**	ONGOING
Status:	Open	**Clnup Dt (OD):**	2009/02/17
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	OPEN	**Contam (Map):**	YES
Fac Code (OD):	A	**Fac Type (Map):**	Retail Station
Facility 1:	Retail Station	**Fac Stat (Map):**	OPEN
Fac Name (OD):	MOBIL-WINTER SPRINGS #731		
Address (OD):	1205 E STATE ROAD 434		
City (OD):	WINTER SPRINGS		
County (OD):	SEMINOLE		
Zip5 (OD):	32708		
Name (Map):	MOBIL-WINTER SPRINGS #731		
Address (Map):	1205 E STATE ROAD 434		
City (Map):	WINTER SPRINGS		
County (Map):	59		
Zip4 (Map):	2811		
Zip5 (Map):	32708		
Address Line 1:	1205 E State Road 434		
Address Line 2:			
City:	Winter Springs		
County:	SEMINOLE		
State:	FL		
Zip:	32708- 2811		
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map); Storage Tank Contaminated Facility Name and Address Search		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	32989	**Map Src:**	1994 doqs
X:	-81.2622195833348	**Map Scale:**	1010
Y:	28.6957441111145	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	PERRY_JF59	**El Units:**	
Col Date:	23-Jul-2003	**ALB East:**	666983.66
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	524026.19

Ver Meth:	DPHO	**Loc ID:**	18292
Ver Name:	WOEBER_A	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Date:	09-Jun-2005	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	81
Rel Feat:	EXACT	**Long MM:**	15
Datum:	HARN	**Long SS:**	
Coord Acc:	4		

Col Aff: CONTRACTOR
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Direct:
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9045623/gis-facility!search

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	18292	**Rel Feat:**	EXACT
Site Type:	Retail Station	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	8136814279	**El Units:**	
Operator:	RICK HERWEH	**Map Src:**	1994 doqs
Next action:	PLACARD 21-JUN-2024	**Map Scale:**	1010
Fin Respon:		**Coord Acc:**	4
Office:	CD	**Alb East:**	666983.66
OOIC:	FACILITY	**Alb North:**	524026.19
Col Meth:	DPHO	**Datum:**	HARN
Col Name:	PERRY_JF59	**Elevation:**	
Col Date:	7/23/2003	**Lat DD:**	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Meth:	DPHO	**Lat SS:**	
Ver Name:	WOEBER_A	**Long DD:**	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	15
Ver Date:	6/9/2005	**Long SS:**	
Object ID:	18292		

Col Aff: CONTRACTOR
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9045623/gis-facility!search

Storage Tank Contaminated Facility Name & Address Search Details

Name: Mobil-Winter Springs #731
1205 E State Road 434
Winter Springs, FL 32708- 2811
LL Method: DPHO - Digital Aerial Photography with Ground Control
Account Owner: Automated Petroleum & Energy Co Inc (Apec)
Contact: Rick Herweh
Phone: 813-681-4279
District: CD
County 1: 59 - Seminole
Latitude: 28:41:44.6788
Longitude: 81:15:43.9905

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 5
Size: 20000
Content: Unleaded Gas
Installed: 10/01/2008
Placement: UNDER
Status: In Service
Construction: E - Fiberglass
I - Double Wall
M - Spill Containment Bucket
N - Flow Shut-Off
O - Tight Fill
Piping: C - Fiberglass
F - Double Wall

J - Pressurized Piping System
K - Dispenser Liners

Monitoring:
1 - Continuous Electronic Sensing
2 - Visual Inspect Pipe Sumps
4 - Visual Inspect Dispenser Liners
F - Monitor Dbl Wall Tank Space
G - Electronic Line Leak Detector
K - Monitor Dbl Wall Pipe Space
L - Automatic Tank Gauging - Usts

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 10000
Content: Unleaded Gas
Installed: 11/01/1989
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 6
Size: 20000
Content: Vehicular Diesel
Installed: 10/01/2008
Placement: UNDER
Status: In Service
Construction: E - Fiberglass
I - Double Wall
L - Compartmented
M - Spill Containment Bucket
N - Flow Shut-Off
O - Tight Fill
Piping: C - Fiberglass
F - Double Wall
J - Pressurized Piping System
K - Dispenser Liners
Monitoring: 1 - Continuous Electronic Sensing
2 - Visual Inspect Pipe Sumps
4 - Visual Inspect Dispenser Liners
F - Monitor Dbl Wall Tank Space
G - Electronic Line Leak Detector
K - Monitor Dbl Wall Pipe Space
L - Automatic Tank Gauging - Usts

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 10000
Content: Unleaded Gas
Installed: 11/01/1989
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 10000
Content: Unleaded Gas

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Installed: 11/01/1989
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 4
Size: 10000
Content: Unleaded Gas
Installed: 11/01/1989
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of1	WNW	0.14 / 720.71	43.05 / 14	FOREIGN CAR PARTS SERVICE 1207 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811	RCRA NON GEN

EPA Handler ID: FLD981748007
Gen Status Universe: No Report
Contact Name: WAYNE NORMAN
Contact Address: 1207 , E STATE ROAD 434 , , WINTER SPRINGS , FL, 32708-2811 , US
Contact Phone No and Ext: 305-699-4505
Contact Email:
Contact Country: US
County Name: SEMINOLE
EPA Region: 04
Land Type: Private
Receive Date: 20121019
Location Latitude: 28.69765
Location Longitude: -81.325183

Violation/Evaluation Summary

Note: NO RECORDS: As of Apr 2024, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 198701

Receive Date: 19870114
Handler Name: FOREIGN CAR PARTS SERVICE
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Hazardous Waste Handler Details

Sequence No: 201210
Receive Date: 20121019
Handler Name: FOREIGN CAR PARTS SERVICE
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: NORMAN WAYNE
Date Became Current: 20000925
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 1207 E STATE ROAD 434
Street 2:
City: WINTER SPRINGS
State: FL
Country: US
Zip Code: 32708-2811

Owner/Operator Ind: Current Owner
Type: Private
Name: WAYNE NORMAN
Date Became Current: 20000925
Date Ended Current:
Phone:
Source Type: Implementer
Street No:
Street 1: 1207 E STATE ROAD 434
Street 2:
City: WINTER SPRINGS
State: FL
Country: US
Zip Code: 32708-2811

Owner/Operator Ind: Current Owner
Type: Private
Name: WAYNE NORMAN
Date Became Current: 20000925
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 1207 E STATE ROAD 434
Street 2:
City: WINTER SPRINGS
State: FL
Country: US
Zip Code: 32708-2811

Historical Handler Details

Receive Dt: 19870114
Generator Code Description: Small Quantity Generator
Handler Name: FOREIGN CAR PARTS SERVICE

8	1 of1	NW	0.14 / 744.06	41.64 / 13	1212 E. SR 434 DEBRIS STAGING AREA 1212 E. SR 434 WINTER SPRINGS FL 32708	SWF/LF

Facility ID: 98367
Fac Type (Geodata): Solid Waste
Fac Stat (Geodata): Inactive
Status Dt (Geodat): 2023/01/01 00:00:00+00
Ownership (Geodat): County
Zip4 (Geodata):
Zip5 (Geodata): 32708
District (Geodata): CD
Office (Geodata):
Resp Authority:
RA Address:
City1:
RA State:
District: CD
Section:
Township:
Range:
County ID (Geodat): 59
County (Geodata): Seminole
County: SEMINOLE
Latitude: 28:41:41
Longitude: 81:15:35

Zip1:
RA Phone No.:
RA Email:
Site Supervisor:
SS Address:
City 1:
SS State:
Zip 1:
SS Phone No:
SS Email:
Land Owner:
LO Address:
City 2:
LO State:
Zip 2:
LO Phone No:
Facility Name (Geodata): 1212 E. SR 434 DEBRIS STAGING AREA
Address (Geodata): 1212 E. SR 434
City (Geodata): Winter Springs
Documents (Geodata): https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/98367/gis-facility!search
Reports (Geodata): https://fldep.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Inventory_res2.asp?wacsid=98367
Info Portal Facility URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=98367
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=98367&CAT=8
Data Source: Solid Waste Facility Inventory Report; Florida DEP Geospatial Open Data

Class details

Class: DISASTER DEBRIS MANAGEMENT SITE
Class Status: INACTIVE (I)

Solid Waste Facility Inventory Geospatial Open Data

Object of Interest: Waste Processing Area
Accuracy Level: 6
Accuracy: 50 - 999.99 meters
QA Status: Not Reviewed
Datum ID: NAD83
X: 667229.674899825
Y: 523918.139000343
Lat DD: 28
Lat MM: 41
Lat SS:
Long DD: 81
Long MM: 15
Long SS:
Class: DISASTER DEBRIS MANAGEMENT SITE
Class Status: Inactive
Proximity ID: Approximate feature location
Coord Method ID: Unknown method

Solid Waste Facility Inventory Geospatial Open Data

Object of Interest: Facility
Accuracy Level: 6
Accuracy: 50 - 999.99 meters
QA Status: Not Reviewed
Datum ID: NAD83
X: 667229.674899825
Y: 523918.139000343
Lat DD: 28
Lat MM: 41
Lat SS:
Long DD: 81
Long MM: 15
Long SS:
Class:
Class Status:
Proximity ID: Approximate feature location
Coord Method ID: Unknown method

9	1 of18	SSW	0.17 / 887.66	38.72 / 10	CENTRAL FLORIDA DRUM INC 2950 RAILROAD AVE OVIEDO FL 32765	RCRA NON GEN

EPA Handler ID: FLD032630212
Gen Status Universe: No Report
Contact Name: KENNETH PLANTE

Contact Address:	2950 , RAILRD AVE , , OVIEDO , FL, 32765 , US
Contact Phone No and Ext:	305-365-3688
Contact Email:	
Contact Country:	US
County Name:	SEMINOLE
EPA Region:	04
Land Type:	Private
Receive Date:	19940726
Location Latitude:	28.689269
Location Longitude:	-81.25924

Violation/Evaluation Summary

Note:	VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Apr, 2024.

Violation Details

Found Violation:	Yes
Citation:	GGR:
Violation Short Description:	Generators - General
Violation Type:	262.A
Violation Determined Date:	19860303
Scheduled Compliance Date:	
Return to Compliance:	Unverifiable
Actual Return to Compl:	19860331
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	125
Enforcement Type Description:	DEP WARNING LETTER
Enforcement Action Date:	19860303
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Evaluation Details

Evaluation Start Date:	19860303
Evaluation Type Description:	NON-FINANCIAL RECORD REVIEW
Violation Short Description:	Generators - General
Return to Compliance Date:	19860331
Evaluation Agency:	State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No

Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 199407
Receive Date: 19940726
Handler Name: CENTRAL FLORIDA DRUM INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: KENNETH PLANTE
Date Became Current: 19961018
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 2950 RAILROAD AVE
Street 2:
City: OVIEDO
State: FL
Country: US
Zip Code: 32765

Owner/Operator Ind: Current Owner
Type: Private
Name: PLANTE KENNETH
Date Became Current: 19961018
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 2950 RAILROAD AVE
Street 2:
City: OVIEDO
State: FL
Country: US
Zip Code: 32765

9	***2 of18***	***SSW***	***0.17 / 887.66***	***38.72 / 10***	***POLYMETRICS INC 2950 RAILROAD AVE OVIEDO FL 32794***	***RCRA NON GEN***

EPA Handler ID: FLD984183426
Gen Status Universe: No Report
Contact Name: MARY HORNE
Contact Address: PO BOX 1085 , , MAITLAND , FL, 32794 , US
Contact Phone No and Ext: 407-767-5976
Contact Email:
Contact Country: US
County Name: SEMINOLE
EPA Region: 04
Land Type: Private
Receive Date: 20000812
Location Latitude: 28.690086
Location Longitude: -81.259989

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Apr, 2024.

Evaluation Details

Evaluation Start Date: 20000812
Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990211
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION

Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990112
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19980730
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19980723
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 199011
Receive Date: 19901107
Handler Name: POLYMETRICS INC
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Waste Code Details

Hazardous Waste Code: F003
Waste Code Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Hazardous Waste Code: F005
Waste Code Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS

LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Hazardous Waste Handler Details

Sequence No:	200008
Receive Date:	20000812
Handler Name:	POLYMETRICS INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	PO BOX 1085
Name:	MARY HORNE	***Street 2:***	
Date Became Current:	19990422	***City:***	MAITLAND
Date Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	32794

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	PO BOX 1085
Name:	MARY HORNE	***Street 2:***	
Date Became Current:	19990422	***City:***	MAITLAND
Date Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Implementer	***Zip Code:***	32794

Historical Handler Details

Receive Dt:	19901107
Generator Code Description:	Small Quantity Generator
Handler Name:	POLYMETRICS INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	3 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765-8240	LST

Facility ID:	8520795	***Score:***	26
Facility Status:	CLOSED	***Score Effctve Date:***	12/21/2004
Facility Type:	C - Fuel user/Non-retail	***Score when Ranked:***	26
Feature:		***Facility Name:***	L D PLANTE INC
Method:	DPHO	***Address1:***	2950 RAILROAD AVE
Rank:	6627	***Address2:***	
Operator:	L D PLANTE INC	***City:***	OVIEDO
Phone:	(407)365-3241	***State:***	FL
Name Changed:		***Zip5:***	32765
Address Changed:		***Zip4:***	8240
Prim Related Party:	12685	***District:***	CD
Primary RP Role:	ACCOUNT OWNER	***County:***	SEMINOLE
RP Begin Date:	10/04/1985	***County No:***	59
RP Name:	L D PLANTE INC	***Datum:***	0
RP Address1:	2950 RAILROAD AVE	***Lat DD:***	28
RP Address2:		***Lat MM:***	41
RP City:	OVIEDO	***Lat SS:***	22.4273
RP State:	FL	***Long DD:***	81
RP Zip5:	32765	***Long MM:***	15
RP Zip4:	8240	***Long SS:***	35.5688
Contact:	DON PLANTE	***Section:***	006
RP Phone:	(407)365-3241	***Township:***	21S
RP Phone Ext.:		***Range:***	31E
RP Bad Addr Ind:	No		
Facility ID (Map):	8520795		

Facility Type (Map):	Fuel user/Non-retail
Facility Status (Map):	CLOSED
Facility Name (Map):	L D PLANTE INC
Address (Map):	2950 RAILROAD AVE
City (Map):	OVIEDO
Zip5 (Map):	32765
County (Map):	SEMINOLE
Lat DD (Map):	28
Lat MM (Map):	41
Lat SS (Map):	
Long DD (Map):	81
Long MM (Map):	15
Long SS (Map):	
Datum (Map):	HARN
Geometry (Map):	
Rel Feat (Map):	CENTR
Collection (Map):	DPHO
Collector (Map):	SNYDER_W
Collection Date (Map):	5/20/2004
Document Link (Map):	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/facility!search
Oculus Docs Inventory:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8520795&CAT=11
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8520795
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/facility!search
Source:	DEP; Storage Tanks & Contamination Monitoring, Discharge Info.; FDEP Open Data, Petroleum Contamination Monitoring (PCTS) Discharges (Map)

Discharge Cleanup Summary

Discharge Date:	12/31/2002
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFAC - NO FURTHER ACTION WITH CONDITIONS
Discharge Cleanup Stat Date:	06/04/2014
Eligibility Indicator:	I - INELIGIBLE
Site Manager:	WHITE_CL
Site Manager End Date:	05/13/2014
Tank Office:	PCLP48 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV

Contaminated Media

Contaminated Drinking Wells:	
Contaminated Mntring Wells:	
Contaminated Soil:	
Contaminated Surface Water:	
Contaminated Ground Water:	YES
Pollutant:	B - Unleaded Gas
Other Description:	DISCOVERED DURING ASSESSMENT
Gallons Discharged:	

Task Info

SA Task ID:	81170	***SR Soil Treatment:***	
SA Cleanup Resp:	-	***SR Other Treatment:***	
SA Actual Cost:		***SR Alt Proc Rec:***	
SA Complete Date:		***RAP Task ID:***	
SA Payment Date:		***RAP Clean Resp ID:***	-
SR Task ID:		***RAP Actual Cost:***	
SR Cleanup Resp:	-	***RAP Complete Date:***	
SR Actual Cost:		***RAP Payment Date:***	
SR Complete Date:		***RAP Last Ord Appr:***	
SR Payment Date:		***RA Task ID:***	78123
SR Oral Date:		***RA Cleanup Resp:***	-
SR Written Date:		***RA Yrs to Complete:***	0
SR Soil Removal:		***RA Actual Cost:***	
SR Free Prod Rmvl:		***Tank Office:***	PCLP48 - Orange County
SR Soil Ton Remove:			
SR Fund Elig Type:	-		

SA Fund Elig Type:	-
RAP Fund Elig Type:	-
RA Fund Elig Type:	-
SR Alternate Procedure Status:	
SR Alt Procedure Status Dt:	
SR Alt Procedure Comment:	
SRC Action Type:	NFAC - NO FURTHER ACTION WITH CONDITIONS
SRC Submit Date:	6/20/2012
SRC Review Date:	07-18-2012
SRC Complete Status:	A - APPROVED
SRC Comp Status Dt:	07-18-2012
SRC Issue Date:	06-04-2014
SRC Comments:	

Petroleum Cleanup PCT Facility Score

Related Party ID:	12685
RP Contact:	DON PLANTE
Facility Cleanup Status:	CMPL - COMPLETED
Bad Address Indicator:	N

Discharge Info (Map)

Discharge:	55225	***Eligibility:***	INELIGIBLE
Discharge 1:	31-Dec-2002	***Eligibility 1:***	
Discharge 2:	26	***Report Pha:***	COMPLETED
Discharge 3:	NFAC	***Report Sub:***	COMPLETED
General Cl:	CLOSURE	***Report S 1:***	04-Jun-2014
Disch Clea:	04-Jun-2014	***Staff Assi:***	
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		

AST UST Discharges

Dep Co:	P	***Long MM:***	12
CU Req:	R	***Long SS:***	28.63
Score:	00026	***Stat Desc:***	NO FURTHER ACTION WITH CONDITIONS
Descrip:	CLEANUP REQUIRED	***Fac Name:***	L D PLANTE INC
Discharge Date:	31-DEC-02	***Fac Type:***	C
Score Date:	03-JUN-2010	***Type Desc:***	Fuel user/Non-retail
Stat Date:	04-JUN-2014	***Fac Addr:***	2950 RAILROAD AVE
LL Meth:	DPHO	***Fac City:***	OVIEDO
Lat DD:	28	***Fac Zip:***	32765
Lat MM:	40	***County:***	59
Lat SS:	14.93	***Fac State:***	CLOSED
Long DD:	81	***Fac Phone:***	4073653241
Prg Desc:			

Ineligible Discharges

Discharge Date:	12/31/2002
Score:	26
Current Status:	CLOSED
Facility:	L D PLANTE INC
Address:	2950 RAILROAD AVE
City:	OVIEDO
Zip:	32765
County:	SEMINOLE
Owner:	L D PLANTE INC
Owner Address:	2950 RAILROAD AVE
Ownercity:	OVIEDO
Owner State:	FL
Owner Zip:	32765
Owner Phone:	(407)365-3241
Owner Email:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	4 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE (BF) 2950 RAILROAD AVE - OVIEDO FL -	VCP

Eric ID:	ERIC_11104	**Point Proximity:**	EXACT
System ID:	BF590702001	**Accuracy:**	4
System:	BROWNFIELD	**Verification Meth:**	DPHO
Status:	CLOSEDWCOND	**Verification Date:**	10/11/2005 1:38:54 PM
Activity Code:	BSRA	**Latitude Degrees:**	28
Activity Dt:	12/27/2007	**Latitude Minutes:**	41
County:	Seminole	**Latitude Seconds:**	28.6187
District:	CD	**Longitude Degrees:**	81
Object of Interest:	CAP_R	**Longitude Minutes:**	15
Method:	DPHO	**Longitude Seconds:**	42.1317
Datum:	HARN		
Activity Description:	Brownfields Site Rehabilitation Agreement		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	5 of18	SSW	0.17 / 887.66	38.72 / 10	PLANTE 2950 RAILROAD AVE WINTER SPRINGS FL 32708	WELL SURVEILLANCE

Facility ID:	DEP0086	**County:**	SEMINOLE
Project ID:	SUPER	**Longitude:**	-81.259777
Req No:	DC23186	**Latitude:**	28.689453
Loc ID:	102247	**GPS Date:**	5/25/2006 0:00:00
GPS ID:	102247	**Datum:**	
Type:	PETROLEUM	**Software:**	Risk_Solo_v2
Insp CHD:	SEMINOLE	**Streetside:**	
HAE:	-21.55	**Agency:**	DOH
Loc Method:	GPS - Uncorrected GPS		
Insp F Name:	JOYCE		
Insp L Name:	BITTLE		
Comment:	Was able to gps closer to actual site		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	6 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE INC 2950 RAILROAD AVE WINTER SPRINGS FL 32708	WELL SURVEILLANCE

Facility ID:	8520795	**County:**	SEMINOLE
Project ID:	SUPER	**Longitude:**	-81.259128
Req No:		**Latitude:**	28.688939
Loc ID:	204719	**GPS Date:**	11/12/2004 8:11:00
GPS ID:	204719	**Datum:**	WS1984
Type:	PETROLEUM	**Software:**	
Insp CHD:	SEMINOLE	**Streetside:**	
HAE:	11.2	**Agency:**	
Loc Method:	DGPS - Differentially Corrected GPS		
Insp F Name:	JIM		
Insp L Name:	COLLINS		
Comment:	TANKS 3 AND 4		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	7 of18	SSW	0.17 / 887.66	38.72 / 10	LD PLANTE 2950 RAILROAD AVE OVIEDO FL 32708	WELL SURVEILLANCE

Facility ID:	DEP 0086	**County:**	SEMINOLE
Project ID:	SUPER	**Longitude:**	-81.256997
Req No:	DEP0086	**Latitude:**	28.687418
Loc ID:	102255	**GPS Date:**	4/29/2009 0:00:00
GPS ID:	102255	**Datum:**	
Type:	PETROLEUM	**Software:**	Risk_Solo_v2
Insp CHD:	SEMINOLE	**Streetside:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

HAE:	-31.9	**Agency:**	DOH
Loc Method:	DGPS - Differentially Corrected GPS		
Insp F Name:	JOYCE		
Insp L Name:	BITTLE		
Comment:	Fac. is gated- can not get in. gps gate		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	8 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE (BF) 2950 RAILROAD AVE OVIEDO FL	DWM CONTAM

Facility ID:	38428	**Contact:**	
Site ID:	ERIC_11104	**Phone:**	
Program Area:		**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:	59	**Primary RP Role:**	
Ftc1 Fac Type ID:		**RP Begin Date:**	
Stcm Facility Type:	FIESTA	**RP Address1:**	
District:	CD	**RP Address2:**	
Site Status:		**RP City:**	
Section:		**RP State:**	
Township:		**RP Zip5:**	
County:	Seminole	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:	Polymetrics Inc		
Description:			

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:		**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	HARN
Program Area:	BROWNFIELDS	**Method:**	DPHO
Site Manager:	Tracy Jewsbury	**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	28.6187
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:	Closed-ERIC	**Long MM:**	15
Closure Type:		**Long SS:**	42.1317
Closure Date:			

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:		**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	HARN
Program Area:	RESPONSPARTY	**Method:**	DPHO
Site Manager:	Tracy Jewsbury	**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	28.6187
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:	Closed-ERIC	**Long MM:**	15
Closure Type:		**Long SS:**	42.1317
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	9 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765	UST

Facility ID: 8520795
Facility Status: CLOSED
Facility Type: C
Type Desc: Fuel user/Non-retail
Facility Phone: 4073653241
Dep Co: P
Owner ID: 12685
Owner Phone: 4073653241
Owner: L D PLANTE INC
Owner Address1: 2950 RAILROAD AVE
Owner Address2:
Owner City: OVIEDO
Owner State: FL
Owner Zip 5: 32765
Contact: DON PLANTE
County: SEMINOLE
Lat/Long Method:
Lat DD: 28
Lat MM: 40
Lat SS: 14.93
Long DD: 81
Long MM: 12
Long SS: 28.63
Source: Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information; Tank Facility - All Locations and Coordinates Information
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8520795&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8520795
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/facility!search

Tank Information

Tank ID: 3
Tank Status: B - REMOVED FROM SITE
Status Date: 31-DEC-1988
Installation Date: 01-JUL-1960
Tank Desc:
Capacity: 10000
Substance: B - Unleaded Gas
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Tank Information

Tank ID: 4
Tank Status: B - REMOVED FROM SITE
Status Date: 31-DEC-1988
Installation Date: 01-JUL-1967
Tank Desc:
Capacity: 1000
Substance: D - Vehicular Diesel
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	10 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765	AST

County Name:
County: SEMINOLE
Lat/Long Method:
Lat DD: 28
Lat MM: 40
Lat SS: 14.93
Long DD: 81
Long MM: 12
Long SS: 28.63
Owner: L D PLANTE INC
Owner Address1: 2950 RAILROAD AVE
Owner Address2:
Owner City: OVIEDO
Owner State: FL
Owner Zip 5: 32765
Contact: DON PLANTE
Facility ID: 8520795
Facility Status: CLOSED
Facility Type: C
Type Desc: Fuel user/Non-retail
Facility Phone: 4073653241
Dep Co: P
Owner ID: 12685
Owner Phone: 4073653241
Data Source: Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information; Tank Facility - All Locations and Coordinates Information
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8520795&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8520795

Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/facility!search

Tank Information

Tank ID:	2	***Install:***	01-JUL-1974
Status Date:	31-DEC-1988	***Tank Vessel Indic:***	TANK
Tank Status:	B - REMOVED FROM SITE	***Capacity:***	20000
Tank Desc:		***Fac Phone:***	4073653241
Tank Determin:		***Fac State:***	CLOSED
Tank Stat:	B	***Place:***	ABOVEGROUND
Fac Type:	C	***Dep Co:***	P
Type Desc:	Fuel user/Non-retail		
Content Code:	D		
Cont Desc:	Vehicular Diesel		

Tank Information

Tank ID:	1	***Install:***	01-JUL-1974
Status Date:	31-DEC-1988	***Tank Vessel Indic:***	TANK
Tank Status:	B - REMOVED FROM SITE	***Capacity:***	10000
Tank Desc:		***Fac Phone:***	4073653241
Tank Determin:		***Fac State:***	CLOSED
Tank Stat:	B	***Place:***	ABOVEGROUND
Fac Type:	C	***Dep Co:***	P
Type Desc:	Fuel user/Non-retail		
Content Code:	D		
Cont Desc:	Vehicular Diesel		

9	***11 of18***	***SSW***	***0.17 / 887.66***	***38.72 / 10***	***Polymetrics Inc 2950 RAILROAD AVE OVIEDO FL 0***	***ERIC***

Eric ID:	ERIC_11104	***Offste Contami Key:***	CONTAMNOSCHOOL
Site Status:	CLOSEDWCOND	***Se Anno Cad Data:***	
Source Facility ID:	38428	***State:***	FL
District:	CD	***County Name:***	Seminole
WMD:	SJRWMD	***County ID:***	59
ICR Indicator:	NO	***Datum ID:***	HARN
Discharge Date:		***Geometry:***	
Method ID:	DPHO	***X:***	-81.2617032653299
Object of Interest:	CAP_R	***Y:***	28.6912829371314
Proximit to Object:	EXACT	***Lat DD:***	28
Collector Username:	GRANDE_M	***Lat MM:***	41
Collect Date:		***Lat SS:***	
Map Source:	1999 doqs	***Long DD:***	81
Map Source Scale:	5000	***Long MM:***	15
Intrpolation Scale:	0	***Long SS:***	
Coord Accuracy ID:	4	***Gis Albx:***	667045.0
Site Phase Dsc:	Phase 5 - Cleanup Complete	***Gis Alby:***	523532.0
Site Name:	L D PLANTE (BF)		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_11104/gis-facility!search		

Program Details

Program:	Petroleum Restoration Program
Program Type:	PETROLEUM
Program Status:	COMPLETEWITHCOND
Site Manager:	Tracy Jewsbury

Program Details

Program:	Brownfield Site Rehabilitation
Program Type:	BROWNFIELDS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Status: COMPLETEWITHCOND
Site Manager: Tracy Jewsbury

Program Details

Program: Responsible Party Cleanup
Program Type: RESPONSPARTY
Program Status: COMPLETEWITHCOND
Site Manager: Tracy Jewsbury

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9 | **12 of18** | **SSW** | **0.17 / 887.66** | **38.72 / 10** | **L D PLANTE INC**
2950 RAILROAD AVENUE
OVIEDO FL 32765 | **ERIC**

Eric ID: ERIC_7080
Site Status: CLOSEDWCOND
Source Facility ID: 8520795
District: CD
WMD: SJRWMD
ICR Indicator: YES
Discharge Date:
Method ID: DPHO
Object of Interest: FACIL
Proximit to Object: CENTR
Collector Username: ERIC_ICR_INIT_LOAD
Collect Date: 5/20/2004
Map Source: 1999 doqs
Map Source Scale: 5000
Intrpolation Scale: 0
Coord Accuracy ID: 3
Site Phase Dsc: Phase 4 - Design Implementation
Site Name: L.D.PLANTE
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_7080/gis-facility!search

Offste Contami Key: CONTAMUNKNOWN
Se Anno Cad Data:
State: FL
County Name: Seminole
County ID: 59
Datum ID: HARN
Geometry:
X: -81.2598768375852
Y: 28.6895638338426
Lat DD: 28
Lat MM: 41
Lat SS:
Long DD: 81
Long MM: 15
Long SS:
Gis Albx: 667227.33
Gis Alby: 523345.09

Program Details

Program: Brownfield Site Rehabilitation
Program Type: BROWNFIELDS
Program Status: COMPLETEWITHCOND
Site Manager:

Program Details

Program: Petroleum Restoration Program
Program Type: PETROLEUM
Program Status: COMPLETEWITHCOND
Site Manager:

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9 | **13 of18** | **SSW** | **0.17 / 887.66** | **38.72 / 10** | **L.D.PLANTE**
2950 RAILROAD AVENUE
OVIEDO FL | **DWM CONTAM**

Facility ID:
Site ID: ERIC_7080
Program Area:
Facility Type:
Fac Type:
County ID:
Ftc1 Fac Type ID:
Stcm Facility Type:
District: CD
Site Status: Open
Section:
Township:

Contact:
Phone:
Method:
Datum:
Related Party ID:
Primary RP Role:
RP Begin Date:
RP Address1:
RP Address2:
RP City:
RP State:
RP Zip5:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

County:	Seminole	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:			
Description:			

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:		**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	HARN
Program Area:	BROWNFIELDS	**Method:**	DPHO
Site Manager:	Christopher A. Williams	**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	22.4273
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:		**Long MM:**	15
Closure Type:		**Long SS:**	35.5688
Closure Date:			

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:		**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	HARN
Program Area:	BROWNFIELDS	**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:	WILLIAM B YEOMANS JR	**Lat MM:**	41
Discharge Eligibil:	(315)372-3722	**Lat SS:**	22.4273
Eligibility Progrm:	1/29/2019	**Long DD:**	81
Cleanup Status:		**Long MM:**	15
Closure Type:		**Long SS:**	35.5688
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	14 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765	STCS

Facility ID:	8520795	**Clnup Cd (OD):**	CMPL
Type:	C - Fuel User/Non-Retail	**Fac Clnup Stat (OD):**	COMPLETED
Status:	Closed	**Clnup Dt (OD):**	2014/06/18
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	CLOSED	**Contam (Map):**	
Fac Code (OD):	C	**Fac Type (Map):**	Fuel user/Non-retail
Facility 1:	Fuel user/Non-retail	**Fac Stat (Map):**	CLOSED
Fac Name (OD):	L D PLANTE INC		
Address (OD):	2950 RAILROAD AVE		
City (OD):	OVIEDO		
County (OD):	SEMINOLE		
Zip5 (OD):	32765		
Name (Map):	L D PLANTE INC		
Address (Map):	2950 RAILROAD AVE		
City (Map):	OVIEDO		
County (Map):	59		
Zip4 (Map):	8240		
Zip5 (Map):	32765		
Address Line 1:	2950 Railroad Ave		

Address Line 2:
City: Oviedo
County: SEMINOLE
State: FL
Zip: 32765- 8240
Report Source: FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map); Storage Tank Contaminated Facility Name and Address Search

FDEP Storage Tank Monitoring Open Data Details

Object ID:	9772	***Map Src:***	1999 doqs
X:	-81.2598802222244	***Map Scale:***	5000
Y:	28.6895631388922	***Elevation:***	
Regulated:	NO	***El Datum:***	
Col Meth:	DPHO	***El Resolut:***	
Col Name:	SNYDER_W	***El Units:***	
Col Date:	20-May-2004	***ALB East:***	667227.33
Col Prog:	TANKS-PETROLEUM CONTAMINATION	***ALB North:***	523345.09
Ver Meth:	DPHO	***Loc ID:***	18599
Ver Name:	WOEBER_A	***Lat DD:***	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	***Lat MM:***	41
Ver Date:	07-Jun-2005	***Lat SS:***	
OOIC:	FACILITY	***Long DD:***	81
Rel Feat:	CENTR	***Long MM:***	15
Datum:	HARN	***Long SS:***	
Coord Acc:	3		

Col Aff: DEPARTMENT OF ENVIRONMENTAL PROTECTION
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Direct:
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/gis-facility!search

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	18599	***Rel Feat:***	CENTR
Site Type:	Fuel user/Non-retail	***El Datum:***	
Contam Ind:		***El Resolut:***	
Phone:	4073653241	***El Units:***	
Operator:	L D PLANTE INC	***Map Src:***	1999 doqs
Next action:		***Map Scale:***	5000
Fin Respon:		***Coord Acc:***	3
Office:	CD	***Alb East:***	667227.33
OOIC:	FACILITY	***Alb North:***	523345.09
Col Meth:	DPHO	***Datum:***	HARN
Col Name:	SNYDER_W	***Elevation:***	
Col Date:	5/20/2004	***Lat DD:***	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	***Lat MM:***	41
Ver Meth:	DPHO	***Lat SS:***	
Ver Name:	WOEBER_A	***Long DD:***	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	***Long MM:***	15
Ver Date:	6/7/2005	***Long SS:***	
Object ID:	18599		

Col Aff: DEPARTMENT OF ENVIRONMENTAL PROTECTION
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/gis-facility!search

Storage Tank Contaminated Facility Name & Address Search Details

Name: L D Plante Inc
2950 Railroad Ave
Oviedo, FL 32765- 8240
LL Method: DPHO - Digital Aerial Photography with Ground Control
Account Owner: L D Plante Inc
Contact: L D Plante Inc
Phone: 407-365-3241
District: CD

County 1:	59 - Seminole
Latitude:	28:41:22.4273
Longitude:	81:15:35.5688

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	10000
Content:	Vehicular Diesel
Installed:	07/01/1974
Placement:	ABOVE
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	2
Size:	20000
Content:	Vehicular Diesel
Installed:	07/01/1974
Placement:	ABOVE
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	3
Size:	10000
Content:	Unleaded Gas
Installed:	07/01/1960
Placement:	UNDER
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	4
Size:	1000
Content:	Vehicular Diesel
Installed:	07/01/1967
Placement:	UNDER
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

9	***15 of18***	***SSW***	***0.17 / 887.66***	***38.72 / 10***	***L D PLANTE (BF)*** ***2950 RAILROAD AVE -*** ***OVIEDO FL -***	***VCP***

Eric ID:	ERIC_11104	***Point Proximity:***	EXACT
System ID:	BF590702000	***Accuracy:***	4
System:	BROWNFIELD	***Verification Meth:***	DPHO
Status:	CLOSEDWCOND	***Verification Date:***	10/11/2005 1:38:54 PM
Activity Code:	BSRA	***Latitude Degrees:***	28
Activity Dt:	12/27/2007	***Latitude Minutes:***	41
County:	Seminole	***Latitude Seconds:***	28.6187

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

District:	CD	**Longitude Degrees:**	81
Object of Interest:	CAP_R	**Longitude Minutes:**	15
Method:	DPHO	**Longitude Seconds:**	42.1317
Datum:	HARN		
Activity Description:	Brownfields Site Rehabilitation Agreement		

9	16 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765	DWM CONTAM

Facility ID:	8520795	**Contact:**	
Site ID:	8520795	**Phone:**	
Program Area:		**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:	59	**Primary RP Role:**	
Ftc1 Fac Type ID:	C	**RP Begin Date:**	
Stcm Facility Type:	C	**RP Address1:**	
District:	CD	**RP Address2:**	
Site Status:		**RP City:**	
Section:	6	**RP State:**	
Township:	21S	**RP Zip5:**	
County:	Seminole	**RP Zip4:**	
Range:	31E	**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:	L D PLANTE INC		
Description:	Fuel user/Non-retail		

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:	26	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:	12/31/2002	**Lat MM:**	40
Discharge Eligibil:	I	**Lat SS:**	14.93
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:	CLOSED-STCM	**Long MM:**	12
Closure Type:	NFAC	**Long SS:**	28.63
Closure Date:	6/4/2014		

9	17 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE (BF) 2950 RAILROAD AVE - OVIEDO FL -	VCP

Eric ID:	ERIC_11104	**Point Proximity:**	EXACT
System ID:	149079	**Accuracy:**	4
System:	COMET	**Verification Meth:**	DPHO
Status:	CLOSEDWCOND	**Verification Date:**	10/11/2005 1:38:54 PM
Activity Code:	BSRA	**Latitude Degrees:**	28
Activity Dt:	12/27/2007	**Latitude Minutes:**	41
County:	Seminole	**Latitude Seconds:**	28.6187
District:	CD	**Longitude Degrees:**	81
Object of Interest:	CAP_R	**Longitude Minutes:**	15
Method:	DPHO	**Longitude Seconds:**	42.1317
Datum:	HARN		
Activity Description:	Brownfields Site Rehabilitation Agreement		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	18 of18	SSW	0.17 / 887.66	38.72 / 10	L D PLANTE (BF) 2950 RAILROAD AVE - OVIEDO FL -	VCP

Eric ID:	ERIC_11104	**Point Proximity:**	EXACT
System ID:	8520795	**Accuracy:**	4
System:	STCM	**Verification Meth:**	DPHO
Status:	CLOSEDWCOND	**Verification Date:**	10/11/2005 1:38:54 PM
Activity Code:	BSRA	**Latitude Degrees:**	28
Activity Dt:	12/27/2007	**Latitude Minutes:**	41
County:	Seminole	**Latitude Seconds:**	28.6187
District:	CD	**Longitude Degrees:**	81
Object of Interest:	CAP_R	**Longitude Minutes:**	15
Method:	DPHO	**Longitude Seconds:**	42.1317
Datum:	HARN		
Activity Description:	Brownfields Site Rehabilitation Agreement		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of1	SSW	0.17 / 887.66	38.72 / 10	Former Central Florida Drum Facility 2950 (M-1 Zoning Area Only) and 2960 Railroad Avenue WINTER SPRINGS FL 32708	BROWNFIELDS

Site ID:	BF590702001	**CCD1 City ID:**	4905
Area ID:	BF590702000	**CC2 County ID:**	59
Remediation:	AWAITING CLEANUP	**County:**	SEMINOLE
Acreage:	6.158711	**DDC Dep District ID:**	CD
SRCO Date:	03-MAY-19 12.00.00.000000 AM	**District:**	Central
BSRA Date:	27-DEC-07 12.00.00.000000 AM	**Latitude:**	28.68969728
X Coordinate NBR:	667217.0221	**Longitude:**	-81.25983692
Y Coordinate NBR:	523396.5232	**Lat DD:**	28
Shape Area:	24923.37804306	**Lat MM:**	41
Shape Length:	1139.95164134	**Lat SS:**	24.1246
Method:	PAPER	**Long DD:**	-81
CMC2 Verif Method:	DPHO	**Long MM:**	15
Verification Date:	17-JAN-08 12.00.00.000000 AM	**Long SS:**	35.8967
Date Stamp:	20-DEC-07 12.00.00.000000 AM	**Username:**	CLARKE_C
Source:	Seminole County		
Area Name:	Former Central Florida Drum Facility		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/BF590702001/gis-facility!search		
Comment:	aka L.D. Plante, Inc.		
Oculus Docs Inventory Url:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=BF590702001&CAT=5		
Information Portal Facility Url:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=BF590702001		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of1	SSW	0.17 / 887.66	38.72 / 10	Former Central Florida Drum Facility WINTER SPRINGS FL	BROWNFIELD AREA

Area ID:	BF590702000	**Latitude:**	28.68969727
User Name:	CLARKE_C	**Longitude:**	-81.25983692
Method:	PAPER	**Latitude Degrees:**	28
County:	SEMINOLE	**Latitude Minutes:**	41
District:	Central	**Latitude Seconds:**	22.91018964
Acreage:	6.15871	**Longitude Degrees:**	-81
Resolution No:	2007-R-233	**Longitude Minutes:**	15
Resolution Date:	11-DEC-07 12.00.00.000000 AM	**Longitude Seconds:**	35.41292064
Shape Area:		**X Coordinate:**	667230.8907127
Shape Length:		**Y Coordinate:**	523359.9865243
Date Stamp:	20-DEC-07 12.00.00.000000 AM		
Source:	Seminole County		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/BF590702000/gis-facility!search		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708-3715	LST

Facility ID:	8516641	**Score:**	56
Facility Status:	CLOSED	**Score Effctve Date:**	02/01/2013
Facility Type:	A - Retail Station	**Score when Ranked:**	76
Feature:		**Facility Name:**	HANDY WAY FOOD STORE #3333
Method:	DPHO	**Address1:**	170 TUSCAWILLA RD
Rank:	556	**Address2:**	
Operator:	BRENT PUZAK	**City:**	WINTER SPRINGS
Phone:	(904)327-1217	**State:**	FL
Name Changed:		**Zip5:**	32708
Address Changed:	08/29/2000	**Zip4:**	3715
Prim Related Party:	10563	**District:**	CD
Primary RP Role:	ACCOUNT OWNER	**County:**	SEMINOLE
RP Begin Date:	05/03/1999	**County No:**	59
RP Name:	THE PANTRY INC	**Datum:**	0
RP Address1:	305 Gregson Dr	**Lat DD:**	28
RP Address2:	ATTN: STORAGE TANK REGIS	**Lat MM:**	41
RP City:	Cary	**Lat SS:**	47.7907
RP State:	NC	**Long DD:**	81
RP Zip5:	27511	**Long MM:**	15
RP Zip4:	6496	**Long SS:**	47.2791
Contact:	BRENT PUZAK | RAMON INCIONG (386) 916-6267	**Section:**	036
RP Phone:	(919)774-6700	**Township:**	020
RP Phone Ext.:	6549	**Range:**	030
RP Bad Addr Ind:	No		

Facility ID (Map):	8516641
Facility Type (Map):	Retail Station
Facility Status (Map):	CLOSED
Facility Name (Map):	HANDY WAY FOOD STORE #3333
Address (Map):	170 TUSCAWILLA RD
City (Map):	WINTER SPRINGS
Zip5 (Map):	32708
County (Map):	SEMINOLE
Lat DD (Map):	28
Lat MM (Map):	41
Lat SS (Map):	
Long DD (Map):	81
Long MM (Map):	15
Long SS (Map):	
Datum (Map):	HARN
Geometry (Map):	
Rel Feat (Map):	EXACT
Collection (Map):	DPHO
Collector (Map):	PERRY_JF59
Collection Date (Map):	10/14/2003
Document Link (Map):	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/facility!search
Oculus Docs Inventory:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516641&CAT=11
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516641
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/facility!search
Source:	DEP; Storage Tanks & Contamination Monitoring, Discharge Info.; FDEP Open Data, Petroleum Contamination Monitoring (PCTS) Discharges (Map)

Discharge Cleanup Summary

Discharge Date:	08/07/2000
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Discharge Cleanup Stat Date:	10/02/2013
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	PRESS_DM
Site Manager End Date:	09/10/2013
Tank Office:	PCLP48 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV

Contaminated Media

Contaminated Drinking Wells:
Contaminated Mntring Wells:
Contaminated Soil:
Contaminated Surface Water:
Contaminated Ground Water: YES
Pollutant: B - Unleaded Gas
Other Description:
Gallons Discharged:

Petroleum Cleanup Program Eligibility

Cleanup Program: S - SITE REHABILITATION FUNDING AGREEMENT
Eligibility Status: NOT ELIGIBLE

Task Info

SA Task ID: 91160
SA Cleanup Resp: -
SA Actual Cost:
SA Complete Date:
SA Payment Date:
SR Task ID:
SR Cleanup Resp: -
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal:
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID:
RAP Clean Resp ID: -
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 90612
RA Cleanup Resp: ST - STATE
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: PCLP48 - Orange County
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 6/19/2013
SRC Review Date: 07-10-2013
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 07-10-2013
SRC Issue Date: 10-02-2013
SRC Comments:

Discharge Cleanup Summary

Discharge Date: 09/28/1987
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Discharge Cleanup Stat Date: 10/02/2013
Eligibility Indicator: E - ELIGIBLE
Site Manager: PRESS_DM
Site Manager End Date: 09/10/2013
Tank Office: PCLP48 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV

Contaminated Media

Contaminated Drinking Wells: 0

Contaminated Mntring Wells: NO
Contaminated Soil: YES
Contaminated Surface Water: NO
Contaminated Ground Water: YES
Pollutant: A - Leaded Gas
Other Description:
Gallons Discharged:

Petroleum Cleanup Program Eligibility

Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: ELIGIBLE

Task Info

SA Task ID: 23272
SA Cleanup Resp: RP - RESPONSIBLE PARTY
SA Actual Cost:
SA Complete Date: 01-17-1997
SA Payment Date:
SR Task ID: 23271
SR Cleanup Resp: RP - RESPONSIBLE PARTY
SR Actual Cost:
SR Complete Date:
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal: Yes
SR Free Prod Rmvl:
SR Soil Ton Remove:
SR Fund Elig Type: -
SA Fund Elig Type: -
RAP Fund Elig Type: -
RA Fund Elig Type: -
SR Alternate Procedure Status:
SR Alt Procedure Status Dt:
SR Alt Procedure Comment:
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 6/19/2013
SRC Review Date: 07-10-2013
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 07-10-2013
SRC Issue Date: 10-02-2013
SRC Comments:

SR Soil Treatment: Yes
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID: 23273
RAP Clean Resp ID: RP - RESPONSIBLE PARTY
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 23274
RA Cleanup Resp: ST - STATE
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: PCLP48 - Orange County

Petroleum Cleanup Funding Cap Encumbrance to Date

FCFS: $94,480.23
LPSPASM: $0.00
SPASM: $0.00
NPDES: $0.00
Utility 1 Time Payments: $0.00
All Wo Ta Co Pos Encumbered: $121,908.70
Wo Ta Co Pos Exclu from Cap: $0.00
Ttl Amnt Encumbered to Date: $216,388.93
Ttl Amnt Encumbered Towar: $216,388.93

Petroleum Cleanup PCT Facility Score

Related Party ID: 10563
RP Contact: BRENT PUZAK | RAMON INCIONG (386) 916-6267
Facility Cleanup Status: CMPL - COMPLETED
Bad Address Indicator: N

Discharge Info (Map)

Discharge:	53111	***Eligibility:***	ELIGIBLE
Discharge 1:	07-Aug-2000	***Eligibility 1:***	SRFA
Discharge 2:	56	***Report Pha:***	COMPLETED
Discharge 3:	NFA	***Report Sub:***	COMPLETED
General Cl:	CLOSURE	***Report S 1:***	02-Oct-2013
Disch Clea:	02-Oct-2013	***Staff Assi:***	
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		

Discharge Info (Map)

Discharge:	9778	***Eligibility:***	ELIGIBLE
Discharge 1:	28-Sep-1987	***Eligibility 1:***	EDI
Discharge 2:	56	***Report Pha:***	COMPLETED
Discharge 3:	NFA	***Report Sub:***	COMPLETED
General Cl:	CLOSURE	***Report S 1:***	02-Oct-2013
Disch Clea:	02-Oct-2013	***Staff Assi:***	
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		

AST UST Discharges

Dep Co:	P	***Long MM:***	15
CU Req:	R	***Long SS:***	47.02
Score:	00056	***Stat Desc:***	NFA COMPLETE
Descrip:	CLEANUP REQUIRED	***Fac Name:***	HANDY WAY FOOD STORE #3333
Discharge Date:	28-SEP-87	***Fac Type:***	A
Score Date:	01-FEB-2013	***Type Desc:***	Retail Station
Stat Date:	02-OCT-2013	***Fac Addr:***	170 TUSCAWILLA RD
LL Meth:	DPHO	***Fac City:***	WINTER SPRINGS
Lat DD:	28	***Fac Zip:***	32708
Lat MM:	41	***County:***	59
Lat SS:	47.98	***Fac State:***	CLOSED
Long DD:	81	***Fac Phone:***	9043271217
Prg Desc:	EARLY DETECTION INCENTIVE		

AST UST Discharges

Dep Co:	P	***Long MM:***	15
CU Req:	R	***Long SS:***	47.02
Score:	00056	***Stat Desc:***	NFA COMPLETE
Descrip:	CLEANUP REQUIRED	***Fac Name:***	HANDY WAY FOOD STORE #3333
Discharge Date:	07-AUG-00	***Fac Type:***	A
Score Date:	01-FEB-2013	***Type Desc:***	Retail Station
Stat Date:	02-OCT-2013	***Fac Addr:***	170 TUSCAWILLA RD
LL Meth:	DPHO	***Fac City:***	WINTER SPRINGS
Lat DD:	28	***Fac Zip:***	32708
Lat MM:	41	***County:***	59
Lat SS:	47.98	***Fac State:***	CLOSED
Long DD:	81	***Fac Phone:***	9043271217
Prg Desc:	SITE REHABILITATION FUNDING AGREEMENT		

Eligible Discharges

Program:	SRFA
Current Status:	CLOSED
Discharge Date:	08/07/2000
Score:	56
Facility:	HANDY WAY FOOD STORE #3333
Address:	170 TUSCAWILLA RD
City:	WINTER SPRINGS
Zip:	32708
County:	SEMINOLE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner: THE PANTRY INC
Owner Address: 305 Gregson Dr
Owner City: Cary
Owner State: NC
Owner Zip: 27511
Owner Phone: (919)774-6700
Owner Email: GBIGGS@CIRCLEK.COM

Eligible Discharges

Program: EDI
Current Status: CLOSED
Discharge Date: 09/28/1987
Score: 56
Facility: HANDY WAY FOOD STORE #3333
Address: 170 TUSCAWILLA RD
City: WINTER SPRINGS
Zip: 32708
County: SEMINOLE
Owner: THE PANTRY INC
Owner Address: 305 Gregson Dr
Owner City: Cary
Owner State: NC
Owner Zip: 27511
Owner Phone: (919)774-6700
Owner Email: GBIGGS@CIRCLEK.COM

12	2 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	DEL CONTAM SITE

Prgm Site ID: 8516641
Remedi Status: ACTIVE
Priority Score: 76
Program Area: Petroleum
Program Eligible: Y
Ineligible:
Offsite Contam: N
Dt Known Offsite:
Proj Manager: SCHMIDT_JD
Office District: PCLP59
Original Source: CS
Record Date: 31-MAR-2015

Record Date:
County: SEMINOLE
Method: DPHO
Datum: HARN
Lat DD: 28
Lat MM: 41
Lat SS: 47.7907
Long DD: 81
Long MM: 15
Long SS: 47.2791

12	3 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDYWAY 170 TUSKAWILLA RD WINTER SPRINGS FL 32708	WELL SURVEILLANCE

Facility ID: 8516641
Project ID: SUPER
Req No: RE41525
Loc ID: 181829
GPS ID: 181829
Type: PETROLEUM
Insp CHD: SEMINOLE
HAE: -19.88
Loc Method: GPS - Uncorrected GPS
Insp F Name: JOYCE
Insp L Name: BITTLE
Comment:

County: SEMINOLE
Longitude: -81.263043
Latitude: 28.69654
GPS Date: 2/23/2007 0:00:00
Datum: WS1984
Software: Risk_Solo_v2
Streetside:
Agency: DOH

12	4 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD	DWM CONTAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					WINTER SPRINGS FL 32708	

Facility ID:	8516641	**Contact:**	
Site ID:		**Phone:**	
Program Area:	Petroleum	**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:		**Primary RP Role:**	
Ftc1 Fac Type ID:		**RP Begin Date:**	
Stcm Facility Type:		**RP Address1:**	
District:		**RP Address2:**	
Site Status:		**RP City:**	
Section:		**RP State:**	
Township:		**RP Zip5:**	
County:	SEMINOLE	**RP Zip4:**	
Range:		**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:			
Description:			

Program Details

Facility Status:	ACTIVE	**Staff Assigned:**	
Offsite Contam:	N	**Priority:**	
Priority Score:	76	**Score Effective Dt:**	
Project Coordinato:	SCHMIDT_JD	**Score When Ranked:**	
Program Eligible:	Y	**District:**	PCLP59
Ineligible:		**Datum:**	HARN
Program Area:		**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	47.7907
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:		**Long MM:**	15
Closure Type:		**Long SS:**	47.2791
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	5 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	UST

Facility ID:	8516641	**County:**	SEMINOLE
Facility Status:	CLOSED	**Lat/Long Method:**	
Facility Type:	A	**Lat DD:**	28
Type Desc:	Retail Station	**Lat MM:**	41
Facility Phone:	9043271217	**Lat SS:**	47.98
Dep Co:	P	**Long DD:**	81
Owner ID:	10563	**Long MM:**	15
Owner Phone:	9197746700	**Long SS:**	47.02
Owner:	THE PANTRY INC		
Owner Address1:	305 Gregson Dr		
Owner Address2:	ATTN: STORAGE TANK REGIS		
Owner City:	Cary		
Owner State:	NC		
Owner Zip 5:	27511		
Contact:	BRENT PUZAK | RAMON INCIONG (386) 916-6267		
Source:	Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information; Tank Facility - All Locations and Coordinates Information		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8516641&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8516641		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/facility!search		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Information

Tank ID:	2	***Capacity:***	10000
Tank Status:	B - REMOVED FROM SITE	***Substance:***	B - Unleaded Gas
Status Date:	27-MAR-1995	***Placement:***	UNDERGROUND
Installation Date:	01-MAY-1982	***Tank Vessel Indic:***	TANK
Tank Desc:			

Tank Information

Tank ID:	3	***Capacity:***	12000
Tank Status:	B - REMOVED FROM SITE	***Substance:***	B - Unleaded Gas
Status Date:	01-JUL-2000	***Placement:***	UNDERGROUND
Installation Date:	01-APR-1995	***Tank Vessel Indic:***	TANK
Tank Desc:			

Tank Information

Tank ID:	1	***Capacity:***	10000
Tank Status:	B - REMOVED FROM SITE	***Substance:***	B - Unleaded Gas
Status Date:	27-MAR-1995	***Placement:***	UNDERGROUND
Installation Date:	01-MAY-1982	***Tank Vessel Indic:***	TANK
Tank Desc:			

Tank Information

Tank ID:	5	***Capacity:***	10000
Tank Status:	B - REMOVED FROM SITE	***Substance:***	B - Unleaded Gas
Status Date:	01-JUL-2000	***Placement:***	UNDERGROUND
Installation Date:	01-APR-1995	***Tank Vessel Indic:***	TANK
Tank Desc:			

Tank Information

Tank ID:	4	***Capacity:***	10000
Tank Status:	B - REMOVED FROM SITE	***Substance:***	B - Unleaded Gas
Status Date:	27-MAR-1995	***Placement:***	UNDERGROUND
Installation Date:	01-MAY-1982	***Tank Vessel Indic:***	TANK
Tank Desc:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	6 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	STCS

Facility ID:	8516641	***Clnup Cd (OD):***	CMPL
Type:	A - Retail Station	***Fac Clnup Stat (OD):***	COMPLETED
Status:	Closed	***Clnup Dt (OD):***	2014/03/23
Status (OD):	REVIEWED	***Status (Map):***	REVIEWED
Fac Stat (OD):	CLOSED	***Contam (Map):***	
Fac Code (OD):	A	***Fac Type (Map):***	Retail Station
Facility 1:	Retail Station	***Fac Stat (Map):***	CLOSED
Fac Name (OD):	HANDY WAY FOOD STORE #3333		
Address (OD):	170 TUSCAWILLA RD		
City (OD):	WINTER SPRINGS		
County (OD):	SEMINOLE		
Zip5 (OD):	32708		
Name (Map):	HANDY WAY FOOD STORE #3333		
Address (Map):	170 TUSCAWILLA RD		
City (Map):	WINTER SPRINGS		
County (Map):	59		
Zip4 (Map):	3715		
Zip5 (Map):	32708		
Address Line 1:	170 Tuscawilla Rd		

Address Line 2:
City: Winter Springs
County: SEMINOLE
State: FL
Zip: 32708- 3715
Report Source: FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map); Storage Tank Contaminated Facility Name and Address Search

FDEP Storage Tank Monitoring Open Data Details

Object ID:	8015	**Map Src:**	1999 doqs
X:	-81.2631330833355	**Map Scale:**	1010
Y:	28.6966085277811	**Elevation:**	
Regulated:	NO	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	PERRY_JF59	**El Units:**	
Col Date:	14-Oct-2003	**ALB East:**	666892.46
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	524120.18
Ver Meth:	DPHO	**Loc ID:**	18725
Ver Name:	WOEBER_A	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Date:	08-Jun-2005	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	81
Rel Feat:	EXACT	**Long MM:**	15
Datum:	HARN	**Long SS:**	
Coord Acc:	4		

Col Aff: CONTRACTOR
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Direct:
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/gis-facility!search

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	18725	**Rel Feat:**	EXACT
Site Type:	Retail Station	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	9043271217	**El Units:**	
Operator:	BRENT PUZAK	**Map Src:**	1999 doqs
Next action:	PLACARD 04-AUG-2000	**Map Scale:**	1010
Fin Respon:		**Coord Acc:**	4
Office:	CD	**Alb East:**	666892.46
OOIC:	FACILITY	**Alb North:**	524120.18
Col Meth:	DPHO	**Datum:**	HARN
Col Name:	PERRY_JF59	**Elevation:**	
Col Date:	10/14/2003	**Lat DD:**	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Meth:	DPHO	**Lat SS:**	
Ver Name:	WOEBER_A	**Long DD:**	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	15
Ver Date:	6/8/2005	**Long SS:**	
Object ID:	18725		

Col Aff: CONTRACTOR
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/gis-facility!search

Storage Tank Contaminated Facility Name & Address Search Details

Name: Handy Way Food Store #3333
170 Tuscawilla Rd
Winter Springs, FL 32708- 3715
LL Method: DPHO - Digital Aerial Photography with Ground Control
Account Owner: The Pantry Inc
Contact: Brent Puzak
Phone: 904-327-1217
District: CD

County 1: 59 - Seminole
Latitude: 28:41:47.7907
Longitude: 81:15:47.2791

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 10000
Content: Unleaded Gas
Installed: 05/01/1982
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 12000
Content: Unleaded Gas
Installed: 04/01/1995
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 1
Size: 10000
Content: Unleaded Gas
Installed: 05/01/1982
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 5
Size: 10000
Content: Unleaded Gas
Installed: 04/01/1995
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 4
Size: 10000
Content: Unleaded Gas
Installed: 05/01/1982
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	7 of7	WNW	0.23 / 1,208.67	44.56 / 16	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	DWM CONTAM

Facility ID:	8516641	**Contact:**	
Site ID:	8516641	**Phone:**	
Program Area:		**Method:**	
Facility Type:		**Datum:**	
Fac Type:		**Related Party ID:**	
County ID:	59	**Primary RP Role:**	
Ftc1 Fac Type ID:	A	**RP Begin Date:**	
Stcm Facility Type:	A	**RP Address1:**	
District:	CD	**RP Address2:**	
Site Status:		**RP City:**	
Section:	36	**RP State:**	
Township:	20	**RP Zip5:**	
County:	Seminole	**RP Zip4:**	
Range:	30	**RP Phone:**	
Rank:		**RP Extension:**	
Operator:		**RP Bad Addr Ind:**	
Name Changed:		**RP Name:**	
Addr Changed:			
Facility Name:	HANDY WAY FOOD STORE #3333		
Description:	Retail Station		

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:	56	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:	8/7/2000	**Lat MM:**	41
Discharge Eligibil:	E	**Lat SS:**	47.98
Eligibility Progrm:	SRFA	**Long DD:**	81
Cleanup Status:	CLOSED-STCM	**Long MM:**	15
Closure Type:	NFA	**Long SS:**	47.02
Closure Date:	10/2/2013		

Program Details

Facility Status:		**Staff Assigned:**	
Offsite Contam:		**Priority:**	
Priority Score:	56	**Score Effective Dt:**	
Project Coordinato:		**Score When Ranked:**	
Program Eligible:		**District:**	
Ineligible:		**Datum:**	0
Program Area:	PETROLEUM	**Method:**	DPHO
Site Manager:		**Lat DD:**	28
Discharge Date:	9/28/1987	**Lat MM:**	41
Discharge Eligibil:	E	**Lat SS:**	47.98
Eligibility Progrm:	EDI	**Long DD:**	81
Cleanup Status:	CLOSED-STCM	**Long MM:**	15
Closure Type:	NFA	**Long SS:**	47.02
Closure Date:	10/2/2013		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of1	WSW	0.23 / 1,216.74	40.66 / 12	HI FLAVOR MEATS 315 TUSKAWILLA RD WINTER SPRINGS FL 32708-3710	RCRA NON GEN

EPA Handler ID: FLR000057604

Gen Status Universe:	No Report
Contact Name:	ROBBIE ONDICK
Contact Address:	315 , TUSKAWILLA RD , , WINTER SPRINGS , FL, 32708-3710 , US
Contact Phone No and Ext:	407-365-5661
Contact Email:	
Contact Country:	US
County Name:	SEMINOLE
EPA Region:	04
Land Type:	Private
Receive Date:	20110615
Location Latitude:	28.692955
Location Longitude:	-81.262902

Violation/Evaluation Summary

Note:	NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Apr, 2024.

Evaluation Details

Evaluation Start Date:	19990615
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Violation Short Description:	
Return to Compliance Date:	
Evaluation Agency:	State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	200002
Receive Date:	20000217
Handler Name:	HI FLAVOR MEATS
Source Type:	Notification
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator

Hazardous Waste Handler Details

Sequence No:	201106
Receive Date:	20110615
Handler Name:	HI FLAVOR MEATS
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	315 TUSKAWILLA RD
Name:	HI FLAVOR MEATS	***Street 2:***	
Date Became Current:	19990629	***City:***	WINTER SPRINGS
Date Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Implementer	***Zip Code:***	32708-3710

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	201 TUSKAWILLA RD
Name:	ONDICK	***Street 2:***	
Date Became Current:	20000217	***City:***	WINTER SPRINGS
Date Ended Current:	20000218	***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	32708

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	315 TUSKAWILLA RD
Name:	HI FLAVOR MEATS INC	***Street 2:***	
Date Became Current:	20000217	***City:***	WINTER SPRINGS
Date Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Implementer	***Zip Code:***	32708

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	315 TUSKAWILLA RD
Name:	HI FLAVOR MEATS	***Street 2:***	
Date Became Current:	19990629	***City:***	WINTER SPRINGS
Date Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	32708-3710

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	201 TUSKAWILLA RD
Name:	ONDICK	***Street 2:***	
Date Became Current:	20000217	***City:***	WINTER SPRINGS
Date Ended Current:	20000218	***State:***	FL
Phone:		***Country:***	US
Source Type:	Implementer	***Zip Code:***	32708

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	315 TUSKAWILLA RD
Name:	HI FLAVOR MEATS INC	***Street 2:***	
Date Became Current:	20000217	***City:***	WINTER SPRINGS
Date Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	32708

Historical Handler Details

Receive Dt:	20000217
Generator Code Description:	Very Small Quantity Generator
Handler Name:	HI FLAVOR MEATS

14	*1 of2*	*SSW*	*0.26 / 1,352.18*	*42.71 / 14*	***L D PLANTE INC 2950 RAILROAD AVENUE OVIEDO FL 32765***	***INST***

Facility ID No:	STCM-8520795	***Horizontal Referen:***	HARN
Site ID:	ERIC_7080	***CMC2 Coord Meth ID:***	CSUR
Boundary Key:	2	***PC2 Proximity ID:***	EXACT
OIC Obj Inter ID:	SWIM	***Create User Name:***	ERIC_INIT_ICR_LOAD
VSC1 Verif Stat ID:	REVIEWED	***Create Date/Time:***	11/29/2018
Control ID:	IC-756	***Modify User Name:***	WILLIAMS_CA
Begin Date:	4/21/2014	***Modify Date/Time:***	1/14/2021

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Previous Publish?:	Yes	**Collector User Nm:**	ERIC_INIT_ICR_LOAD
Site WMD:	SJRWMD	**Collection Date:**	11/29/2018
Site Prog Type Key:		**Area:**	0
Site Dep Office:	CD	**Len:**	0
Site ZIP4:			

Site Name: L.D.PLANTE
All Site Names: L.D.PLANTE
Site Managing Progr:
Control Name: L.D.PLANTE
Mechanism Counties: Seminole, Seminole, Seminole
Mechanism Category: Recorded ICs, Recorded ICs, Recorded ICs
Mechanism Types: Declaration of Restrictive Covenant, Declaration of Restrictive Covenant, Declaration of Restrictive Covenant
Mechanism Book No: 08246, 8246, 9347
Mechanism Page No: 1188, 1188-1192, 320
Mechanism Instr No:
Mechanism Effec Dt: 02-MAY-19, 21-APR-14, 21-APR-14
Restrictions: Dewatering, Digging, Groundwater Use, Soil Exposure, Stormwater Features
Contaminated Media: Groundwater, Soil
Contaminations: Aldrin, Antimony, Arsenic, Benzo(a)pyrene, Benzo(a)pyrene Equivalents, Benzo(b)fluoranthene, Cadmium, Chlordane (total), Chromium (total), Dibenz(a,h)anthracene, Dichloroethane, 1,1-, Dichloroethene, 1,1-, Dieldrin, Indeno(1,2,3-cd)pyrene, Isophorone, Lead, Mercury, Naphthalene, PCBs, PCE, PhOH, TCE, Total Xylenes, VOA-Volatile Organic Aromatics-Legacy
Engineering Controls: None, Permeable cap
Site Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_7080/gis-facility!search
Description: GROUNDWATER USE RESTRICTION
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	2 of2	SSW	0.26 / 1,352.18	42.71 / 14	L D PLANTE INC 2950 RAILROAD AVENUE OVIEDO FL 32765	ENG

Facility ID No:	STCM-8520795	**Horizontal Referen:**	HARN
Site ID:	ERIC_7080	**CMC2 Coord Meth ID:**	CSUR
Boundary Key:	2	**PC2 Proximity ID:**	EXACT
OIC Obj Inter ID:	SWIM	**Create User Name:**	ERIC_INIT_ICR_LOAD
VSC1 Verif Stat ID:	REVIEWED	**Create Date/Time:**	11/29/2018
Control ID:	IC-756	**Modify User Name:**	WILLIAMS_CA
Begin Date:	4/21/2014	**Modify Date/Time:**	1/14/2021
Previous Publish?:	Yes	**Collector User Nm:**	ERIC_INIT_ICR_LOAD
Site WMD:	SJRWMD	**Collection Date:**	11/29/2018
Site Prog Type Key:		**Area:**	0
Site Dep Office:	CD	**Len:**	0
Site ZIP4:			

Site Name: L.D.PLANTE
All Site Names: L.D.PLANTE
Site Managing Progr:
Control Name: L.D.PLANTE
Mechanism Counties: Seminole, Seminole, Seminole
Mechanism Category: Recorded ICs, Recorded ICs, Recorded ICs
Mechanism Types: Declaration of Restrictive Covenant, Declaration of Restrictive Covenant, Declaration of Restrictive Covenant
Mechanism Book No: 08246, 8246, 9347
Mechanism Page No: 1188, 1188-1192, 320
Mechanism Instr No:
Mechanism Effec Dt: 02-MAY-19, 21-APR-14, 21-APR-14
Restrictions: Dewatering, Digging, Groundwater Use, Soil Exposure, Stormwater Features
Contaminated Media: Groundwater, Soil
Contaminations: Aldrin, Antimony, Arsenic, Benzo(a)pyrene, Benzo(a)pyrene Equivalents, Benzo(b)fluoranthene, Cadmium, Chlordane (total), Chromium (total), Dibenz(a,h)anthracene, Dichloroethane, 1,1-, Dichloroethene, 1,1-, Dieldrin, Indeno(1,2,3-cd)pyrene, Isophorone, Lead, Mercury, Naphthalene, PCBs, PCE, PhOH, TCE, Total Xylenes, VOA-Volatile Organic Aromatics-Legacy
Engineering Controls: None, Permeable cap
Site Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_7080/gis-facility!search
Description: GROUNDWATER USE RESTRICTION
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of1	WSW	0.30 / 1,567.39	41.09 / 12	HI-FLAVOR MEATS INC 401 TUSKAWILLA RD WINTER SPRINGS FL 32308	STCS

Facility ID:	8520784	**Clnup Cd (OD):**	
Type:	C - Fuel User/Non-Retail	**Fac Clnup Stat (OD):**	
Status:	Closed	**Clnup Dt (OD):**	
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	CLOSED	**Contam (Map):**	
Fac Code (OD):	C	**Fac Type (Map):**	Fuel user/Non-retail
Facility 1:	Fuel user/Non-retail	**Fac Stat (Map):**	CLOSED
Fac Name (OD):	HI-FLAVOR MEATS INC		
Address (OD):	401 TUSKAWILLA RD		
City (OD):	WINTER SPRINGS		
County (OD):	SEMINOLE		
Zip5 (OD):	32308		
Name (Map):	HI-FLAVOR MEATS INC		
Address (Map):	401 TUSKAWILLA RD		
City (Map):	WINTER SPRINGS		
County (Map):	59		
Zip4 (Map):	0		
Zip5 (Map):	32308		
Address Line 1:	401 Tuskawilla Rd		
Address Line 2:			
City:	Winter Springs		
County:	SEMINOLE		
State:	FL		
Zip:	32308		
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map); Storage Tank Contaminated Facility Name and Address Search		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	9761	**Map Src:**	1994 doqs
X:	-81.2629469166686	**Map Scale:**	2021
Y:	28.6928577500029	**Elevation:**	
Regulated:	NO	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	PERRY_JF59	**El Units:**	
Col Date:	21-Jul-2003	**ALB East:**	666919.85
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	523704.15
Ver Meth:	DPHO	**Loc ID:**	18606
Ver Name:	PERRY_JF59	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Date:	21-Jul-2003	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	81
Rel Feat:	APPRX	**Long MM:**	15
Datum:	HARN	**Long SS:**	
Coord Acc:	4		
Col Aff:	CONTRACTOR		
Ver Aff:	CONTRACTOR		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520784/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	18606	**Rel Feat:**	APPRX
Site Type:	Fuel user/Non-retail	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	4076443720	**El Units:**	
Operator:	ROBBIE ONDICK	**Map Src:**	1994 doqs
Next action:		**Map Scale:**	2021
Fin Respon:		**Coord Acc:**	4
Office:	CD	**Alb East:**	666919.85
OOIC:	FACILITY	**Alb North:**	523704.15
Col Meth:	DPHO	**Datum:**	HARN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Col Name:	PERRY_JF59	**Elevation:**	
Col Date:	7/21/2003	**Lat DD:**	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Meth:	DPHO	**Lat SS:**	
Ver Name:	PERRY_JF59	**Long DD:**	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	15
Ver Date:	7/21/2003	**Long SS:**	
Object ID:	18606		
Col Aff:	CONTRACTOR		
Ver Aff:	CONTRACTOR		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520784/gis-facility!search		

Storage Tank Contaminated Facility Name & Address Search Details

Name:	Hi-Flavor Meats Inc 401 Tuskawilla Rd Winter Springs, FL 32308
LL Method:	DPHO - Autonomous GPS
Account Owner:	Hi Flavor Meats Inc
Contact:	Robbie Ondick
Phone:	407-644-3720
District:	CD
County 1:	59 - Seminole
Latitude:	28:41:34.2879
Longitude:	81:15:46.6089

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	1000
Content:	Vehicular Diesel
Installed:	
Placement:	ABOVE
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of1	SW	0.41 / 2,164.61	46.54 / 18	TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE 395 TUSKAWILLA RD WINTER SPRINGS FL 32708	SWF/LF

Facility ID:	104855	**District:**	CD
Fac Type (Geodata):	Solid Waste	**Section:**	
Fac Stat (Geodata):	Inactive	**Township:**	
Status Dt (Geodat):	2018/01/22 00:00:00+00	**Range:**	
Ownership (Geodat):	Private	**County ID (Geodat):**	59
Zip4 (Geodata):	3710	**County (Geodata):**	Seminole
Zip5 (Geodata):	32708	**County:**	SEMINOLE
District (Geodata):	CD	**Latitude:**	28:41:37.4955
Office (Geodata):	Seminole	**Longitude:**	81:15:44.14
Resp Authority:			
RA Address:			
City1:			
RA State:			
Zip1:			
RA Phone No.:			
RA Email:			
Site Supervisor:			
SS Address:			
City 1:			
SS State:			
Zip 1:			
SS Phone No:			

SS Email:
Land Owner:
LO Address:
City 2:
LO State:
Zip 2:
LO Phone No:
Facility Name (Geodata): TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE
Address (Geodata): 395 TUSKAWILLA RD
City (Geodata): Winter Springs
Documents (Geodata): https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/104855/gis-facility!search
Reports (Geodata): https://fldep.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Inventory_res2.asp?wacsid=104855
Info Portal Facility URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=104855
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=104855&CAT=8
Data Source: Solid Waste Facility Inventory Report; Florida DEP Geospatial Open Data

Class details

Class: DISASTER DEBRIS MANAGEMENT SITE
Class Status: INACTIVE (I)

Solid Waste Facility Inventory Geospatial Open Data

Object of Interest:	Facility	***Lat DD:***	28
Accuracy Level:	3	***Lat MM:***	41
Accuracy:	1.1 - 10 meters	***Lat SS:***	
QA Status:	Reviewed	***Long DD:***	81
Datum ID:	NAD83	***Long MM:***	15
X:	666984.526199825	***Long SS:***	
Y:	523804.558000341		

Class:
Class Status:
Proximity ID: Approximate feature location
Coord Method ID: Digital Aerial Photography

Solid Waste Facility Inventory Geospatial Open Data

Object of Interest:	Waste Processing Area	***Lat DD:***	28
Accuracy Level:	3	***Lat MM:***	41
Accuracy:	1.1 - 10 meters	***Lat SS:***	
QA Status:	Reviewed	***Long DD:***	81
Datum ID:	NAD83	***Long MM:***	15
X:	666984.525099825	***Long SS:***	
Y:	523804.558200346		

Class: DISASTER DEBRIS MANAGEMENT SITE
Class Status: Inactive
Proximity ID: Approximate feature location
Coord Method ID: Digital Aerial Photography

17	***1 of1***	***NW***	***0.42 / 2,206.15***	***45.58 / 17***	***PUBLIX SUPER MARKET #62 1160 E SR 434 WINTER SPRINGS FL 32708***	***STCS***

Facility ID:	9809815	***Clnup Cd (OD):***	
Type:	C - Fuel User/Non-Retail	***Fac Clnup Stat (OD):***	
Status:	Open	***Clnup Dt (OD):***	
Status (OD):	REVIEWED	***Status (Map):***	REVIEWED
Fac Stat (OD):	OPEN	***Contam (Map):***	
Fac Code (OD):	C	***Fac Type (Map):***	Fuel user/Non-retail
Facility 1:	Fuel user/Non-retail	***Fac Stat (Map):***	OPEN

Fac Name (OD): PUBLIX SUPER MARKET #62
Address (OD): 1160 E SR 434
City (OD): WINTER SPRINGS
County (OD): SEMINOLE
Zip5 (OD): 32708

Name (Map):	PUBLIX SUPER MARKET #62
Address (Map):	1160 E SR 434
City (Map):	WINTER SPRINGS
County (Map):	59
Zip4 (Map):	0
Zip5 (Map):	32708
Address Line 1:	1160 E Sr 434
Address Line 2:	
City:	Winter Springs
County:	SEMINOLE
State:	FL
Zip:	32708
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map); Storage Tank Contaminated Facility Name and Address Search

FDEP Storage Tank Monitoring Open Data Details

Object ID:	63283	**Map Src:**	2004 DOQQs
X:	-81.2638055555575	**Map Scale:**	2705
Y:	28.6997684166702	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	PERRY_JF	**El Units:**	
Col Date:	25-Apr-2008	**ALB East:**	666819.1
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	524469.56
Ver Meth:	DPHO	**Loc ID:**	63231
Ver Name:	PERRY_JF	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Date:	25-Apr-2008	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	81
Rel Feat:	VICIN	**Long MM:**	15
Datum:	HARN	**Long SS:**	
Coord Acc:	4		
Col Aff:	SEMINOLE COUNTY		
Ver Aff:	SEMINOLE COUNTY		
Direct:			
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9809815/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	63231	**Rel Feat:**	VICIN
Site Type:	Fuel user/Non-retail	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	4073279725	**El Units:**	
Operator:	STORE MANAGER	**Map Src:**	2004 DOQQs
Next action:	PLACARD 27-JUN-2024	**Map Scale:**	2705
Fin Respon:		**Coord Acc:**	4
Office:	CD	**Alb East:**	666819.1
OOIC:	FACILITY	**Alb North:**	524469.56
Col Meth:	DPHO	**Datum:**	HARN
Col Name:	PERRY_JF	**Elevation:**	
Col Date:	4/25/2008	**Lat DD:**	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Meth:	DPHO	**Lat SS:**	
Ver Name:	PERRY_JF	**Long DD:**	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	15
Ver Date:	4/25/2008	**Long SS:**	
Object ID:	63231		
Col Aff:	SEMINOLE COUNTY		
Ver Aff:	SEMINOLE COUNTY		
Documents:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9809815/gis-facility!search		

Storage Tank Contaminated Facility Name & Address Search Details

Name:	Publix Super Market #62

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

1160 E Sr 434
Winter Springs, FL 32708

LL Method:	DPHO
Account Owner:	Publix Super Markets Inc - Environmental
Contact:	Store Manager
Phone:	407-327-9725
District:	CD
County 1:	59 - Seminole
Latitude:	28:41:59.1663
Longitude:	81:15:49.7000

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	2
Size:	1000
Content:	Emerg Generator Diesel
Installed:	02/01/2024
Placement:	ABOVE
Status:	In Service
Construction:	C - Steel I - Double Wall M - Spill Containment Bucket P - Level Gauges/Alarms
Piping:	A - Abv, No Soil Contact I - Suction Piping System
Monitoring:	1 - Continuous Electronic Sensing F - Monitor Dbl Wall Tank Space Q - Visual Inspection Of Asts

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	1000
Content:	Emerg Generator Diesel
Installed:	11/01/2007
Placement:	ABOVE
Status:	Removed from Site
Construction:	
Piping:	
Monitoring:	

18	***1 of1***	***ESE***	***0.74 / 3,926.72***	***14.53 / -14***	***SULLIVAN MATERIALS - TUSCAWILLA UNITS SEMINOLE COUNTY WINTER SPRINGS FL 32708***	***MRDS***

Dep ID:	10306524	***I1:***	77
Dev Status:	PRODUCER	***Latitude:***	28.690125
Code List:	SD	***Longitude:***	-81.246399
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10306524		

Commodity

I1:	19	***Line:***	1
Code:	SD	***Inserted By:***	woodruff
Commodity:	Sand	***Insert Date:***	03-JUL-2003 15:08:22
Commodity Type:	Non-metallic	***Updated By:***	
Commodity Group:	Sand	***Update Date:***	
Importance:	Primary		

Names

I1:	29	***Inserted By:***	woodruff
Status:	Current	***Insert Date:***	03-JUL-03

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Site Name:	Sullivan Materials - Tuscawilla Uni	***Updated By:***	
Line:	1	***Update Date:***	

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Sep 25, 2024

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Jul 24, 2024

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jul 24, 2024

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 8, 2024

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Apr 8, 2024

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Apr 8, 2024

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Apr 8, 2024

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Apr 8, 2024

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 8, 2024

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Apr 8, 2024

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Sep 25, 2024

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Sep 25, 2024

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Sep 25, 2024

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Oct 15, 2024

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 7, 2024

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Jun 6, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Jun 6, 2024

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jul 24, 2024

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Oct 24, 2024

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

Superfund Waste Cleanup & State-Funded Action Sites: SHWS

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database serves a purpose similar to that of the federal Superfund Enterprise Management System (SEMS), functioning as a state-level counterpart for tracking potential hazardous substance release sites.

Government Publication Date: Oct 11, 2024

Delisted State-Funded Action Sites: DELISTED SHWS

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Oct 11, 2024

ERIC Waste Cleanup: ERIC

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Government Publication Date: Sep 13, 2024

Florida Department of Environmental Protection Cleanup Sites: CLEANUP DEP

The Cleanup Sites layer feeds the FDEP's Contamination Locator Map (CLM). It provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Government Publication Date: Oct 29, 2024

Waste Cleanup Responsible Party Sites: WCRPS

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites: DELISTED WCP

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Oct 29, 2024

Solid Waste Facilities and Landfills: SWF/LF

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

Government Publication Date: Jun 12, 2024

Leaking Tanks: LST

The Storage Tank Regulation Section is part of the Petroleum Restoration Program in the Florida Department of Environmental Protection (FDEP)s Division of Waste Management. In 1983, Florida was one of the first states in the union to pass legislation and adopt rules for underground and aboveground storage tank systems. Since then, over 28,000 facilities have reported discharges of petroleum products from storage tank systems. Florida relies on groundwater for about 92 percent of its drinking water needs, and has some of the most stringent rules in the country.

Government Publication Date: Apr 22, 2024

Delisted Leaking Tanks: DELISTED LST

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

Government Publication Date: Aug 28, 2024

Underground Storage Tanks: UST

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

Government Publication Date: Oct 1, 2024

Aboveground Storage Tanks: AST

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity.The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.

Government Publication Date: Oct 1, 2024

Storage Tank Facilities: TANK

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.

Government Publication Date: Oct 1, 2024

Delisted AST UST Storage Tanks: DEL UST AST TANK

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.

Government Publication Date: Jul 2, 2015

Delisted Storage Tanks: DEL STORAGE TANK

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.

Government Publication Date: Oct 4, 2024

Federal Facilities Listing: FF TANKS

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.

Government Publication Date: Oct 4, 2024

Storage Tank/Contaminated Facility Search: STCS

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search. Note that tank details do not appear for facilities for which all tanks have been removed.

Government Publication Date: Aug 28, 2024

Institutional Controls Registry: INST

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.

Government Publication Date: Nov 11, 2024

Engineering Controls: ENG

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Nov 11, 2024

Voluntary Cleanup Sites: VCP

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Aug 30, 2024

Brownfield Sites: BROWNFIELDS

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.

Government Publication Date: Jan 16, 2024

Brownfield Areas: BROWNFIELD AREA

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.

Government Publication Date: Apr 2, 2024

Hazardous Waste Facility List: HAZ WASTE FAC

List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.

Government Publication Date: Oct 3, 2024

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 14, 2024

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 14, 2024

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 7, 2024

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 7, 2024

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO_2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time.

Government Publication Date: Aug 5, 2024

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Apr 4, 2024

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Aug 1, 2024

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 18, 2024

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Jul 22, 2024

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills: PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Sep 23, 2024

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Sep 30, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

Government Publication Date: Jul 22, 2024

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest : PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Sep 22, 2024

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Sep 23, 2024

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 29, 2024

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jul 24, 2024

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Apr 13, 2024

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2024

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2024

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: May 6, 2024

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Feb 5, 2024

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 29, 2024

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 29, 2024

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Apr 15, 2024

State

Historic Potential Business Activity Risk: HIST RISK

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

Priority Ranking List: PRIORITYCLEAN

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

Government Publication Date: Oct 22, 2024

Dry Cleaning Facilities: DRYCLEANERS

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Government Publication Date: Apr 29, 2024

Delisted Dry Cleaning Facilities: DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

Government Publication Date: Apr 29, 2024

Historical Dry Cleaners: HISTORICAL DRYC

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents: SPILLS

Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Sep 4, 2024

Contaminated Sites: DWM CONTAM

Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).

Government Publication Date: Jul 14, 2023

Delisted Contaminated Sites: DEL CONTAM SITE

List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF): PFAS AFFF

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Jan 30, 2024

PFAS Investigation at Federal Facilities: PFAS

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Nov 11, 2024

Ground Water Contamination Areas: GW CONTAM

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Government Publication Date: Jul 12, 2023

Underground Injection Control Wells: UIC

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Government Publication Date: Sep 9, 2024

Well Surveillance Program Facilities: WELL SURVEILLANCE

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

Government Publication Date: Jul 22, 2024

Cattle Dip Vats: CDV SOUTHEAST

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 19, 2017

Tier 2 Report: TIER 2

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Apr 2, 2024

Delisted County Records: DELISTED COUNTY

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Aug 27, 2024

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX C

HISTORICAL DOCUMENTS

HISTORICAL AERIALS

Project Property: 7Brew - Winter Springs
Michael Blake Boulevard
Winter Springs FL 32708

Project No: 240803190.00

Requested By: TTL, Inc.

Order No: 24112100943

Date Completed: November 25,2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

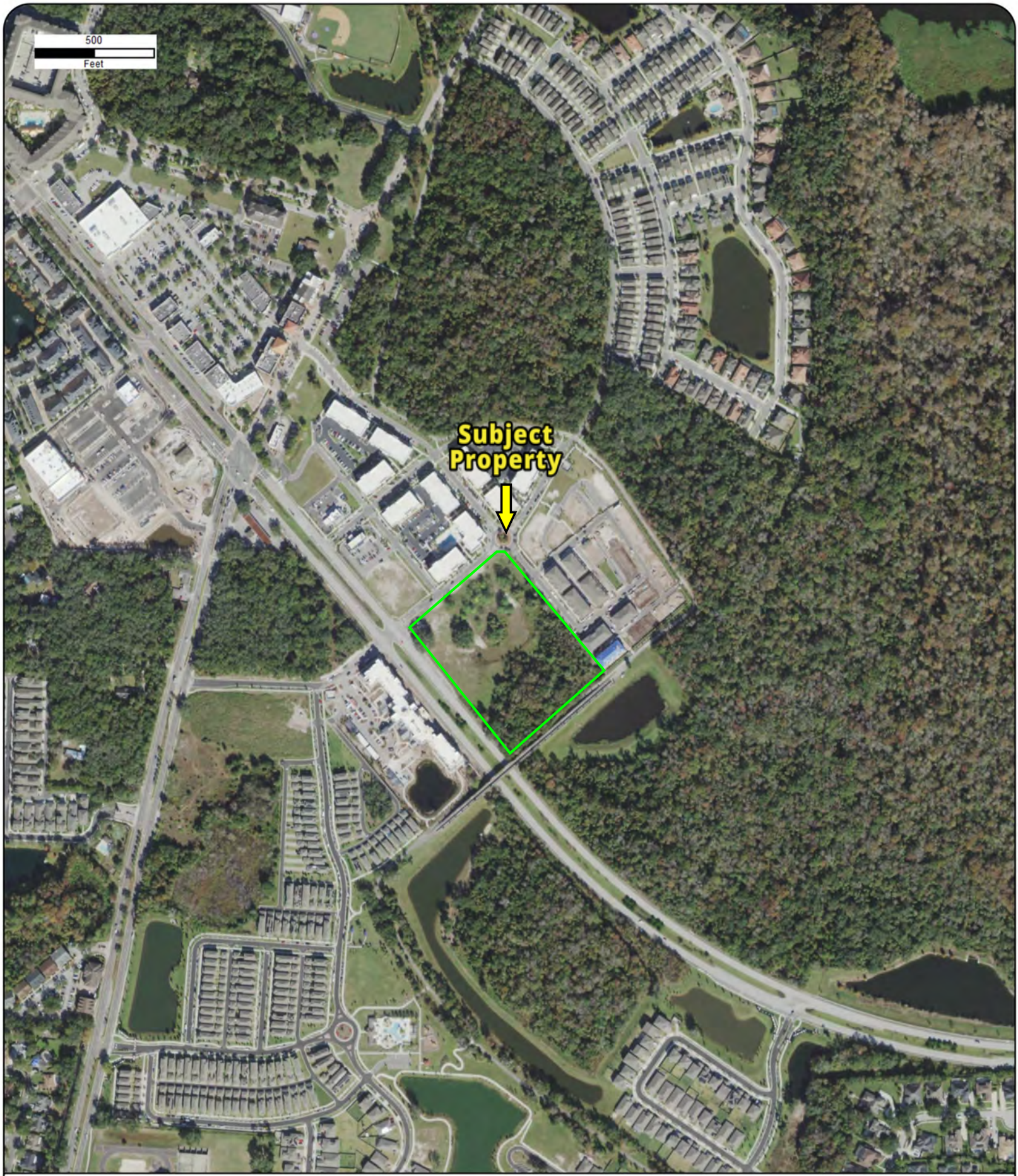
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2021	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2007	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
1999	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
1989	Florida Department of Transportation	1" = 500'	
1980	Florida Department of Transportation	1" = 500'	
1974	Agricultural Stabilization & Conserv. Service	1" = 500'	
1964	Florida Department of Transportation	1" = 500'	
1957	Agricultural Stabilization & Conserv. Service	1" = 500'	
1948	Agricultural Stabilization & Conserv. Service	1" = 500'	
1941	Agricultural Stabilization & Conserv. Service	1" = 500'	



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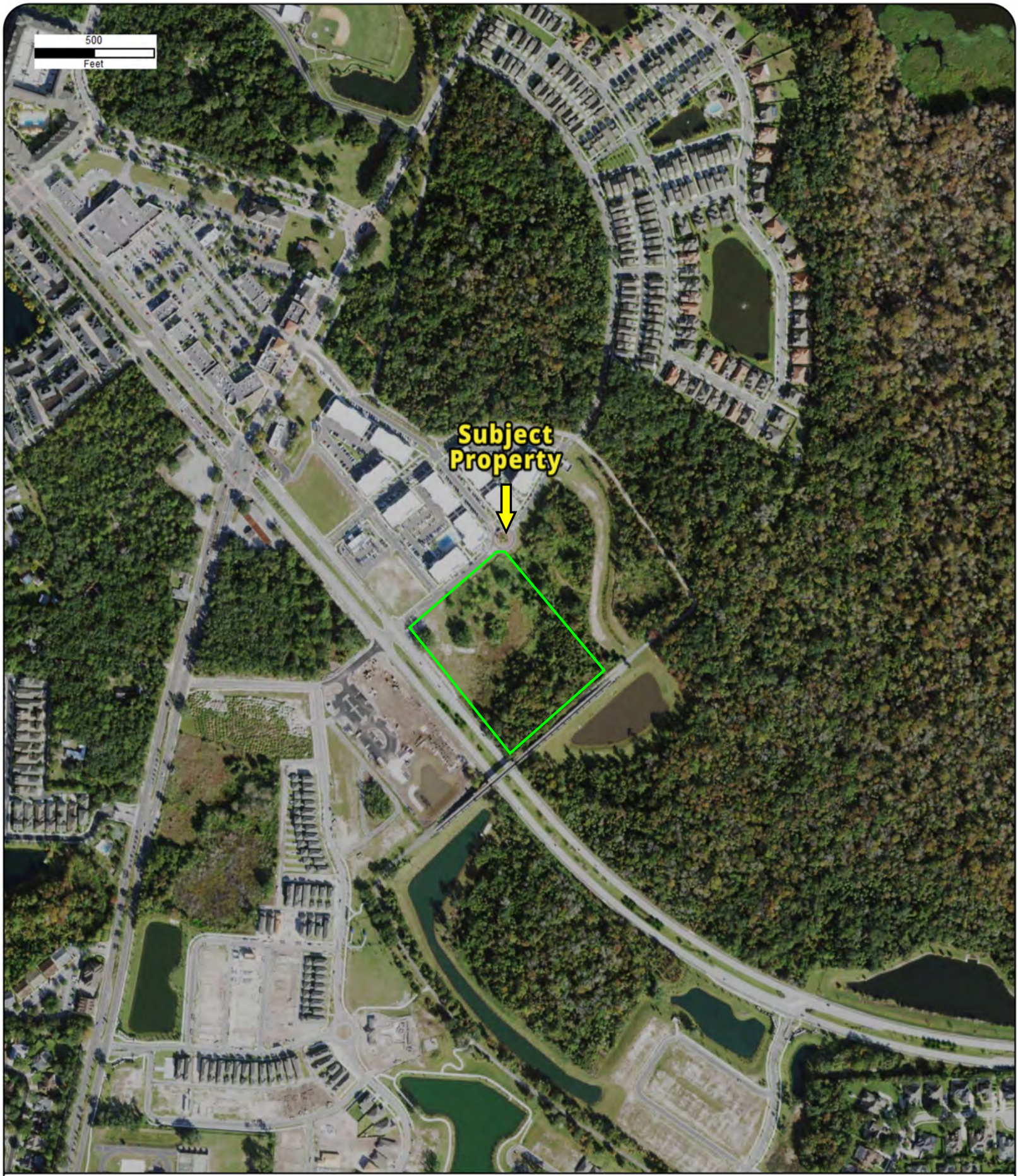
Order No: 24112100943



Year: 2021
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Order No: 24112100943

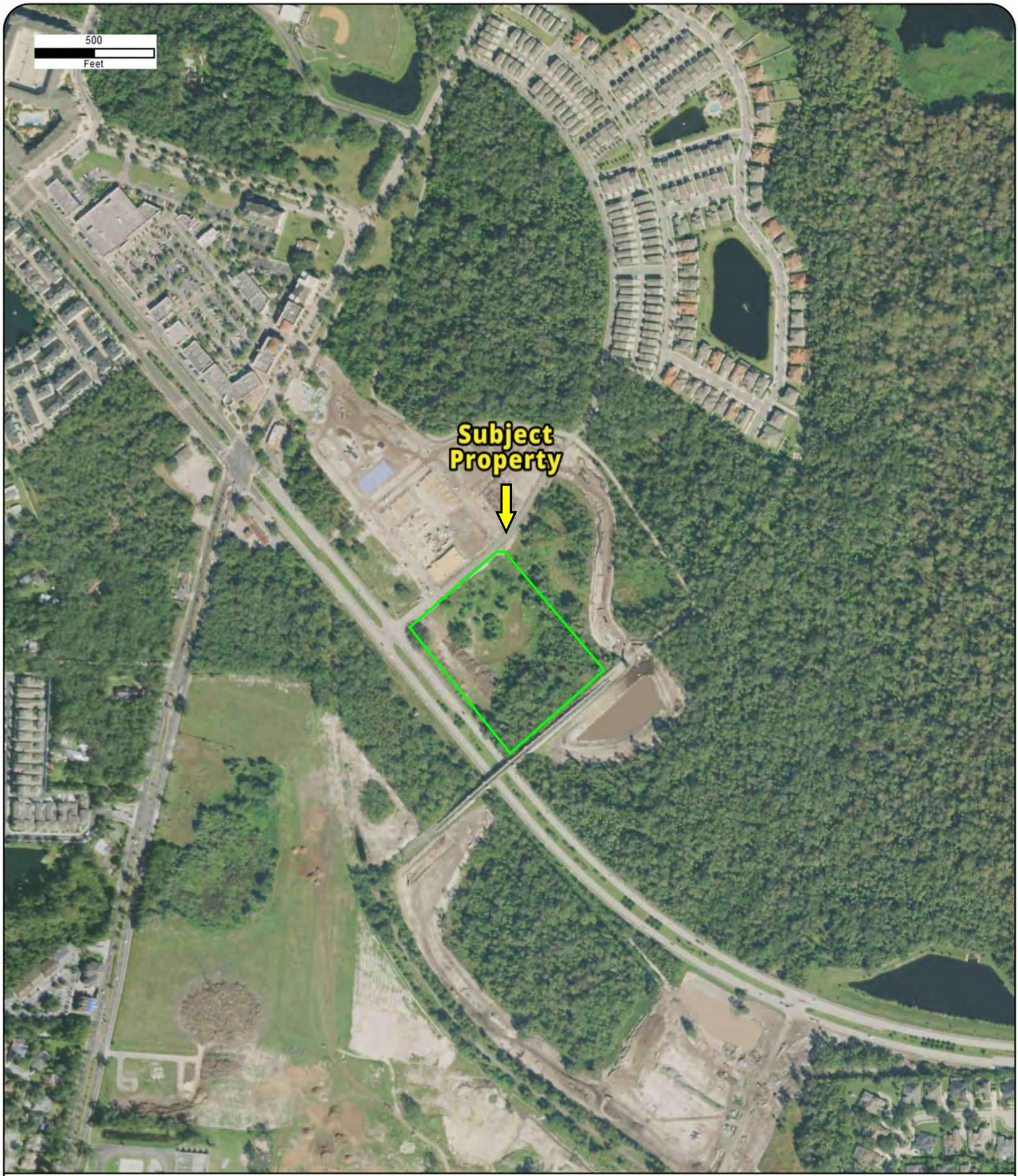


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Order No: 24112100943

TTL



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Order No: 24112100943

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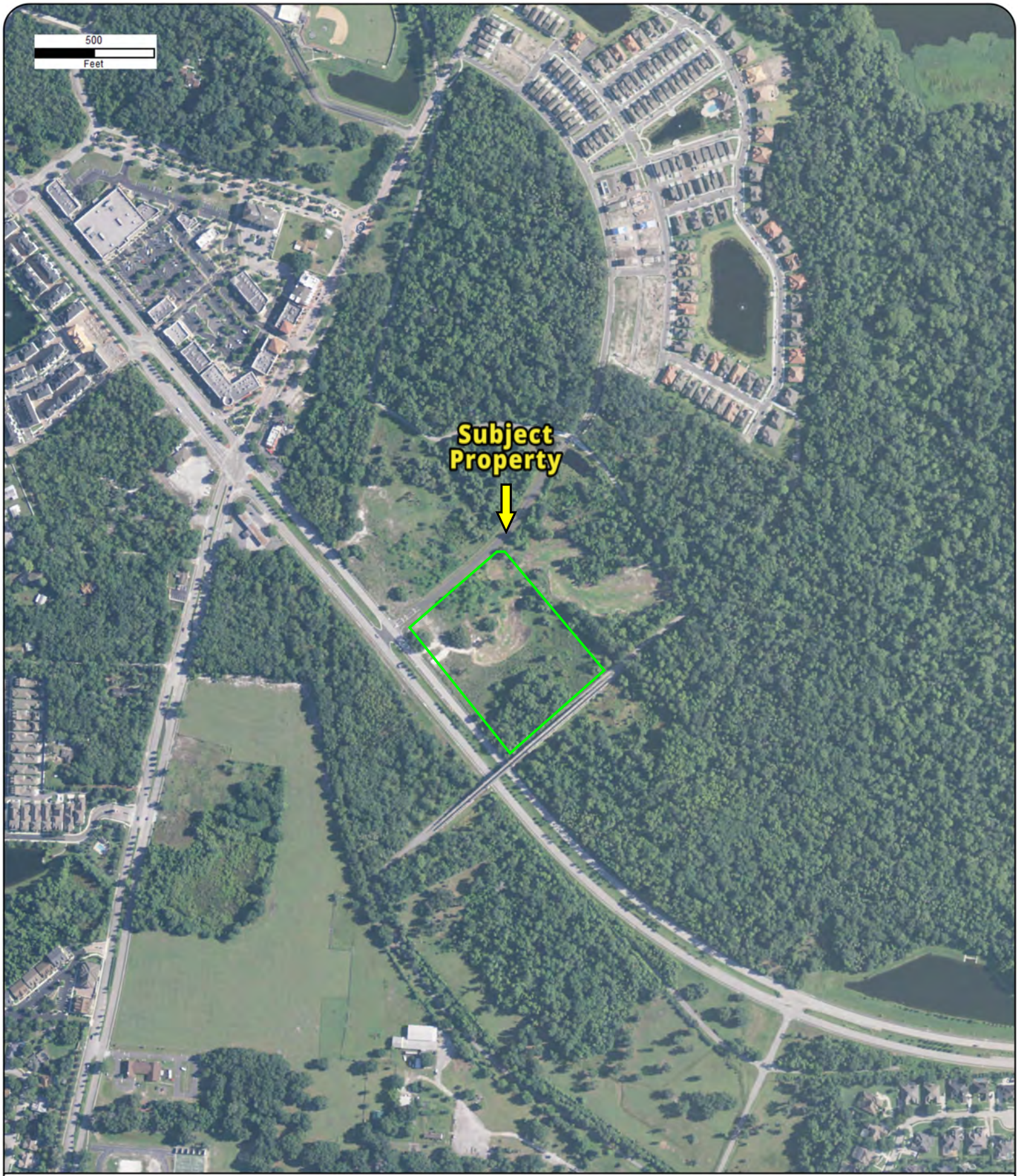


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Order No: 24112100943

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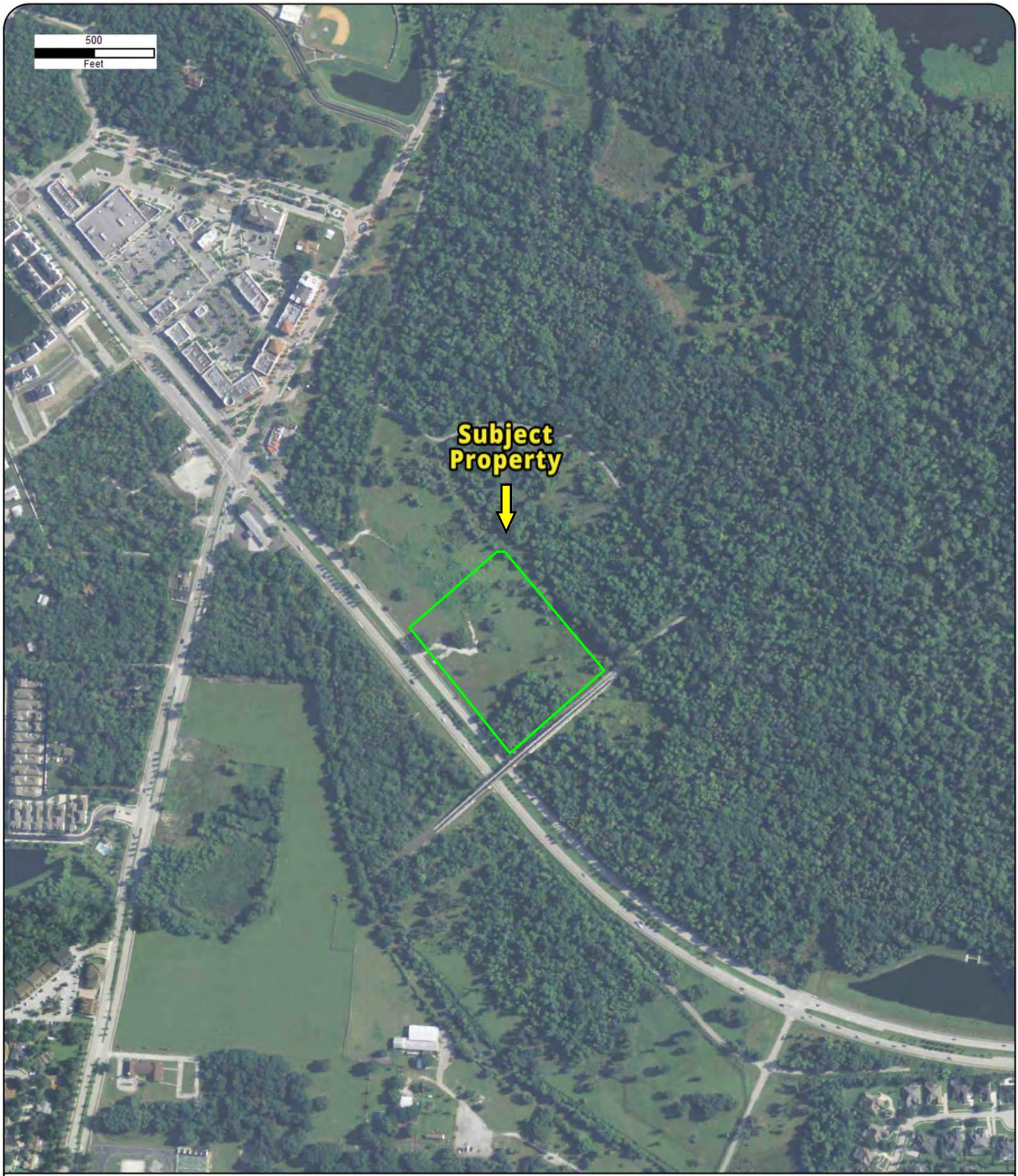


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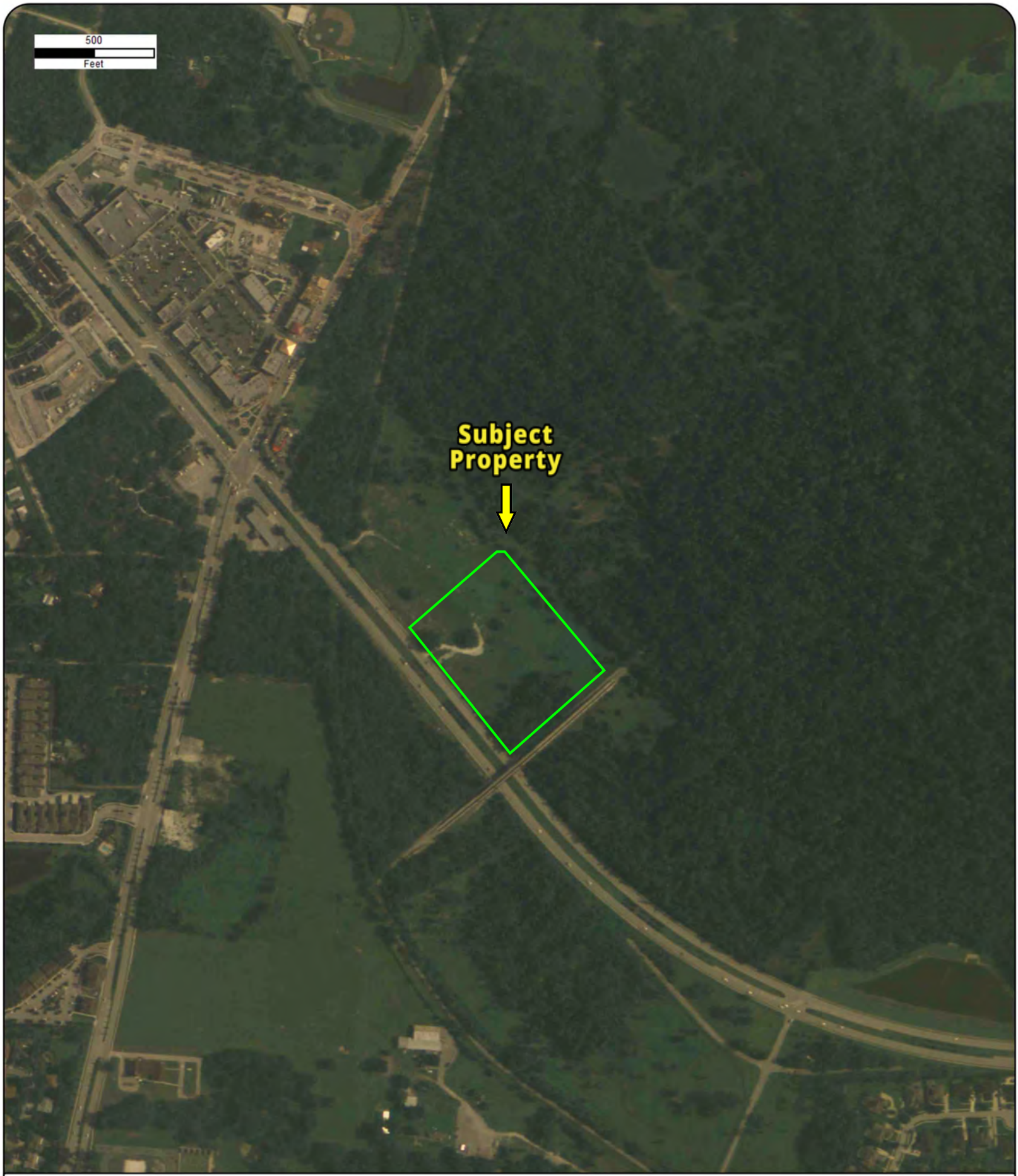


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Order No: 24112100943

TTL

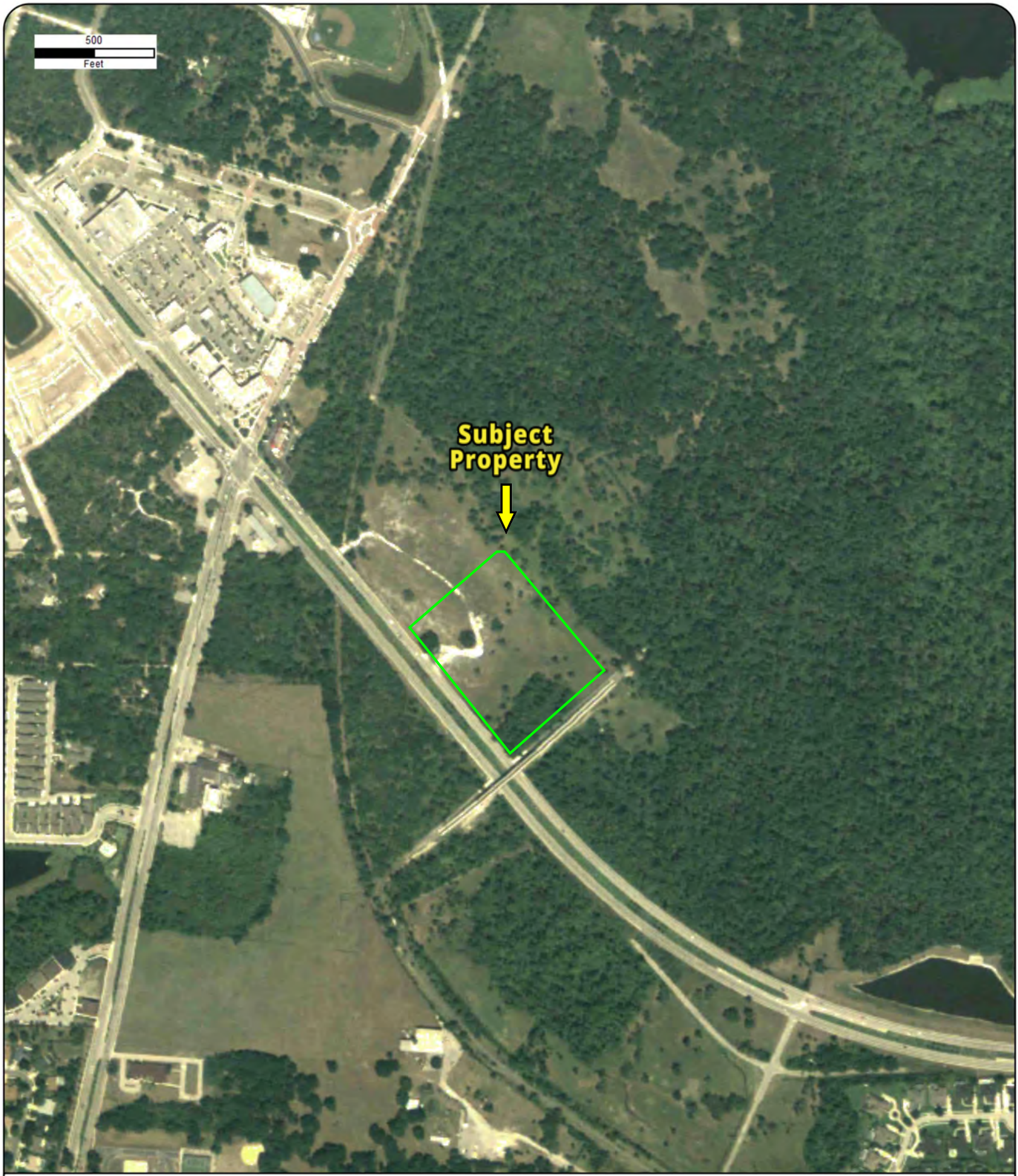


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Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



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Comment:

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Approx Center: -81.25897858,28.69450929

Order No: 24112100943



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Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.25897858,28.69450929

Order No: 24112100943



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

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Approx Center: -81.25897858,28.69450929

Order No: 24112100943

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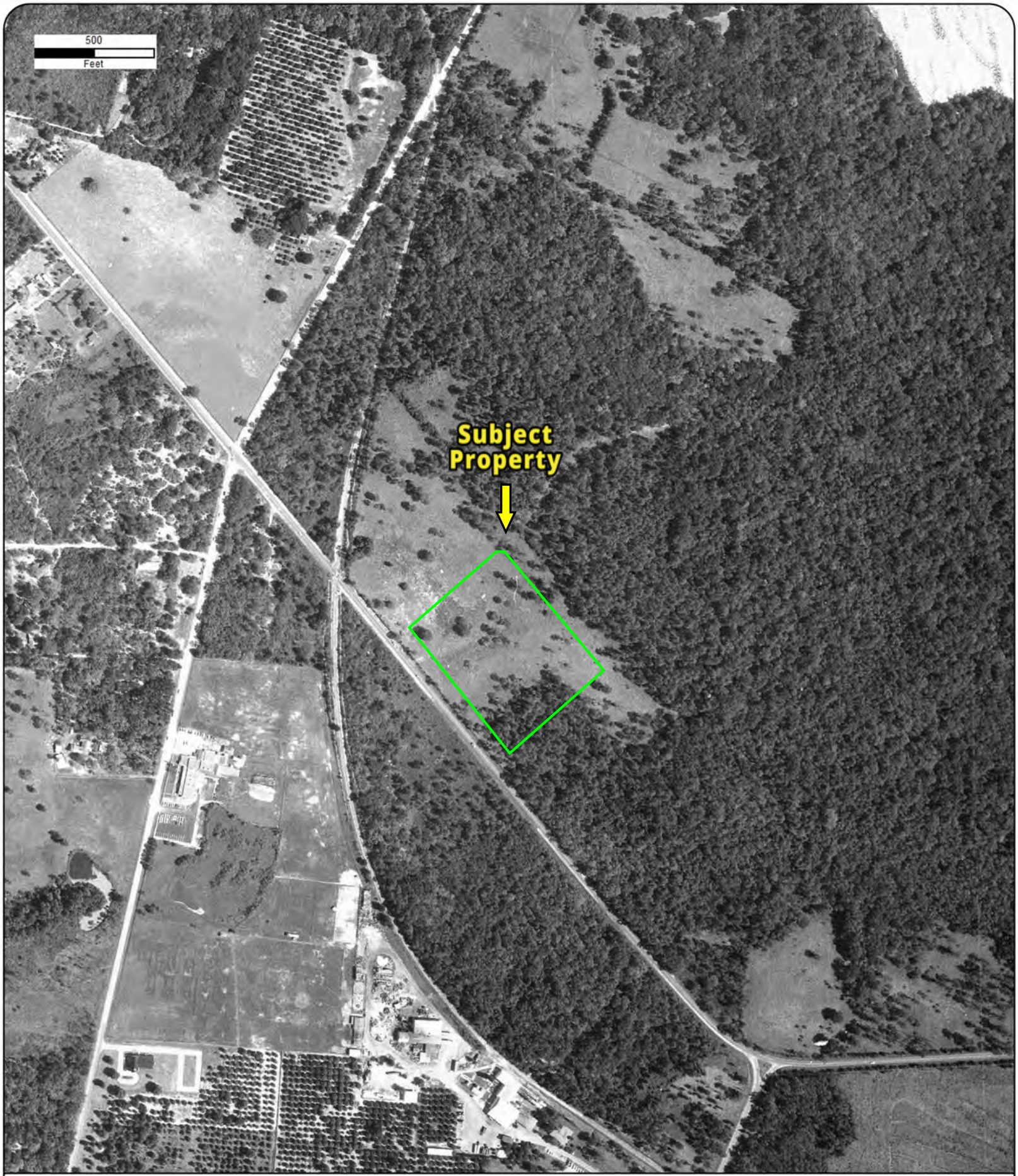


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Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



Year: 1980
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



Year: 1974
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



Year: 1964
Source: FDOT
Scale: 1" = 500'
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Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



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Scale: 1" = 500'
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Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



Year: 1948
Source: ASCS
Scale: 1" = 500'
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Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL



Year: 1941
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.25897858,28.69450929

Order No: 24112100943

TTL

CITY DIRECTORY

Project Property:	*7Brew - Winter Springs* *Michael Blake Boulevard* *Winter Springs,FL 32708*
Project No:	*240803190.00*
Requested By:	*TTL, Inc.*
Order No:	*24112100943*
Date Completed:	*December 03, 2024*

December 03, 2024
RE: CITY DIRECTORY RESEARCH
Michael Blake Boulevard
Winter Springs,FL 32708

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
1200-1400 of E State Rd 434
All of Michael Blake Blvd
Search Notes:
E State Rd 434 is also known as 1200-1400 Longwood Oviedo Rd in Winter Springs.

Search Results Summary

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996	CITY PUBLISHING CO	
1990	CITY PUBLISHING CO	
1986	POLKS	
1981	POLKS	
1976	POLKS	
1972	POLKS	
1968	POLKS	

2023 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1200	**MC DONALD'S**...*CAFES*
1200	**MC DONALD'S**...*RESTAURANTS*
1200	**MC DONALD'S**...*FOODS-CARRY OUT*
1205	**WINTER SPRINGS MOBIL**...*OIL & GAS PRODUCERS*
1205	**WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
1205	**WINTER SPRINGS MOBIL**...*ALTERNATIVE FUELS*
1220	**STARBUCKS**...*COFFEE SHOPS*

2023 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

80	**SAVOY GRACIOUS RETIRE LIVING**...*RESIDENTIAL CARE HOMES*
151	**BLAKE APARTMENTS**...*REAL ESTATE INVESTMENTS*
300	**LAURA PERSONS**...*RESIDENTIAL*
304	**RAMABUJJAYYA TALLURI**...*RESIDENTIAL*
324	**MICHAEL WHITE**...*RESIDENTIAL*
352	**ALISSA MOY**...*RESIDENTIAL*
360	**CHRISTIAN SARNA**...*RESIDENTIAL*
396	**BETHANY MC CABE**...*RESIDENTIAL*

2020 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1200 **MC DONALD'S**...*CAFES*
1200 **MC DONALD'S**...*RESTAURANTS*
1200 **MC DONALD'S**...*FOODS-CARRY OUT*
1205 **WINTER SPRINGS MOBIL**...*OIL & GAS PRODUCERS*
1205 **WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
1205 **WINTER SPRINGS MOBIL**...*ALTERNATIVE FUELS*
1220 **STARBUCKS**...*COFFEE SHOPS*

2020 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

151 **BLAKE APARTMENTS**...*REAL ESTATE INVESTMENTS*
304 **RAMABUJJAYYA TALLURI**...*RESIDENTIAL*
324 **MICHAEL WHITE**...*RESIDENTIAL*
396 **BETHANY MC CABE**...*RESIDENTIAL*

2016 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1200 **MC DONALD'S**...*RESTAURANTS*
1200 **MC DONALD'S**...*FOODS-CARRY OUT*
1205 **ATM**...*AUTOMATED TELLER MACHINES*
1205 **WINTER SPRINGS MOBIL**...*ALTERNATIVE FUELS*
1205 **WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*

2016 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

304 **RAMABUJJAYYA TALLURI**...*RESIDENTIAL*
356 **CHRISTA VAUGHAN**...*RESIDENTIAL*
396 **BETHANY MC CABE**...*RESIDENTIAL*
396 **DON MC CABE**...*RESIDENTIAL*

2012 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1200 **MC DONALD'S**...*RESTAURANTS*
1200 **MCDONALDS**...*EATING PLACE*
1205 **7-ELEVEN**...*CONVENIENCE STORES*
1205 **WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
1206 **TUTTI FRUTTI FROZEN YOGURT**...*YOGURT*

2012 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2008 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1200 **MCDONALDS**...*EATING PLACE*

2008 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2003 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2003 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2000 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2000 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

STREET NOT LISTED

STATE RD 434
(Longwood FL) (R R 3) 32779
Contd

2917 ★Marr & Wollner PA CPA 788-1228 95
2917 ★Marr & Wollner PA CPA .... +869-6434 96
2917 ★Marr Gary CPA 788-1228 86
2917 ★Plasticard Systems 869-4120 93
2917 ★Professional Kitchens .... +682-3775 96
2917 ★Shiner's Car Wash .... □786-0186 96
2917 ★Wollner Richard A CPA 788-1228 95
2925 ★Convalescent Svcs Inc 862-6555 94
2925 ★Delta T Construction 869-4400 95

2933-41 HARBOUR BEND III OFFICE BUILDING

2933 ★Exodus Systems Inc 682-3337 91
★Government Personnel Association Of Amer .... +786-0775 96
★New Horizons Title .... +788-7072 96
★Tax Aid & Accounting .... +788-1040 96
2941 ★Anderson Larry CPA 788-6263 90
★EDD Of Florida 774-7776 90
★Harbour Bend III 788-1322 85
★Leonard Walter P DDS 788-1778 87
★Professional Income Insurers Inc 682-3552 94
★Professional Ins Educ 682-1883 95
2180 ★Sentry Management Inc Inv Property Div .... +788-6688 96
2949 ★Amlin Business Inc 869-1977 95
2949 ★Cypress Graphics 869-1543 95
2949 Keiner Warren 869-1543 95
2949 ★On-Line Systems 774-5580 95
2949 ★Pat Gesti Properties 788-8282 85
2949 ★Solutions 788-9190 95
2957 Barvo Carmine M 774-7130 90
2957 ★Bravo Carmine M PA attorney 774-1686 87
2957 ★Evans Properties 869-7533 90
2957 ★Strategic Financial Group .... □774-6343 96
2965 ★Allen Group The 788-8822 90
2973 ★Armstrong Chiropractic Cntr PA 774-4144 93
2973 ★Brodsky Norman Dr .... +788-2772 96
2973 ★Chiropractic Pain Relief Center .... +788-2772 96
2973 ★Enslow Homes Inc .... +774-5789 96
2973 ★Staff Leasing Sys .... +862-1771 96

2981-89 HARBOUR BEND BLDG

2981 ★Associated Benefit 682-4454 94
★Collins & Wichrowski 682-6866 95
★Formica Corporation .... +682-0331 96
★Program Underwriters Service Unltd 788-6294 86
2989 ★A J Munitz Inc 862-8003 89
★Collard Financial Services 862-5699 95
★Insurance Risk Svcs .... □862-6603 96
★Professional Hair Loss Center Inc 788-8876 93
★The Appraisal Network 788-8228 95
-- ★Alpert Martin J DMD 869-0001 77

585-BUS 9-RES 89-NEW

STATE RD 434 E
(Winter Springs FL) 32708

105 ★State Farm Ins Cos Auto Claims Office 327-8600 90
110 ★Barnett Bank Of Central Florida NA Winter Springs Ofc 645-3000 91
122 ★Napoli's Italian Restaurant 327-0586 88
140 ★WING Habilatation Center Inc 327-6818 91
154 ★Country's Bait & Tackle .... +327-5910 96
160 ★Mickey D's Lounge 327-8510 90
168 ★All Electronic Parts 327-8006 94
200 ★Victorio's II Winter Springs 327-7015 91

264-80 PIGGLY WIGGLEY PLAZA

264 ★Missing Children Ctr 327-4403 92
★Seminole Crime Prevention Assn 327-4514 91
276 ★Certified Food Service Equipment .... □327-0150 96
★Democratic Party Of Seminole Co 327-7612 91
280 ★Fred's Pro-Flight Archery 327-9194 95
290 ★Julie-Anna Italian Bakery 327-6903 94
300 ★Badcock Home Furnishing Centers .... +327-7600 96
320 Pitzer Florence 327-1738 88
350 ★Sir Walter's Pub 327-1988 85

351 BUILDING

★Choice Mills 327-3600 85
★Fairview Mills 327-3600 85
★Perfect Products 327-3600 87
★Purrfect Products 327-3600 87
★Textile Ventures 327-3600 93
★Town & Country Accent Rugs 327-3600 85
370 ★Appliance Recyclers 327-3777 94
404 Cummings Nelson 327-6136 92
410 Harvey A T 327-9201 94
412 Smart Edgar E 327-1434 95
414 Hermann Geoffery 327-2899 95
418 Bryant J .... +327-0533 96

STATE RD 434 E
(Winter Springs FL) 32708
Contd

420 McCracken Cleo J .... +327-1479 96
424 ★Duncan Arthur Accting Bkpg & Tax Svc 327-1341 84
426 ★Affordable Legal Clnc 327-5297 93
426 Binford Thomas A 327-1315 91
500 ★Fillman Phillip E LMT NMT 327-5013 91
500 ★Muscle Pain Correction 327-5013 91
501 ★Hacienda Vlg Co-Op 327-0051 95
501 Powers A C 327-9004 93
504 Pulliam D 327-8716 91
505 Clark James O 327-1274 85
540 ★Papa Tony Italian Restaurant 327-8943 91
620 ★Winter Springs Dental Laboratory 327-2138 83
640 ★Kinder Kampus Inc 327-4613 89
650 Leskowyak K 327-0997 95
660 Allen Lynn .... +327-3012 96
660 ★Economic Development Counselors .... +327-3277 96
660 ★Real Estate Inv Counselors Inc 327-3277 91
660 ★Real Estate Valuation Counselors Inc 327-3277 94
680 ★Cakes Across America 327-8878 95
680 ★SimStar .... +327-0287 96
680 ★Sun State Electronics 327-8000 95
680 ★Symstar 327-9984 95
820 ★Schools Public Seminole Co Facilities Services 327-6029 91
820 ★Schools Public Seminole Co Custodial Services 327-8139 95
820 ★Schools-Public Seminole County Transportation Dept 327-3890 88
820 ★Seminole Co School Board Maintenance Dept 327-6029 93
822 ★Seminole Co Schl Bd Transportation Dept 327-3890 91
845 Batten Ira J .... □327-8144 96
870 Carbone Ana 327-7802 93
947 ★Jim's World Of Wheels 365-6353 89
1000 ★Winter Springs Parks & Recreation 327-7110 95
1065 ★U S Post Office Sta & Branches Orl Winter Springs 32708-19 .... 327-4600 92
1065 ★U S Post Office Winter Spgs 32708-19 Fastnet Account Rep 327-4341 95

1126 WINTER SPRINGS CITY HALL

★Police Business 327-1000 86
★Water & Sewer 327-1641 95
★Winter Springs City Hall 327-1800 86
1130 Blumberg Lewis 327-0398 87
1161 Rice Mark W 327-8028 90
1175 Roberts Carl R 327-2264 87
1205 ★Mobile Orlando Jawad Incorporated 366-3793 91

51-BUS 18-RES 7-NEW

STATE RD 434 S
(Altamonte Springs FL) 32714

9701 GREEN ACRES TRAILER PARK

Abbey James 521-9756 95
Adams Norman J 293-3679 92
Ashton Jack 295-1506 90
Aston Terry .... +578-5224 96
Austin Harry 291-2167 92
Balocco S 299-5153 95
Bales Charles J 297-7209 93
Becker Myron 296-7648 95
Brown E M 298-1632 93
Bryant Michael 578-9860 91
Bumbaugh Michael .... +578-5962 96
Burgess Vernon 296-0147 93
Cane Ernest 295-6876 93
Chapman J W 295-5955 95
Defrancesco Gabriel 297-7121 95
Edenhofer Juan .... +578-8382 96
Ehmke Richard .... +297-0197 96
Elliott Rick .... □290-5262 96
Ellis B .... +292-9696 96
Eskew William G 521-6460 94
Gage James A 578-8439 90
Goehring Howard R 292-4253 95
Hellett Wallace 290-3308 94
Hartner Robert 296-7642 95
Hathaway Arthur S 297-7592 93
Hernandez G F Jr 578-3062 95
Howard James F 298-5318 95
Howell Bill .... +521-4405 96
Jablonski D 290-0338 91
Jablonski Roger L 298-6141 94
Johnson Chris 294-8566 95
Jordan Jack .... +294-4457 96
Kelsey L D 578-9683 93
King H F 578-7273 94
Koch Jack 296-9929 93
Koster Harvey W .... +292-9682 96
Mattison Clifford 578-3472 90
Milligan Charles .... +521-0580 96

★ BUSINESS LISTING □ CHANGE OF ADDRESS + NEW LIS

STATE RD 434 (R R 3 Longwood FL) 32779 Contd

2909 ★Rachlin & Company 682-6895 89
2909 ★Transport Life Ins Co ... 862-2424 89
2909 ★Van Home Builders Inc . + 682-7737 90
2917 ★Berg Realty Group Inc .. ☐ 862-2374 90
2917 ★Lynch Mary P CLU ChFC & Associates ... 682-0091 88
2917 ★Marr Gary CPA 788-1228 86
2917 ★Mid-Florida Yogurt 862-7477 89
2917 ★Wollner Richard A CPA 869-6434 87
2925 ★McCaffrey & McCall Advertising 682-3005 89
2933 HARBOUR BEND III OFFICE BUILDING
★Allen & Paige Inc 682-5933 88
★Full Serv Software 869-4288 89
★Gable Bros Constrn 862-2948 85
★Harbour Bend III 788-1322 85
2941 ★Anderson Larry CPA ... ☐ 788-6263 90
2941 ★EDD Of Florida ..... + 774-7776 90
2941 ★Engineered Energy Systems Inc ..... + 774-7666 90
2941 ★Hodges Gene A Corp ... + 869-8344 90
2941 ★Hodges Gene A Corp ... ☐ 869-8344 90
2941 ★Leonard Walter P DDS . 788-1778 87
2949 ★G T Sales Inc 682-2900 89
2949 ★National Celstar Inc .... + 682-4114 90
2949 ★National Salestar ..... + 682-4114 90
2949 ★National Selstar Inc .... + 682-4114 90
2949 ★Pat Gasti Properties 788-8282 85
2957 ★Azelvandre Jacqueline DO 788-6631 87
2957 ★Azelvandre Joseph DO .. 788-6631 87
2957 Barvo Carmine M ..... + 774-7130 90
2957 ★Bravo Carmine M PA attorney 774-1686 87
2957 ★Evans Properties ..... ☐ 869-7533 90
2957 ★Millard Properties ..... + 862-4004 90
2957 ★Picture Perfect Mgt 682-1206 88
2965 ★Allen Group The ..... ☐ 788-8822 90
2965 Johnson Paul V Rev 774-6151 87
2965 ★Juices & Beverages 862-5785 86
2965 ★Spiritual Advisory Council Inc 774-6151 87
2973 ★Hacker Homes 774-5750 86
2973 ★Herndon Agencies 682-2565 88
2973 ★Major Building Corp MJR ..... + 862-6444 90
2973 ★National Grp Mktng .... + 682-2565 90
2973 ★Software Services Of Florida Inc 774-1003 89
2973 ★Software Svcs Of Fla ... + 862-6003 90
2981 Blitchington P PhD 774-0557 84
2981 ★Gulf States Video Biz Inc 774-5000 86
2981 ★Jim Pless & Co 682-2213 87
2981 ★PCS Inc ..... + 788-9219 90
2981 ★Pharmaceutical Card System Inc 869-4222 85
2981 ★Program Underwriters Service Unltd 788-6294 86
2981 Standahl Beverly A PhD ..... ☐ 869-1313 90
2981 ★Video Biz Headquarters 774-5000 88
2989 ★A J Munitz Inc 862-8003 89
2989 ★Balfour Financial Services 862-5699 89
2989 ★Collard & Associates Investment Inc 862-5699 89
2989 ★OWP Systems Inc ..... ☐ 774-6200 90
2989 ★REM Office Systems ... + 788-3300 90
2989 Raborn Michael S ..... + 774-6014 90
2989 ★Venture 1 Properties 774-9400 87
-- ★Alpert Martin J DMD .. 869-0001 77
-- ★First National Bank Seminole-Longwood .. 834-1924 87
-- ★First National Bank Seminole Lk Brantley . 869-4427 87
SPRINGS THE HEALTH CLUB
★ Maintenance 862-2881 82
★ Security Office 788-3110 83
3675 ★First Union Natl Bank Of Florida East Lk Brantley Br New Accounts Consumer Loans 657-3132 87
SPRINGWOOD VILLAGE APTS
(See 101-78 Spring Wood Cir (Longwood)
629-BUS 12-RES 138-NEW

STATE RD 434 E (Winter Springs FL) 32708

105 ★State Farm Ins Co Auto Claims ..... + 327-8600 90
105 ★State Farm Ins Co Fire Claims ..... + 327-8660 90
110 ★Barnett Bank Of Cntrl Fla NA Winter Springs Office 646-3485 83
122 ★Napoli's Pizza & Italian Restrnt 327-0586 88
153 ★Leisure Time Laundromat 327-2933 87
154 ★Carls Bait & Tackle 327-5910 89
156 ★Barson's Card & Gift Shop 327-3240 87

STATE RD 434 E (Winter Springs FL) 32708 Contd

156 ★Western Union Consumer Services ... 327-3240 89
160 ★Mickey D's Lounge ..... + 327-8510 90
168 ★Hage Catering Service .. + 327-4002 90
200 ★Dino's Pizza ..... + 327-0130 90
264-320 PIGGLY WIGGLEY PLAZA
320 Pitzer Florence 327-1738 88
350 ★Sir Walter's Pub 327-1988 85
351 ★Choice Mills 327-3600 85
351 ★Fairview Mills 327-3100 85
351 ★Investex Ltd 327-3600 85
351 ★Perfect Products 327-3600 87
351 ★Purrfect Products 327-3600 87
351 ★Town & Country Accent Rugs 327-3100 85
403 ★Caribbean Assemblies ... 327-0602 87
410 Leebrick Phil ..... + 327-7428 90
420 McCracken Harry 327-1479 89
423 ★Duncan Arthur Acctng Bkpg & Tax Svc 327-1341 84
501 ★Flowers Etc 327-0481 86
504 Whitaker Thomas ..... + 327-5837 90
510 Norwood Wayne W .... + 327-8312 90
531 ★Dixie Chopper ..... + 327-4207 90
540 ★Powerhouse Pizza & Subs 327-5917 89
550 ★Schools-Public Seminole County Transportation Dept .. 327-3890 88
597 Batten Ira J 327-1360 88
640 ★Kinder Kampus Inc 327-4613 89
660 ★Kolb Stanley D MAI ... + 327-3270 90
660 ★Southmark Appraisal Services 327-3270 89
660 ★Southmark Realty ..... + 327-3270 90
851 ★Block H & R Longwood Ofc 831-4484 86
870 Ford Robert R ..... + 327-4236 90
890C ★St Labor & Employment Security Dept Unemplymnt Comp Div Voc Rehbltn Div Of Longwood 260-5755 89
947 ★Jim's World Of Wheels . 365-6353 89
971 ★Citizens & Southern National Bank Of Fl Lake Brantley 869-4427 86
1126 ★Winter Springs City Hall 327-1800 86
1126 ★Winter Springs Police Business 327-1000 86
1130 Blumberg Juanita 327-0398 87
1139 ★MM's Sweep & Shine ... + 327-4401 90
1161 Rice Mark W ..... ☐ 327-8028 90
1175 Roberts Carl R 327-2264 87
1301 ★Star Brite Cleaners 699-9833 83
-- ★Winter Spg Elem Schl .. 327-0700 88
37-BUS 10-RES 13-NEW

STATE RD 434 S (Altamonte Springs FL) 32714

9415 ★Circle K Store #7114 ... 299-5100 89
9701 Alexander L Y ..... + 578-7335 90
9701 Ashton Jack ..... + 295-1506 90
9701 Beck George J ..... + 578-3779 90
9701 Carroll Betty D ..... + 578-0822 90
9701 Chewning M ..... + 578-4664 90
9701 Eubanks J C ..... + 578-3752 90
9701 Evanciew Peter ..... + 578-8844 90
9701 Ferenzi Edward C ..... + 578-2161 90
9701 Fisher William ..... + 297-8851 90
9701 Flannigan D R ..... + 578-8529 90
9701 Floyd Roger A ..... + 578-6982 90
9701 Gage James A ..... + 578-8439 90
9701 Gendaszek Philip ..... + 299-8378 90
9701 Gifford Donald L ..... + 578-7072 90
9701 Glasemann Robert ..... + 578-7120 90
9701 Lamar George ..... + 291-1627 90
9701 Lamberger Marvin R ... + 578-7023 90
9701 Markel E ..... + 290-2609 90
9701 Mattison Clifford ..... + 578-3472 90
9701 Maxhimer Paula ..... + 297-5749 90
9701 McGath Clair ..... + 578-3439 90
9701 Morris R G ..... + 298-3612 90
9701 Pina N ..... + 291-6814 90
9701 Prestidge Ira R ..... + 298-1841 90
9701 Robbins Kenneth E ..... + 295-4011 90
9701 Stroud Lee ..... + 295-7828 90
9701 Whitman Bob J ..... + 297-7137 90
9701 Will G I ..... ☐ 295-2618 90
9701 Withrow E ..... + 299-1798 90
9701 Young Darian ..... + 578-7209 90
1-BUS 30-RES 29-NEW

STATE RD 434 W (Winter Springs FL) 32708

116 ★Brenner John M DO MD 327-3322 87
116 ★Emergimedical Family Practice 327-3322 86
118 ★McLay Wm E DPM PA . 327-3320 83
126 ★Mega Movies 327-2222 87
131 ★Eans Jerry W DVM 327-0878 82
131 ★Rogers Bert DVM ..... + 327-0878 90
131 ★Rogers R V DVM 699-1766 89
131 ★Springwood Veterinary Clinic ..... + 699-1766 90

STREET NOT LISTED

1986 E STATE RD 434

SOURCE: POLKS

RANGE NOT LISTED

1986 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1981 E STATE RD 434

SOURCE: POLKS

RANGE NOT LISTED

1981 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1976 E STATE RD 434

SOURCE: POLKS

RANGE NOT LISTED

1976 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1972 E STATE RD 434

SOURCE: POLKS

RANGE NOT LISTED

1972 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1968 E STATE RD 434

SOURCE: POLKS

RANGE NOT LISTED

1968 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

ERIS

FIRE INSURANCE MAPS

Project Property: 7Brew - Winter Springs
Michael Blake Boulevard Winter Springs FL 32708
Project No: 240803190.00
Requested By: TTL, Inc.
Order No: 24112100943
Date Completed: November 25, 2024

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

TOPOGRAPHIC MAPS

Project Property:	7Brew - Winter Springs Michael Blake Boulevard Winter Springs FL 32708
Project No:	240803190.00
Requested By:	TTL, Inc.
Order No:	24112100943
Date Completed:	November 25, 2024

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2021	7.5
2015	7.5
1994	7.5
1980	7.5
1972	7.5
1970	7.5
1962	7.5

Topographic Map Symbology for the maps may be available in the following documents:

Pre-1947

Page 223 of 1918 Topographic Instructions

Page 130 of 1928 Topographic Instructions

1947-2009

Topographic Map Symbols

2009-present

US Topo Map Symbols

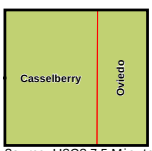
Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.



2021

Order No. 24112100943

Available Quadrangle(s): Casselberry, FL
Oviedo, FL



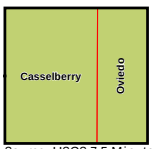
Source: USGS 7.5 Minute Topographic Map



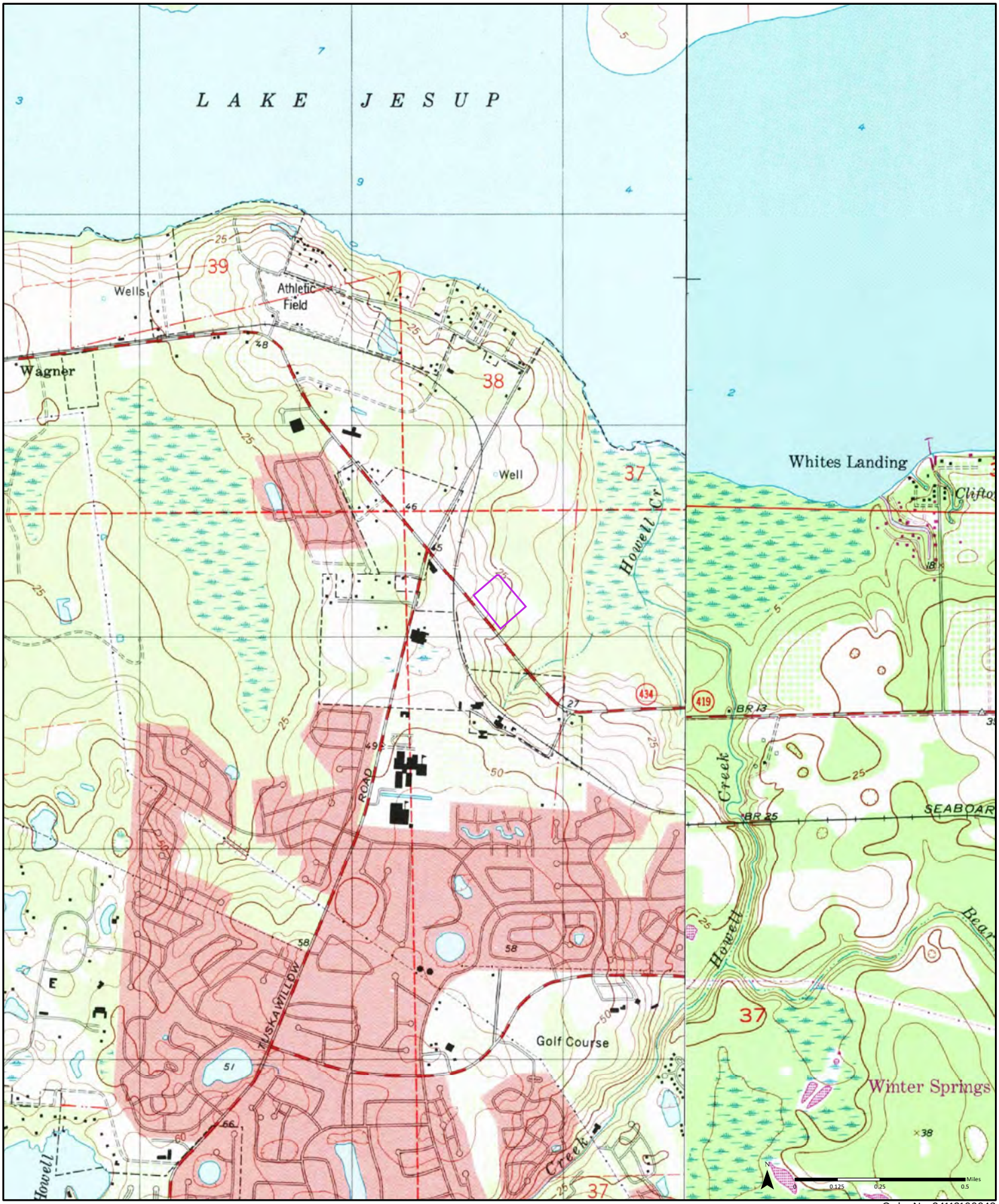
2015

Order No. 24112100943

Available Quadrangle(s): Casselberry, FL
Oviedo, FL



Source: USGS 7.5 Minute Topographic Map

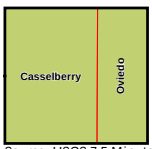


1994

(1-1994) Aerial Photo Year: 1994

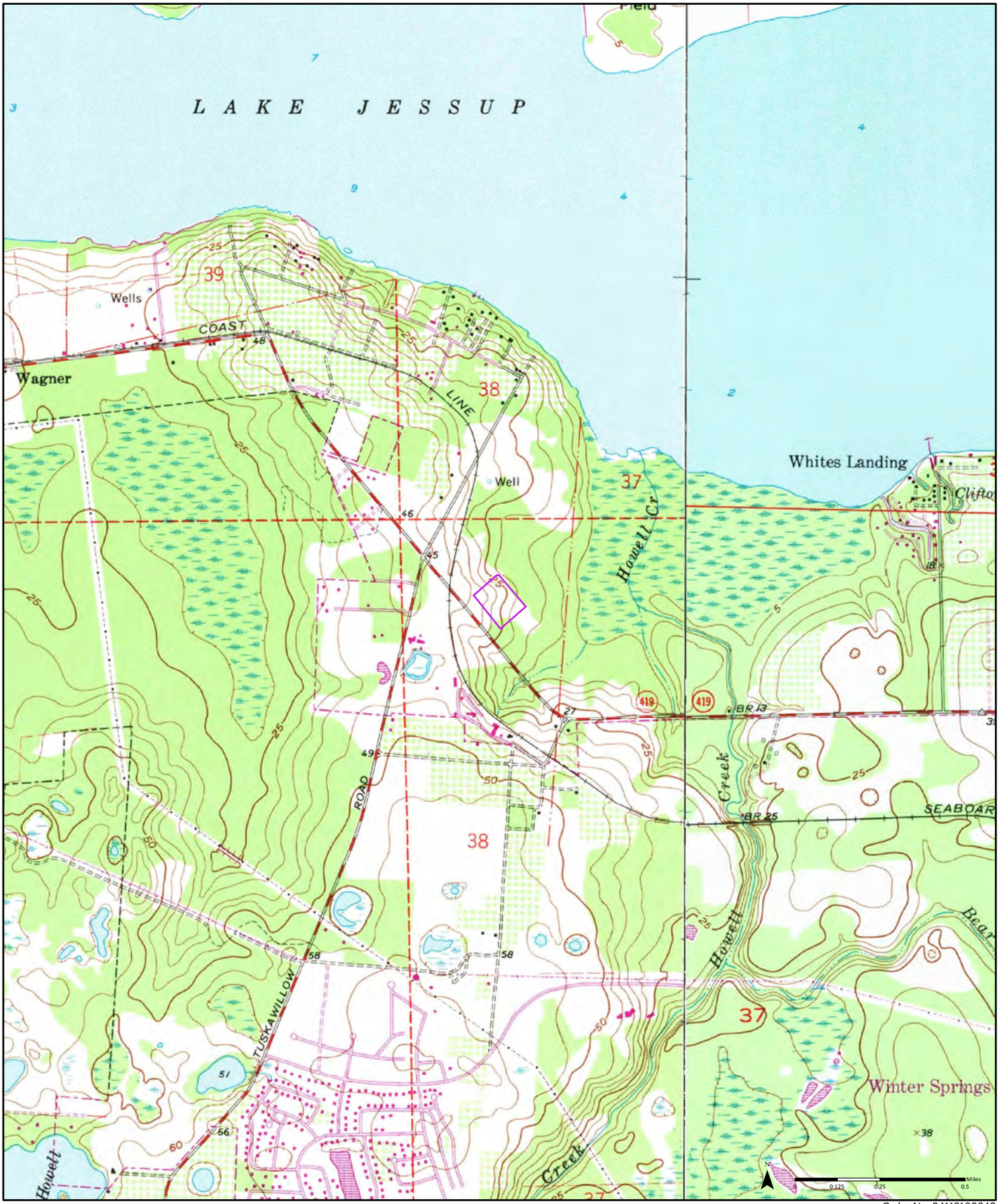
(2-1980) Aerial Photo Year: 1977
Photo Revision Year: 1980

Order No. 24112100943



Available Quadrangle(s): Casselberry, FL (1-1994)
Oviedo, FL (2-1980)

Source: USGS 7.5 Minute Topographic Map

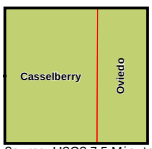


1980

(1-1980) *Aerial Photo Year: 1977* *Photo Revision Year: 1980*

(2-1980) *Aerial Photo Year: 1977* *Photo Revision Year: 1980*

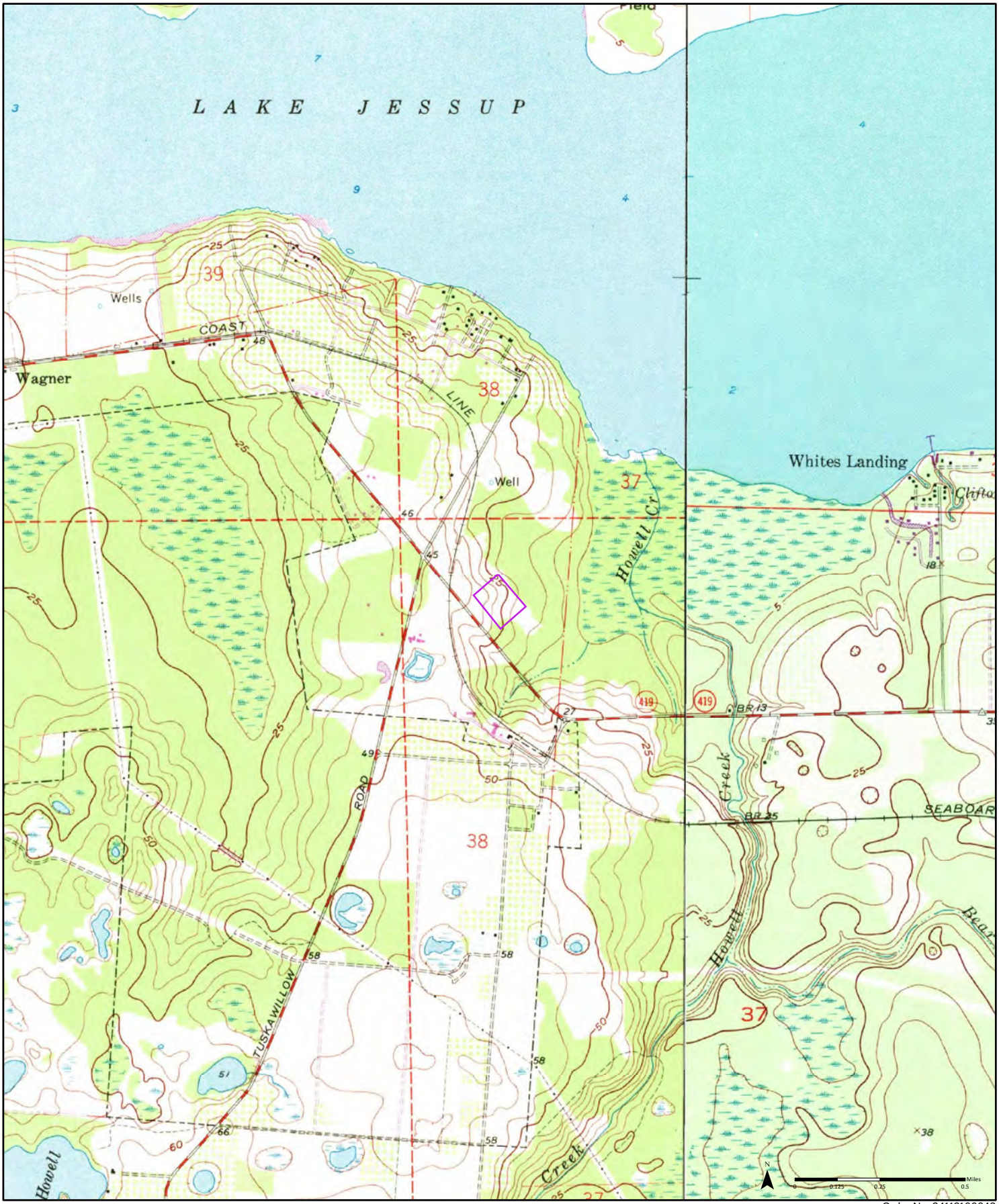
Order No. 24112100943



Available Quadrangle(s): Casselberry, FL(1-1980)
Oviedo, FL(2-1980)

Source: USGS 7.5 Minute Topographic Map

TTL250

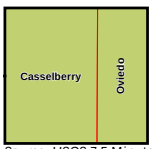


1972

(1-1970) *Aerial Photo Year: 1970*
Photo Revision Year: 1970

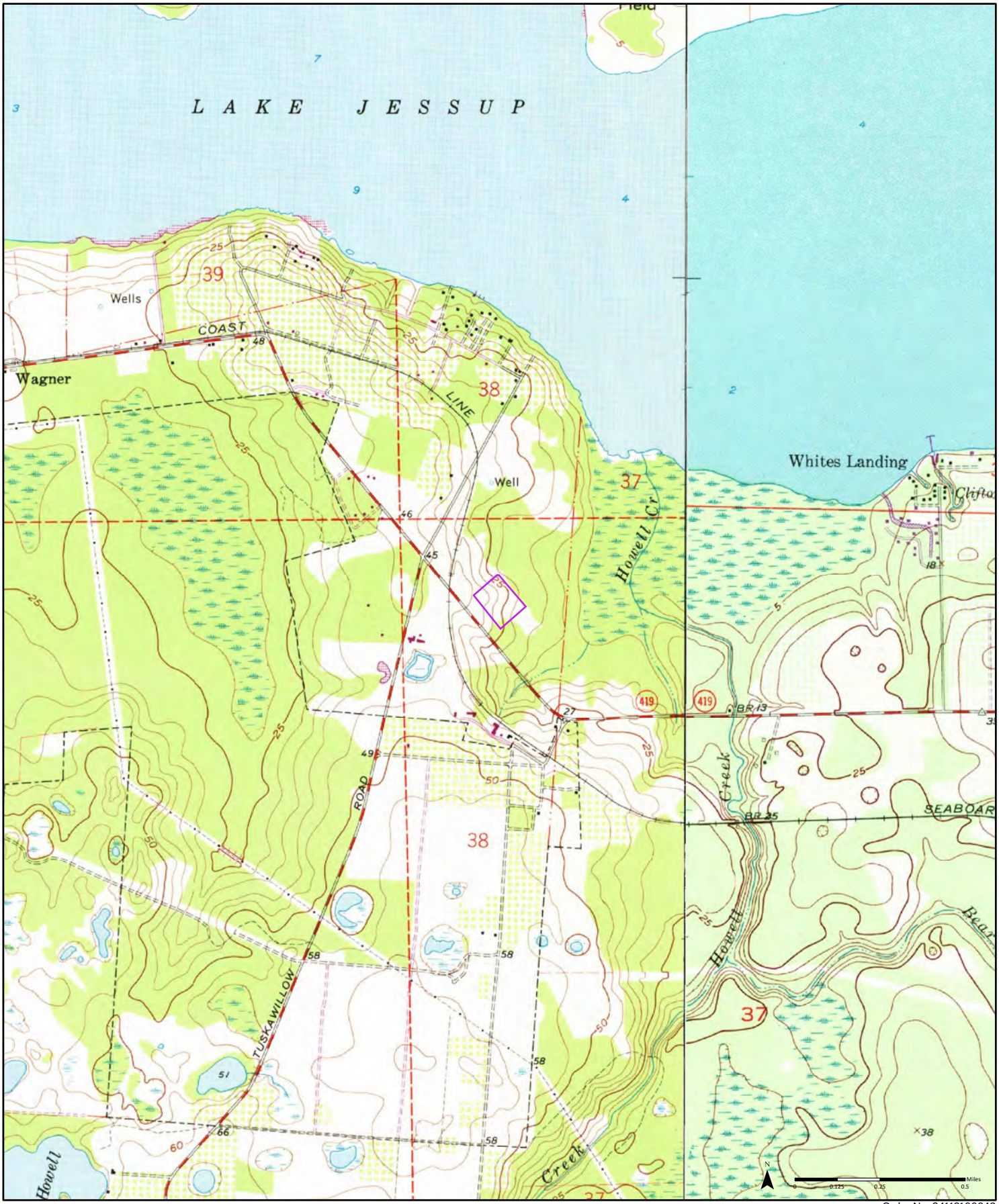
(2-1972) *Aerial Photo Year: 1970*
Photo Revision Year: 1972

Order No. 24112100943



Available Quadrangle(s): Casselberry, FL (2-1972)
Oviedo, FL (1-1970)

Source: USGS 7.5 Minute Topographic Map

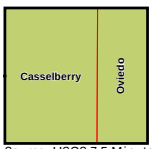


1970

(1-1970)
Aerial Photo Year: 1970
Photo Revision Year: 1970

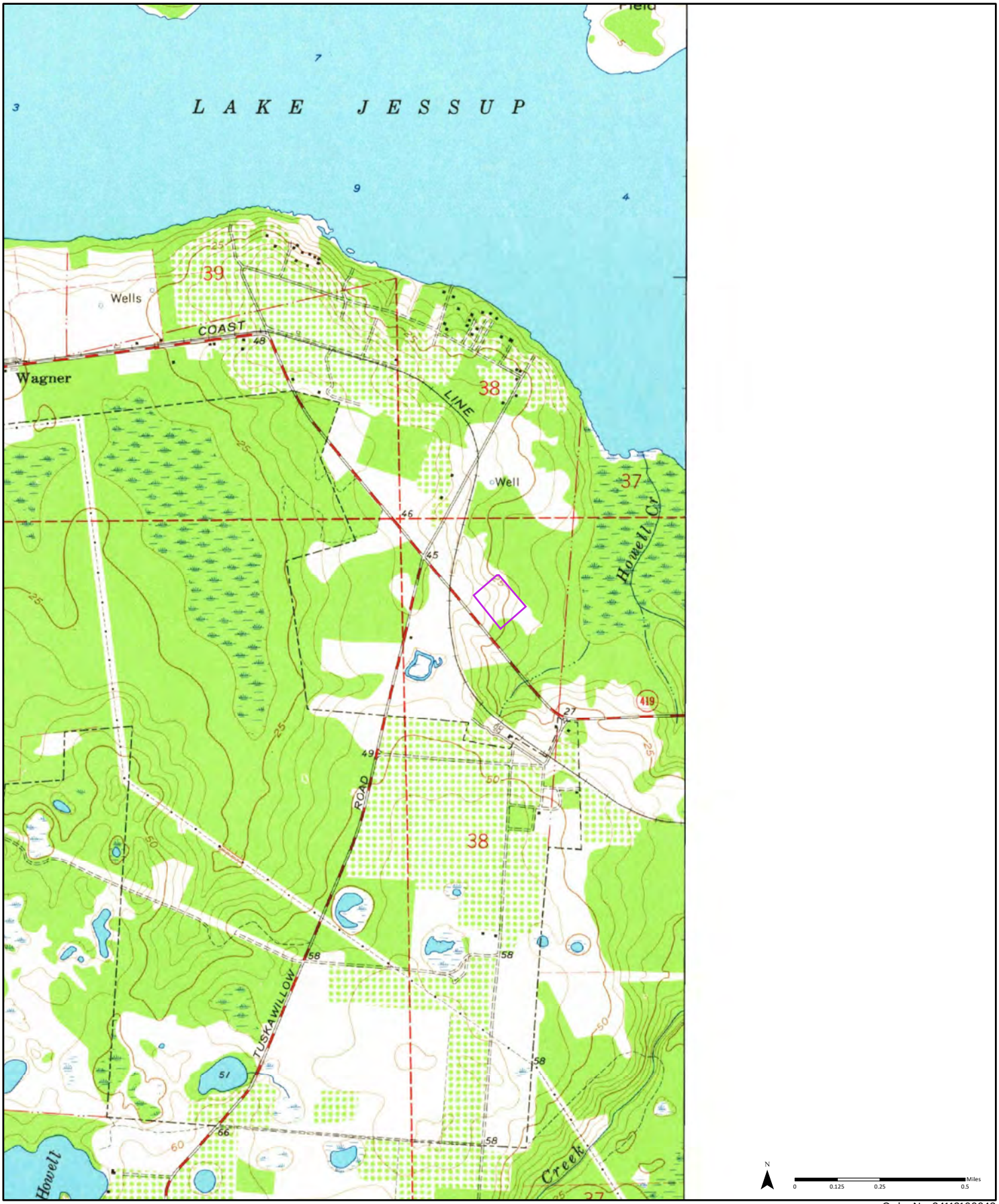
(2-1970)
Aerial Photo Year: 1970
Photo Revision Year: 1970

Order No. 24112100943



Available Quadrangle(s): Casselberry, FL(1-1970)
Oviedo, FL(2-1970)

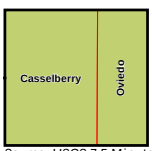
Source: USGS 7.5 Minute Topographic Map



1962 (1-1962)

Aerial Photo Year: 1958

Order No. 24112100943



Available Quadrangle(s): Casselberry, FL (1-1962)

Source: USGS 7.5 Minute Topographic Map

APPENDIX D

SITE PHOTOGRAPHS

Site Photographs

TTL Project No. 240803190
7Brew ● Winter Springs, Lake County, Florida
Photos taken December 2, 2024



Photo 1 – View of the subject property, facing southeast.



Photo 2 – View of the subject property, facing north.



Photo 3 – View of the subject property, facing east.



Photo 4 – View of the subject property, facing northwest.



Photo 5 – View of the northern adjoining properties.



Photo 6 – View of the western adjoining property.

Site Photographs

TTL Project No. 240803190
7Brew ● Winter Springs, Lake County, Florida
Photos taken December 2, 2024



Photo 7 – View of the area to the west of the subject property, facing north.

APPENDIX E

ENVIRONMENTAL PROFESSIONAL RÉSUMÉS



Zach Blair, PG, TN QHP

Project Professional
Environmental Services

Zach's environmental experience includes Phase I and Phase II Environmental Site Assessments, Brownfield Redevelopment, NEPA, stream/wetland delineations, protected species studies, asbestos inspections, mold/moisture inspections, erosion prevention, and noise studies.

EXPERIENCE
7 years

EDUCATION
BS, Geoscience-Geology
Middle Tennessee State University

MS, Geoscience-Environmental Geosystems, Middle Tennessee State University

REGISTRATIONS & CERTIFICATIONS
Licensed Professional Geologist, Tennessee #5932

Tennessee Qualified Hydrologic Professional

Tennessee Asbestos Inspector

Alabama Accredited Asbestos Professional

TDEC Erosion Prevention and Sediment Control Level 1 & Level 2 #138218

OSHA 10 HR

OSHA 30 HR

OSHA 40 HR HAZWOPER

Smith System Driver Safety Seminar

KEY PROJECTS

Phase I ESAs

- **MAPCO Gas Stations, TN and KY:** Performed a Phase I ESA of 51 sites as part of a 319-site portfolio within a 90-day due-diligence period.
- **500-acre property, Overton County, TN:** Project professional. TTL performed a Phase I ESA of a 500-acre property in Overton County, TN for what would become a stream and wetland mitigation bank. Environmental issues associated with the property included abandoned oil pump jacks.
- **Mazda Dealership, Murfreesboro, TN:** Project professional. Performed a Phase I ESA of an automotive dealership to verify compliance prior to a real estate transaction.
- **Safe Harbor, Portland, TN:** Project professional. Conducted a Phase I ESA of an agricultural property that formerly operated as a peach orchard. Project led to a Limited Phase II ESA due to an extensive history of agricultural processes.

Phase II ESAs

- **West Main Street, Lebanon, TN:** Project professional. Performed a Phase II ESA of a commercial property in Lebanon, TN that had three unregistered underground storage tanks (USTs). Scope of work consisted of a GPR study to locate the tanks, as well as soil and groundwater sampling.
- **TCW, 2022, GA:** Project professional. Performed a Phase II ESA of a property that had a history of brick manufacturing. Scope of work consisted of identifying the location of the manufacturing area and conducting soil sampling.
- **Gray Media, Independence, OH:** Project professional. Performed a Phase II ESA of a property with a history of smelting operations. Scope of work consisted of soil sampling to identify the presence of slag and investigate subsurface impacts.
- **7-Eleven, Denver, CO:** Project professional. Performed a Phase II ESA of a commercial gas station. Scope of work consisted of soil and groundwater sampling to investigate potential subsurface impacts

Asbestos

- **Mount Moriah Road, Memphis, TN:** Project professional. Performed an asbestos survey and renovation of 11 apartment buildings prior to renovation.
- **Old Hickory Community Center, Old Hickory, TN:** Project professional. Conducted an asbestos survey of the local community center prior to its renovation. Project also involved oversight of asbestos abatement.
- **Wimpole Drive, Nashville, TN :** Project professional. Conducted a survey of asbestos

and other regulated materials of a bundle of houses as part of an overall flood relief project with the Metro-Nashville Government.

- **TDOT Tract 26, Memphis, TN:** Project professional. Performed an asbestos survey of an abandened night club and commercial warehouse as part of a realignment project of Lamar Avenue in Memphis, TN.

Mold

- **Southerland Place, Brentwood, TN:** Project professional. Conducted mold sampling and moisture mapping of an assisted living facility following pipe burst due to freezing temperatures. Follow-up sampling was also conducted after remediation efforts were completed.
- **The Villages of Farragut Assisted Living Facility Mold Assessment and Remediation, Farragut, TN:** Project professional. Performed a Limited Mold Assessment of a multi-story building under construction that included visual observations, moisture meter readings, indoor air quality samples, and swab samples of surfaces that were potentially contaminated. After a laboratory analysis indicated mold growth throughout the structure, Zach worked with a remediation specialist to inspect completed remediation efforts.
- **Rock Harbor Condominiums Sampling, Nashville, TN:** Project professional. Performed an emergency response sampling for two condominium buildings (20 total units) that had undergone fire damage. Sampling included collected surface samples to test for mold, coliform, and metals from areas that were directly impacted by fire and water damage (10 units), as well as surface wipe samples to test for soot and asbestos for areas that were only impacted by smoke damage (10 units).
- **Hayes House Pre-Renovation Materials Study, Franklin, TN:** Project professional. Performed asbestos, lead-based paint, and mold sampling for historic home built in the 1800s in preparation for renovation. Mold sampling included visual observations, relative humidity readings, moisture meter readings, and air samples to determine the extent of damage to the structure after an apparent roof leak.

Commercial

- **Various Phase I ESAs including:**
  - Southern Turf Property, Nashville, TN
  - Round Rock, TX
  - Quik Mart property in Sheffield, AL
  - Multi-Family Development in Cedar Park, TX
- **Acquisition for Fresh Capital, LLC, Jefferson County, KY:** Project professional. Performed a Phase I ESA that recommended further environmental assessment due to the site's historic use as a dry-cleaner and gas station. A Phase II investigation revealed several USTs at the site as well as extensive hydrocarbon contamination of underlying soils and groundwater.
- **Acquisition for CESO, Inc., Maury County, TN:** Project professional. TTL performed a Phase I ESA, wetland delineation, and geotechnical exploration for a site in Maury County, TN. The wetland delineation identified a previously undocumented spring and two areas of drainage on the property.
- **Goodall The Groves Reserve, Wilson County, TN:** Project professional. Performed field work, created figures, and wrote the report for a Phase I ESA for a 36-acre site. This was an update to a Phase I performed in 2017.
- **Goodall The Grove at Five Oaks, Lebanon, TN:** Project professional. Performed field work, created figures, and wrote the report for a Phase I ESA for a 30-acre site at Five Oaks Boulevard and Ridgecrest Lane. This was an update to a Phase I performed in 2016.

- **West Main Street, Lebanon, TN:** Project professional. Performed field work and created figures for a Limited Phase II ESA. The project consisted of two commercial sites of approximately 1.04 acres.
- **Phase III ESA, West Main Street, Lebanon, TN:** Project professional. Performed field work and created figures for a Limited Phase II ESA. The project consisted of two commercial sites of approximately 1.04 acres.
- **Mallard Fox Creek, Decatur, AL:** Project professional. Performed field work, created figures, and wrote the report for this 268-acre property. TTL environmental services included stream and wetland delineations, as well as an endangered species study.

Government

- **Naval Air Station Corpus Christi, Mold Remediation Building 100, Corpus Christi, TX:** Project professional. Zach performed a Limited Mold Assessment for Building 100. The assessment included a visual inspection focused on the discovery of signs of mold growth and moisture intrusion. A moisture meter was used to help locate areas of actively wet building materials and to test suspect areas. Microbial samples were collected at the request of the client and they were submitted to a qualified microbiology lab for analysis. A written report of the limited mold inspection findings and a lab report of the sample were also completed.

Industrial

- **Twin Pines Minerals Permitting Services, Saint George, GA:** Project professional. Performed field work for a proposed mine in Southern Georgia. TTL delineated streams and wetlands and performed a habitat assessment for an endangered species of tortoise and snake.
- **Confidential Quarry Locations, Tennessee and Alabama:** Project professional. Provided analytical review and regulatory compliance review. TTL performed Phase I and Phase II ESAs for seven different properties owned by a quarry company ranging in size from approximately 1 acre to 450 acres. Over the course of the Phase II investigations, TTL oversaw the removal of a 250-gallon subsurficial OWS, subsurface investigation adjacent to aboveground storage tanks, and the storage/removal of impacted materials.
- **EPSC Site Inspections, Sumner County and Maury County, TN:** Project professional. Performed weekly site visits on sites in Sumner County and Maury County with EPSC Level 1 Certification to determine whether erosion and sediment control systems are operating at standards set by the site specific SWPP.

Institutional

- **Putnam County Justice Center Additions, Putnam County, TN:** Environmental scope of work included an initial asbestos inspection of four residences prior to demolition. TTL personnel performed a site inspection, identified suspect asbestos containing material (ACM) within the residences, and collected suspect ACM for laboratory analysis. Once ACMs were identified, TTL presented results to the client who completed a bid process for abatement of ACM within four residences. TTL then completed post-abatement oversight of the four residences. ACM was abated from the four residences within a tight schedule to avoid delays in the construction schedule of the client. Obstacles overcome included sampling of residences built in the early to mid-1900s which had undergone several renovations, as well as communicating to the third-party abatement company through the client.

Transportation

- **Metropolitan Nashville Airport Authority Noise Study, Nashville International Airport, Nashville, TN:** Installation and daily monitoring of sound level meters across the grounds of Nashville International Airport to record and analyze noise levels associated with construction.
- **Tennessee Department of Transportation (TDOT) Environmental Services Hazardous Materials Contract E2071, Statewide Tennessee:** Project professional. Performed field work, created figures, and wrote reports. Services include asbestos bridge surveys, Phase II Environmental Site Assessments (ESA), Asbestos Containing Materials

(ACM) and Hazardous Building Materials (HBM) surveys, and Other Environmental Concerns (OEC) abatement. To date, TTL has completed 100 work orders.

- **TDOT SR-4 Right-of-Way Project, Shelby County, TN:** Project professional for Phase II ESA of four parcels at large right-of-way intersection widening project. The parcels included gasoline stations and automotive maintenance shops, some with release histories. Assisted in regulatory file reviews and preparation of a work plan to address TDOT criteria and conducted field activities and assisted in final report preparation. The project consisted of a 1.9-mile roadway widening and interchange construction that encroached on several properties with high environmental risk. Location of project is SR-4 (Lamar Avenue) from South of Shelby Drive to near the Raines/ Perkins Road Interchange. This project was part of TTL's TDOT E2071 Contract. Completed in 2019. Cost $43,466.
- **TDOT I-75 Asbestos Bridge Surveys, Loudon County, TN:** Field Inspector for completion of asbestos bridge surveys of 10 I-75 bridges that crossed various streams and roadways. Enlisted the aid of TDOT Region 1 to use a snooper truck to sample two bridges crossing the Tennessee River. Coordinated field activities and prepared final reports. Project completed ahead of schedule. Completed in 2020. Cost $29,264.
- **TDOT Emergency SR-46 Asbestos Bridge Survey, Dickson County, TN:** Project inspector for an emergency bridge ACM survey. TTL was contacted in August 2020 regarding the need to complete an emergency ACM survey of a bridge damaged by flooding, resulting in a highway shutdown. The field activities were completed the following day and a final report was submitted ahead of schedule. Cost $3,816.
- **TDOT I-40 Asbestos Bridge Surveys, Grundy County, TN:** Project inspector for the ACM inspections of four I-40 bridges. Coordinated and participated in field surveys and prepared final inspection reports. Completed in 2020. Cost $10,203.
- **TDOT SR-73 Asbestos Bridge Surveys, Sevier County, TN:** Project inspector for the ACM inspections of four bridges in Sevier County. Coordinated and participated in field surveys and prepared final inspection reports. Completed in 2019. Cost $10,848.70.
- **Proposed Colorado Boulevard 7-11, Denver, CO:** Project professional. Performed field work, created figures, and wrote the report for a Phase II ESA. Field work included installation of a groundwater monitoring, water sample collection, and collection of samples from soil borings drilled on the property to analyze for possible subsurface impacts.
- **TDOT Asbestos Sampling, Two Bridges, SR-29 from North of SR-60 to Landes Way, Rhea County, TN:** Project professional. Zach performed asbestos sampling of various bridge components (concrete, padding, etc.) for potential asbestos containing materials. Both bridges are two-lane, single span bridges constructed of steel I-beams and concrete deck/wearing surface and span the Rickland Creek Overflow. This project is part of TTL's Tennessee Department of Transportation (TDOT) Hazardous Materials Contract.
- **TDOT Asbestos Sampling, Three Bridges, SR-153 from North of Shallowford Road to North of SR-58, Hamilton County, TN:** Project professional. Zach performed asbestos sampling of various bridge components (concrete, padding, etc.) for potential asbestos containing materials. The three bridges are seven- and eight-lane, four-span bridges on State Route 153, a high traffic route that goes through part of downtown Chattanooga. This project is part of TTL's Tennessee Department of Transportation (TDOT) Hazardous Materials Contract.
- **TDOT Asbestos Sampling, SR-8 Bridge over Sequatchie River, Sevier County, TN:** Project professional. Zach performed asbestos sampling of various bridge components (concrete, padding, etc.) for potential asbestos containing materials. The bridge is a two-lane, 290-foot, three-span bridge in a very rural area. This project is part of TTL's Tennessee Department of Transportation (TDOT) Hazardous Materials Contract.
- **TDOT Asbestos Sampling, Five Bridges in Humphreys County, TN:** Project professional. Zach performed asbestos

sampling of various bridge components (concrete, padding, etc.) for potential asbestos containing materials on five bridges on Interstate 40. This project is part of TTL's Tennessee Department of Transportation (TDOT) Hazardous Materials Contract.

Mold Samplings

- **City of La Vergne Limited Mold Assessment, La Vergne, TN:** Environmental surveyor. Performed a Limited Mold Assessment for the referenced office space. The assessment included visual inspection, relative humidity readings, moisture meter readings, and the collection of air quality samples requested by client. These were submitted to a qualified microbiology lab for analysis resulting in a written report of the limited mold inspection findings and a lab report of the sample.
- **The Villages of Farragut Assisted Living Facility Mold Assessment and Remediation, Farragut, TN:** Environmental surveyor. Performed a Limited Mold Assessment of a multi-story building that was under construction that included visual observations, moisture meter readings, indoor air quality samples, and swab samples of surfaces that were potentially contaminated. Laboratory analysis indicated mold growth throughout the structure, and Zach worked with a remediation specialist to inspect completed remediation efforts throughout the structure.
- **Rock Harbor Condominiums Sampling, Nashville, TN:** Environmental surveyor. Performed an emergency response sampling for two condominium buildings (20 total units) that had undergone fire damage. Sampling included collected surface samples to test for mold, coliform, and metals from areas that were directly impacted by fire and water damage (10 units), as well as surface wipe samples to test for soot and asbestos for areas that were only impacted by smoke damage (10 units).
- **Hayes House Pre-Renovation Materials Study, Franklin. TN:** Environmental surveyor. Performed asbestos, lead-based paint, and mold sampling for historic home built in the 1800s in preparation for renovation. Mold sampling included visual observations, relative humidity readings, moisture meter readings, and air samples to determine the extent of damage to the structure after an apparent roof leak.

PROFESSIONAL MEMBERSHIPS (cont'd from page 1)

American Institute of Professional Geologists



David Carden, PG

Senior Project Manager
Environmental Services

Drawn to geology through his attraction to nature, David understands the responsibility that comes with this line of work. Sometimes, the materials he deals with can be harmful, so doing it right the first time – and every time – saves money, reduces errors, and protects workers, the public, and relationships with clients. David has built a reputation of providing world class environmental compliance, due diligence, and environmental risk analysis for industrial and commercial clients for projects across the country. He also is a recognized subject matter expert in environmental compliance, especially to the concrete products industry.

EXPERIENCE
28 years

EDUCATION
BS, Geology
Virginia Polytechnic Institute and State University

REGISTRATIONS & CERTIFICATIONS
Licensed Professional Geologist, Tennessee #4673

OSHA 10 Hour

Smith System Driver Safety Seminar

PROFESSIONAL MEMBERSHIPS
City of Brentwood, TN
Chair of Environmental Advisory Board

Tennessee Chamber of Commerce and Industry, Tennessee Manufacturing Association

KEY PROJECTS

- **McEwen High School NEPA, Humphreys County Schools, 2021:** Managed and conducted a NEPA assessment for the USDA Rural Development funding for a new high school in McEwen TN. The NEPA involved assessment of the 80-year old structure and surrounding community.
- **TDOT Jostens Road, Clarksville, TN:** Project manager. TTL conducted a TDOT TEER for a new 1,500-foot roadway. The project included completing the TDOT TEER process. Hazardous materials, threatened and endangered species, wetland resources, cultural and archeological resources, and other NEPA elements were evaluated for an approximate 1,550 LF industrial access roadway on an approximate 3-acre site. Project fee: $341,500
- **MAPCO Express Southeastern US:** Project manager. TTL conducted Phase I ESAs for 319 convenience store gas stations in Tennessee, Georgia, Alabama, Mississippi, Arkansas, and Kentucky. Phase I ESAs were completed to ASTM E-1527 standards and all were completed within 100 days. Project fee: $765,600. Professional services: 2023
- **SR 12 at Excel Road Alternatives Study, Clarksville, TN:** Managed and conducted a NEPA assessment as part of a study to examine the current safety and traffic operations of the intersection and approaches.
- **Decatur Bridge, Decatur, AL:** TTL is performing a feasibility study to determine replacement/repair options for US Hwy 31 over the Tennessee River. Preliminary NEPA assessment of potential routes are being evaluated to determine the best route with the least disturbance to the environment and community.
- **SR-237 (Rossview Road) Phase I from Cardinal Lane to West of I-24, Clarksville, TN:** Environmental project manager. Project consisted of widening of 0.91 miles of SR-237 for the City of Clarksville in response to increased and planned regional traffic volumes adjacent to an I-24 exit. The project included the design of new sidewalks with a 3-foot grass strip and widening of an existing 2-lane roadway to a 3-lane roadway. TTL's environmental services included performing a NEPA assessment. Project also included consultant-managed ROW acquisition. Project cost: $13.3 million. Professional services: 2023 | Construction: 2023
- **TDOT Hazardous Materials On-Call Contract Nashville, TN:** Project manager. TTL has held this contract since 2018, providing environmental consultation service for projects including intersection improvements, roadway widening, and bridge repairs. Much of the work performed is related to asbestos-containing materials (ACM) and hazardous building materials (HBM) surveys. When ACM or HBM is identified,

abatement oversight is provided. TTL has completed 169 projects to date on this contract and the current contract value (renewed in 2021) is $1.5 million.

- **TDOT Electric Avenue, Clarksville, TN:** Project manager. TTL conducted a TDOT Tennessee Environmental Evaluation Report (TEER), which is the state transportation NEPA equivalent, to support construction of a new state industrial access road for LG Chem. Hazardous materials, threatened and endangered species, wetland resources, cultural and archeological resources, and other NEPA elements were evaluated. Project fee: **$277,000**
- **19th Church Street, Midtown Residential, Nashville, TN 2021:** Provided senior oversight and management for the environmental tasks associated with this new residential development including Phase I ESA, Phase II ESA, and asbestos surveys.
- **Hayes House, City of Franklin, Franklin, TN 2022:** Managed and conducted environmental assessments for a historical residential structure to be transitioned to civic education and event space. Tasks included asbestos, mold, and lead-based paint surveys.
- **New City Multi-Use Redevelopment, Neuhoff, Nashville, TN, 2021-present:** New City Properties acquired the 14-acre Neuhoff site in Nashville, TN. The distinctive Neuhoff site is located on the west bank of the Cumberland River in the eastern section of Nashville's Germantown neighborhood. David managed and conducted environmental assessments for a Brownfields redevelopment of a historic food processing facility into a multi-use residential and commercial development. Tasks include assessment of soils, soil vapors, and asbestos.
- **Lease Environmental Review (LER) Program, CSX Transportation (CSXT), 22 States:** Assist and provide senior technical advisory role for the CSXT LER Program. Responsibilities include quality review of approximately 120 LERs per year at CSXT leased properties throughout the eastern U.S. LERs include performance of modified Phase I ESAs on leases with suspect lease codes, preparation of letters to lessees setting forth the required corrective actions based on environmental regulations and CSXT guidelines, and LER tracking to ensure that the corrective actions are being completed. Environmental issues have included USTs and ASTs regulatory compliance (SPCCPs), surface water and groundwater protection (NPDES permitting/SWPPP), storage/labeling of hazardous and non-hazardous chemicals (BMPs), solid waste and hazardous waste management, air emissions, and asbestos.
- **ISO 14001 Audits, Confidential Client, 2019, Eastern US and Canada:** Managed and conducted a multi-facility ISO 14001 third party audit for an automotive parts manufacturer. Directed multiple senior professionals to complete the ISO 14001 audits and summarize findings for the client.
- **On-site Temporary Embedded Environmental Manager, Electrolux, 2017, Springfield, TN:** Provided temporary in-house environmental management for the Electrolux manufacturing facility in Springfield, TN. Maintained compliance with air and wastewater permit requirements, recommended waste reduction strategies that would reduce hazardous waste disposal by 70% when implemented, and updated environmental reports over a three month period.
- **Multiple Short Line Railroad Due Diligence Environmental Risk Analysis, Confidential Client, 2018-2019:** Managed and conducted the environmental risk analysis for a short line railroad acquisition for an investment firm. Determined potential high risk properties and activities related to the target company to allow the client to quantify potential acquired environmental risks.
- **Voluntary Remediation Program Assessment, Confidential Client, Charleston, West Virginia, 2017-present, USA:** Managed the assessment of soil and groundwater through the WVDEP Voluntary Remediation Program. Conducted well installation and groundwater sampling to assess varying alluvial groundwater flow zones to assist in the preparation of a conceptual site model for closure of volatile organics in groundwater. Additional assessment and remediation of polychlorinated biphenyls in soil was also conducted. Certificate of completion expected 2Q 2021.
- **Risk-Based Closure of Solvent Spill, Steelcase, Inc.; Athens, Alabama, 2017, USA:** Assisted with risk-based closure of a legacy chlorinated solvent spill with residual chlorinated compounds present in groundwater. Alabama Risk-

Based Corrective Action with environmental covenants closure granted in 2017.

- **42-site Phase I ESA and EHS Compliance Audit Portfolio, Confidential Client, 2015, USA:** Portfolio and project manager for a glass products manufacturer which included Phase I ESA and EHS compliance portfolio throughout the USA. Project scope included Phase I ESA and EHS compliance audits for manufacturing facilities and transaction reviews for warehouse facilities. The EHS compliance audits included stormwater, process water, and air permitting, regulatory reporting, such as EPCRA, Tier 2 and Form R reports, boiler and storage tank inspection reports and permits, environmental plans, such as SPCC and SWPPP, and waste disposal, including hazardous, non-hazardous, universal, and special waste. Based on our Phase I ESAs and EHS compliance audits, the client was successful in obtaining a representations and warranties insurance policy.
- **Stormwater Compliance, Confidential Client, 2015, Texas:** Client had a manufacturing facility that repeatedly exceeded zinc standards in stormwater runoff. A compliance audit, including processes, maintenance hygiene, and waste treatment indicated some Best Management Practice changes to procedures that reduced the zinc levels in the stormwater without requiring an expensive and labor intensive treatment system.
- **SWPPP/SPCC/permitting, Confidential Client, 2014, Central USA:** Project manager for SWPPP, SPCC plans, and air and stormwater permitting for multiple manufacturing sites for a retail products manufacturer in the central USA. Our client acquired facilities which had regulatory deficiencies. We were able to quickly bring the facilities into compliance with the appropriate regulations dealing with several different states and various regulatory agencies.
- **8-site Phase I ESA and EHS Compliance Audit Portfolio, Confidential Client, 2014, Midwestern USA:** Portfolio and project manager for a concrete products manufacturing company portfolio. Project scope included Phase I ESA and EHS compliance audits for manufacturing facilities. The EHS compliance audits included stormwater, process water, and air permitting, regulatory reporting, such as EPCRA, Tier 2 and Form R reports, boiler and storage tank inspection reports, environmental plans, such as SPCC and SWPPP, and waste disposal. The Phase I ESAs discovered an illegal process water discharge to the ground, an historical landfill on a property, and a leaking AST and maintenance operation discharging via underground pipe to a stormwater retention pond. These discoveries saved the client approximately $250,000 in liability by ensuring the seller retained liability for the issues.
- **Truck overturn emergency spill response, Confidential Client, 2014, Tennessee:** Participated as a subcontractor to monitor and perform confirmatory soil sampling of an emergency response where an overturned truck spilled diesel fuel near a protected stream. The project scope was to monitor for the presence of diesel fuel in the stream and to perform confirmatory sampling of the excavated soil between the spill area and the stream. The emergency response contractor was successful in preventing the diesel fuel from reaching the stream and confirmatory sampling verified that no residual impacts remained.
- **8-site Phase I ESA Portfolio, Confidential Client, 2013, California:** Portfolio and project manager for a concrete products manufacturer. Discovered asbestos tiles being rendered friable by forklift activity, historical foundry activity that adversely impacted soil, and environmental compliance deficiencies. These discoveries saved the client approximately $500,000 in liability by ensuring the seller retained liability for the issues.
- **Emergency Spill Response Remediation, Confidential Client, 2006, Tennessee:** Project manager for an emergency response remediation action due to a diesel tanker truck overturning less than 100 yards from a water bottling spring source area. After the initial response, we installed a series of shallow groundwater wells and performed continuous pumping of the wells to act as a hydrologic barrier between the spill site and the spring source area. Confirmatory sampling was conducted to monitor for the presence of petroleum hydrocarbons in the groundwater monitoring wells. The result of the project was the successful protection of the spring water source area for the water bottling company. The value to the client was the continued viability of the spring as a bottling source and millions in saved revenue.

- **Groundwater monitoring and well closure, Confidential Client, 2006, Tennessee:** Project manager for an airline fuel depot notice of violation regarding exceedance of groundwater standards in the spill detection wells surrounding the fuel depot. The project was instigated by a regulator observing the presence of jet fuel in what was described as an observation well. The project involved monitoring the detection wells around the fuel depot and investigating the claim of the regulator regarding a spill at the site. It was determined that the regulator observed jet fuel in pump recycling sump and no spill was occurring at the site. The client was satisfied with the outcome of the project.
- **Spill Training, Confidential Client, 2005, USA:** Provided training for plant personnel regarding spill response and prevention at various sites throughout the USA. The curriculum was developed to present the information in a practical manner that was easily learned. The client credited the training with improved performance in petroleum hygiene in the plants trained.
- **College Grove Lead Battery Site, US EPA, 2001-2003, Tennessee:** Participated as a team member for removal action and confirmatory sampling of lead battery hulls throughout the southern Williamson County area of Tennessee. Project responsibilities included confirming removal of lead-contaminated soil by use of a Niton XRF on the remaining soil surface after excavation was complete.
- **Environmental, Health, and Safety Audits, Nemak, 2018, Eastern US and Ontario:** Managed and performed EHS audits for Tier I automotive supplier as a third party audit focusing on worker safety, process safety, and environmental compliance and reporting.
- **Safety and Environmental Compliance Training, Confidential Client, Spring Hill, Tennessee 2018-2020:** Conducted production worker safety and environmental compliance awareness training for ISO 14001 Audits, Confidential Client, 2019, Eastern US and Canada. Managed and conducted a multi-facility ISO 14001 third party audit for an automotive parts manufacturer. Directed multiple senior professionals to complete the ISO 14001 audits and summarize findings for the client.
- **TDOT ACM Pre-demolition Asbestos Inspection, Shelby County, TN:** Provided project management and senior oversight to the TTL personnel conducting ACM inspections and abatement for a commercial structure in Memphis. TTL accredited inspectors sampled the commercial building for ACM. The building had detections of ACM that required abatement prior to demolishing the building. In addition, hazardous building materials were assessed and removed. TTL subcontracted the abatement work while providing oversight and subcontractor management for the abatement. TTL documented the abatement, providing reports to TDOT for the completed work.
- **TDOT ACM Pre-demolition Asbestos Inspections, Cumberland County, TN:** Provided project management and senior oversight to the TTL team conducting asbestos-containing materials (ACM) inspections and abatement for six residences located in a proposed right-of-way. TTL accredited inspectors sampled the buildings for ACM. Several of the residences had detections of ACM that required abatement prior to demolishing the buildings. In addition, hazardous building materials were assessed and removed, and drinking water wells were properly abandoned during the abatement phase of the project. TTL documented the abatement, providing reports to TDOT for the completed work.
- **TDOT ACM Bridge Inspections, Clay County, TN:** Provided project management and senior oversight to the TTL team conducting ACM inspections of two bridges. Our team obtained samples which were analyzed by an accredited lab. TTL completed an asbestos report detailing the findings of the inspection.
- **TDOT ACM Bridge Inspection, Putnam County, TN:** Provided project management and senior oversight to the TTL team conducting ACM inspections of a roadway bridge in Putnam County. Our team obtained samples which were analyzed by an accredited lab. TTL completed an asbestos report detailing the findings of the inspection.
- **TDOT ACM Pre-demolition Asbestos Inspections, Carroll County, TN:** Provided project management and senior oversight to the TTL team conducting asbestos-containing materials (ACM) inspections and abatement for nine

residences located in a proposed right-of-way. TTL accredited inspectors sampled the buildings for ACM. Several of the residences had detections of ACM that required abatement prior to demolishing the buildings. In addition, hazardous building materials were assessed and removed, and drinking water wells were properly abandoned during the abatement phase of the project. TTL subcontracted the abatement work while providing oversight and subcontractor management for the abatement. TTL documented the abatement, providing reports to TDOT for the completed work.

Sampling of Mold

- **Metro Nashville Government, 2017, Nashville, TN:** Performed and managed mold, asbestos, and lead-based paint sampling of housing units subject to Federal HUD guidelines. After sampling, remedial oversight was conducted to remove potential hazards.
- **Confidential Industrial Facility, 2019, Dickson, TN:** Performed and managed a forensic assessment of industrial hygiene sampling including the potential presence of mold, legionella, and other biological agents that were causing illness in workers at the facility. Sampling and observation of industrial processes concentrated on solving the source of the worker illness. The cause was determined to be a bacterial agent in fluids used in industrial processes at the facility.
- **Rock Harbor Condominiums Sampling, 2022, Nashville, TN:** Managed an emergency response sampling for two condominium buildings (20 total units) that had undergone fire damage. Sampling included collected surface samples to test for mold, coliform, and metals from areas that were directly impacted by fire and water damage (10 units), as well as surface wipe samples to test for soot and asbestos for areas that were only impacted by smoke damage (10 units).
- **Hayes House Pre-Renovation Materials Survey, The Park at Harlinsdale Farm, 2022, Franklin, TN:** Managed asbestos, lead-based paint, and mold sampling for an historic home built in the 1800s in preparation for careful renovation of the structure. Mold sampling included visual observations, relative humidity readings, moisture meter readings, and air samples to determine the extend of damage to the structure after an apparent roof leak.

Geotechnical Report

7Brew

Winter Springs, Florida

Prepared for

Prepared by:

TTL, Inc.

Nashville, Tennessee

Project No. 000240803190.00

December 19, 2024



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December 19, 2024

Ms. Erin Dudley, Project Manager
CEI Engineering Associates, Inc. (CEI)
2600 NE 11th Street
Bentonville, Arkansas 72712

RE: **GEOTECHNICAL REPORT**
7Brew
Winter Springs, Florida
TTL Project No. 000240803190.00

Dear Ms. Dudley:

We have completed the requested geotechnical exploration for the 7Brew planned in Winter Springs, Florida. Our services were performed in accordance with the Terms and Conditions and scope of services outlined in your "Contract for Consultant Services," dated November 14, 2024.

The purposes of the exploration were to obtain subsurface data at the property and develop geotechnical recommendations for earthwork and geotechnical recommendations for the project. This report summarizes our understanding of the planned construction, the site and subsurface conditions encountered, and our recommendations. The scope of this geotechnical exploration did not include environmental assessment of the site. However, our services included performing a Phase I Environmental Site Assessment (ESA) for the property. The results of these services will be reported under separate cover.

We appreciate the opportunity to be of service to you. If you have any questions about this report or if we may be of additional assistance, please do not hesitate to call.

Sincerely,
TTL, Inc.

Mark Herrmann
Principal Professional

Anthony F. Adamo, PE
Principal Engineer

ANTHONY F. ADAMO LICENSE No. 87663 STATE OF FLORIDA PROFESSIONAL ENGINEER

12-19-24

Attachments

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APPENDIX A (ILLUSTRATIONS)

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ASTM D1140 – Standard Test Method for Materials in Soils Finer than No. 200 Sieve

APPENDIX B (REFERENCE MATERIALS)

Exploration Procedures
Laboratory Procedures

1.0 PROJECT INFORMATION

1.1 Project Information

Project information was provided by Ms. Erin Dudley (CEI) in an email transmission on November 8, 2024. We were provided a drawing titled "Conceptual Site Plan," prepared by Seven Brew, dated September 26, 2024. This drawing shows information about the location of the property under consideration for this project and the location of planned improvements on the property.

Plans are being made to construct a new 7Brew on an approximately 0.5-acre land parcel located on the north side of East Florida 434, east of its intersection with Michael Blake Boulevard at the intersection of two proposed street extensions in Winter Springs, Florida. The construction will include a 510 square feet single-story retail building in the central part of the property. An approximately 250 square foot (one-story) remote freezer is planned northwest of the building. We have assumed the buildings will be constructed with concrete masonry units (CMU) and light gauge steel joists, with brick exterior veneer. The floors will be concrete slab-on-grade.

Structural loading information was not provided. We have assumed maximum column loads will be less than 50 kips, maximum continuous wall loads will be less than 2 kips per linear foot, and the maximum floor slab live load is less than 100 pounds per square foot (psf).

Information about existing and final site elevations was not provided to us. We assume mass grading will require maximum cut depths and fill thicknesses less than 1 to 2 feet each.

1.2 Scope of Services

This geotechnical exploration included a site reconnaissance, field exploration, laboratory testing, and engineering analysis. The following sections of this report discuss the results of the field exploration, site geology, site conditions, and our conclusions and recommendations. Environmental assessment of the property was beyond the scope of this geotechnical exploration. However, our services included performing a Phase I Environmental Site Assessment (ESA) for the property. The results of these services will be reported under separate cover.

2.0 EXPLORATION FINDINGS

2.1 Site Conditions

Item	Description
Property Location	The property is located on the north side of Florida State Route 434, about 300 feet west of its intersection with Michael Blake Boulevard at the intersection of proposed extensions of Laughing Gull Lane and Sea Hawk Cover.

Item	Description
Surface Cover	Surface cover consists of grass and weeds in the south and west parts of the property. Surface cover in the north and east parts of the property consists of relatively dense weeds, underbrush, and small- to medium-diameter trees.
Existing Topography	The ground surface slopes downward towards the southeast. Relief across the property was estimated to be between 3 and 5 feet.

Photographs depicting general conditions of the study area at the time of our field activities are shown below.



View looking northwest from southeast property area



View looking east from central site area



View looking north from central part of property



View looking southeast from northwest property corner

2.2 Geologic Information

This report section includes a description about the geologic unit that underlies the site and information obtained from the United States Department of Agriculture (USDA) about the near surface soils. Also included is information about seismicity for the site and surrounding area.

2.2.1 Geologic and Soil Information

Review of the Geologic Map of Seminole County (Florida Geological Survey, dated 1993) shows the site is underlain by Quaternary undifferentiated surficial sands, clayey sands, clay, marls, and peat. These materials are typically greater than 20 feet thick.

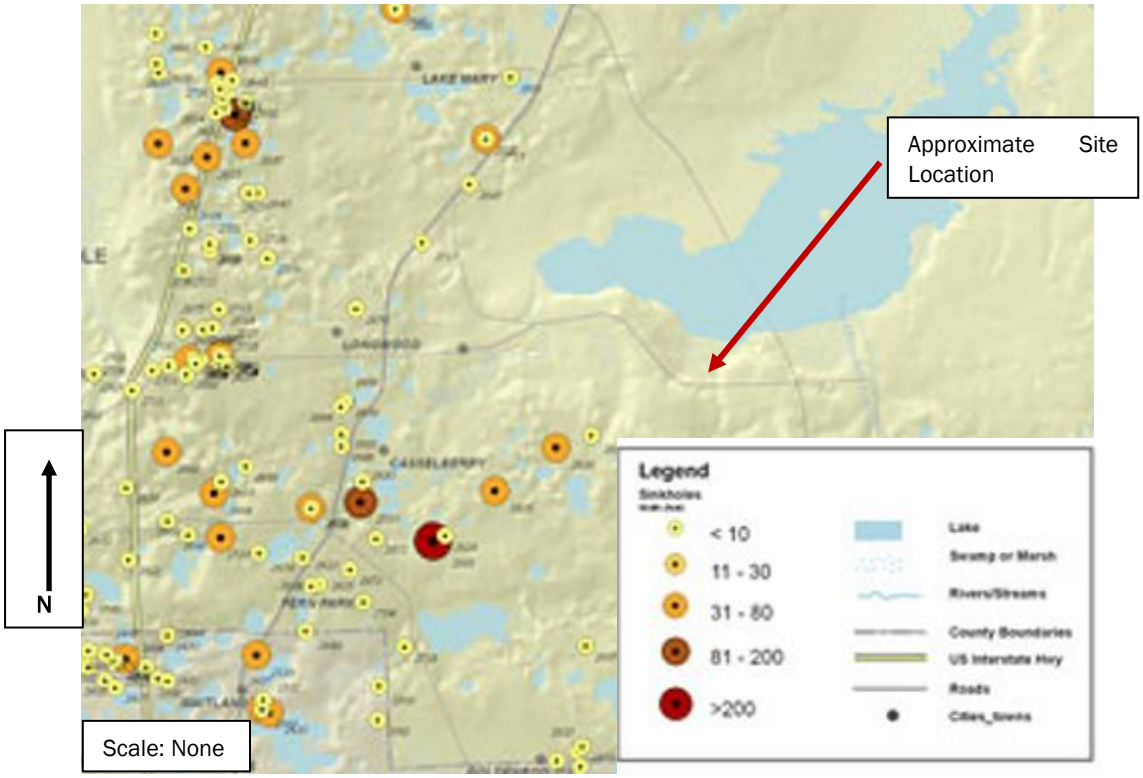
According to information reviewed on the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) web soil survey (http://websoilsurvey.nrcs.usda.gov), the site is underlain by soil associated with the Pomello fine sand. Pertinent information obtained from the Soil Survey is provided in the table below:

Parent Material	Sandy marine deposits
Depth to water table	About 24 to 42 inches
General Soil Types	0 to 80 inches: fine sand

The above information was taken directly from the Soil Survey and is included herein as general information only. Performing laboratory testing to confirm these properties was not included in our authorized scope of services.

2.2.3 Karst Considerations

We reviewed the "Sinkholes of Seminole County, Florida (2008)" prepared by the Florida Center for Instructional Technology (FCIT) using data from the Florida Department of Environmental Protection and the Florida Geological Survey for the purpose of checking the presence of karst at the property. Our review did not show the presence of mapped karst features on the property but did reveal the presence of several mapped sinkholes in the general area (reference map excerpt below). The requested scope of services for this project did not include advancing borings to a sufficient depth to evaluate karst potential. We can provide this service for an additional fee, if requested.



2.3 Subsurface Stratigraphy

Subsurface conditions within the project limits were explored by drilling four soil test borings at the approximate locations shown on the Exploration Location Plan (ELP) in Appendix A. The exploration methods and laboratory testing referenced below are described in Appendix B. Soil descriptions follow the Unified Soil Classification System (USCS), which is described in ASTM D2487 and D2488.

Additional information about the subsurface stratigraphy encountered at the boring locations is provided on logs in Appendix A. The logs represent our interpretation of the subsurface conditions at the boring locations based on tests and observations performed during the drilling operations, visual classification of the soil samples by a geoprofessional, and laboratory tests conducted on select recovered samples. The lines designating the interfaces between various strata on the logs represent the approximate strata boundary. The transition between strata may be gradual and conditions may vary between the boring locations.

The borings initially penetrated a layer of topsoil. The topsoil was underlain by marine sediments to termination. A summary of the conditions encountered in the borings is presented in the table below.

STRATIGRAPHY AND DESCRIPTIONS

Stratum	Depth to Bottom	Material Description	Engineering Properties[1]
Surface Materials	2 to 3 inches	Topsoil	N/A
Marine Sediments (Layer 1)	Depths ranging between 6 and 8 feet below existing grades	POORLY-GRADED SAND (SP), very loose to medium dense, fine-grained, various colors, moist to wet	N-values between 4 and 24 bpf, with most value between 5 bpf and 9 bpf MC = 7% to 30% % Passing = 1 to 3%
Marine Sediments (Layer 2)	Below Layer 1 to termination (10 feet in Boring B-04 or 13 feet in Borings B-01 through B-03	SILTY SAND (SM), loose to medium dense, various colors, wet	N-values between 8 and 25 bpf, with most results between 8 bpf and 13 bpf MC = 10% to 25%
Termination		The borings were terminated at depths ranging between 10 and 15 feet below existing grades.	

[1] N-values are Standard Penetration Test (SPT) resistance values | N/A = Not Applicable
bpf = blows per foot | MC = Moisture Content | % Passing = Percent passing No. 200 sieve
Note: the requested work scope included performing laboratory Atterberg limits testing on select samples. This testing was not performed because cohesive soils were not encountered in the borings.

2.4 Groundwater Conditions

Groundwater was measured in the borings at depths ranging between 1-½ and 3 feet below existing grades upon completion. In most cases, groundwater was measured at depth of 3 feet in the borings. However, groundwater was measured in Boring B-01 at a depth of about 1-½ feet, but this boring was advanced using rotary wash methods. Therefore, in our opinion the measured water level in this boring was influenced by water introduced into the borehole during the wash drilling methods. The groundwater surface can fluctuate throughout the year due to seasonal changes in climate, precipitation, vegetation, surface runoff, water levels in nearby water bodies, and other factors. The groundwater level below the site may fluctuate and may be at different levels at times after the exploration.

3.0 GEOTECHNICAL CONSIDERATIONS

The borings generally show the property is underlain by loose sands and groundwater is generally present at a depth of about 3 feet below existing grades. Therefore, the possibility exists for weak subgrades to be present after the site is prepared. In general, we anticipate most weak subgrades can be stabilized during site preparation by densifying the soils using a large vibratory roller. However, at isolated locations, some undercutting and replacement of weak soils may be required. Comments about stabilizing weak subgrades are provided in Section 4.4.

We anticipate grading at the property will generally be performed as part of mass grading for the development planned at the property. The possibility exists mass grading will not be performed using the recommendations consistent with the recommendations contained in this report. Therefore, prior to initiating construction at the property, we recommend additional exploration consisting of test pits be excavated to check whether or not the past grading activities appear to be consistent with the recommendations contained in this report. Also, we recommend construction phase testing records documenting site observations and tests made during the grading be provided to us for review, to check compliance with the project specifications.

4.0 EARTHWORK RECOMMENDATIONS

The recommendations contained in this report were developed based on our understanding of the project (Section 1.1). If the project information described in this report is not accurate or is revised, we should be provided the additional or revised information and authorized for additional services to review and modify our recommendations, if needed.

4.1 Site Preparation

Site preparation should initially consist of removing trees and surface vegetation. These materials should be disposed of at an off-site location. Afterwards, stripping should be performed to remove organic-laden topsoil from planned construction areas. Organic-laden strippings should be removed from the site or stockpiled for re-use as topsoil during landscaping, if they are suitable for that purpose. Site clearing operations should include removing roots that are larger than ½-inch diameter and smaller highly concentrated roots. Considering the relatively heavily vegetated nature of parts of the property, a minimum excavation depth of 12 inches may be required to remove roots. Root raking may also be required.

4.2 Subgrade Preparation

After the site is prepared, cuts should be made to final grades. Afterwards, prior to building or pavement construction or placing new compacted fill, exposed subgrades should be scarified (8 inches), moisture conditioned and densified using a large vibratory drum roller with a drum diameter of at least 5 feet with a rated dynamic force of 60,000 pounds. The densification process may identify unstable areas as the compactor traverses over the areas. Initially, the contractor should check that the instability is not the result of excess pore water pressure caused by the densification (see paragraph below). If excess pore water pressures have been allowed to dissipate and additional compaction does not result in a stable subgrade, remedial repair, consisting of undercutting and replacing weak materials, will be required. Our geotechnical engineer should be consulted if weak subgrade conditions are encountered.

Dependent on the depth to groundwater, the vibratory compaction may induce a pumping working surface. This apparent surface instability is only temporary. If this condition occurs, the in-place densification should be stopped to allow dissipation of excess pore water pressure induced by the compaction process. Experience indicates delay times of less than 15 minutes are typical. Once pore pressures have dissipated, recompaction may proceed. Given the fines content of the expected subgrade soils, pumping of the subgrade could occur if groundwater is within 2 feet to 3 feet of the subgrade. If this occurs, we should be contacted to provide guidance for possible methods to achieve the recommended densification. This will likely involve disengaging the vibrator on the compactor during subsequent compaction operations. The process should be continued until the subgrade is densified and stable and the surface of the subgrade meets the compaction criteria in Section 4.6.

4.3 Proofrolling

After cuts are made to final grade and subgrades densified, the stability of exposed subgrades should be evaluated by proofrolling. Proofrolling should be performed in accordance with the following.

- Perform proofrolling with a rubber-tired vehicle having a gross vehicle weight of at least 20 tons (such as a loaded, tandem-axle dump truck).
- Proofrolling equipment should make multiple closely-spaced overlapping passes in perpendicular directions over the subgrade at a walking pace.
- The subgrade should be relatively smooth and free of wheel ruts, loose clods of soil, or loose gravel, and the subgrade should not be desiccated, cracked, or wet at the time of proofrolling.
- A representative of the geotechnical engineer should observe the proofrolling to identify, document, and mark areas of unstable subgrade response, such as pumping, rutting, or shoving, if any.

Please be aware the near surface soils consists of sands with little fines. Therefore, unless these materials are laterally confined, some rutting of the subgrade may occur during the proofrolling. Rutting may not be indicative of weak subgrades and our geoprofessional should provide comments about whether subgrade remedial repair is required where rutting is present. Since the boring data shows the presence of weak near surface materials, we anticipate some subgrade remedial repair will be required even after the near surface soils are densified. The potential for unstable subgrades increases if grading occurs during wet weather due to increased soil moisture content from surface water infiltration.

4.4 Subgrade Stabilization

Weak subgrades identified during proofrolling below the building area should be undercut to stable materials. Weak materials identified in pavement areas should be stabilized using a method

provided later in this report section. If undercutting in pavement areas is selected, it should be continued to stable materials or a depth requiring at least 3 feet of new fill placement. Please be aware the undercut depth may not approach 3 feet (e.g., if 2 feet of fill is required, the undercut depth should be 1 foot). After undercutting, as described above, weak materials in pavement areas can be stabilized using the following methods:

- Bridging with a "stabilization lift":
  - Undercutting the site to allow placing 3 feet of new fill. If grading requires placing new fill, the undercut depth can be reduced by the thickness of new fill required.
  - Placing a geotextile fabric (Mirafi 500X or equivalent) over the subgrade.
  - Placing a bridge lift (approximately 12 inches to 18 inches thick) of compacted fill over the geotextile as a single lift. This lift should be compacted, but over-compaction that may cause the subgrade to pump excessively should be avoided.
  - Placing remaining fill in accordance with the recommendations contained in this report for compacted fill (Section 4.6).
  - For this option, required undercut depths will depend on actual conditions. Therefore, a trial-and-error approach should be used in which the bridge lift is tried over a small test section and adjustments made until the appropriate thickness needed to create a stable condition is achieved.
- Scarifying and Recompacting"
  - This means scarifying the subgrade to a depth of 8 inches to 12 inches to dry the soil, and then recompacting the scarified layer to recommendations given for compacted fill.
  - This method is usually only used when the proofrolled subgrade ruts without significant pumping.

4.5 Excavation Conditions

The borings encountered sandy soils to their termination depths. We anticipate overburden soils can be excavated by conventional earthmoving equipment. Temporary construction excavations less than 20 feet deep should be sloped or shored by the contractor in accordance with OSHA requirements. The on-site soils appear to be OSHA Type C soils. OSHA requires temporary excavation slopes no steeper than 1.5-horizontal to 1-vertical (1.5H:1V) through Type C soils. The contractor's "competent person" should evaluate temporary excavations daily and determine the specific soil types and temporary slope or shoring measures necessary according to OSHA requirements. Temporary excavations taller/deeper than 20 feet must be designed specifically by a registered engineer and cannot be made based on OSHA soil types. Design of temporary excavations was not part of our scope of services. TTL assumes no responsibility for excavations, shoring, or job site safety, which are the sole responsibility of the general contractor.

4.6 Compacted Fill

We anticipate on-site borrow materials will generally consist of sands generated from cuts required to achieve final grades. Our laboratory test data suggests these materials may meet the criteria for compacted fill. However, moisture conditioning may be required to achieve suitable moisture contents for recompaction.

Characteristics of recommended fill soils and the placement and compaction criteria for fill are provided in the following table. Borrow materials imported onto the property should meet the criteria provided in the table. Fill operations should not begin until representative soil samples are collected from proposed borrow areas and tested for grain size and moisture/density relationship (allow 3 to 4 days for sampling and testing soil). The test results will be used to determine whether the proposed borrow material meets project specifications and to evaluate whether compacted fill has achieved compaction requirements based on field density tests. A TTL representative should be present to monitor and test the placement of compacted fill materials.

COMPACTED FILL CRITERIA

Material Type	Characteristics	Compaction Procedures [1]	Compaction Control [2]
COARSE-GRAINED SOILS (GRANULAR FILL)	• Gravel size: not more than 3 inches • Gravel content: no more than 30 percent retained on a No. 4 sieve • Organic content: no more than 3 percent by weight, but large roots are not allowed • USCS Classification – SP, SW, SW-SM, SW-SC, SP-SM, SP-SC, SC, or GC	**Placement:** • Maximum loose lift thickness: 8 inches. Reduced to 6 inches if hand guided compaction equipment is used. **Compaction requirements:** • The fill should be compacted to at least 95 percent of the modified Proctor (ASTM D 1557) maximum dry density by making multiple passes with an appropriately sized vibratory roller. **Moisture Conditions:** • Moisture content at time of compaction: to be determined based on the results of the standard Proctor test, but generally within minus 2 percent to plus 2 percent of the material's optimum moisture content.	**Building Area:** One field density test[2] every 2,500 square feet per lift, with a minimum of two tests per lift. **Pavement Areas:** One field density test[2] every 5,000 square feet per lift, with a minimum of two tests per lift. **Utility Trenches:** One field density test[2] per structure or one test per every 100 linear feet, per lift, with a minimum of two tests per lift.

[1] In addition, the fill must be stable under the influence of the compaction equipment. After the fill is properly placed and compacted, it will be advisable to limit the amount of heavy construction traffic on the soil subgrade.
[2] Field density tests should be performed using the nuclear method (ASTM D6938), sand cone method (ASTM D1556), or drive-cylinder method (ASTM D2937), as appropriate for the material being tested. Proofrolling SHOULD NOT be used to evaluate compaction of fill for compliance with these requirements.

Please be aware if fill materials which include over 10 percent fines are used as fill, the materials may be moisture sensitive and degrade with increases in moisture content. Therefore, heavy rubber-tired equipment should not be allowed to travel over the fill surface until the moisture content of the soils has been reduced by aeration.

We anticipate compaction of new fill will generally be performed using large vibratory rollers. The vibrations caused by the equipment can potentially affect nearby and off-site structures. Therefore, prior to commencing compaction, surveys of existing conditions documenting cracks, or other visual indicators of distress documented in nearby buildings should be performed. Heavy vibratory compaction equipment should not be used within 200 feet of existing structures.

If site preparation operations are not continuous from start to finish or a long period of inclement weather interrupts site preparation after the site has been assessed as previously described, the surface receiving fill should be scarified to a depth of 6 inches and re-compacted before placement of fill resumes. If grading occurs during wet, cool weather, when drying soils is more difficult and time-consuming, the grading contractor may have difficulty achieving suitable moisture conditions for proper compaction of soil fill.

4.7 Drainage Considerations

Site development and excavations should not be performed during or immediately following periods of heavy precipitation. Positive surface drainage should be maintained during grading operations and construction to prevent water from ponding on the surface. Surface water run-off from off-site areas should be diverted around the site using berms or ditches. The surface can be rolled smooth to enhance drainage if precipitation is expected, but it should be scarified prior to resuming fill placement. Maintaining proper site drainage during construction is important for this site because the soils at the site may be sensitive to increases in moisture content and may quickly become wet, soft, and unstable if water is allowed to pond on them.

Subgrades damaged by construction equipment should be promptly repaired. Our geoprofessional should provide recommendations for treatment if the subgrade materials become wet or dry. When work activities are interrupted by heavy rainfall, fill operations should not be resumed until the moisture content and density of the previously placed fill materials are as recommended in this report.

4.8 Groundwater Control

Groundwater was measured in the borings at depths ranging between 1-½ and 3 feet below existing grades. Therefore, we anticipate groundwater control will be required from even shallow excavations required for the project. We anticipate well points or other methods will be required to maintain groundwater to a level of 2 feet below the base of excavations. Given the relative change of

groundwater levels at the property due to seasonal changes, the contractor should determine the groundwater levels at the time of construction to determine the impact groundwater could have on the construction. Well points or other methods will be required to maintain groundwater to a level of 2 feet below the bottom of excavations. The groundwater level should be maintained at this depth continuously throughout the construction.

5.0 INFRASTRUCTURE RECOMMENDATIONS

5.1 Pavement Recommendations

We have developed our recommendations based on the following assumptions:

- The pavement loadings and design criteria presented previously in this report.
- Terminal Serviceability: 2.0 | Reliability: 85 percent | Initial Serviceability: 4.2
- Standard Deviation: 0.35 (rigid) and 0.45 (flexible)
- Design Life: 20 years
- The concrete for rigid pavements has a 28-day compressive strength of 3,500 psi.
- The pavement joints, dowels, materials, placement methods, etc. will conform to applicable sections of the Florida Department of Transportation (FDOT), Standard Specifications for Road and Bridge Construction, latest edition.

The pavement recommendations in this report do not account for construction traffic. We recommend construction traffic not be allowed on asphalt pavement layers. If desired, construction traffic can travel over the installed base, provided the base is re-evaluated and repaired prior to placement of asphalt. Repair may require removal of some, or all, of the base if it has become contaminated with soil. The soil subgrade may also require repair consisting of undercutting and replacing with compacted fill or additional base materials. Subgrade repairs needed as a result of construction traffic on the base should not result in extra charges to the Owner as the use of pavement subgrades for construction traffic falls under the contractor's means and methods of construction.

We anticipate the Limerock Bearing Ratio (LBR) of the on-site marine sediments or fill will be less than 40. Therefore, stabilization of the on-site materials using gravel, limerock, or soil fines may be required to achieve the recommended criteria. If the contractor elects to attempt to modify the soils by blending materials, a mix design should be performed to determine the appropriate mix proportions. The mix design should be performed prior to bidding and construction.

5.1.1 Flexible Pavement Sections

Flexible pavements for the facility should consist of asphaltic concrete over a compacted base course, underlain by a compacted Stabilized Subgrade Course (SCC). The stabilized subgrade should

have a minimum LBR value of 40, with the material compacted to 98 percent of the modified Proctor maximum dry density and at a moisture content within 2 percent of the optimum moisture content.

The recommended flexible pavement section thicknesses are provided in the table below.

Pavement Usage	Asphalt	Base Course[1,2]	Stabilized Subgrade Course (SSC) (Minimum LBR of 40)
Light-Duty (no trucks)	2 inches	6 inches	6 inches
Heavy-Duty	3 inches	6 inches	6 inches

[1] Limerock should have a minimum LBR of 100 and should be obtained from an FDOT approved source.
[2] Place limerock in maximum 6-inch lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density and within two percent of the material's optimum moisture content.

As previously reported, our limited laboratory testing suggests the near-surface materials DO NOT meet the minimum LBR requirement of 40 for the SSC and stabilization of the subgrade soils WILL be required. Comments about modifying the on-site soil to achieve the recommended criteria were provided in Section 5.1 and are applicable for flexible pavements. Any imported material within the upper 6 inches of the pavement system should have a minimum LBR value of 40. For materials not meeting an LBR of 40, an attempt can be made to stabilize the subgrade materials to this value as specified by FDOT requirements for Type B Stabilized Subgrade.

following items are applicable to asphalt concrete pavement sections:

- A minimum separation of 12 inches between the bottom of the base course and the seasonal high groundwater table should be maintained
- Fill or in-place subgrade materials beneath the pavements and to a depth of 18 inches below subgrade materials should consist of free draining sands with less than 5 percent of the material passing a No. 200 sieve
- SSC materials should be stabilized to a minimum LBR value of 40. Materials not meeting this criterion should be modified or replaced with new compacted fill that meets the minimum LBR value.
- The SSC should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557). Materials underlying the SSC should be compacted to at least 95 percent of the Modified Proctor maximum dry density.
- Limerock base courses from an approved FDOT source should have a minimum LBR value of 100 and be compacted to a minimum of 98 percent of the maximum dry density as determined by the Modified Proctor test. Limerock should be placed in uniform lifts less than 6 inches loose thickness. Recycled limerock is not a suitable substitute for virgin limerock for base course but may be used as a granular stabilizing admixture.
- Soil cement base course may be used in lieu of limerock Soil cement may experience shrinkage resulting in cracking that propagates through the asphalt and

reflect in the pavement surface. The reflective cracking is not necessarily indicative of a pavement structural failure, though it is sometimes considered to be aesthetically undesirable. Soil cement bases should have a 7-day design strength of 300 psi.

- Crushed (recycled) concrete base should meet the current FDOT specification 911 for recycled materials.
- Underdrains or strip drains should be considered along all landscaped areas in, or adjacent to pavements to reduce moisture migration to subgrade soils. Underdrains will also be required below pavement if the separation between the bottom of the base course and the seasonal high groundwater table is less than 1 foot.
- Curbing should be full depth because extruded curb sections can allow migration of water between the surface and base courses.

5.1.2 Rigid Pavement Sections

Recommended rigid pavement section thicknesses are provided in the table below. Rigid pavement sections should be used for dumpster pads (8 inches) and should be long enough to support both the dumpster and truck during transfer. A thickened edge should also be used for this application. We recommend using the following rigid pavement section thicknesses:

RECOMMENDED RIGID PAVEMENT SECTIONS

Material	Pavement Loading	
	Light-Duty (no trucks allowed)	Heavy-Duty
PCC Slab	5 inches	6 inches
Limerock Base Course[1,2]	4 inches	4 inches
Stabilized Subgrade Course (LBR > 40)	6 inches	6 inches

[1] Limerock should have a minimum LBR of 100 percent and should be obtained from an FDOT approved source.
[2] The limerock should be compacted to a minimum density of 98 percent of the Modified Proctor maximum dry density and within 2 percent of the material's optimum moisture content.

As previously reported, our limited laboratory testing suggests the near-surface materials **DO NOT** meet the minimum LBR requirement of 40 for the SSC and stabilization of the subgrade soils **WILL** be required. Comments about modifying the on-site soil to achieve the recommended criteria were provided in Section 5.1 and are applicable for rigid pavements. Any imported material within the upper 6 inches of the pavement system should have a minimum LBR value of 40. For materials not meeting an LBR of 40, an attempt can be made to stabilize the subgrade materials to this value as specified by FDOT requirements for Type B Stabilized Subgrade.

Depending on the characteristics of materials used as fill, some rutting of the subgrade may be experienced as heavy trucks and paving equipment traverse the subgrade. This condition will likely

be more prominent if "SP" or "SP-SC" sands are used as fill or are exposed at the subgrade level. An effective approach to avoiding these problems is to substitute a material such as crushed concrete for the 12-inch layer of compacted sub-base. Crushed concrete is commonly used for this application but its availability for projects is time dependent. Please be aware, local municipalities may limit the use of certain base course materials. We recommend the civil engineer consult with the local municipalities prior to selecting the base course material for this project. If crushed concrete base is used, the base course material should be sourced from an FDOT approved supplier. The base should be compacted to a minimum density of 100 percent of the modified Proctor maximum dry density and exhibit a minimum LBR of 150. The base material should comply and be placed in accordance with the latest edition of the FDOT Road and Bridge Construction Specifications Supplemental Section 204-2.2 – "Reclaimed Concrete Aggregate Base Materials". In order to ensure consistency of the crushed concrete material, additional LBR and sieve gradation tests should be performed at a minimum frequency of one test per 15,000 square feet, and for each visual change in material.

The following items are applicable to rigid concrete pavement sections.

- At least 18 inches of free-draining material should be included directly beneath rigid concrete pavement. Fill meeting the requirements provided in Section 4.6 may be considered free draining for this purpose. Limerock should not be considered free draining for this purpose.
- The upper 1 foot of rigid pavement subgrade soils should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).
- Expansion (isolation) joints should be full depth and only be used to isolate fixed objects abutting or within the paved area.
- Adequate separation should be provided between the bottom of the concrete and the seasonal high groundwater table. We recommend that in no case should less than 1 foot of separation be provided.
- Contraction joints should be sawed as soon as the concrete will allow. The joints should be subsequently sealed to reduce surface water infiltration into the prepared subbase.
- Construction joints (excludes saw joints) should be underlain by a non-woven geotextile (about 2 feet wide, centered along the joint) to reduce the potential for the upward movement of soil fines through the joints.
- Loading (traffic) should not be allowed until the concrete has achieved at least 85 percent of its design strength.
- Landscape beds or islands should not be used because they may provide a means for water to enter into the pavement section and underlying soil subgrade. If landscape is desired, above-grade planter boxes with drainage discharge onto the top of the pavement or directed into sewers should be used in the construction.

- Curbs should extend at least 3 inches below the base course (vertical curb). This can help reduce migration of subsurface water into the pavement base from adjacent areas.
- The concrete should contain entrained air to improve durability. The air content should be compatible with the maximum aggregate size and the project location.
- The pavement surface should have positive slope to promote surface drainage.

5.1.3 General Pavement Considerations

Experience has shown most pavement failures are caused by localized soft spots in the subgrade or by inadequate drainage. Proofrolling observed by our geotechnical engineer can help identify weak spots in the subgrade, which should be repaired. The civil design should include proper drainage to reduce the potential for softening of the subgrade, soil migration, and pumping failures. The pavement surface and subgrade should be sloped to promote drainage. Concrete pads should be constructed around catch basins to accommodate the problems associated with the frequent saturation of asphalt pavements in low areas. Good perimeter drainage around the pavements is also recommended.

Site grading is generally accomplished early in the construction phase. As construction proceeds, the subgrade may be disturbed due to utility excavations, construction traffic, desiccation, or rainfall. As a result, sections of the pavement subgrade may degrade and require remedial repair. The subgrade should be evaluated at the time of pavement construction by proofrolling. Particular attention should be given to high traffic areas that were rutted and disturbed and to areas where backfilled trenches are located. Unstable areas should be repaired in the manner described earlier. Also, we recommend the moisture content of the exposed soils be checked immediately prior to pavement construction. If the soil is not within the specified range, the upper 8 inches to 12 inches should be scarified, moisture conditioned to the recommended moisture content, and recompacted.

We recommend the base stone be "day-lighted" at the edge of the pavement, if possible (not practical if curb and gutter is included). During construction of the base, in-place density tests and thickness checks should be performed to evaluate compliance with project specifications. If a significant delay occurs between installation of the base and installation of the pavement surface, the base should again be proofrolled prior to paving to check for a loss in stability. Any base materials “contaminated” with soil materials should be completely removed and replaced before paving.

Regular maintenance is essential to good, long-term pavement performance. Distressed areas that develop should be promptly repaired to inhibit the failure from spreading due to loading and water infiltration. Cracks should be sealed to reduce surface water infiltration below pavements.

6.0 STRUCTURAL RECOMMENDATIONS

6.1 Seismic Site Classification

The International Building Code (IBC) requires consideration of the materials in the upper 100 feet of the subsurface profile. Our scope of services did not include drilling a borehole to this depth. According to the IBC, where the soil properties are not known in sufficient detail to determine the Seismic Site Class, Site Class D should be used unless the authority having jurisdiction or geotechnical data determine that Site Class E or F soils are present at the site. From our understanding of the geology of the site, we do not expect Site Class E or F will apply at the site, so we recommend using Site Class D for seismic design. If seismic design parameters based on the recommended site class produces excessive forces or an unfavorable Design Category, it may be possible to reduce the seismic design parameters by performing additional testing and analysis. We can assist you with shear wave velocity testing and a site-specific seismic study as additional services, if requested.

6.2 Shallow Foundations

We recommend the building be supported by spread footings designed using the recommendations provided in this section.

Design Considerations	Value
Suitable bearing materials	Densified on-site marine sediments or compacted fill
Minimum bearing depth below exterior grade	2 feet
Allowable net bearing pressure for sustained loads	2,000 psf
Minimum isolated spread footing width	2 feet
Minimum continuous wall footing width	1.5 feet
Potential total and differential foundation settlements [1] Differential settlement assumes between column lines spaced 40 feet center to center	Less than 1 inch total and ½ inch differential[1]
Ultimate coefficient of friction between concrete and bearing material for lateral load resistance	0.40 bearing on sand
Minimum factor of safety for lateral resistance from friction	1.5
Ultimate passive pressure from soil against vertical face of footing for lateral load resistance (Do Not Use if footing is formed)	250 psf per vertical foot Neglect resistance in top 1 foot unless ground surface is protected by floor slab or pavement
Minimum factor of safety for lateral resistance from passive soil pressure	2.0
Total unit weight for backfill over footings for computing ultimate uplift resistance	100 pcf
Minimum factor of safety for uplift resistance from soil backfill weight	2.0

The excavation process and foot traffic may create a loose veneer in the footing bottoms excavated into the silty sands. We recommend that the upper 24 Inches of support materials be recompacted to the requirements specified previously in this report prior to placing steel reinforcement and casting foundation concrete.

Additional design and construction recommendations are provided below:

- Foundation bearing surfaces should be level and free of loose or soft soil, unsuitable material (such as debris, trash, etc.), ponded water, or desiccation cracks.
- Foundation excavations should be backfilled with concrete the same day the footing excavations are open.
- If footing excavations are left open for more than a day, the contractor should protect the bearing materials against degradation from exposure. One method commonly used is placing a “mud-mat” of lean concrete, but other similar methods may also be appropriate. Protective layers should not be placed until after the bearing surfaces have been evaluated to confirm they are suitable for the design bearing pressure.
- Surface water should not be allowed to flow into footing excavations. Water that enters the excavation, either from surface flow, precipitation, or other sources, should be promptly removed, even if the bearing level is covered by a protective layer, like a mud-mat.
- Footings should be poured directly against the sides of the excavation. If the footings are formed, the excavated space around the finished footing should be cleaned of soft or loose soil and then backfilled as soon as practical using soil compacted to the requirements for compacted fill. Passive resistance should not be considered for the foundations if they are formed.

Our geoprofessional should observe the materials exposed at the footing support level to check whether or not the exposed soils are consistent with the materials encountered at the test locations. Evaluation of bearing capacity should include hand auger borings extending at least 3 feet below the bearing surface. Soft or unsuitable materials present at and below the footing support level should be undercut to medium-dense, undisturbed soils. The undercuts should be backfilled with compacted fill, lean concrete, or flowable fill.

6.3 Floor Slab

The building floor slab can be a concrete slab-on-grade floor, as long as the subgrade is prepared in accordance with the recommendations presented in this report. A minimum 4-inch-thick layer of compacted granular base should be placed beneath the floor slab to provide a protective cover and uniform working surface. The slab should be structurally separated from walls and columns and an appropriate number of control joints should be incorporated into the slab to allow for differential movements.

The Florida Building Code requires a vapor barrier be incorporated into the slab design and construction. We recommend a minimum 15-mil thick polyvinyl chloride or polyethylene sheet membrane for this application. The vapor barrier should be installed in accordance with the manufacturer's recommendations, including lapping and sealing. The performance of the vapor barrier will be dependent on installation procedures. Any tears, punctures, or other non-conforming conditions should be repaired in accordance with the manufacturer's recommendations prior to grade slab construction.

Foundation and utility line installation, weather, and other construction activities can disturb the floor slab subgrade between completion of grading and slab construction. Therefore, our geotechnical engineer should evaluate the subgrade immediately prior to placing the base material and slab concrete. During this observation, the subgrade should be proofrolled according to Section 4.3, if practical. Alternative methods to evaluate the subgrade, such as probing or Dynamic Cone Penetrometer testing (ASTM STP-399), should be used if proofrolling is not practical. Unstable or soft areas should be undercut and replaced as recommended by the geotechnical engineer. We also recommend the moisture content of the subgrade materials be checked immediately prior to placing the base materials. If the soil moisture content is not within the ranges recommended in this report, the upper 8 inches should be scarified, moisture conditioned to the recommended moisture content range, and re-compacted. Unstable or soft areas should be undercut and replaced as recommended by our geotechnical engineer.

7.0 LIMITATIONS

This geotechnical engineering report has been prepared for the exclusive use of our Client for specific application to this project. The report has been prepared in accordance with generally accepted geotechnical engineering practices using that level of care and skill ordinarily exercised by licensed members of the engineering profession currently practicing under similar conditions in the same locale. No warranties, expressed or implied, are intended or made.

This report has been prepared for the exclusive use of the client and their respective successors and assigns. Third-parties receiving a copy of this report shall understand it is for information only and not for legal reliance. TTL should be invited and authorized to attend project meetings (in person or teleconferencing) or to address applicable issues relating to the geotechnical engineering aspects of the project. TTL should also be retained to review the final construction plans and specifications to evaluate if the information and recommendations in this geotechnical engineering report have been properly interpreted and implemented in the design and specifications. This report has not been prepared as, and should not be used as, a design or specification document to be directly implemented by the contractor. The contractor and applicable subcontractors should familiarize themselves with this report prior to the start of their construction activities, contact TTL for any

interpretation or clarification of the report, retain the services of their own consultants to interpret this report, or perform additional geotechnical testing prior to bidding and construction.

This geotechnical engineering report is based on information provided to us by the Client and various other individuals and entities associated with the project, exploratory borings drilled within the project limits, laboratory testing of selected soil samples recovered from the borings, and our engineering analyses and evaluation. The Client and readers of this geotechnical engineering report should realize that subsurface variations and anomalies can and may exist across the site and between the exploratory boring locations. Site conditions can change due to the modifying effects of seasonal and climatic conditions, such that conditions at times after the exploration may be different than reported herein. The nature and extent of such site or subsurface variations may not become evident until construction commences or is in progress. If site and subsurface anomalies or variations are encountered, TTL should be contacted immediately and authorized to evaluate such conditions and, if necessary, provide applicable recommendations.

Unless stated otherwise in this report or in the contract documents between TTL and Client, our scope of services for this project did not include, either specifically or by implication, any environmental or biological assessment of the site, or any identification or prevention of pollutants, hazardous materials or conditions at the site. If the Client is concerned about the potential for such contamination or pollution, TTL should be contacted to provide a scope of additional services to address the environmental concerns. Also, permitting, site safety, excavation support, and dewatering requirements are the responsibility of others.

Should the nature, design, or location of the project be modified, the geotechnical engineering recommendations and guidelines provided in this document will not be considered valid unless TTL is authorized to review the changes and either verifies or modifies the applicable recommendations in writing.

Additional information about the use and limitations of a geotechnical report is provided within the Geoprofessional Business Association document included at the end of this report.

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

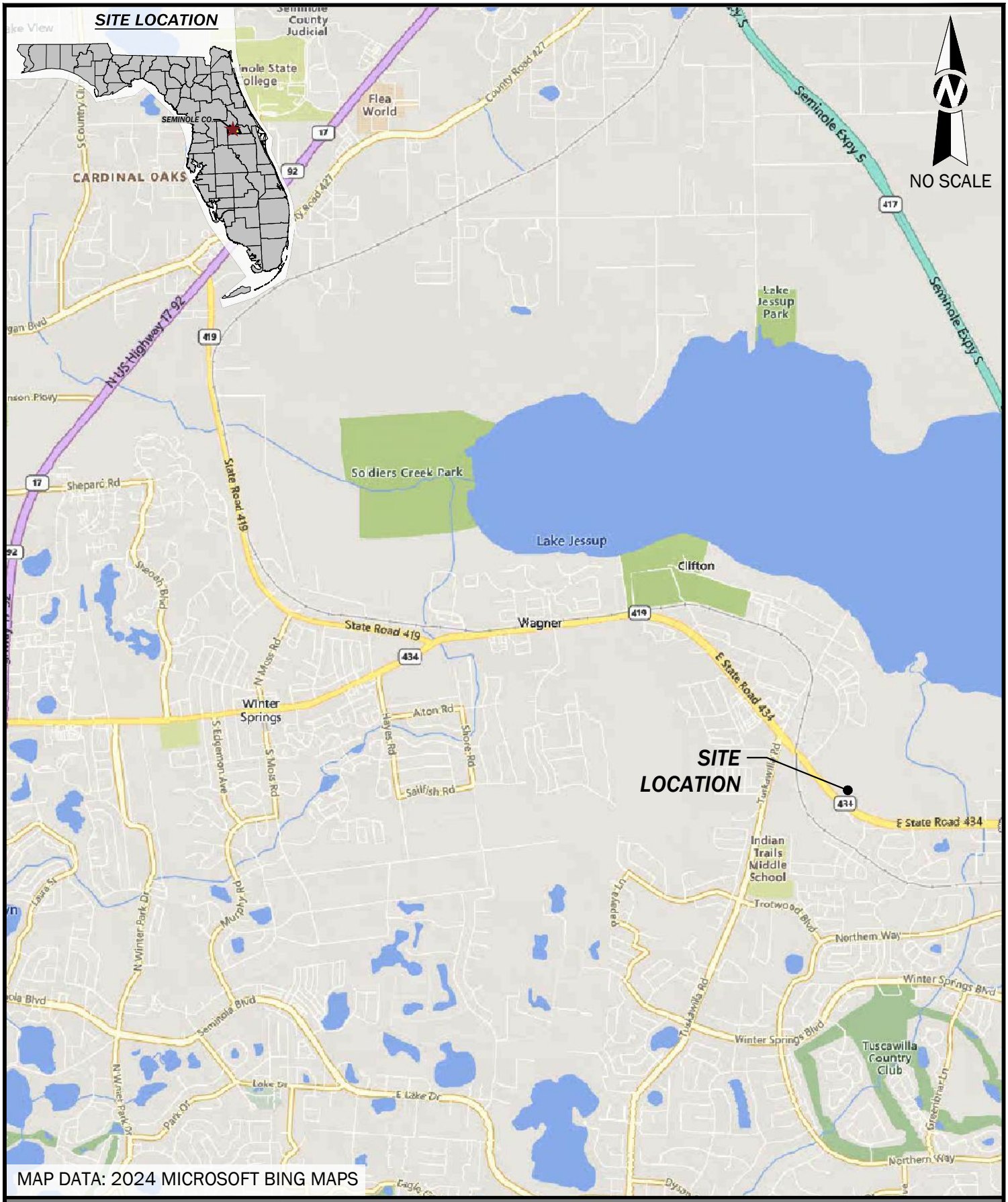
While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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APPENDIX A
ILLUSTRATIONS



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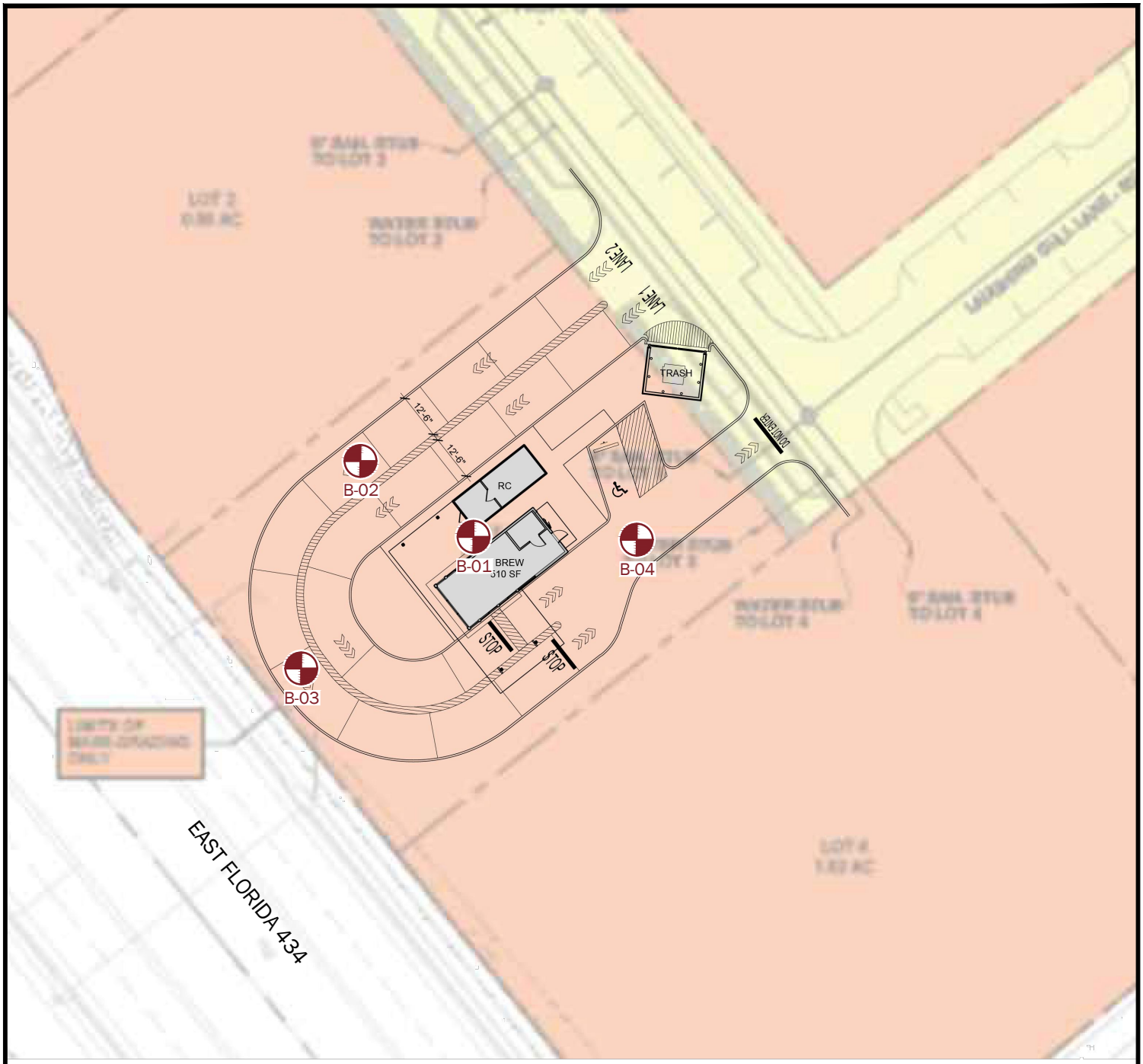
7BREW

CEI ENGINEERING ASSOCIATES, INC.

MICHAEL BLAKE BOULEVARD AND EAST FLORIDA 434
WINTER SPRINGS, FLORIDA

Drawn By:	MHM
Checked By:	MAH
Date:	12/16/2024
Proj. No.:	000240803190.00
File Name:	24.8.3190 SLM.dwg

Sheet Title
SITE LOCATION MAP



0 40

SCALE IN FEET

LEGEND

B-01 — SOIL BORING LOCATION AND IDENTIFIER

NOTES:

1. BORING LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE

DRAWING SOURCE: "P-ROBERTS ACADEMY", DATED 02/23/2024, PROVIDED BY BARGE CIVIL ASSOCIATES.

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7BREW

CEI ENGINEERING ASSOCIATES, INC.

MICHAEL BLAKE BOULEVARD AND EAST FLORIDA 434
WINTER SPRINGS, FLORIDA

Drawn By:	MHM
Checked By:	MAH
Date:	12/16/2024
Proj. No.:	000240803190.00
File Name:	24.8.3190 ELP.dwg

Sheet Title
EXPLORATION LOCATION PL

SOIL LEGEND

FINE- AND COARSE-GRAINED SOIL INFORMATION

FINE-GRAINED SOILS (SILTS AND CLAYS)

SPT N-Value	Consistency	Estimated Q_u (TSF)
0 - 1	Very Soft	0 - 0.25
2 - 4	Soft	0.25 - 0.5
5 - 8	Firm	0.5 - 1.0
9 - 15	Stiff	1.0 - 2.0
16 - 30	Very Stiff	2.0 - 4.0
31+	Hard	4.0+

Q_u = Unconfined Compression Strength

COARSE-GRAINED SOILS (SANDS AND GRAVELS)

SPT N-Value	Relative Density
0 - 4	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
51+	Very Dense

PARTICLE SIZE

Name	Size (US Std. Sieve)
Boulders	>300 mm (>12 in.)
Cobbles	75 mm to 300 mm (3 - 12 in.)
Coarse Gravel	19 mm to 75 mm (3/4 - 3 in.)
Fine Gravel	4.75 mm to 19 mm (#4 - 3/4 in.)
Coarse Sand	2 mm to 4.75 mm (#10 - #4)
Medium Sand	0.425 mm to 2 mm (#40 - #10)
Fine Sand	0.075 mm to 0.425 mm (#200 - #40)
Silts and Clays	< 0.075 mm (< #200)

RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Terms	Percent of Dry Weight
"Trace"	< 15
"With"	15 - 30
Modifier	> 30

RELATIVE PROPORTIONS OF CLAYS AND SILTS

Descriptive Terms	Percent of Dry Weight
"Trace"	< 5
"With"	5 - 12
Modifier	> 12

CRITERIA FOR DESCRIBING MOISTURE CONDITION

Description	Criteria
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp, but no visible water
Wet	Visible free water, usually soil is below water table

CRITERIA FOR DESCRIBING CEMENTATION

Description	Criteria
Weak	Crumbles or breaks with handling or little finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

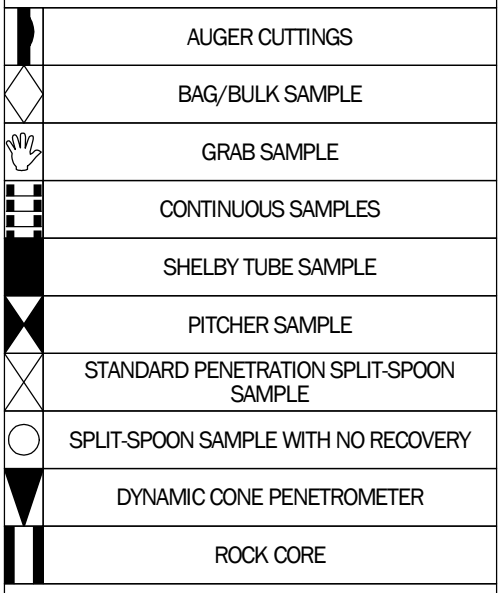
CRITERIA FOR DESCRIBING STRUCTURE

Description	Criteria
Stratified	Alternating layers of varying material or color with layers at least 6 mm thick; note the thickness
Laminated	Alternating layers of varying material or color with the layers less than 6 mm thick; note thickness
Fissured	Breaks along definite planes of fracture with little resistance to fracturing
Slickensided	Fracture planes appear polished or glossy, sometimes striated
Blocky	Cohesive soil that can be broken down into small angular lumps which resist further breakdown
Lensed	Inclusion of small pockets of different soils such as small lenses of sand scattered through a mass of clay; note thickness
Homogeneous	Same color and appearance throughout

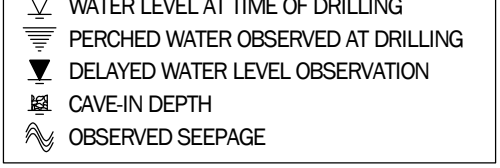
ABBREVIATIONS AND ACRONYMS

WOH	Weight of Hammer	N-Value	Sum of the blows for last two 6-in increments of SPT
WOR	Weight of Rod		
Ref.	Refusal	NA	Not Applicable or Not Available
ATD	At Time of Drilling	OD	Outside Diameter
DCP	Dynamic Cone Penetrometer	PPV	Pocket Penetrometer Value
Elev.	Elevation	SFA	Solid Flight Auger
ft.	feet	SH	Shelby Tube Sampler
HSA	Hollow Stem Auger	SS	Split-Spoon Sampler
ID	Inside Diameter	SPT	Standard Penetration Test
in.	inches	USCS	Unified Soil Classification System
lbs	pounds		

SAMPLERS AND DRILLING METHODS



WATER LEVEL SYMBOLS



TTL

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

COARSE GRAINED SOILS (>50% of the material is larger than the #200 sieve)	GRAVELS (>50% of coarse fraction is larger than the #4 sieve)	CLEAN GRAVEL WITH <5% FINES	Cu > 4 Cc = 1-3	GW	Well-graded gravels, gravel-sand mixtures with trace or no fines
			Cu < 4 and/or Cc < 1 Cc > 3	GP	Poorly-graded gravels, gravel-sand mixtures with trace or no fines
		GRAVEL WITH 5% TO 12% FINES	Cu > 4 Cc = 1-3	GW-GM	Well-graded gravels, gravel-sand mixtures with silt fines
				GW-GC	Well-graded gravels, gravel-sand mixtures with clay fines
			Cu < 4 and/or Cc < 1 Cc > 3	GP-GM	Poorly-graded gravels, gravel-sand mixtures with silt fines
				GP-GC	Poorly-graded gravels, gravel-sand mixtures with clay fines
		GRAVEL WITH MORE THAN 12% FINES		GM	Silty gravels, gravel-silt-sand mixtures
				GC	Clayey gravels, gravel-sand-clay mixtures
				GC-GM	Clayey gravels, gravel-sand-clay-silt mixtures
	SANDS (>50% of coarse fraction is smaller than the #4 sieve)	CLEAN SAND WITH <5% FINES	Cu > 6 Cc = 1-3	SW	Well-graded sands, sand-gravel mixtures with trace or no fines
			Cu < 6 and/or Cc < 1 Cc > 3	SP	Poorly-graded sands, sand-gravel mixtures with trace or no fines
		SAND WITH 5% TO 12% FINES	Cu > 6 Cc = 1-3	SW-SM	Well-graded sands, sand-gravel mixtures with silt fines
				SW-SC	Well-graded sands, sand-gravel mixtures with clay fines
			Cu < 6 and/or Cc < 1 Cc > 3	SP-SM	Poorly-graded sands, sand-gravel mixtures with silt fines
				SP-SC	Poorly-graded sands, sand-gravel mixtures with clay fines
		SAND WITH MORE THAN 12% FINES		SM	Silty sands, sand-gravel-silt mixtures
				SC	Clayey sands, sand-gravel-clay mixtures
				SC-SM	Clayey sands, sand-gravel-clay-silt mixtures
FINE GRAINED SOILS (>50% of material is smaller than the #200 sieve)		SILTS & CLAYS (Liquid Limit less than 50)		ML	Inorganic silts with low plasticity
				CL	Inorganic clays of low plasticity, gravelly or sandy clays, silty clays, lean clays
				CL-ML	Inorganic clay-silts of low plasticity, gravelly clays, sandy clays, silty clays, lean clays
				OL	Organic silts and organic silty clays of low plasticity
		SILTS & CLAYS (Liquid Limit more than 50)		MH	Inorganic silts of high plasticity, elastic silts
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays and organic silts of high plasticity

USCS - HIGHLY ORGANIC SOILS

Primarily organic matter, dark in color, organic odor

PT	Peat, humus, swamp soils with high organic contents

OTHER MATERIALS

- BITUMINOUS CONCRETE (ASPHALT)
- CONCRETE
- CRUSHED STONE/AGGREGATE BASE
- TOPSOIL
- FILL
- UNDIFFERENTIATED ALLUVIUM
- UNDIFFERENTIATED OVERBURDEN
- BOULDERS AND COBBLES

UNIFORMITY COEFFICIENT

$$C_u = D_{60}/D_{10}$$

COEFFICIENT OF CURVATURE

$$C_C = (D_{30})^2/(D_{60} \times D_{10})$$

Where:

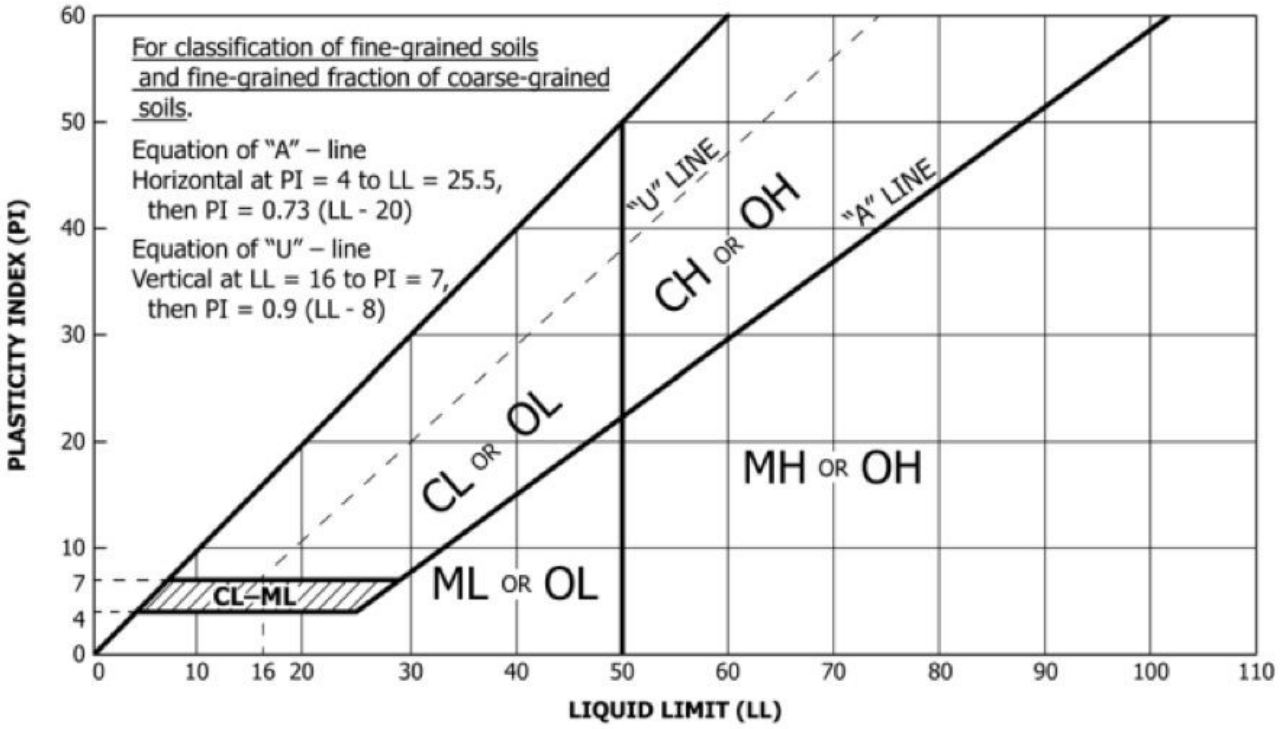
D_{60} = grain diameter at 60% passing

D_{30} = grain diameter at 30% passing

D_{10} = grain diameter at 10% passing

TTL

PLASTICITY CHART FOR USCS CLASSIFICATION OF FINE-GRAINED SOILS



IMPORTANT NOTES ON TEST BORING RECORDS

1) The report and graphics key are an integral part of these logs. All data and interpretations in this log are subject to the explanations and limitations stated in the report.

2) Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual or differ from those shown. Solid lines are used to indicate a change in the material type, particularly a change in the USCS classification. Dashed lines are used to separate two materials that have the same material type, but that differ with respect to two or more other characteristics (e.g. color, consistency).

3) No warranty is provided as to the continuity of soil or rock conditions between individual sample locations.

4) Logs represent general soil and rock conditions observed at the point of exploration on the date indicated.

5) In general, Unified Soil Classification System (USCS) designations presented on the logs were based on visual classification in the field and were modified where appropriate based on gradation and index property testing.

6) Fine-grained soils that plot within the hatched area on the Plasticity Chart, and coarse-grained soils with between 5% and 12% passing the #200 sieve require dual USCS symbols as presented on the previous page.

7) If the sampler is not able to be driven at least 6 inches, then 50/X" indicates that the sampler advanced X inches when struck 50 times with a 140-pound hammer falling 30 inches.

8) If the sampler is driven at least 6 inches, but cannot be driven either of the subsequent two 6-inch increments, then either 50/X" or the sum of the second 6-inch increment plus 50/X" for the third 6-inch increment will be indicated.
Example 1: Recorded SPT blow counts are 16 - 50/4", the SPT N-value will be shown as N = 50/4"
Example 2: Recorded SPT blow counts are 18 - 25 - 50/2", the SPT N-value will be shown as N = 75/8"

7Brew (Winter Springs)

CEI Engineering and Associates, Inc.

Winter Springs, Florida

Log of Soil Boring B-01

Drilling Co.:	SunCoast Drilling	Project Number:	000240803190.00	Remarks: Borehole backfilled with cuttings and bentonite pellets upon completion.	
Driller:	M. Herra	Date Drilled:	12/03/2024		
Logged By:	M. Herrmann	Boring Depth:	15 ft		
Equipment:	BR 2500	Boring Elevation:	N/A		
Hammer Type:	Auto	Coordinates:	N/A		
Drilling Method:	Hollow-stem auger w/SPT sampling (wash drilling at 10 ft)	▽ Water Level At Time Of Drilling	N.E.	▼ Delayed Water Level	1.5 ft
		Cave In	12 ft	Delayed Water Date	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Materials Description	Samples: Sample Graphic	Samples: Blow Counts (N/Refusal)	Samples: Recovery (%)	Samples: RQD (%)	Samples: Pocket Penetrometer (tsf)	Lab: Moisture Content (%)	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Dry Density (pcf)	Lab: Compressive Strength (ksf)
	0		TOPSOIL, , 3 inches		2-3-5 (8)								
			0.3 **MARINE SEDIMENT**: POORLY GRADED SAND, fine grained, loose, white, moist to wet (SP)										
					6-5-5 (10)								
			4.0 **MARINE SEDIMENT**: POORLY GRADED SAND, fine grained, loose, tan, wet (SP)		2-2-3 (5)								
	5				3-3-4 (7)								
			8.0 **MARINE SEDIMENT**: SILTY SAND, fine grained, medium dense, dark brown, wet (SM)		5-5-8 (13)								
	10		- begin wash drilling at 10 feet										
			13.0 **MARINE SEDIMENT**: SILTY SAND, fine grained, loose, light brown, wet (SM)		4-5-5 (10)								
	15		15.0 Boring terminated at 15 feet										

BoreDM Template: AEP

This record shall not be separated from the corresponding Instrument of Service; no third party may rely upon this boring log or the corresponding Instrument of Service absent a written TTL Secondary Client Agreement.

7Brew (Winter Springs)

CEI Engineering and Associates, Inc.

Winter Springs, Florida

Log of Soil Boring B-02

Drilling Co.:	SunCoast Drilling	Project Number:	000240803190.00	Remarks: Borehole backfilled with cuttings and bentonite pellets upon completion.	
Driller:	M. Herra	Date Drilled:	12/03/2024		
Logged By:	M. Herrmann	Boring Depth:	10 ft		
Equipment:	BR 2500	Boring Elevation:	N/A		
Hammer Type:	Auto	Coordinates:	N/A		
Drilling Method:	Hollow-stem auger w/SPT sampling	▽ Water Level At Time Of Drilling	3 ft	▼ Delayed Water Level	N/A
		Cave In	3 ft	Delayed Water Date	N/A

Elevation (feet)	Depth (feet)	Graphic Log	Materials Description	Samples: Sample Graphic	Samples: Blow Counts (N/Refusal)	Samples: Recovery (%)	Samples: RQD (%)	Samples: Pocket Penetrometer (tsf)	Lab: Moisture Content (%)	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Dry Density (pcf)	Lab: Compressive Strength (ksf)
	0		TOPSOIL, 2 inches (0.2)		1-3-4 (7)								
			MARINE SEDIMENT: POORLY GRADED SAND, fine grained, loose, white and gray, moist to wet (SP)		4-4-5 (9)								
	▽		(4.0)										
			MARINE SEDIMENT: POORLY GRADED SAND, fine grained, loose, tan, wet (SP)		2-3-2 (5)								
	5		(6.0)										
			MARINE SEDIMENT: SILTY SAND, fine grained, medium dense, dark brown, wet (SM)		4-5-8 (13)								
					7-10-15 (25)								
	10		(10.0) Boring terminated at 10 feet										
	15												

BoreDM Template: AEP

This record shall not be separated from the corresponding Instrument of Service; no third party may rely upon this boring log or the corresponding Instrument of Service absent a written TTL Secondary Client Agreement.

7Brew (Winter Springs)

CEI Engineering and Associates, Inc.

Winter Springs, Florida

Log of Soil Boring B-03

Drilling Co.:	SunCoast Drilling	Project Number:	000240803190.00	Remarks: Borehole backfilled with cuttings and bentonite pellets upon completion.
Driller:	M. Herra	Date Drilled:	12/03/2024	
Logged By:	M. Herrmann	Boring Depth:	10 ft	
Equipment:	BR 2500	Boring Elevation:	N/A	
Hammer Type:	Auto	Coordinates:	N/A	
Drilling Method:	Hollow-stem auger w/SPT sampling	▽ Water Level At Time Of Drilling	3 ft	▼ Delayed Water Level N/A
		Cave In	3 ft	Delayed Water Date N/A

Elevation (feet)	Depth (feet)	Graphic Log	Materials Description	Samples: Sample Graphic	Samples: Blow Counts (N/Refusal)	Samples: Recovery (%)	Samples: RQD (%)	Samples: Pocket Penetrometer (tsf)	Lab: Moisture Content (%)	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Dry Density (pcf)	Lab: Compressive Strength (ksf)
	0		TOPSOIL, 2 inches		3-4-4 (8)								
			0.2 **MARINE SEDIMENT**: POORLY GRADED SAND, fine grained, loose, white and gray, moist to wet (SP)		5-4-4 (8)								
	▽		3.5 **MARINE SEDIMENT**: POORLY GRADED SAND, fine grained, loose, brown and white, wet (SP)		4-2-3 (5)								
	5		6.0 **MARINE SEDIMENT**: SILTY SAND, fine grained, loose, gray, wet (SM)		4-5-4 (9)								
					2-3-5 (8)								
	10		10.0 Boring terminated at 10 feet										
	15												

BoreDM Template: AEP

This record shall not be separated from the corresponding Instrument of Service; no third party may rely upon this boring log or the corresponding Instrument of Service absent a written TTL Secondary Client Agreement.

7Brew (Winter Springs)

CEI Engineering and Associates, Inc.

Winter Springs, Florida

Log of Soil Boring B-04

Drilling Co.:	SunCoast Drilling	Project Number:	000240803190.00	Remarks: Borehole backfilled with cuttings and bentonite pellets upon completion.
Driller:	M. Herra	Date Drilled:	12/03/2024	
Logged By:	M. Herrmann	Boring Depth:	10 ft	
Equipment:	BR 2500	Boring Elevation:	N/A	
Hammer Type:	Auto	Coordinates:	N/A	
Drilling Method:	Hollow-stem auger w/SPT sampling	▽ Water Level At Time Of Drilling	3 ft	▼ Delayed Water Level N/A
		Cave In	3 ft	Delayed Water Date N/A

Elevation (feet)	Depth (feet)	Graphic Log	Materials Description	Samples: Sample Graphic	Samples: Blow Counts (N/Refusal)	Samples: Recovery (%)	Samples: RQD (%)	Samples: Pocket Penetrometer (tsf)	Lab: Moisture Content (%)	Lab: Atterberg Limits (LL-PL-PI)	Lab: % Fines	Lab: Dry Density (pcf)	Lab: Compressive Strength (ksf)
			TOPSOIL, 2 inches										
			0.2		1-2-3 (5)								
			MARINE SEDIMENT: POORLY GRADED SAND, fine grained, loose, dark brown, moist (SP)										
			2.0		9-11-13 (24)								
	▽		**MARINE SEDIMENT**: POORLY GRADED SAND, fine grained, medium dense, white and gray, wet (SP)										
			4.0		2-2-2 (4)								
	5		**MARINE SEDIMENT**: POORLY GRADED SAND, fine grained, very loose, dark brown, with trace roots, wet (SP)										
					5-8-10 (18)								
			7.0										
			MARINE SEDIMENT: SILTY SAND, fine grained, medium dense, brown, wet (SM)		6-8-10 (18)								
	10		10.0										
			Boring terminated at 10 feet										
	15												

BoreDM Template: AEP

This record shall not be separated from the corresponding Instrument of Service; no third party may rely upon this boring log or the corresponding Instrument of Service absent a written TTL Secondary Client Agreement.

PROJECT 7Brew
CLIENT CEI Engineering and Associates, Inc.
PROJECT NO. 000240803190.00
LOCATION Winter Springs, Florida

Boring ID	Depth (ft)	Moisture Content (%)	LL	PL	PI	%Gravel	% Sand	% Fines	Dry Density (PCF)	USCS
B-01	0	16.9								
B-01	2	21.1								
B-01	4	22.4								
B-01	6	26.7								
B-01	8	22.8								
B-01	13.5	24.6								
B-02	0	7.1								
B-02	2	22.4								
B-02	4	25.7								
B-02	6	9.8								
B-02	8	21.8								
B-03	0	13.2								
B-03	2	24.2								
B-03	4	26.7								
B-03	6	22.7								
B-03	8	21								
B-04	0	29.6								
B-04	2	21.9								
B-04	4	27.8								
B-04	6	18.4								
B-04	8	20.6								

624 Grassmere Park, Ste. 14
Nashville, TN 37211
615.331.7770
www.TTLUSA.com

ASTM D 1140 - Standard Test Method for Material in Soils Finer Than No. 200 Sieve

Project: CEI Engineering and Associates, Inc

Project Name: 7Brew (Winter Springs, FL)

Project No.: 000240803190.00

Date: 1900-05-08

Lab Tech: KM/JH

Sample Information

Boring No.	B-01	B-02	B-03	B-04		
Sample No.						
Depth	4	0	2	0		
Soak Time *	2 hours	2 hours	2 hours	2 hours		

Percent Passing No. 200 Determination

Tare No.	XYZ01	XYZ07	XYZ09	XYZ05		
Tare Mass (g)	108.34	117.27	118.24	115.88		
Before Sieve - Wet Sample + Tare (g)	441.1	480.75	412.85	370.56		
Before Sieve - Dry Sample + Tare (g)	380.24	456.6	355.36	312.44		
Before Sieve - Dry Sample (g)	271.9	339.33	237.12	196.56		
After Seive - Dry Sample + Tare (g)	374.5	446.66	348.81	309.84		
After Sieve - Dry Sample (g)	266.16	329.39	230.57	193.96		
Percent Passing No. 200 Sieve	2.1	2.9	2.8	1.3		

* Cohesive soils require minumum 2-hour soaking period prior to testing; Non-cohesive soils require a minimum 10 minute soaking period

APPENDIX B
REFERENCE MATERIALS

EXPLORATION PROCEDURES

Field Locating of Explorations

Exploratory borings were located in the field by pacing distances from on-site landmarks and should be considered approximate. No information was available relative to ground surface elevations at the boring locations.

Soil Borings

The borings were drilled using conventional rotary wash drilling methods. Soil samples were obtained at selected depths in general accordance with the Standard Penetration Test (SPT) described in ASTM D1586. For this test, a split-barrel sampler is driven into the soil through three increments of 6 inches with blows from a 140-pound hammer falling 30 inches. The number of hammer blows required to advance the split barrel sampler through each increment is recorded, and the sum of the final two blow counts is called the "N-value," with units of blows per foot (bpf). The N values recorded during the sampling process provide an index to the strength and compressibility of the soil.

Each borehole was checked for the presence of groundwater after removing the drill tools by lowering a measuring tape down the open borehole. After each measurement, the depth to groundwater, if present, was recorded.

Each borehole was backfilled to the ground surface with a combination of spoils and bentonite pellets after making final groundwater measurements. The backfill materials sometimes consolidate after backfilling causing the top of the backfill column to settle and leaving an open hole at the ground surface. Return trips to the site to top-off backfill that has settled were not part of our scope of services.

LABORATORY TESTING PROCEDURES

The recovered soil samples were classified in the laboratory by a geoprofessional using the USCS as a guide. Samples were tested for the following properties in general accordance with the applicable ASTM standards:

- Water content (ASTM D2216)
- Grain size (ASTM D1140)

The test results are presented on individua logs and summarized on the Laboratory Results Summary or ASTM D1140 - Standard Test Methods for Material in Soils Finer Than No. 200 Sieve sheets in Appendix A.

7 Brew Coffee Winter Springs
Project № 25124.01.01
September 2025

Traffic Impact Analysis
Winter Springs
Florida

Prepared for:

CEI Engineering Associates, Inc.
2600 Northeast 11th Street, Suite 600
Bentonville, AR 72712

Prepared by:

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

EXECUTIVE SUMMARY

Project Information

Name:	7 Brew Coffee Winter Springs
Location:	Corner of SR 434 and Michael Blake Boulevard
Jurisdiction	Winter Springs, Florida
Description:	510 Square Feet Coffee Shop with Two (2) Drive-Through Lanes

Findings

Trip Generation:	132 ADT / 32 AM Peak / 10 PM Peak Net New Trips
Roadway Segments:	A review of roadway capacity conditions reveals that the proposed development is not projected to adversely impact the roadway network.
Intersections:	The intersections of SR 434 at Tuskawilla Road and SR 434 at Michael Blake Boulevard currently operate below the adopted LOS on the northbound and southbound approaches and are projected to continue doing so at project buildout. However, these approaches are expected to operate within capacity (V/C < 1). The intersection of SR 434 at Eagle Edge operates at adequate LOS and is projected to operate at adequate LOS.
Drive-Through Queue Analysis:	The queue analysis for the drive-through lanes demonstrates that there is projected to be adequate accommodation on-site such that project trips should not spill into the nearby off-site travel lanes.

PROFESSIONAL ENGINEERING CERTIFICATION

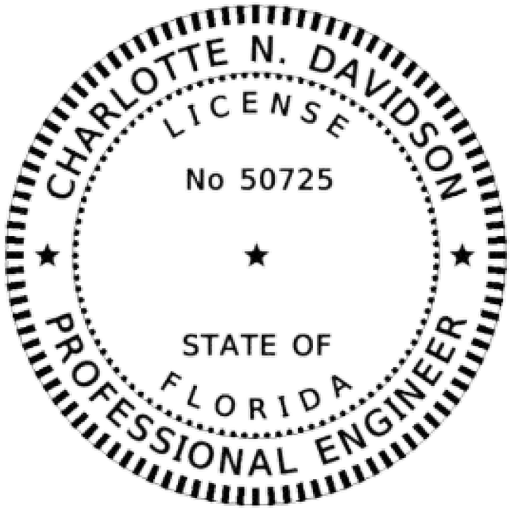
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 7 Brew Coffee Winter Springs

LOCATION: Winter Springs, Florida

CLIENT: CEI Engineering Associates, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Charlotte N Davidson

Digitally signed by Charlotte N Davidson
Date: 2025.09.10 13:05:13 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
988 Woodcock Road, SUITE 200
ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

CHARLOTTE N. DAVIDSON, P.E. № 50725

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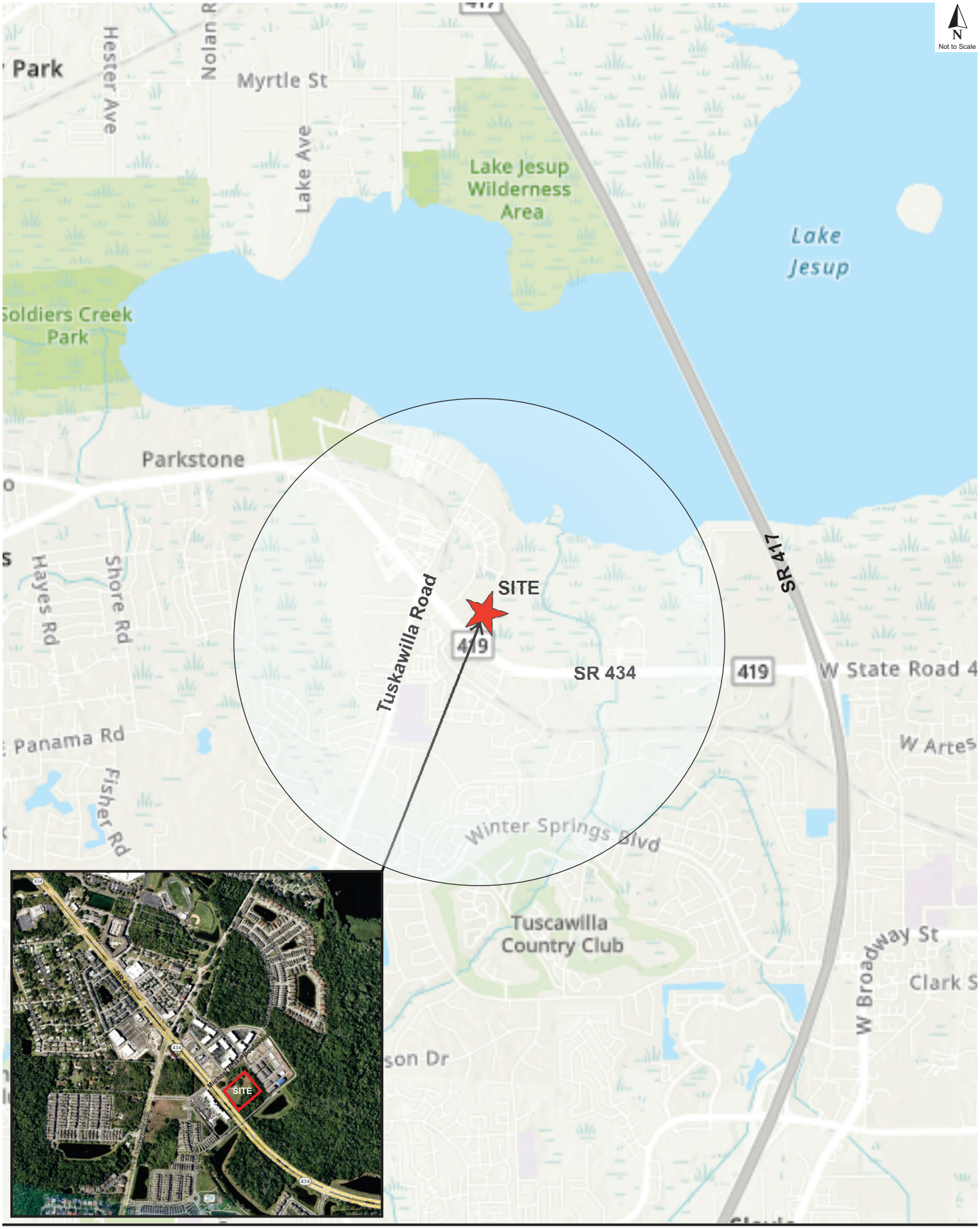
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1.0 INTRODUCTION

This Traffic Impact Analysis was prepared in support of a development application for 7 Brew Coffee Winter Springs. The project is a residential development which consists of 510 square feet coffee shop with two (2) drive-through lanes.

The site is located at the corner of SR 434 and Michael Blake Boulevard in Winter Springs, Florida. **Figure 1** depicts the site location and the surrounding transportation network. A development plan depicting the site layout and access points is included in **Appendix A**. The approved traffic methodology for this site is provided in **Appendix B** for reference.

Information used in this analysis includes data collected by Traffic & Mobility Consultants, information provided by the project team, and/or other data and information obtained from Seminole County, the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT).


Not to Scale
Park
Hester Ave
Nolan R
Myrtle St
Lake Ave
Lake Jesup Wilderness Area
Lake Jesup
Soldiers Creek Park
Parkstone
Hayes Rd
Shore Rd
Panama Rd
Fisher Rd
Tuskawilla Road
SITE
419
SR 434
SR 417
W State Road 4
W Artes
Winter Springs Blvd
Tuscawilla Country Club
W Broadway St
Clark S
son Dr
SITE

2.0 PROJECT TRAFFIC

2.1 Trip Generation

The trips generated by the proposed development were projected using data published in the ITE *Trip Generation Manual, 12th Edition*. Trip generation rates and equations published for the land use were applied to the proposed development program to determine the total trips generated by the project.

Trip generation equations published for land use were applied to the proposed development program to determine the total trips generated by the project. *ITE Code 938* presents pass-by rates for coffee/donut shops with drive-through service and no indoor seating, with observed averages of 90% for the AM and 98% for the PM. Recognizing that these percentages are too high and considering that this site does not include indoor seating (a factor not addressed by ITE for coffee/donut shops), we utilized the pass-by percentages from *ITE Code 935*, which covers fast food restaurants with drive-through service and no indoor seating, to justify using a lower pass-by rate. *ITE Code 935* shows pass-by rates of 31% for the AM and the PM. For the 7 Brew site, conservatively an average of the two land uses was applied, with pass-by rates of 61% for the AM and 65% for the PM. The daily rate is average of the AM and PM rates. The trip generation calculations are summarized in **Table 1** and detailed information is included in **Appendix C**.

Table 1
Trip Generation Summary

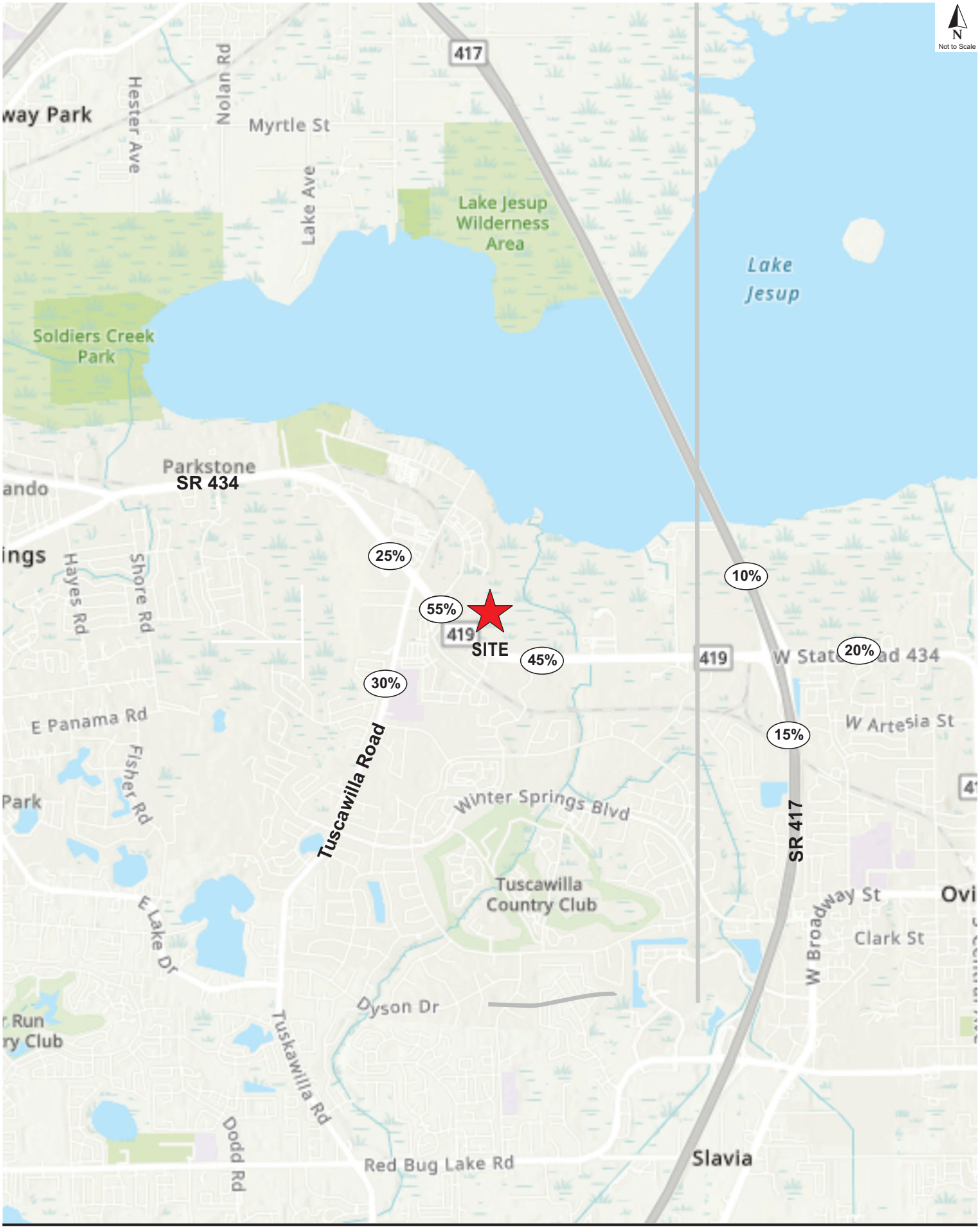
ITE Code	Land Use	Drive-Thru Lanes	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	2	179.0	358	179	80	40	40	15.08	30	15	15
	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating Pass-by Trips (63% Daily,61% AM, 65% PM)			*226*		*48*	*24*	*24*		*20*	*10*	*10*
	Net New Trip Generation			**132**		**32**	**16**	**16**		**10**	**5**	**5**

Trip generation analysis based on ITE Trip Generation Manual, 12th Edition
Pass-by estimated based on ITE Trip Generation Handbook, 3rd Edition
In the absence of specific calcualtion guidance in the ITE manual, Daily Pass-By trips were assumed to be average of AM and PM Peak

Per Seminole County TIA guidelines, a study is required when a proposed site generates more that 50 new peak hour trips or for all small high generators (i.e., convenience stores, gasoline stations, fast food restaurants, banks, etc.). Therefore, the development meets the criteria for a traffic impact study.

2.2 Trip Distribution

A preliminary trip distribution pattern was developed using the *Central Florida Regional Planning Model (CFRPM).* The adopted model was modified to include a project specific traffic analysis zone with the corresponding socio-economic data to reflect the proposed development. A select zone analysis was executed to obtain a model-generated trip distribution pattern on the surrounding transportation network. Minor manual adjustments were applied to the model generated distribution pattern to better reflect the local transportation network and prevailing travel patterns. The final trip distribution pattern is illustrated in **Figure 2** and the model output plot is included in **Appendix D**.


N
Not to Scale
417
Hester Ave
Nolan Rd
Myrtle St
Lake Ave
Lake Jesup Wilderness Area
Lake Jesup
Soldiers Creek Park
Parkstone
SR 434
25%
55%
419
SITE
45%
30%
10%
20%
15%
419
W State Road 434
W Artesia St
E Panama Rd
Fisher Rd
Shore Rd
Hayes Rd
Tuscawilla Road
Winter Springs Blvd
SR 417
Tuscawilla Country Club
E Lake Dr
Dyson Dr
Tuskawilla Rd
W Broadway St
Clark St
Dodd Rd
Red Bug Lake Rd
Slavia

3.0 STUDY AREA

3.1 Study Roadways

The study area was established in accordance with the requirements of Seminole County and as agreed to during the traffic methodology coordination with the City of Winter Springs. The study roadway segments are listed in **Table 2**. The roadway segment information was obtained from the 2022 Seminole County *Summary of Roadway Concurrency Information*, the relevant excerpts of which are included in **Appendix E**.

Table 2
Study Segments

Count ID	Description
SR 434	
296	Springs Ave to Tuskawilla Rd
297	Tuskawilla Rd to SR 419
Tuskawilla Rd	
326	SR 434 to Trotwood Blvd

2022 Seminole County Summary of Roadway Concurrency Information

3.2 Study Intersections

The study area encompasses major intersections as defined in the traffic methodology, which consists of three (3) nearby SR 434 intersections. The study intersections are listed in **Table 3**.

Table 3
Study Intersections

Int #	Intersection		Traffic Control
	Major Road	Minor Road	
1	SR 434	Tuskawilla Rd	Signal
2	SR 434	Eagle Edge Ln	Two-Way Stop
3	SR 434	Michael Blake Blvd	Two-Way Stop

4.0 TRANSPORTATION IMPROVEMENTS

Transportation improvement programs published by MetroPlan Orlando and the FDOT *Work Program* were reviewed to determine if any transportation improvements that influence the project's study area are planned or programmed. No such improvements were identified.

5.0 TRAFFIC PROJECTIONS

5.1 Projected Roadway Volumes

Existing roadway information was obtained from the 2022 Seminole County *Summary of Roadway Concurrency Information* and the 2025 Seminole County *Traffic Counts.* The information includes roadway segment data, existing traffic volumes, service volumes, adopted LOS standards, capacities, and committed trips. Excerpts of the respective files are included in **Appendix E**.

Projected background traffic was derived from existing traffic and committed trips (E+C) from approved developments published in the 2022 Seminole County *Summary of Roadway Concurrency Information.* The total projected volumes on the roadway segments include background traffic and project trips, which were calculated based on the project's trip generation and distribution pattern.

5.2 Projected Intersection Volumes

Existing AM and PM peak hour turning movement volumes were obtained at the study intersections on August 26, 2025. The counts were seasonally adjusted using the applicable seasonal factors obtained from the FDOT *Traffic Online* data. The raw turning movement volumes and supporting information are provided in **Appendix F**.

The committed trips on the adjacent segments were reviewed to evaluate impact to the study intersections. Roadway SR 434 from Springs Avenue to Tuskawilla Road includes 293 committed trips. There are no receiving trips on SR 434 east of Tuaskawilla Road nor on Tuskawilla Road, therefore none of the committed trips were applied to the three (3) study intersections.

The total projected intersection volumes include existing traffic and project trips, which were calculated based on the project's trip generation and assignment at each intersection. Detailed intersection volume calculations are provided in **Appendix G** and the resulting existing and buildout volumes are illustrated in **Figure 3** and **Figure 4** for the AM and PM peak hour, respectively.



1. SR 434 & Tuskawilla Road

NB	L	493
	T	75+ [2]+ (2) = 79
	R	114+ [7]+ (5) = 126
SB	L	93
	T	102+ [2]+ (2) = 106
	R	27+ [5]+ (3) = 35
EB	L	47+ [6]+ (2) = 55
	T	1127
	R	505
WB	L	185+ [5]+ (3) = 193
	T	1144+[2]+ (2) = 1148
	R	26

	BO	BK	EX	
	35	106	93	BO
	0	0	0	BK
	27	102	93	EX
	0	2	0	
1	55	0	47	
2	1,127	0	1,127	
1	505	0	505	

0	26	0	26
2	1,144	0	1,148
1	185	0	193
	EX	BK	BO

	2	1	0
EX	493	75	114
BK	0	0	0
BO	493	79	126

2. SR 434 & Eagle Edge Lane

NB	L	
	T	
	R	
SB	L	
	T	
	R	72+ [2]+(2) = 76
EB	L	
	T	1307+[7]+ (5) = 1319
	R	
WB	L	
	T	1344+[5]+ (3) = 1352
	R	11+[2]+(2) = 15

	BO	BK	EX	LN
	76	0	0	BO
	0	0	0	BK
	72	0	0	EX
	1	0	0	LN
	0	0	0	0
	1,319	0	1,307	2
	0	0	0	0

0	11	0	15
2	1,344	0	1,352
0	0	0	0
LN	EX	BK	BO

LN	0	0	0
EX	0	0	0
BK	0	0	0
BO	0	0	0

3. SR 434 & Michael Blake Boulevard

NB	L	5
	T	6
	R	70
SB	L	186+[10]+(6) = 202
	T	39
	R	70+ [5]+ (3) = 78
EB	L	88+ [7]+(5) = 100
	T	1202
	R	13
WB	L	72
	T	1281+[2]+ (2) = 1285
	R	76+[7]+ (5) = 88

	BO	BK	EX	
	78	0	202	BO
	0	0	0	BK
	70	39	186	EX
	1	1	0	
1	100	0	88	
2	1,202	0	1,202	
0	13	0	13	

1	76	0	88
2	1,281	0	1,285
1	72	0	72
	EX	BK	BO

	1	1	0
EX	5	6	70
BK	0	0	0
BO	5	6	70

Legend: Existing + [Pass-By] + (Project) = Total

1 Lanes by movement



1. SR 434 & Tuskawilla Road

NB	L	488
	T	155 + [1] = 156
	R	107+ [3]+ (2) = 112
SB	L	112
	T	189 + [1] = 190
	R	27+ [2]+ (1) = 30
EB	L	71+ [2]+ (1) = 74
	T	1341
	R	600
WB	L	147+ [2]+ (2) = 151
	T	1272[1]+ = 1273
	R	24

				30	190	112	BO		
				0	0	0	BK		
				27	189	112	EX		
				0	2	0			
BO	BK	EX							
74	0	71	1				0	24	0	24
1,341	0	1,341	2				2	1,272	0	1,273
600	0	600	1				1	147	0	151
							EX	BK	BO
				2	1	0			
			EX	488	155	107			
			BK	0	0	0			
			BO	488	156	112			

2. SR 434 & Eagle Edge Lane

NB	L	0
	T	0
	R	0
SB	L	0
	T	0
	R	30+[1]+ = 31
EB	L	0
	T	1554+[3]+ (2) = 1559
	R	0
WB	L	0
	T	1417+[2]+ (2) = 1421
	R	12+[1] = 13

				31	0	0	BO		
				0	0	0	BK		
				30	0	0	EX		
				STOP 1	0	0	LN		
BO	BK	EX	LN						
0	0	0	0				0	12	0	13
1,559	0	1,554	2				2	1,417	0	1,421
0	0	0	0				0	0	0	0
							LN	EX	BK	BO
			LN	0	0	0			
			EX	0	0	0			
			BK	0	0	0			
			BO	0	0	0			

3. SR 434 & Michael Blake Boulevard

NB	L	2
	T	5
	R	72
SB	L	95 + [4] + (2) = 101
	T	10
	R	27 + [2] + (2) = 31
EB	L	101 + [3] + (2) =106
	T	1433
	R	16
WB	L	48
	T	1400+[1] = 1401
	R	125 + [3] + (2) = 130

				31	10	101	BO		
				0	0	0	BK		
				27	10	95	EX		
				1	1	0			
BO	BK	EX							
106	0	101	1				1	125	0	130
1,433	0	1,433	2				2	1,400	0	1,401
16	0	16	0				1	48	0	48
							EX	BK	BO
				1	1	0			
			EX	2	5	72			
			BK	0	0	0			
			BO	2	5	72			

Legend: Existing + [Pass-By] + (Project) = Total

1 Lanes by movement

6.0 CAPACITY ANALYSIS

6.1 Roadway Segments

Roadway segment capacity was analyzed based on the adopted service volume capacity and the corresponding traffic volumes to determine the resulting volume-to-capacity ratios, as summarized in **Table 4**.

Table 4
Segment Analysis

Count ID	Description	# of Lns	Cap	Existing		Comm	Background		Project		Buildout	
				Vol	V/C	Trips	Vol	V/C	% Dist	Trips	Vol	V/C
SR 434												
296	Springs Ave to Tuskawilla Rd	4	48,000	29,408	0.61	293	29,701	0.62	55%	73	29,774	0.62
297	Tuskawilla Rd to SR 419	4	48,000	36,655	0.76	0	36,655	0.76	55%	73	36,728	0.77
Tuskawilla Rd												
326	SR 434 to Trotwood Blvd	4	42,560	21,458	0.50	0	21,458	0.50	30%	40	21,498	0.51

2022 Seminole County Summary of Roadway Concurrency Information
2025 Seminole County Traffic Counts Online

The results of the capacity analysis reveal that all roadway segments within the study area currently operate at adequate LOS and are projected to continue to do so at buildout of the development.

6.2 Intersections

The study intersections were analyzed in accordance with the methods of the *Highway Capacity Manual (HCM)* as applied in the *Synchro* analytical tool. The *HCM* analysis sheets are provided in **Appendix H**.

The analysis results for existing and buildout conditions are summarized in **Table 5**, which reveal the following:

- The intersections of SR 434 at Tuskawilla Road and SR 434 at Michael Blake Boulevard currently operate below the adopted LOS on the northbound and southbound approaches and are projected to continue doing so at project buildout. However, these approaches are expected to operate within capacity (V/C < 1).

- The intersection of SR 434 at Eagle Edge operates at adequate LOS and is projected to operate at adequate LOS.

Table 5
Intersection Analysis

Int	Intersection		Control	Time		EB		WB		NB		SB		Overall	
#	Major Road	Minor Road		Period	Scenario	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	SR 434	Tuskawilla Road	Signal	AM	Existing	42.7	D	40.1	D	81.3	F	99.7	F	51.7	D
					Buildout	44.3	D	40.8	D	81.5	F	101.3	F	53.0	D
				PM	Existing	61.6	E	38.9	D	106.8	F	122.0	F	66.2	E
					Buildout	63.5	E	40.4	D	106.3	F	122.6	F	67.6	E
2	SR 434	Eagle Edge Lane	TWSC	AM	Existing	--	--	--	--	--	--	16.3	C	--	--
					Buildout	--	--	--	--	--	--	16.6	C	--	--
				PM	Existing	--	--	--	--	--	--	17.3	C	--	--
					Buildout	--	--	--	--	--	--	17.4	C	--	--
3	SR 434	Michael Blake Boulevard	Signal	AM	Existing	4.7	A	43.5	D	102.6	F	109.1	F	35.0	D
					Buildout	5.2	A	43.5	D	102.6	F	120.0	F	36.8	D
				PM	Existing	5.2	A	53.0	D	118.1	F	112.9	F	34.7	C
					Buildout	5.5	A	53.0	D	118.1	F	113.9	F	35.1	D

Average delay expressed in seconds/vehicle

7.0 DRIVE-THROUGH QUEUE ANALYSIS

The site plan depicts one (1) access into the project site. Entrance into the two (2) drive-thru lanes are immediately entered upon arrival. The inner lane has a total length of 170 feet. Assuming the queue length of one (1) car to be 20 feet, the inner lane can accommodate approximately eight (8) cars. The outer lane has a total length of 225 feet. Assuming the queue length of one (1) car to be 20 feet, the outer lane can accommodate approximately 11 cars. Thus, the total queue capacity for the 7 Brews Coffee Winter Springs drive-through lanes is 19 vehicles. The site plan and queue lengths are depicted in **Figure 5.**

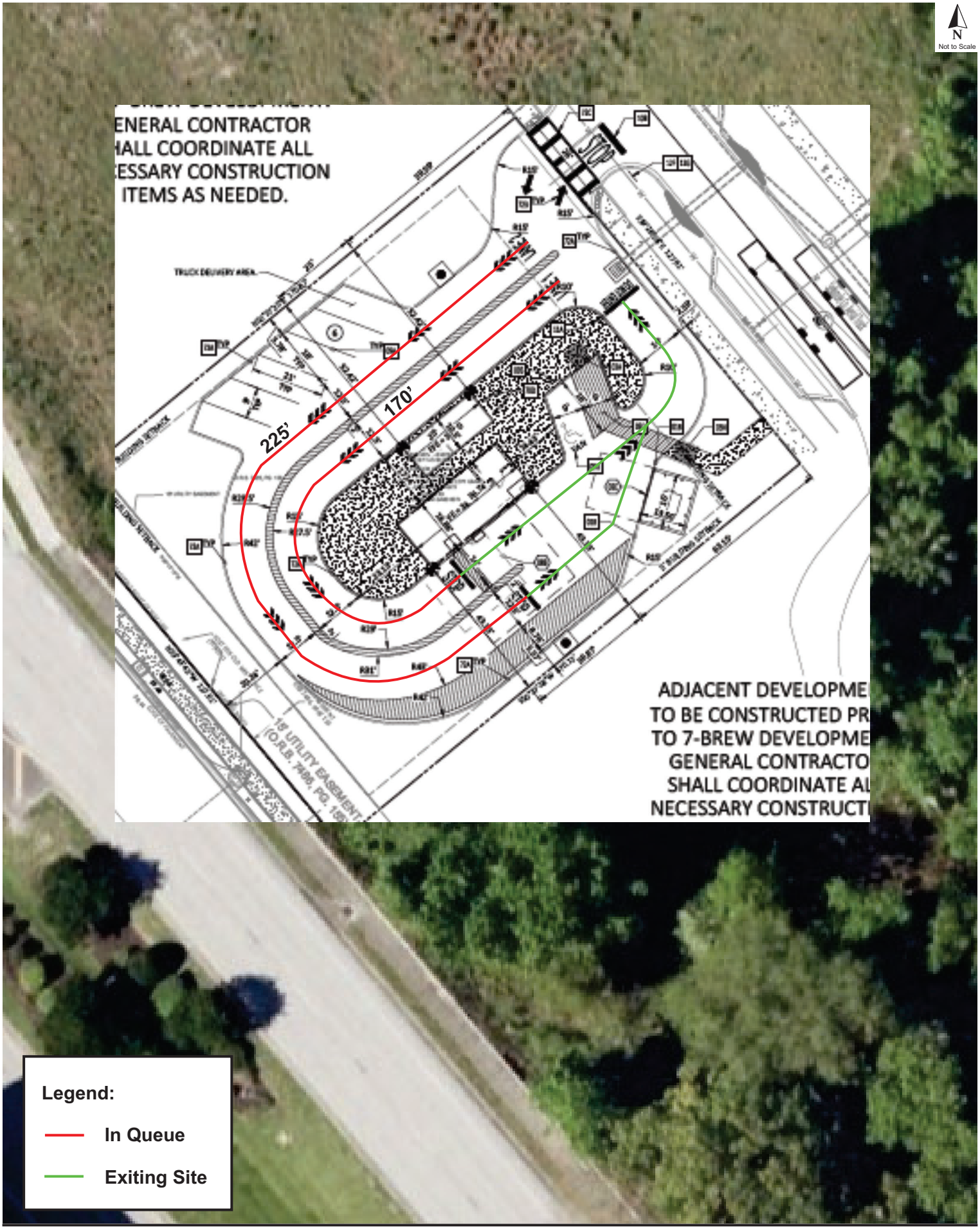
For the queue analysis, data from a similar study conducted for a coffee shop with a drive-through of a comparable type was referenced. This study gathered data from three (3) similar sites in Miami, Florida, to assess potential queuing. The sites studied were:

- Site 1: Dunkin' Donuts at 10880 Biscayne Boulevard
- Site 2: Starbucks at 12000 Biscayne Boulevard
- Site 3: Starbucks at 13503 Biscayne Boulevard

Six (6) field visits were performed to collect queue data at these three (3) sites during AM and PM peak periods. Data was collected from 7 AM to 9 AM for the AM peak period and from 4 PM to 6 PM for the PM peak period. The observed maximum queues during these peak hours were as follows:

- Site 1: 10 vehicles (AM), 3 vehicles (PM)
- Site 2: 10 vehicles (AM), 5 vehicles (PM)
- Site 3: 8 vehicles (AM), 6 vehicles (PM)

The observed queues for the three (3) surrogate sites during AM and PM peak hours are included in **Appendix I** along with excerpts from the study.


N
Not to Scale
ENERAL CONTRACTOR
HALL COORDINATE ALL
ESSARY CONSTRUCTION
ITEMS AS NEEDED.
225'
170'
ADJACENT DEVELOPME
TO BE CONSTRUCTED PR
TO 7-BREW DEVELOPME
GENERAL CONTRACTO
SHALL COORDINATE AL
NECESSARY CONSTRUCTI
Legend:
In Queue
Exiting Site

The maximum queued vehicle per trip generated observed at the three (3) similar sites was found to be 0.10 for the AM peak hour and 0.132 for the PM peak hour. The maximum queue calculations for 7 Brew Coffee Winter Springs during the AM and PM peak hours are shown in **Table 6** and **Table 7**, respectively. The results indicate that the maximum queue at the 7 Brews is projected to be eight (8) (e.g., 0.10 x 80) vehicles during AM peak hours and four (4) (e.g., 0.132 x 30) vehicles during PM peak hours.

Table 6
Maximum Queue for Morning Peak Hours

	Site 1		Site 2		Site 3	
	7 AM to 8 AM	8 AM to 9 AM	7 AM to 8 AM	8 AM to 9 AM	7 AM to 8 AM	8 AM to 9 AM
Vehicle/hr (V)	100	109	80	115	89	80
Maximum Queue (Q)	9	10	6	10	8	8
Q/V	0.09	0.092	0.075	0.087	0.09	0.1
Maximum Q/V	0.10					
Starbucks at Westside Trips	80					
Starbucks at Westside Maximum Q/V	8.0 = 8					

Table 7
Maximum Queue for Afternoon Peak Hours

	Site 1		Site 2		Site 3	
	4 PM to 5 PM	5 PM to 6 PM	4 PM to 5 PM	5 PM to 6 PM	4 PM to 5 PM	5 PM to 6 PM
Vehicle/hr (V)	28	24	32	38	50	59
Maximum Queue (Q)	3	3	4	5	5	6
Q/V	0.107	0.125	0.125	0.132	0.10	0.1
Maximum Q/V	0.132					
Starbucks at Westside Trips	30					
Starbucks at Westside Maximum Q/V	3.9 = 4					

As discussed previously, the site plan for the proposed 7 Brew site includes a vehicular access storage capacity of approximately nineteen (19) vehicles without impacting exit access, cross access easement, and parking spaces, as shown in **Figure 5**. Based on the analysis of similar sites, the maximum projected queue at the proposed 7 Brews during the AM peak hour is estimated to be eight (8) vehicles. This storage capacity exceeds the queues derived based on comparable locations.

The analysis indicates that the proposed 7 Brew has more than enough capacity to accommodate the projected vehicular demand, ensuring that queuing does not spill into the cross-access easement driveway or outside the site's entrances.

8.0 STUDY CONCLUSIONS

This Traffic Impact Analysis was conducted to evaluate the impacts of the 7 Brew Coffee Winter Springs project which consists of 510 square feet Coffee Shop with two (2) drive-through lanes. The site is located at the corner of SR 434 and Michael Blake Boulevard in Seminole County, Florida.

The analysis included determination of trip generation, review of transportation capacity and operations, and evaluation of queue analysis for the drive-though. The results of the traffic analysis are summarized as follows:

Summary of Findings

- The proposed development is projected to generate 132 net new daily trips, of which 32 trips occur during the AM peak hour and 10 trips occur during the PM peak hour.
- A review of roadway capacity conditions reveals that the proposed development is not projected to adversely impact the study roadway segments.
- The intersections of SR 434 at Tuskawilla Road and SR 434 at Michael Blake Boulevard currently operate below the adopted LOS on the northbound and southbound approaches and are projected to continue doing so at project buildout. However, these approaches are expected to operate within capacity (V/C < 1).
- The intersection of SR 434 at Eagle Edge operates at adequate LOS and is projected to operate at adequate LOS.
- The queue analysis for the drive-through lanes demonstrates that there is projected to be adequate accommodation on-site such that project trips should not spill into the nearby travel off-site lanes.

APPENDICES

Appendix A
Development Site Plan

ACREAGE SUMMARY TABLE

PARCEL	± 21,744 SF (0.50 AC)
PERVIOUS AREA	± 7,308 SF (0.17AC)
IMPERVIOUS AREA	± 14,436 SF (0.33 AC)

PARKING TABLE

	SPACES REQUIRED	SPACES PROVIDED
STANDARD CAR PARKING	NO PARKING SPACE REQUIREMENTS	6 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL CAR PARKING	NO PARKING SPACE REQUIREMENTS	7 SPACES

SITE INFORMATION

ZONING	T-5: URBAN CENTER ZONE
BUILDING FOOTPRINT	510 SF
BUILDING HEIGHT	19'
SETBACKS	
NORTH	25' BUILDING
SOUTH	15' BUILDING
EAST	5' BUILDING
WEST	5' BUILDING

ADJACENT ZONING INFORMATION

NORTH	T-5: URBAN CENTER ZONE
SOUTH	T-5: URBAN CENTER ZONE
EAST	T-5: URBAN CENTER ZONE
WEST	T-5: URBAN CENTER ZONE

A. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.14).

B. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.

C. WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.5.3.1).

D. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).

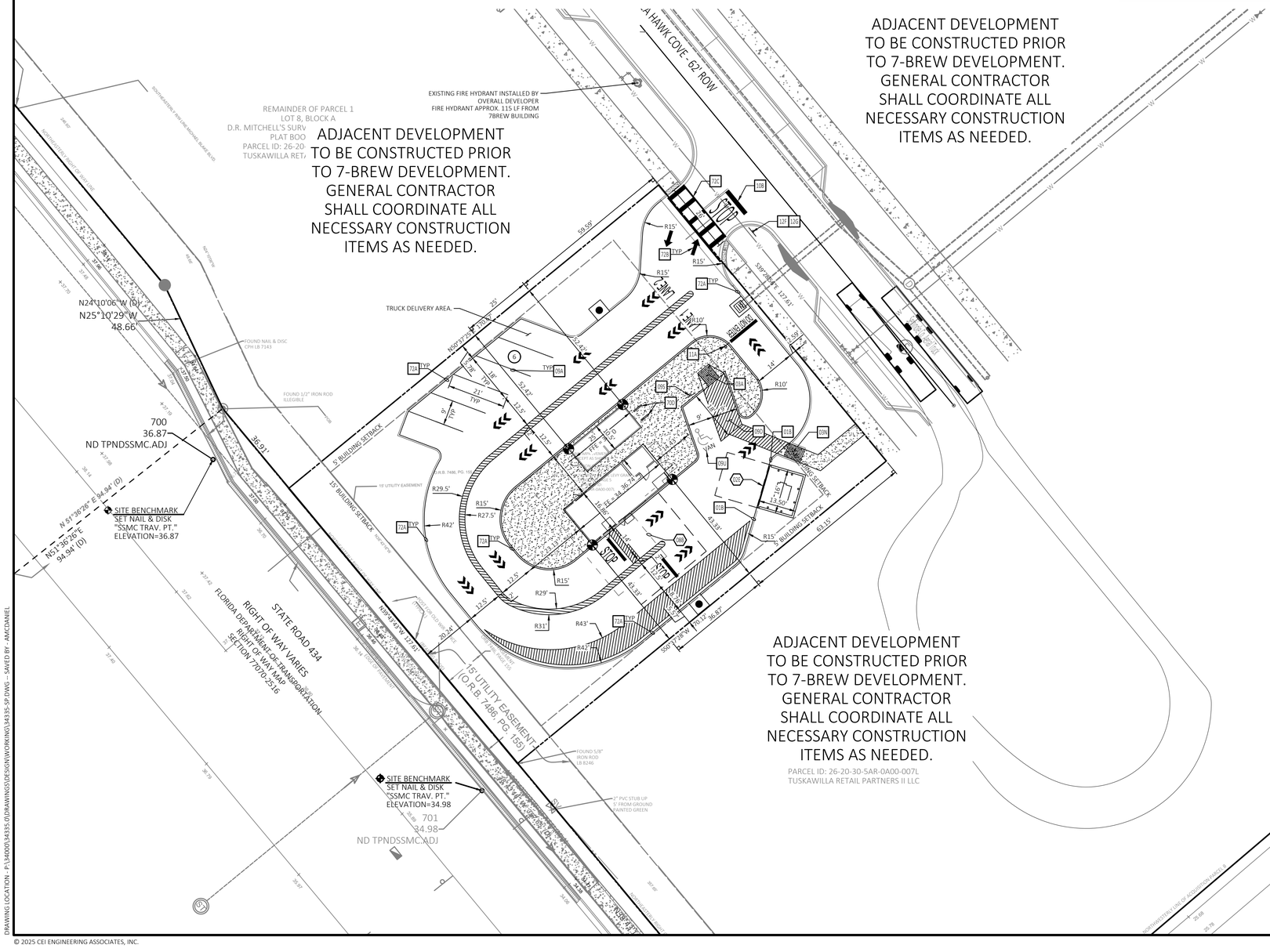
E. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.

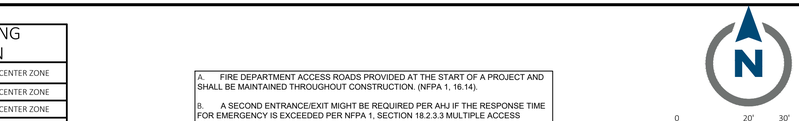
F. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2½ IN. NFPA 1, 18.5.7.

G. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.

H. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.

NOTE:
REQUIRED FIRE FLOW PER NFPA 1 CHAPTER 18 50 PSI.





NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

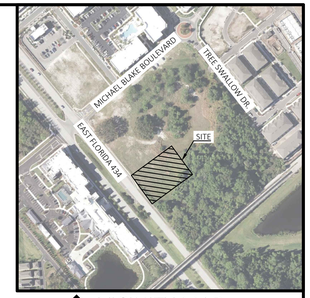
SITE BENCHMARK

BEARINGS SHOWN ARE BASED ON THE NORTHEASTERLY RIGHTO OF WAY LINE OF STATE ROAD 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPROTATION RIGHT OF WAY MAP SECTION 77070-2516, BEING NORTH 39°43'43" WEST.

SITE BENCHMARK 1
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=36.87

SITE BENCHMARK 2
SET NAIL & DISK
"SSMC TRAV. PT."
ELEVATION=34.98

811
Know what's **below.**
Call before you dig.



N VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

SYMBOL LEGEND:

- ■ = CONCRETE MONUMENT
- ○ = DRAINAGE MANHOLE
- □ = HAND HOLE
- ● = SET 5/8" IRON ROD SSMC LB 2108 UNLESS OTHERWISE NOTED
- ⊙ = NAIL W/DISC
- ✦ = POST/BOLLARD
- ⋈ = SEWER VALVE
- ▲ = TRAFFIC SIGN

ABBREVIATION LEGEND:

(D)	= DEED/DESCRIPTION DATA
L	= LENGTH
R	= RADIUS
Δ	= DELTA
CH	= CHORD
CB	= CHORD BEARING
PRM	= PERMANENT REFERENCE MONUMENT
ALTA	= AMERICAN LAND TITLE ASSOCIATION
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEY
ORB	= OFFICIAL RECORDS BOOK
PG(S)	= PAGE(S)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ID	= IDENTIFICATION
TRAV.PT.	= TRAVERSE POINT
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

HATCHING LEGEND:

- = CURB & GUTTER
- = CONCRETE

LINETYPE LEGEND:

- -*-*- = WIRE FENCE

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN
- CURB INLET
- GRATE INLET
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE DETAILS

01A	TYPE A CONCRETE CURB AND GUTTER
02A	PRECAST CONCRETE WHEEL STOP
03A	WHEELCHAIR RAMP IN SIDEWALK
03N	WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
09A	SIXTY DEGREE PARKING SPACE STRIPING
09D	60 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U	ACCESSIBLE PARKING SYMBOL
10A	TRAFFIC FLOW ARROW
10B	STOP BAR
11A	DO NOT ENTER SIGN
12F	SIGN BASE
12G	STOP SIGN
70D	BIKE RACK
72A	FDOT DETAIL "CURB AND GUTTER" "TYPE F"
72B	FDOT DETAIL 711-001. "PAVEMENT MARKINGS" "THROUGH LANE USE ARROW"
72C	FDOT DETAIL 711-001. "SPECIAL EMPHASIS CROSSWALK DETAIL"

SITE NOTES

02E	TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
08B	OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

CEI Solutions for Land and Life

REVISION

NO.	DESCRIPTION	DATE

7BREW COFFEE SEVEN

SEVEN BREW
MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	EVD
DESIGNER	BWB
CEI PROJECT NUMBER	34335
DATE	7/24/2025
REVISION	REV-1

SITE PLAN

SHEET TITLE

SHEET NUMBER

C2.0

DRAWING LOCATION - P:\34000\34335.00\DRAWINGS\DESIGN\WORKING\34335-SP.DWG -- SAVED BY - AMCDANIEL

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Appendix B
Methodology

MEMORANDUM

August 11, 2025

Re: 7 Brew Coffee
Traffic Impact Analysis Methodology
City of Winter Springs, Florida
Project № 25124.01.01

The following methodology outlines the proposed Traffic Impact Analysis (TIA) for the above-mentioned project. This methodology is consistent with the requirements and guidelines of Seminole County for TIA's.

Project Description

The site consists of a proposed 510 square feet coffee shop with two (2) drive through lanes and no indoor seating. A preliminary conceptual site plan is included in the **Attachments**.

Project Location

The site is located at the northeast corner of SR 434 and Michael Blake Boulevard in the City of Winter Springs, Florida, as shown in **Figure 1**.

Project Access

Access to the site is proposed via two (2) driveways on Tree Swallow Drive: one ingress-only driveway and one egress-only driveway. Tree Swallow Drive connects to SR 434 through Michael Blake Boulevard, as shown in the preliminary conceptual plan.

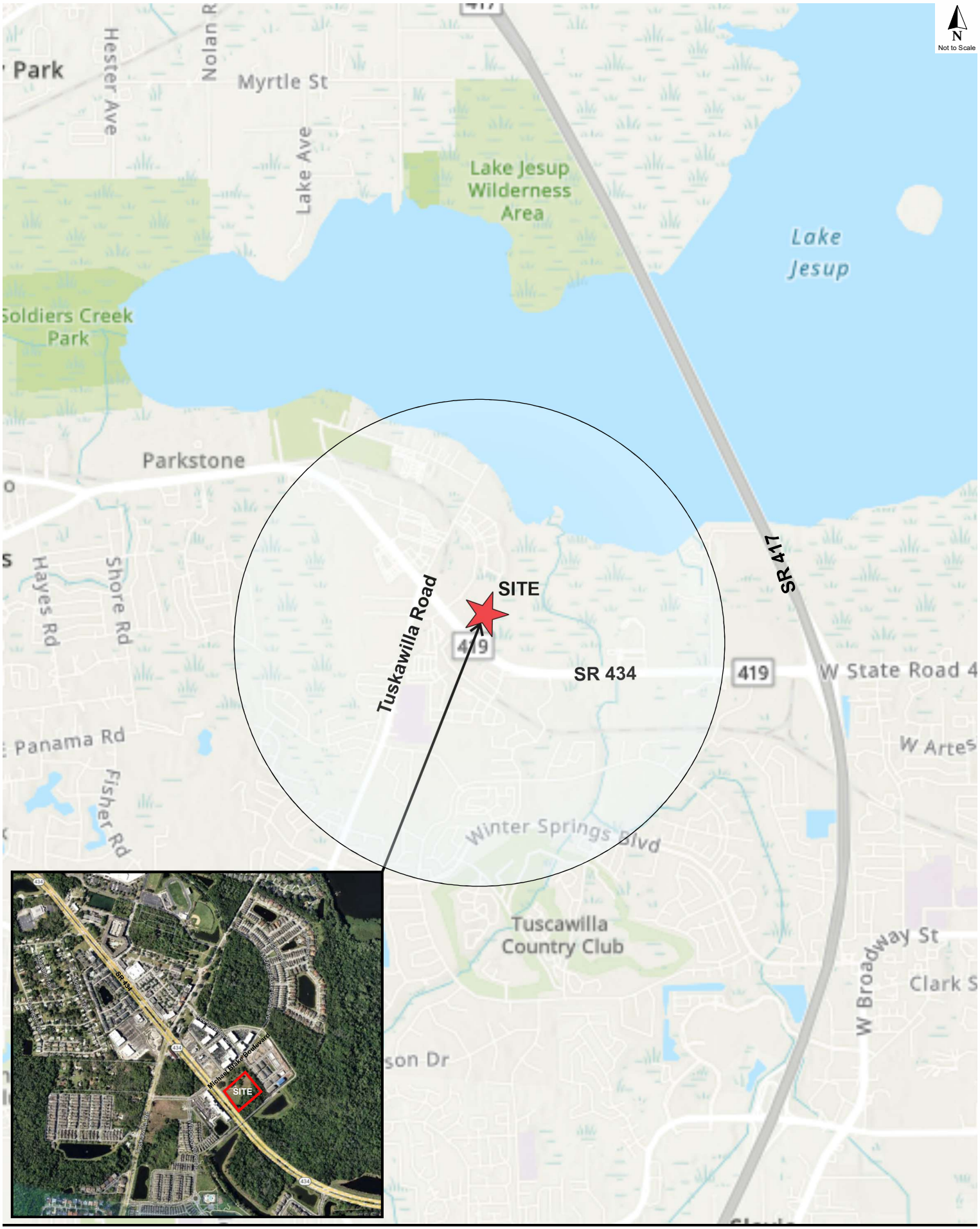

Not to Scale
Park
Hester Ave
Nolan R
Myrtle St
Lake Ave
Lake Jesup Wilderness Area
Lake Jesup
Soldiers Creek Park
Parkstone
Hayes Rd
Shore Rd
Panama Rd
Fisher Rd
Tuskawilla Road
SITE
419
SR 434
SR 417
W State Road 4
W Artes
Winter Springs Blvd
Tuscawilla Country Club
W Broadway St
Clark S
son Dr
SR 434
Michael Blake Boulevard
SITE

Table 1
Trip Generation Analysis

ITE Code	Land Use	Drive-Through	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
938	Coffee/Donut Shop with Drive-Through Window and No Indoor	2 Lanes	179.00	358	39.81	80	40	40	15.08	30	15	15
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating Pass-by Trips (63% Daily,61% AM, & 65% PM)				*224*		*48*	*24*	*24*		*20*	*10*	*10*
Net New Trip Generation				**134**		**32**	**16**	**16**		**10**	**5**	**5**

Trip generation analysis based on ITE Trip Generation Manual, 11th Edition
Pass-by estimated based on ITE Trip Generation Handbook, 3rd Edition
In the absence of specific calcualtion guidance in the ITE manual, Daily Pass-By trips were assumed to be average of AM and PM Peak

Trip generation equations published for land use were applied to the proposed development program to determine the total trips generated by the project. *ITE Code 938* presents pass-by rates for coffee/donut shops with drive-through service and no indoor seating, with observed averages of 90% for the AM and 98% for the PM. Recognizing that these percentages are too high and considering that this site does not include indoor seating (a factor not addressed by ITE for coffee/donut shops), we utilized the pass-by percentages from *ITE Code 935*, which covers fast food restaurants with drive-through service and no indoor seating, to justify using a lower pass-by rate. *ITE Code 935* shows pass-by rates of 31% for the AM and the PM. For the 7 Brew site, we conservatively used an average of the two land uses, with pass-by rates of 61% for the AM and 65% for the PM. For the daily rate, an average of the AM and PM rates (63%) is used. The trip generation calculations are summarized in Table 1 and detailed information is included in **Attachments.**

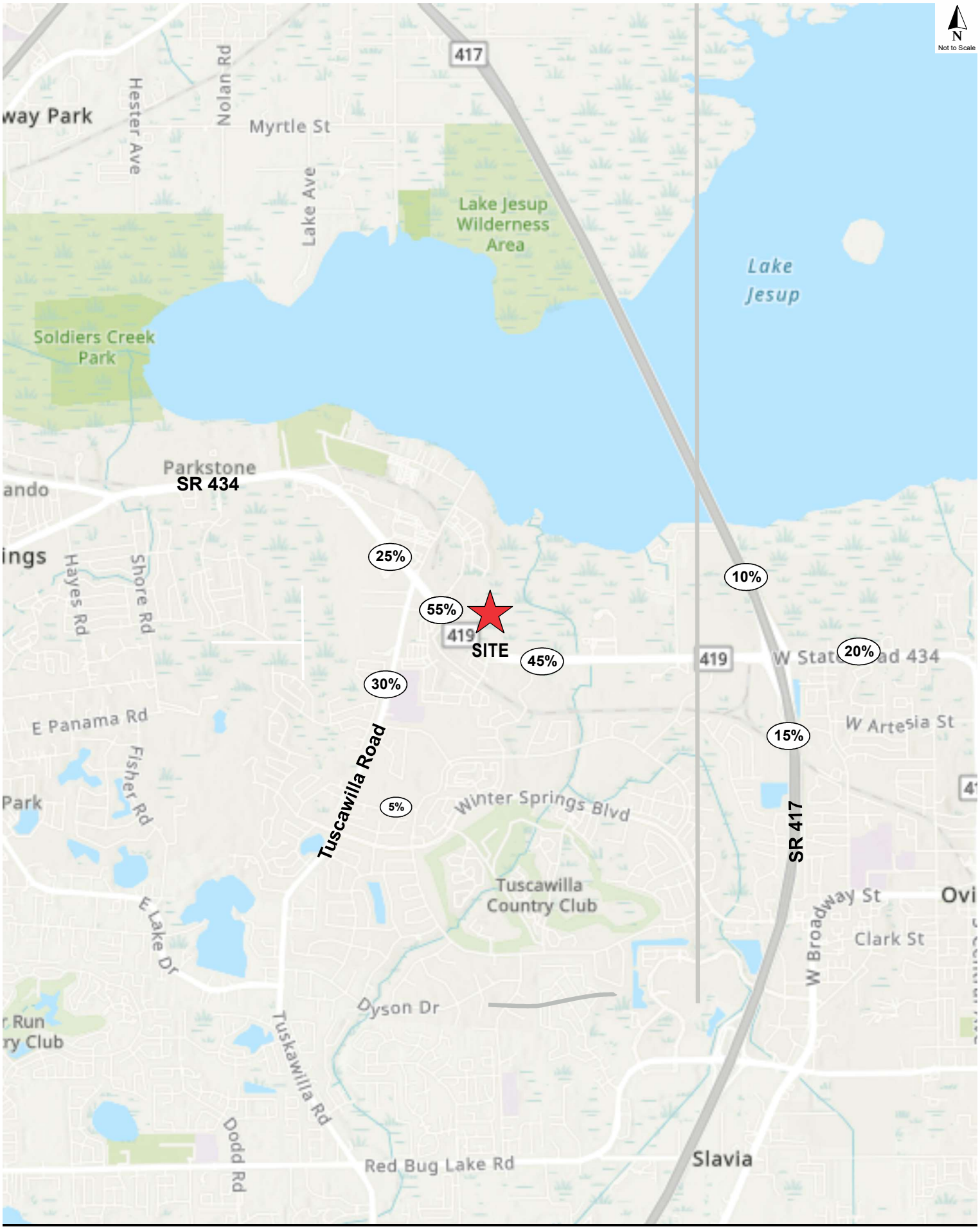
The proposed development is projected to generate 134 daily trips, of which 32 trips occur during the AM peak hour, and 10 trips occur during the PM peak hour.

Trip Distribution

The trip distribution pattern was estimated using the *Central Florida Regional Planning Model (CFRPMv7)*. The model distribution was manually adjusted to account for interacting local activity centers and to reflect the local network, as well as prevailing traffic flow patterns. The raw model output is included in the **Attachments** and the adjusted general distribution is shown in **Figure 2.**

Study Area

The project is located within the Transportation Concurrency Exception Areas/Dense Urban Land Areas (TCEAs/DULAs) designated area by Seminole County; therefore, based on the thresholds listed on the County's *Summary of Traffic Study Requirements for Site Impact Analysis* (projects in the TCEAs/DULAs), the intersections that fall within ¼-mile radius of influence and the roadway segments that fall within a 1-mile radius will be analyzed.


N
Not to Scale
417
Hester Ave
Nolan Rd
Myrtle St
Lake Ave
Lake Jesup Wilderness Area
Lake Jesup
Soldiers Creek Park
Parkstone
SR 434
Hayes Rd
Shore Rd
25%
55%
419
SITE
45%
30%
10%
20%
W State Road 434
E Panama Rd
Fisher Rd
Tuscawilla Road
5%
Winter Springs Blvd
W Artesia St
15%
SR 417
Tuscawilla Country Club
E Lake Dr
W Broadway St
Clark St
Dyson Dr
Tuskawilla Rd
Dodd Rd
Red Bug Lake Rd
Slavia

The following roadway segments and intersections will be included in the TIA:

Study Segments (1-mile radius):

- SR 434
  - (296) - Springs Avenue to Tuskawilla Road
  - (297) - Tuskawilla Road to SR 419
- Tuskawilla Road
  - (326) - SR 434 to Trotwood Boulevard

*Study Intersections (¼-*mile radius*):*

- SR 434 and Tuskawilla Road (Signalized)
- SR 434 and Eagle Edge Lane (Unsignalized)
- SR 434 and Michael Blake Boulevard (Signalized)

Capacity Analysis

Roadway segment capacity will be analyzed for existing and buildout daily traffic volumes for the additional new trips generated by the development in addition to the committed trips obtained from the *Seminole County Summary of Roadway Concurrency Information*, dated December 12, 2022, included in the **Attachments**. Additionally, TMC will coordinate with City and County staff to include the applicable committed trips for recently approved surrounding developments not listed in the County's database, if applicable.

The study intersections will be analyzed for the AM and PM peak hour conditions using the methods of *Synchro*. The analysis will be performed for existing and buildout traffic conditions using the new trips at the study intersections and access driveways, in addition to the committed trips from the County's database and the developments not included in the database.

Report

A TIA report will be prepared outlining and summarizing the methods and findings of the traffic analysis prepared for the development.

Appendix C
Trip Generation Information

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

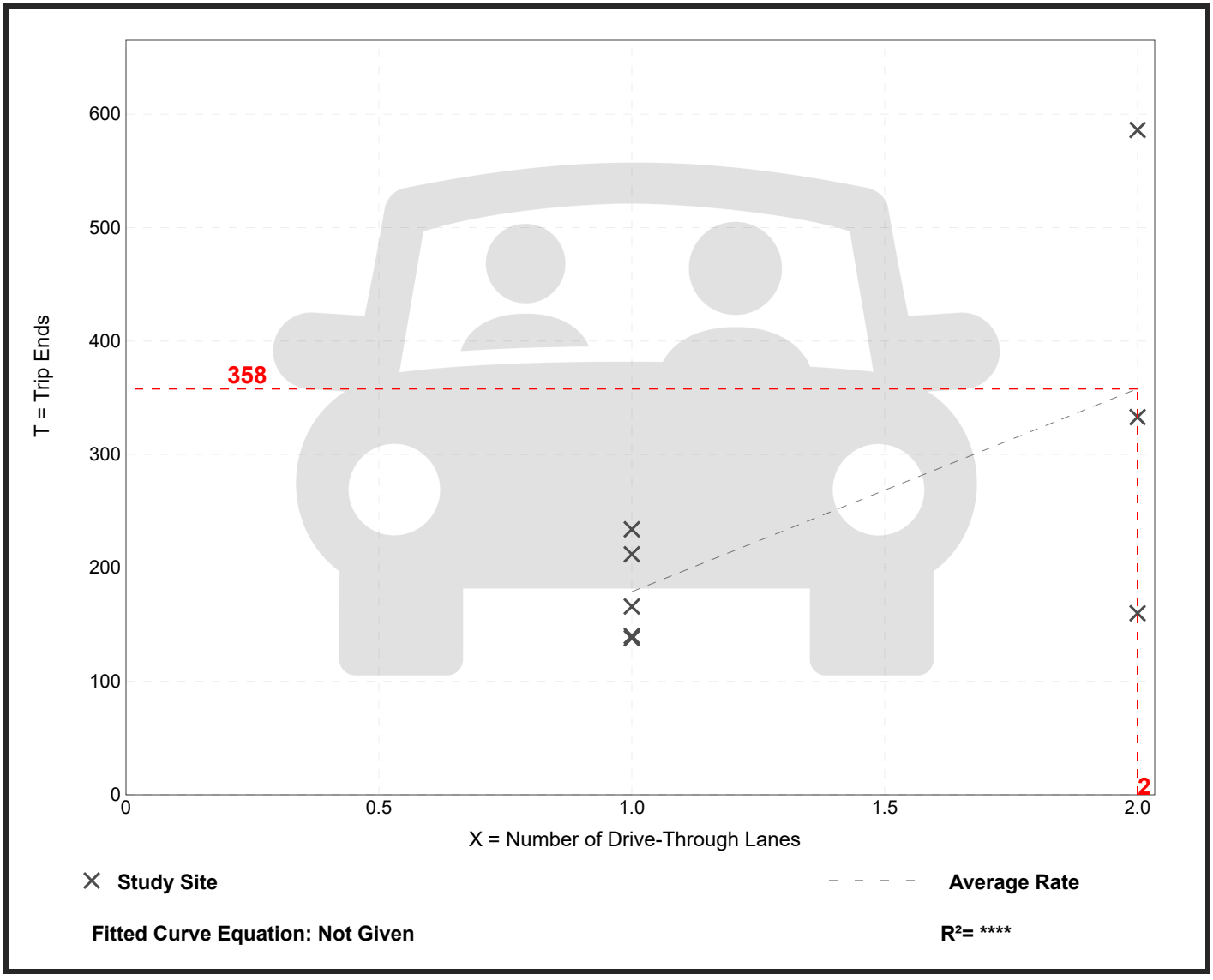
Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
179.00	80.00 - 293.00	74.48

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

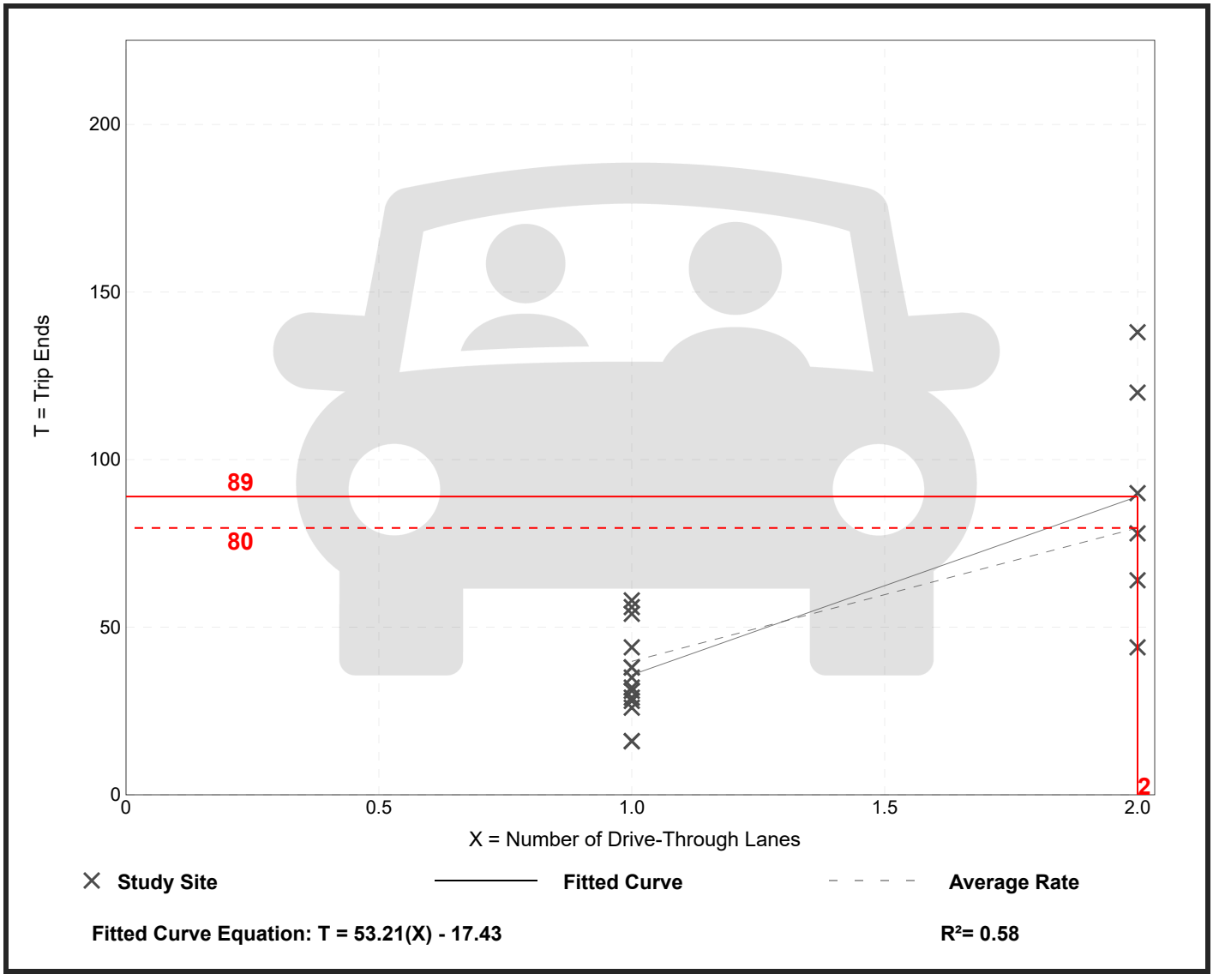
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs:	**Drive-Through Lanes**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	20
Avg. Num. of Drive-Through Lanes:	1
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
39.81	16.00 - 69.00	15.44

Data Plot and Equation



Fitted Curve Equation: T = 53.21(X) - 17.43

R^2= 0.58

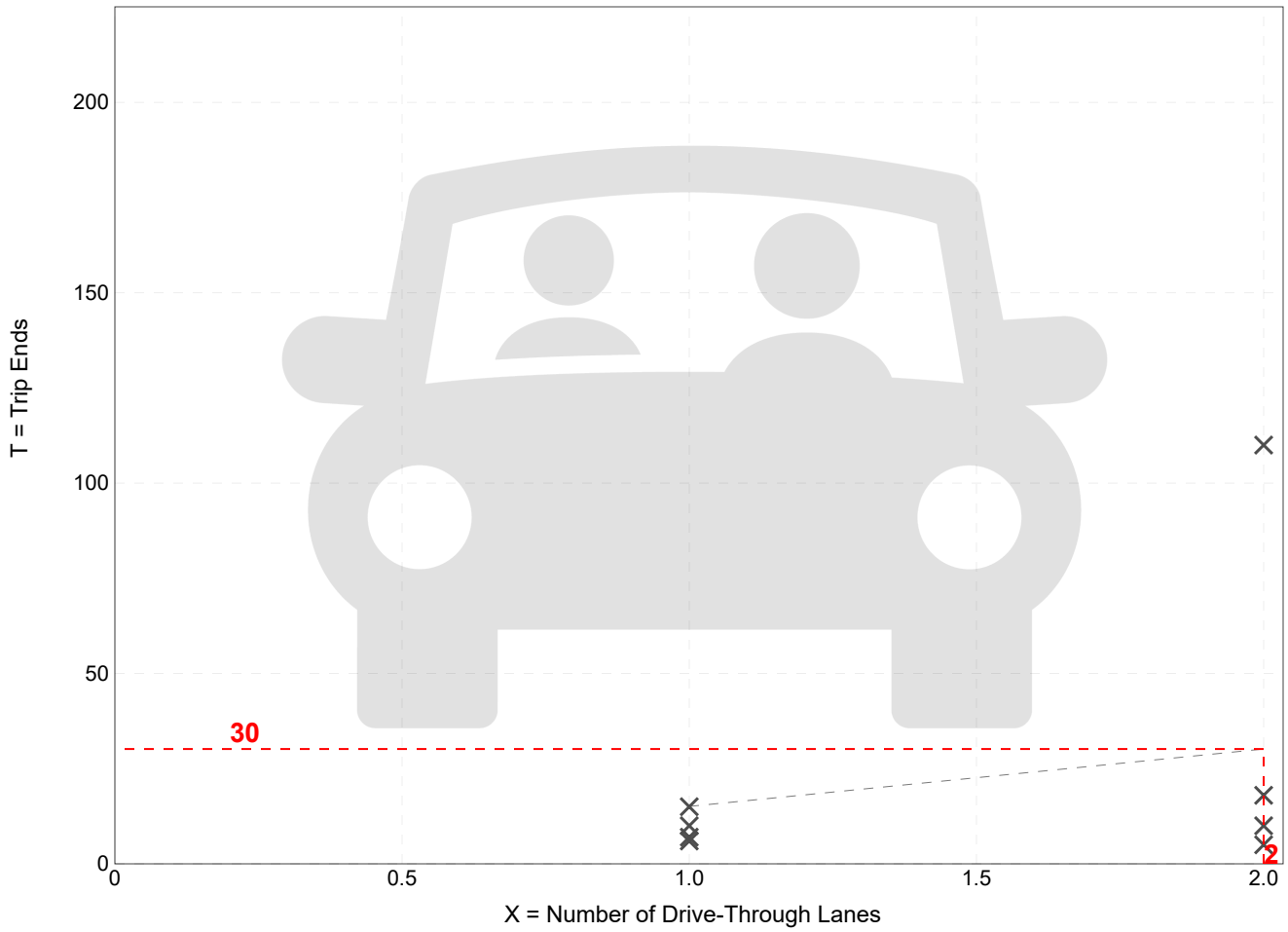
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs:	**Drive-Through Lanes**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	8
Avg. Num. of Drive-Through Lanes:	2
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
15.08	2.50 - 55.00	19.41

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	2
Average Pass-By Rate	98%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	100	—	—	0	—	18
1	Oregon	1998	—	95	—	—	5	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	3
Average Pass-By Rate	90%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	83	—	—	17	—	18
1	Oregon	1998	—	95	—	—	5	—	18
1	Washington	1998	—	92	—	—	8	—	18

Vehicle Pass-By Rates by Land Use

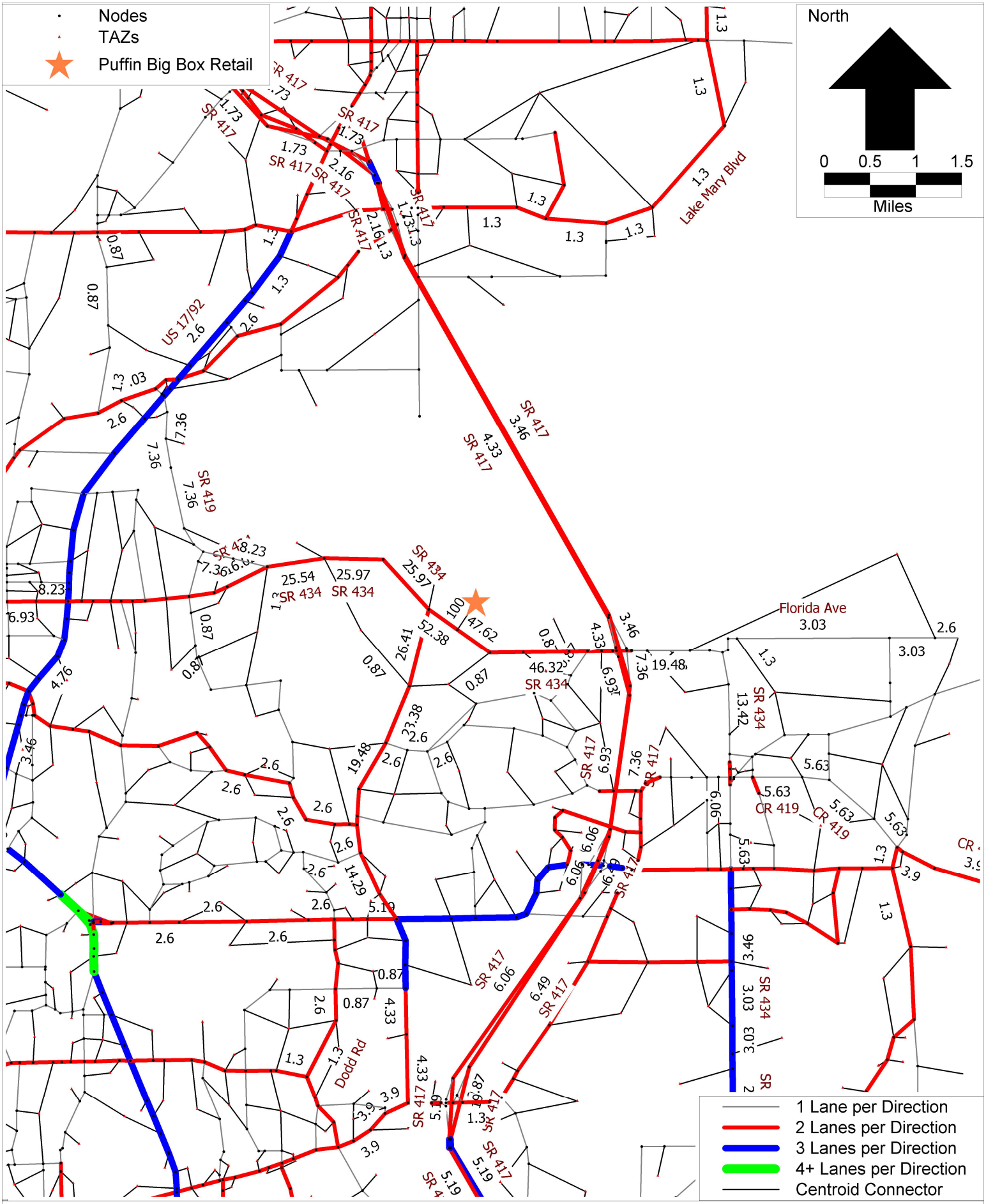
Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	935
Land Use	Fast-Food Restaurant with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	2
Average Pass-By Rate	31%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Indiana	1993	—	29	36	35	71	—	34
1	Kentucky	1993	—	33	50	17	67	—	34

Appendix D
Model Distribution Plots



25124 7 Brew Coffee, Winter Springs, FL = 7676
Project Distribution
T:\AProjectFiles\2025\25124-01 7 Brew Coffee - WS\Methodology\Models\SETUL_SL_NET\HWYLOAD_SL_AllDay_A25_Balanced.net

Appendix E
Seminole County Roadway Information

Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To	
			Net Available Capacity	-1617
294	SR 434	DeLeon St	E-W Expressway	
			Current Traffic Count	23955
			Roadway Link Capacity	18270
			Committed Trips	293
			Net Available Capacity	-5978
295	SR 434	E-W Expressway	Springs Ave	
			Current Traffic Count	27563
			Roadway Link Capacity	48000
			Committed Trips	0
			Net Available Capacity	20437
296	SR 434	Springs Ave	Tuskawilla Rd	
			Current Traffic Count	27610
			Roadway Link Capacity	48000
			Committed Trips	293
			Net Available Capacity	20097

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To	
297	SR 434	Tuskawilla Rd	SR 419	
			Current Traffic Count	36344
			Roadway Link Capacity	48000
			Committed Trips	0
			Net Available Capacity	11656
298	SR 434	SR 419	Belle Ave	
			Current Traffic Count	24671
			Roadway Link Capacity	48000
			Committed Trips	0
			Net Available Capacity	23329
299	SR 434	Belle Ave	US 17-92	
			Current Traffic Count	33165
			Roadway Link Capacity	48000
			Committed Trips	0
			Net Available Capacity	14835
300	SR 434	US 17-92	CR 427	
			Current Traffic Count	23146

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

Summary of Roadway Concurrency Information

Traffic Counter ID	Roadway Name	From	To	
			Net Available Capacity	15958
325	TRIPLET LAKE	US 17-92	N. Triplet Lake Dr	
			Current Traffic Count	2483
			Roadway Link Capacity	19360
			Committed Trips	0
			Net Available Capacity	16877
326	TUSKAWILLA RD	SR 434	Trotwood Blvd	
			Current Traffic Count	21241
			Roadway Link Capacity	42560
			Committed Trips	0
			Net Available Capacity	21319
327	TUSKAWILLA RD	Trotwood Blvd	Winter Springs Blvd	
			Current Traffic Count	20748
			Roadway Link Capacity	42560
			Committed Trips	8
			Net Available Capacity	21804

This information has been provided by Tony Nelson, P.E. at Seminole County Engineering and is current information as of the above referenced date.

Generalized Maximum Service Volumes for County Arterial and Collector Roadways

Urban Arterial and Collector Roadways - Interim (5-Year)			
LOS	2 - Lane	4 - Lane *	6 - Lane *
A	13,640	----------	----------
B	14,620	19,150	28,730
C	15,530	25,540	38,310
D	17,800	32,320	48,520
E	19,360	42,560	63,840

* Based on standards developed for the Impact Fee Study.

Rural Arterial and Collector Roadways - Interim (5-Year)			
LOS	2 - Lane	4 - Lane *	6 - Lane *
A	2,250	15,675	23,510
B	5,250	23,750	35,625
C	9,000	30,875	46,310
D	15,000	38,000	57,000
E	20,000	47,500	71,250

* Based on standards from the 1985 Highway Capacity Manual.

All Arterial and Collector Roadways - Long Range (20-Year)			
LOS	2 - Lane	4 - Lane *	6 - Lane *
A	9,960	----------	----------
B	10,670	19,150	28,730
C	11,340	25,540	38,310
D	13,050	32,320	48,520
E	19,360	42,560	63,840

* All values were developed for the Impact Fee Study which addresses long range plan.

Values above do not evaluate side road LOS which is usually LOS E or worse and does not account for any future interruption of traffic flow (I.e. traffic signals). All LOS values are based on peak hour Travel Time Delay Study results.

For the evaluation of existing and near tearm traffic conditions, the County has used: (1) Travel Time Delay Studies for 22 County roadway segments; and (2) the five year maximum service volume table for roadways which were not evaluated using Travel Time

For interim (5-year) planning applications and development impact evaluations of County roadways, the County Urban and Rural Generalized Maximum Service Volumes will be utilized where more specific analysis is not available. Traffic operation model and o

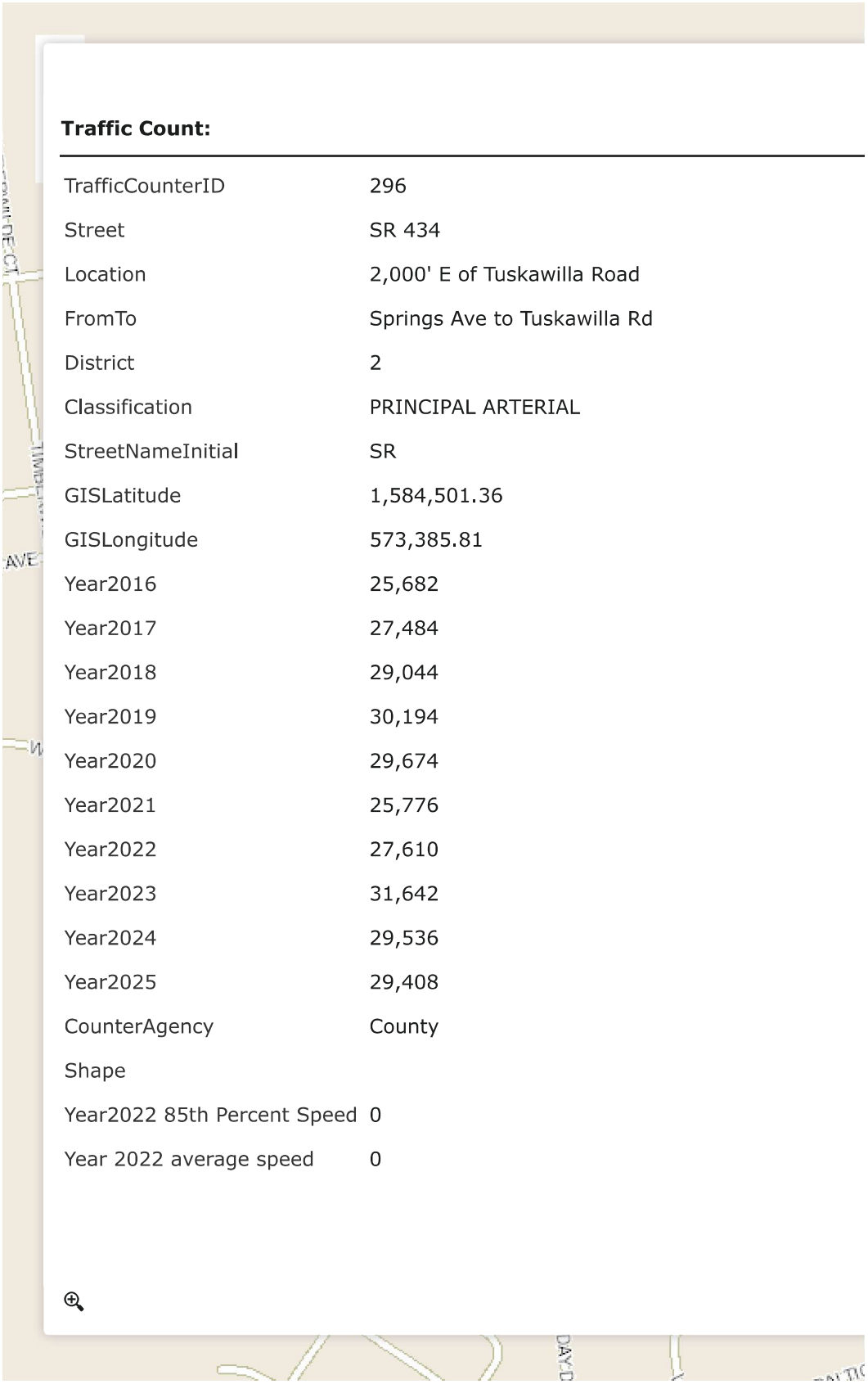
For long range (20-year) planning applications and development impact evaluations of County roadways, the County Generalized Maximum Service Volumes - Long Range (20-Year) will be utilized.

For interim and long range planning applications and development impact evaluations of State highways, the Florida Department of Transportation Level of Service Criteria will be utilized.

Traffic Counts, Seminole County

Legend | Details

Traffic Counts



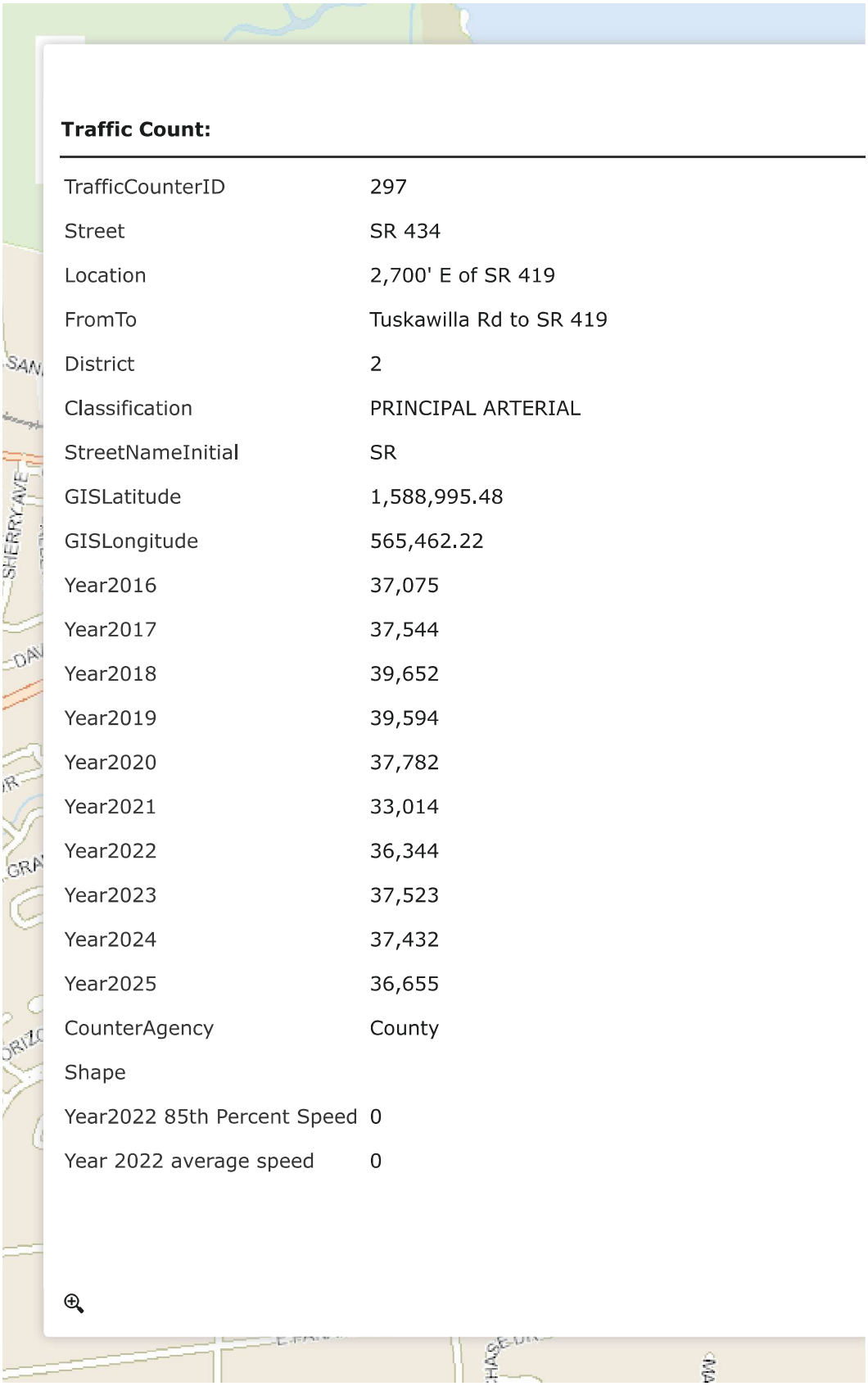
Traffic Count:

TrafficCounterID	296
Street	SR 434
Location	2,000' E of Tuskawilla Road
FromTo	Springs Ave to Tuskawilla Rd
District	2
Classification	PRINCIPAL ARTERIAL
StreetNameInitial	SR
GISLatitude	1,584,501.36
GISLongitude	573,385.81
Year2016	25,682
Year2017	27,484
Year2018	29,044
Year2019	30,194
Year2020	29,674
Year2021	25,776
Year2022	27,610
Year2023	31,642
Year2024	29,536
Year2025	29,408
CounterAgency	County
Shape	
Year2022 85th Percent Speed	0
Year 2022 average speed	0

Traffic Counts, Seminole County

Legend | Details

Traffic Counts



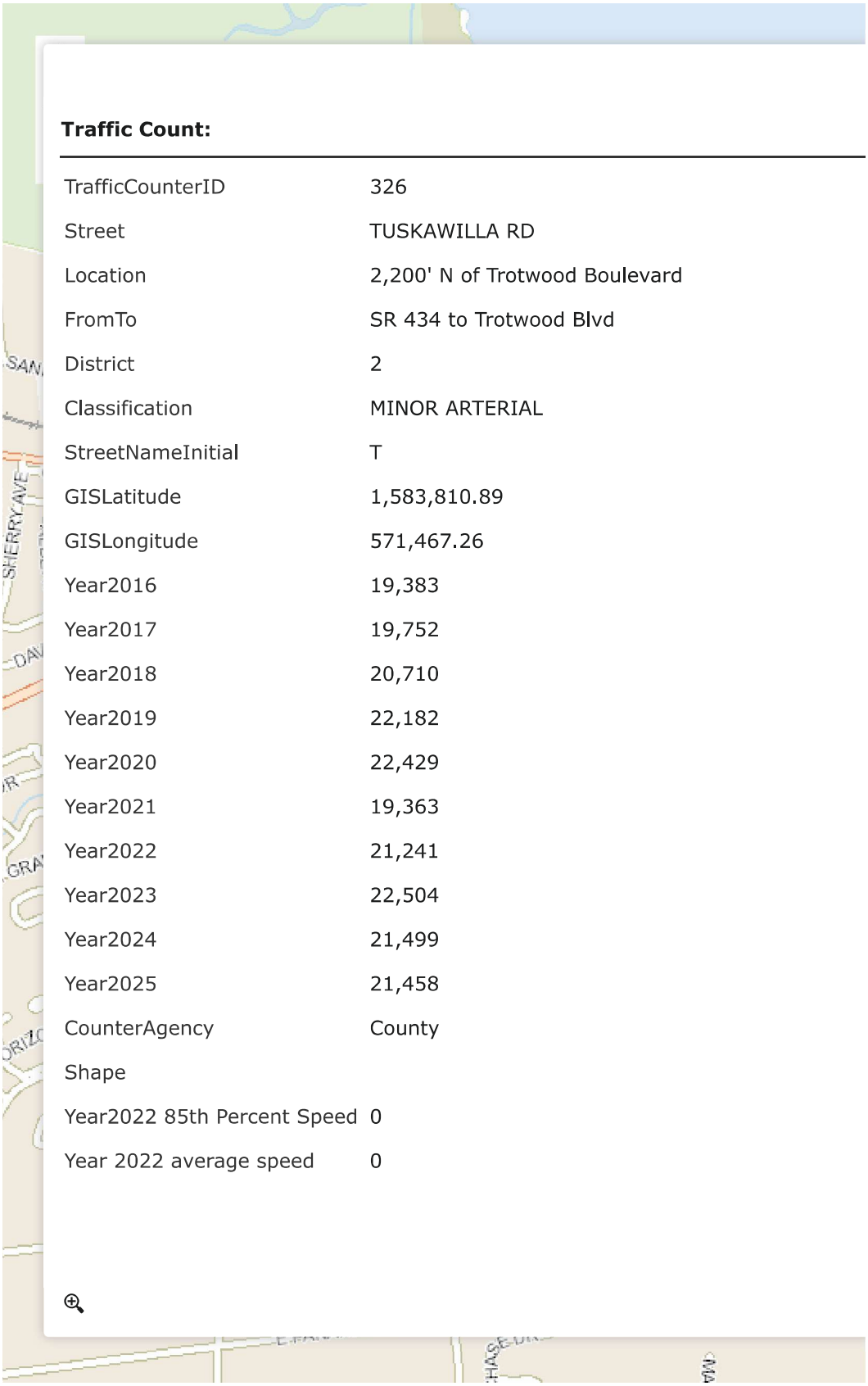
Traffic Count:

TrafficCounterID	297
Street	SR 434
Location	2,700' E of SR 419
FromTo	Tuskawilla Rd to SR 419
District	2
Classification	PRINCIPAL ARTERIAL
StreetNameInitial	SR
GISLatitude	1,588,995.48
GISLongitude	565,462.22
Year2016	37,075
Year2017	37,544
Year2018	39,652
Year2019	39,594
Year2020	37,782
Year2021	33,014
Year2022	36,344
Year2023	37,523
Year2024	37,432
Year2025	36,655
CounterAgency	County
Shape	
Year2022 85th Percent Speed	0
Year 2022 average speed	0

Traffic Counts, Seminole County

Legend | Details

Traffic Counts



Traffic Count:

TrafficCounterID	326
Street	TUSKAWILLA RD
Location	2,200' N of Trotwood Boulevard
FromTo	SR 434 to Trotwood Blvd
District	2
Classification	MINOR ARTERIAL
StreetNameInitial	T
GISLatitude	1,583,810.89
GISLongitude	571,467.26
Year2016	19,383
Year2017	19,752
Year2018	20,710
Year2019	22,182
Year2020	22,429
Year2021	19,363
Year2022	21,241
Year2023	22,504
Year2024	21,499
Year2025	21,458
CounterAgency	County
Shape	
Year2022 85th Percent Speed	0
Year 2022 average speed	0

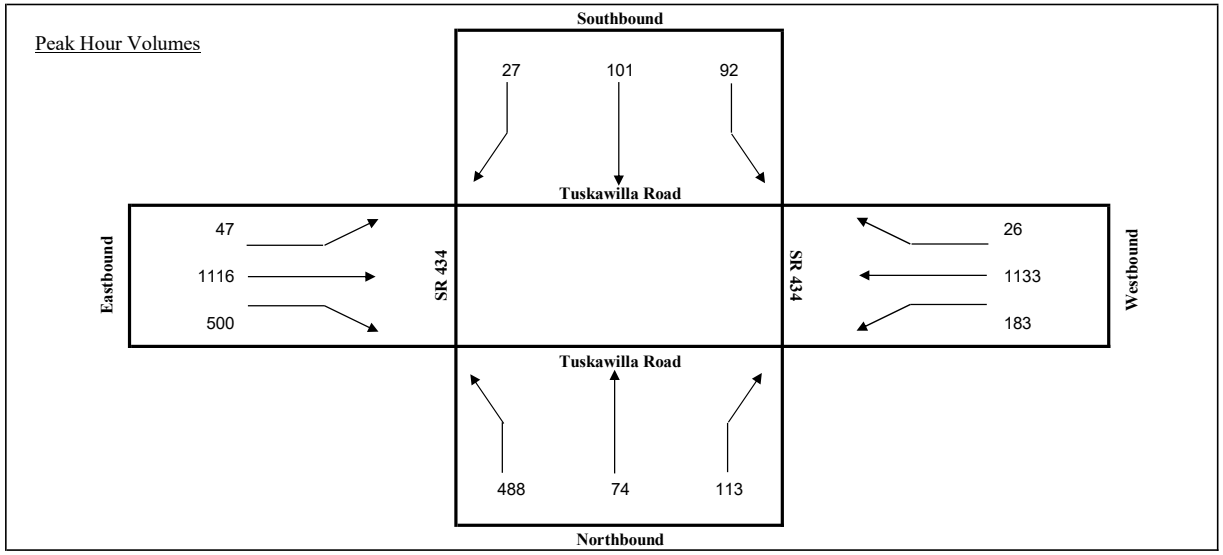
Appendix F
Intersection Traffic Counts & Seasonal Factor Data

TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Tuskawilla Road
Intersection (E/W): SR 434
Date: 8/26/2025

			Tuskawilla Road			Tuskawilla Road			SR 434			SR 434			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	7:00 AM	7:15 AM	132	49	25	47	57	7	6	181	84	31	190	6	815
	7:15 AM	7:30 AM	125	10	22	26	24	6	5	252	123	35	238	7	873
	7:30 AM	7:45 AM	131	20	21	31	29	11	11	266	107	43	312	9	991
	7:45 AM	8:00 AM	110	22	24	25	30	7	8	267	115	44	296	6	954
	8:00 AM	8:15 AM	134	11	28	22	23	5	9	264	97	56	297	9	955
	8:15 AM	8:30 AM	123	21	30	26	21	8	11	292	131	40	281	9	993
	8:30 AM	8:45 AM	121	20	31	19	27	7	19	293	157	43	259	2	998
	8:45 AM	9:00 AM	108	17	25	20	25	3	13	271	109	45	255	5	896
Total for:	7:00 AM	8:00 AM	498	101	92	129	140	31	30	966	429	153	1036	28	3633
Total for:	8:00 AM	9:00 AM	486	69	114	87	96	23	52	1120	494	184	1092	25	3842
Tota Peak Hour:	7:45 AM	8:45 AM	488	74	113	92	101	27	47	1116	500	183	1133	26	3900
Overall PHF:	0.98														

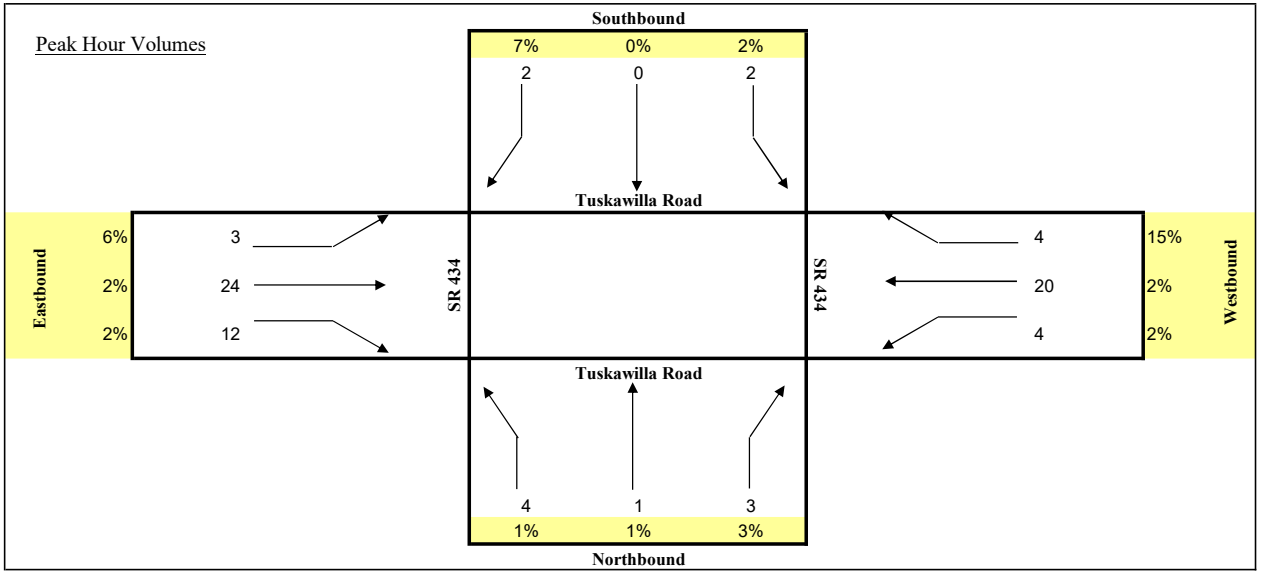


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Tuskawilla Road
Intersection (E/W): SR 434
Date: 8/26/2025

		Tuskawilla Road			Tuskawilla Road			SR 434			SR 434			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM	2	0	1	1	0	0	0	3	1	0	5	0	13
7:15 AM	7:30 AM	0	0	0	0	0	0	0	5	3	1	4	1	14
7:30 AM	7:45 AM	1	1	1	1	0	1	1	4	2	2	2	2	18
7:45 AM	8:00 AM	2	0	1	0	0	0	1	7	3	1	8	1	24
8:00 AM	8:15 AM	0	0	1	0	0	0	1	7	4	0	6	1	20
8:15 AM	8:30 AM	1	0	0	1	0	1	0	6	3	1	4	0	17
8:30 AM	8:45 AM	2	1	2	1	0	0	0	3	4	2	3	0	18
8:45 AM	9:00 AM	1	0	1	0	0	0	1	5	2	1	5	1	17
Total for:	7:00 AM	8:00 AM	5	1	3	2	0	1	2	19	9	4	19	4	69
Total for:	8:00 AM	9:00 AM	4	1	4	2	0	1	2	21	13	4	18	2	72
Tota Peak Hour:	7:30 AM	8:30 AM	4	1	3	2	0	2	3	24	12	4	20	4	79
Overall PHF:	0.82														

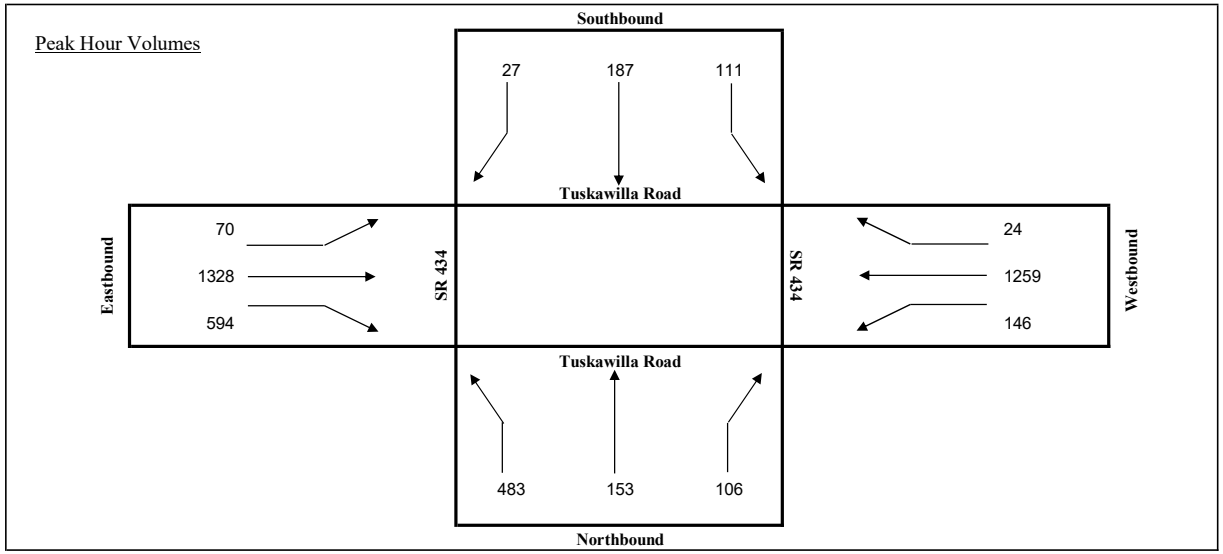


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Tuskawilla Road
Intersection (E/W): SR 434
Date: 8/26/2025

		Tuskawilla Road			Tuskawilla Road			SR 434			SR 434			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	124	37	28	25	38	11	12	275	155	44	208	6	963
4:15 PM	4:30 PM	123	40	30	28	34	8	16	282	143	41	216	11	972
4:30 PM	4:45 PM	123	39	29	34	46	10	21	302	151	42	251	8	1056
4:45 PM	5:00 PM	119	34	27	30	41	7	18	279	146	40	281	10	1032
5:00 PM	5:15 PM	130	38	23	29	45	6	19	299	158	37	274	4	1062
5:15 PM	5:30 PM	126	42	30	26	48	9	20	328	141	32	331	9	1142
5:30 PM	5:45 PM	110	35	27	27	50	5	18	379	151	41	357	5	1205
5:45 PM	6:00 PM	117	38	26	29	44	7	13	322	144	36	297	6	1079
Total for:	4:00 PM	5:00 PM	489	150	114	117	159	36	67	1138	595	167	956	35	4023
Total for:	5:00 PM	6:00 PM	483	153	106	111	187	27	70	1328	594	146	1259	24	4488
Tota Peak Hour:	5:00 PM	6:00 PM	483	153	106	111	187	27	70	1328	594	146	1259	24	4488
Overall PHF:	0.93														

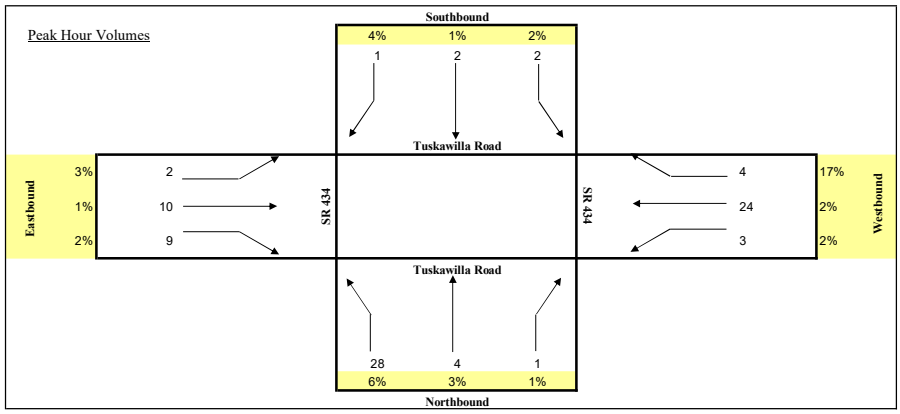


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Tuskawilla Road
Intersection (E/W): SR 434
Date: 8/26/2025

		Tuskawilla Road			Tuskawilla Road			SR 434			SR 434			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	1	1	1	0	0	0	0	3	0	0	13	0	19
4:15 PM	4:30 PM	4	0	0	1	1	0	1	1	1	1	3	1	14
4:30 PM	4:45 PM	3	2	1	1	1	1	0	3	1	1	7	1	22
4:45 PM	5:00 PM	8	1	0	0	0	0	1	3	2	1	7	2	25
5:00 PM	5:15 PM	13	1	0	0	0	0	0	3	5	0	7	0	29
5:15 PM	5:30 PM	4	1	1	1	1	0	0	1	2	0	2	0	13
5:30 PM	5:45 PM	2	0	0	0	0	0	0	4	1	1	3	0	11
5:45 PM	6:00 PM	4	1	1	0	0	0	0	1	2	0	3	1	13
Total for:	4:00 PM	5:00 PM	16	4	2	2	2	1	2	10	4	3	30	4	80
Total for:	5:00 PM	6:00 PM	23	3	2	1	1	0	0	9	10	1	15	1	66
Tota Peak Hour:	4:15 PM	5:15 PM	28	4	1	2	2	1	2	10	9	3	24	4	90
Overall PHF:	0.78														

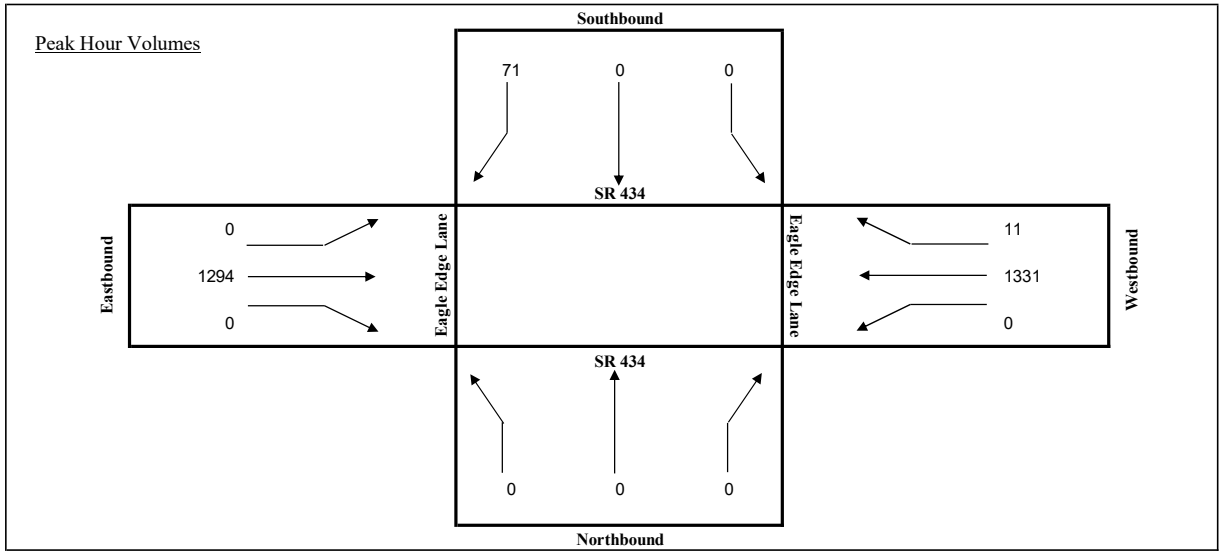


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): SR 434
Intersection (E/W): Eagle Edge Lane
Date: 8/26/2025

			SR 434 NB			SR 434 SB			Eagle Edge Lane EB			Eagle Edge Lane WB			
Start	End		L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM		0	0	0	0	0	15	0	252	0	0	214	2	483
7:15 AM	7:30 AM		0	0	0	0	0	7	0	299	0	0	275	1	582
7:30 AM	7:45 AM		0	0	0	0	0	20	0	317	0	0	342	1	680
7:45 AM	8:00 AM		0	0	0	0	0	18	0	316	0	0	329	3	666
8:00 AM	8:15 AM		0	0	0	0	0	16	0	313	0	0	349	2	680
8:15 AM	8:30 AM		0	0	0	0	0	17	0	348	0	0	311	5	681
8:30 AM	8:45 AM		0	0	0	0	0	16	0	342	0	0	291	5	654
8:45 AM	9:00 AM		0	0	0	0	0	15	0	315	0	0	288	1	619
Total for:	7:00 AM	8:00 AM	0	0	0	0	0	60	0	1184	0	0	1160	7	2411
Total for:	8:00 AM	9:00 AM	0	0	0	0	0	64	0	1318	0	0	1239	13	2634
Tota Peak Hour:	7:30 AM	8:30 AM	0	0	0	0	0	71	0	1294	0	0	1331	11	2707
Overall PHF:	0.99														

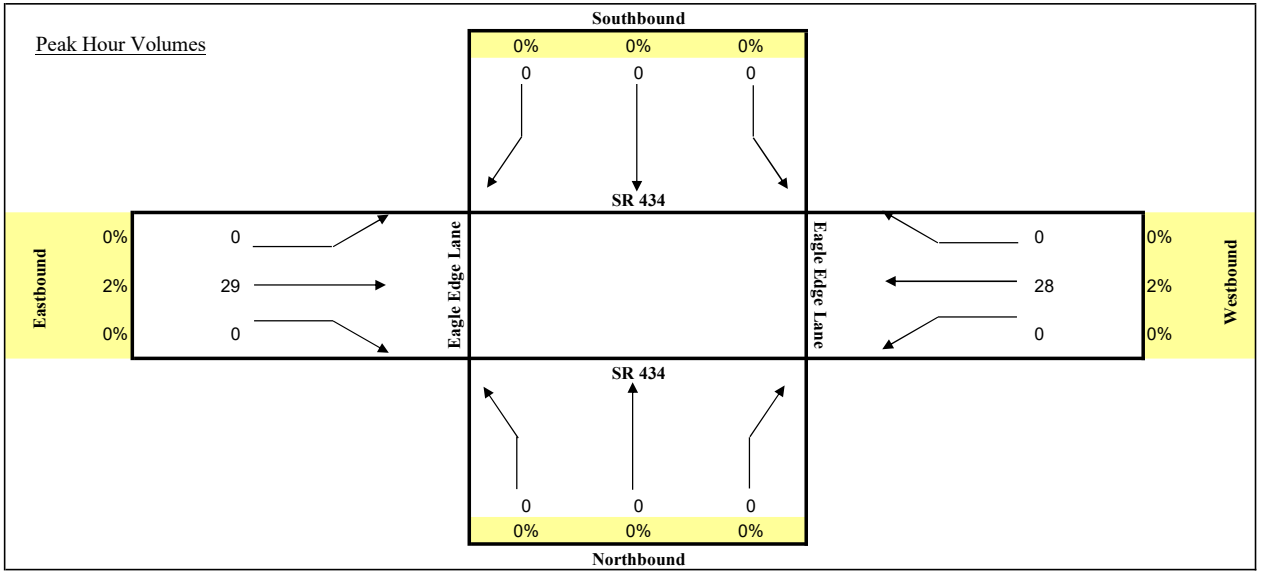


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): SR 434
Intersection (E/W): Eagle Edge Lane
Date: 8/26/2025

		SR 434			SR 434			Eagle Edge Lane			Eagle Edge Lane			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM	0	0	0	0	0	0	0	5	0	0	5	0	10
7:15 AM	7:30 AM	0	0	0	0	0	0	0	5	0	0	6	0	11
7:30 AM	7:45 AM	0	0	0	0	0	0	0	6	0	0	6	0	12
7:45 AM	8:00 AM	0	0	0	0	0	0	0	8	0	0	10	0	18
8:00 AM	8:15 AM	0	0	0	0	0	0	0	8	0	0	7	0	15
8:15 AM	8:30 AM	0	0	0	0	0	0	0	7	0	0	5	0	12
8:30 AM	8:45 AM	0	0	0	0	0	0	0	6	0	0	5	0	11
8:45 AM	9:00 AM	0	0	0	0	0	0	0	6	0	0	7	0	13
Total for:	7:00 AM	8:00 AM	0	0	0	0	0	0	0	24	0	0	27	0	51
Total for:	8:00 AM	9:00 AM	0	0	0	0	0	0	0	27	0	0	24	0	51
Tota Peak Hour:	7:30 AM	8:30 AM	0	0	0	0	0	0	0	29	0	0	28	0	57
Overall PHF:	0.79														

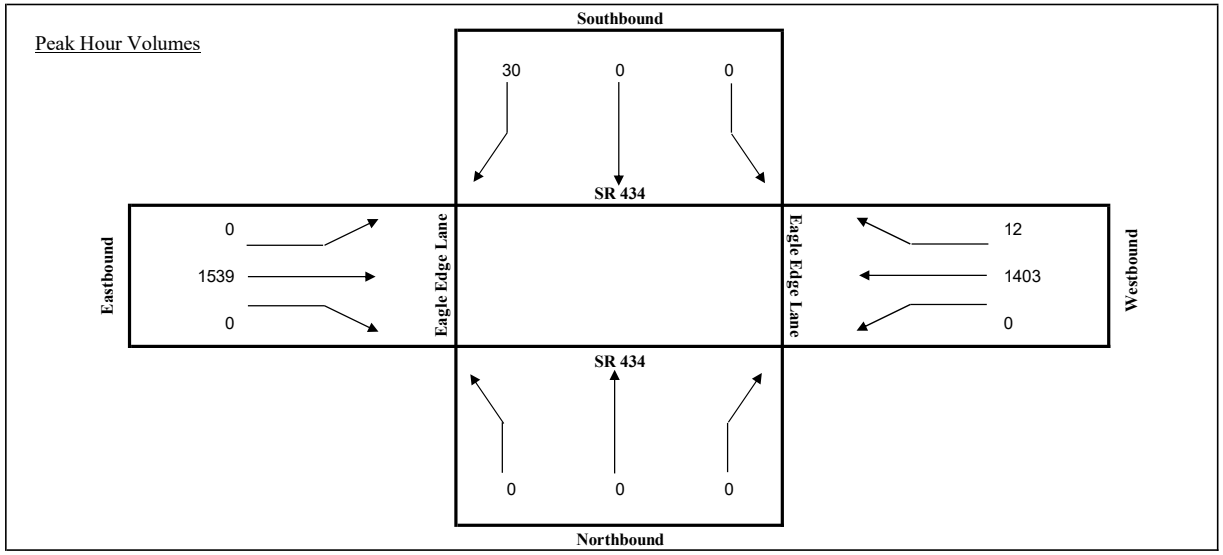


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): SR 434
Intersection (E/W): Eagle Edge Lane
Date: 8/26/2025

			SR 434 NB			SR 434 SB			Eagle Edge Lane EB			Eagle Edge Lane WB			
Start	End		L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM		0	0	0	0	0	5	0	326	0	0	254	3	588
4:15 PM	4:30 PM		0	0	0	0	0	7	0	337	0	0	260	7	611
4:30 PM	4:45 PM		0	0	0	0	0	8	0	363	0	0	291	2	664
4:45 PM	5:00 PM		0	0	0	0	0	10	0	335	0	0	323	1	669
5:00 PM	5:15 PM		0	0	0	0	0	9	0	350	0	0	308	1	668
5:15 PM	5:30 PM		0	0	0	0	0	8	0	382	0	0	361	5	756
5:30 PM	5:45 PM		0	0	0	0	0	9	0	431	0	0	396	3	839
5:45 PM	6:00 PM		0	0	0	0	0	4	0	376	0	0	338	3	721
Total for:	4:00 PM	5:00 PM	0	0	0	0	0	30	0	1361	0	0	1128	13	2532
Total for:	5:00 PM	6:00 PM	0	0	0	0	0	30	0	1539	0	0	1403	12	2984
Tota Peak Hour:	5:00 PM	6:00 PM	0	0	0	0	0	30	0	1539	0	0	1403	12	2984
Overall PHF:	0.89														

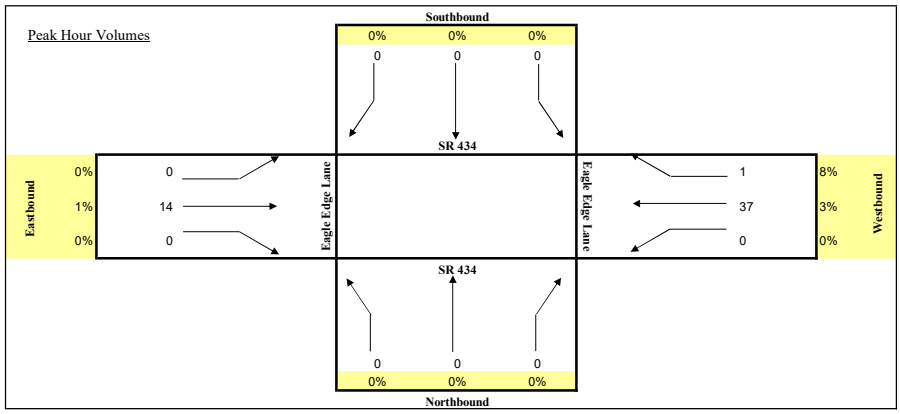


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): SR 434
Intersection (E/W): Eagle Edge Lane
Date: 8/26/2025

		SR 434			SR 434			Eagle Edge Lane			Eagle Edge Lane			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	0	0	0	0	0	0	0	4	0	0	13	1	18
4:15 PM	4:30 PM	0	0	0	0	0	0	0	2	0	0	5	0	7
4:30 PM	4:45 PM	0	0	0	0	0	0	0	5	0	0	9	0	14
4:45 PM	5:00 PM	0	0	0	0	0	0	0	3	0	0	10	0	13
5:00 PM	5:15 PM	0	0	0	0	0	0	0	3	0	0	7	0	10
5:15 PM	5:30 PM	0	0	0	0	0	0	0	3	0	0	2	0	5
5:30 PM	5:45 PM	0	0	0	0	0	0	0	4	0	0	4	0	8
5:45 PM	6:00 PM	0	0	0	0	0	0	0	2	0	0	4	0	6
Total for:	4:00 PM	5:00 PM	0	0	0	0	0	0	0	14	0	0	37	1	52
Total for:	5:00 PM	6:00 PM	0	0	0	0	0	0	0	12	0	0	17	0	29
Tota Peak Hour:	4:00 PM	5:00 PM	0	0	0	0	0	0	0	14	0	0	37	1	52
Overall PHF:	0.72														

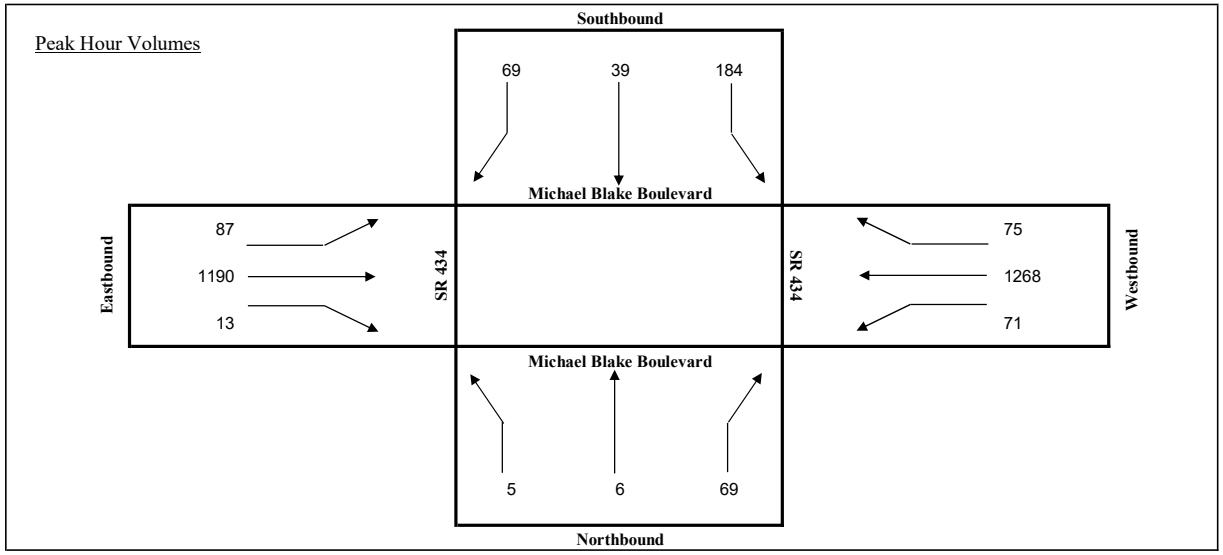


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Michael Blake Boulevard
Intersection (E/W): SR 434
Date: 8/26/2025

			Michael Blake Boulevard			Michael Blake Boulevard			SR 434			SR 434			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	7:00 AM	7:15 AM	0	1	5	33	2	13	16	234	2	8	203	35	552
	7:15 AM	7:30 AM	2	2	7	41	2	15	6	290	2	8	259	14	648
	7:30 AM	7:45 AM	3	0	21	47	20	17	16	296	4	20	323	17	784
	7:45 AM	8:00 AM	1	1	17	50	11	21	20	292	2	18	310	22	765
	8:00 AM	8:15 AM	0	2	19	48	5	17	23	287	2	16	334	17	770
	8:15 AM	8:30 AM	1	3	12	39	3	14	28	315	5	17	301	19	757
	8:30 AM	8:45 AM	2	1	8	33	4	13	24	315	0	14	271	18	703
	8:45 AM	9:00 AM	1	1	0	35	5	11	19	292	3	14	277	15	673
Total for:	7:00 AM	8:00 AM	6	4	50	171	35	66	58	1112	10	54	1095	88	2749
Total for:	8:00 AM	9:00 AM	4	7	39	155	17	55	94	1209	10	61	1183	69	2903
Tota Peak Hour:	7:30 AM	8:30 AM	5	6	69	184	39	69	87	1190	13	71	1268	75	3076
Overall PHF:	0.98														

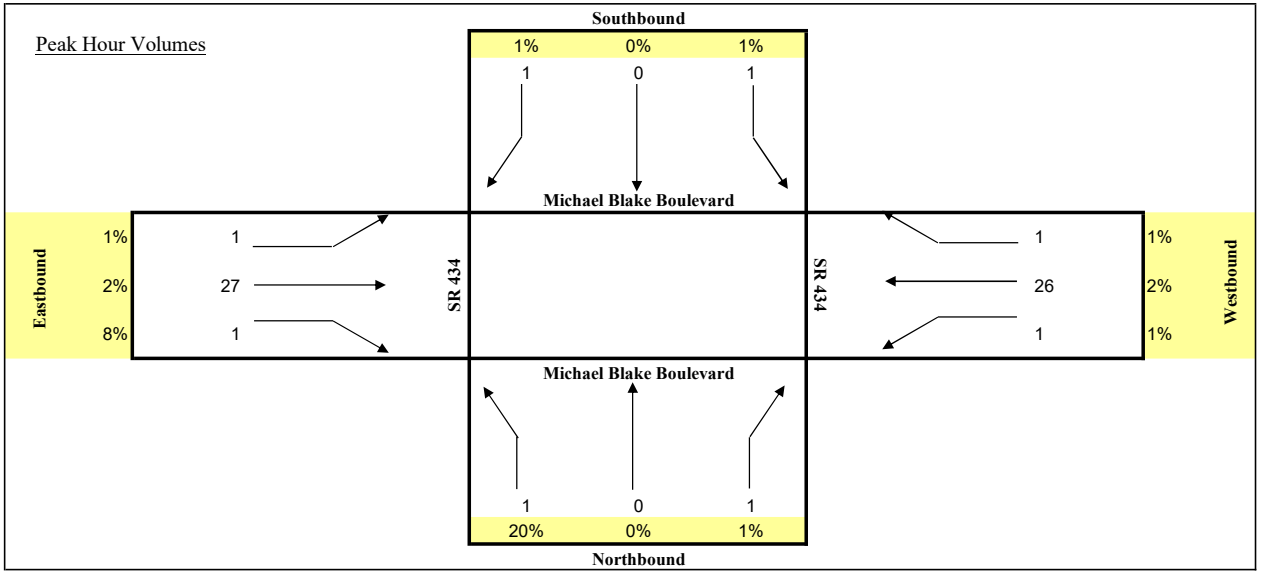


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Michael Blake Boulevard
Intersection (E/W): SR 434
Date: 8/26/2025

		Michael Blake Boulevard			Michael Blake Boulevard			SR 434			SR 434			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM	0	0	0	0	0	0	0	5	0	0	5	0	10
7:15 AM	7:30 AM	0	0	0	0	0	0	0	4	1	1	6	0	12
7:30 AM	7:45 AM	1	0	0	1	0	0	0	6	0	0	5	0	13
7:45 AM	8:00 AM	0	0	0	0	0	1	0	8	0	0	9	1	19
8:00 AM	8:15 AM	0	0	0	0	0	0	0	8	0	1	7	0	16
8:15 AM	8:30 AM	0	0	1	0	0	0	1	5	1	0	5	0	13
8:30 AM	8:45 AM	0	0	0	0	0	0	0	6	0	1	5	0	12
8:45 AM	9:00 AM	0	0	0	0	0	1	0	6	1	1	6	1	16
Total for:	7:00 AM	8:00 AM	1	0	0	1	0	1	0	23	1	1	25	1	54
Total for:	8:00 AM	9:00 AM	0	0	1	0	0	1	1	25	2	3	23	1	57
Tota Peak Hour:	7:30 AM	8:30 AM	1	0	1	1	0	1	1	27	1	1	26	1	61
Overall PHF:	0.80														

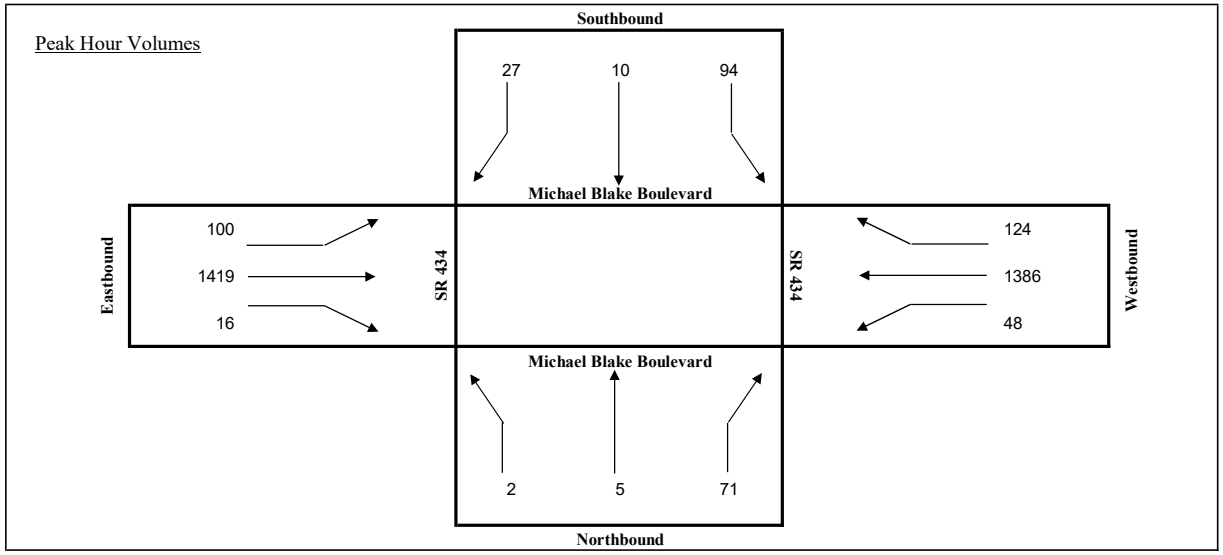


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Michael Blake Boulevard
Intersection (E/W): SR 434
Date: 8/26/2025

			Michael Blake Boulevard			Michael Blake Boulevard			SR 434			SR 434			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	4:00 PM	4:15 PM	1	7	14	18	4	15	22	299	4	12	241	23	660
	4:15 PM	4:30 PM	2	2	20	23	6	10	20	311	5	10	255	26	690
	4:30 PM	4:45 PM	5	4	24	20	5	8	27	329	7	13	280	33	755
	4:45 PM	5:00 PM	2	1	21	26	4	9	30	300	3	15	313	30	754
	5:00 PM	5:15 PM	1	1	17	30	1	6	24	317	7	15	302	36	757
	5:15 PM	5:30 PM	0	3	19	20	3	5	28	351	2	11	361	29	832
	5:30 PM	5:45 PM	0	0	21	21	4	7	25	403	3	10	392	28	914
	5:45 PM	6:00 PM	1	1	14	23	2	9	23	348	4	12	331	31	799
Total for:	4:00 PM	5:00 PM	10	14	79	87	19	42	99	1239	19	50	1089	112	2859
Total for:	5:00 PM	6:00 PM	2	5	71	94	10	27	100	1419	16	48	1386	124	3302
Tota Peak Hour:	5:00 PM	6:00 PM	2	5	71	94	10	27	100	1419	16	48	1386	124	3302
Overall PHF:	0.90														

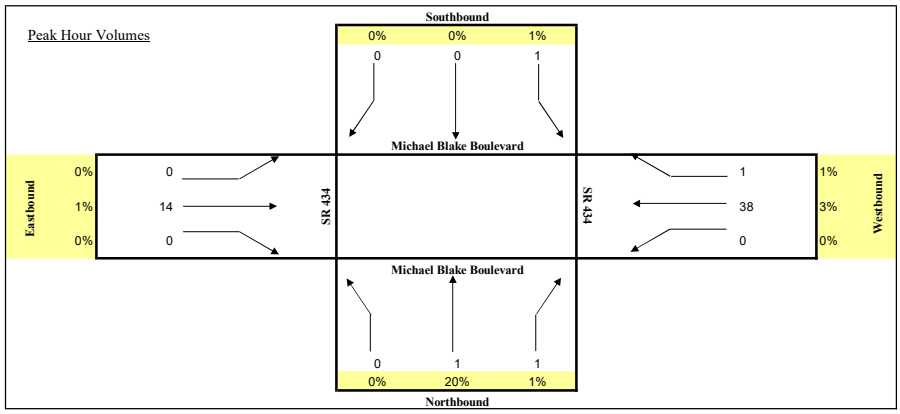


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Michael Blake Boulevard
Intersection (E/W): SR 434
Date: 8/26/2025

		Michael Blake Boulevard			Michael Blake Boulevard			SR 434			SR 434			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	0	1	1	0	0	0	0	4	0	0	14	1	21
4:15 PM	4:30 PM	0	0	0	1	0	0	0	2	0	0	5	0	8
4:30 PM	4:45 PM	0	0	0	0	0	0	0	5	0	0	9	0	14
4:45 PM	5:00 PM	0	0	0	0	0	0	0	3	0	0	10	0	13
5:00 PM	5:15 PM	0	0	0	0	0	0	0	3	0	0	7	0	10
5:15 PM	5:30 PM	0	1	0	1	0	0	0	3	0	0	2	0	7
5:30 PM	5:45 PM	0	0	0	0	0	0	0	4	0	0	4	0	8
5:45 PM	6:00 PM	0	0	1	0	0	0	0	2	0	0	4	0	7
Total for:	4:00 PM	5:00 PM	0	1	1	1	0	0	0	14	0	0	38	1	56
Total for:	5:00 PM	6:00 PM	0	1	1	1	0	0	0	12	0	0	17	0	32
Tota Peak Hour:	4:00 PM	5:00 PM	0	1	1	1	0	0	0	14	0	0	38	1	56
Overall PHF:	0.67														



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7700 SEMINOLE COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.02	1.06
2	01/07/2024 - 01/13/2024	1.03	1.07
3	01/14/2024 - 01/20/2024	1.04	1.08
4	01/21/2024 - 01/27/2024	1.02	1.06
5	01/28/2024 - 02/03/2024	1.00	1.04
6	02/04/2024 - 02/10/2024	0.99	1.03
7	02/11/2024 - 02/17/2024	0.97	1.01
* 8	02/18/2024 - 02/24/2024	0.97	1.01
* 9	02/25/2024 - 03/02/2024	0.97	1.01
*10	03/03/2024 - 03/09/2024	0.96	1.00
*11	03/10/2024 - 03/16/2024	0.96	1.00
*12	03/17/2024 - 03/23/2024	0.96	1.00
*13	03/24/2024 - 03/30/2024	0.96	1.00
*14	03/31/2024 - 04/06/2024	0.96	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.00
*16	04/14/2024 - 04/20/2024	0.96	1.00
*17	04/21/2024 - 04/27/2024	0.96	1.00
*18	04/28/2024 - 05/04/2024	0.96	1.00
*19	05/05/2024 - 05/11/2024	0.97	1.01
*20	05/12/2024 - 05/18/2024	0.97	1.01
21	05/19/2024 - 05/25/2024	0.98	1.02
22	05/26/2024 - 06/01/2024	0.99	1.03
23	06/02/2024 - 06/08/2024	1.00	1.04
24	06/09/2024 - 06/15/2024	1.01	1.05
25	06/16/2024 - 06/22/2024	1.01	1.05
26	06/23/2024 - 06/29/2024	1.01	1.05
27	06/30/2024 - 07/06/2024	1.02	1.06
28	07/07/2024 - 07/13/2024	1.02	1.06
29	07/14/2024 - 07/20/2024	1.03	1.07
30	07/21/2024 - 07/27/2024	1.02	1.06
31	07/28/2024 - 08/03/2024	1.01	1.05
32	08/04/2024 - 08/10/2024	1.01	1.05
33	08/11/2024 - 08/17/2024	1.00	1.04
34	08/18/2024 - 08/24/2024	1.00	1.04
35	08/25/2024 - 08/31/2024	1.01	1.05
36	09/01/2024 - 09/07/2024	1.01	1.05
37	09/08/2024 - 09/14/2024	1.01	1.05
38	09/15/2024 - 09/21/2024	1.02	1.06
39	09/22/2024 - 09/28/2024	1.02	1.06
40	09/29/2024 - 10/05/2024	1.02	1.06
41	10/06/2024 - 10/12/2024	1.02	1.06
42	10/13/2024 - 10/19/2024	1.03	1.07
43	10/20/2024 - 10/26/2024	1.04	1.08
44	10/27/2024 - 11/02/2024	1.06	1.10
45	11/03/2024 - 11/09/2024	1.08	1.13
46	11/10/2024 - 11/16/2024	1.10	1.15
47	11/17/2024 - 11/23/2024	1.08	1.13
48	11/24/2024 - 11/30/2024	1.07	1.11
49	12/01/2024 - 12/07/2024	1.05	1.09
50	12/08/2024 - 12/14/2024	1.04	1.08
51	12/15/2024 - 12/21/2024	1.02	1.06
52	12/22/2024 - 12/28/2024	1.03	1.07
53	12/29/2024 - 12/31/2024	1.04	1.08

* PEAK SEASON

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7744 SEMINOLE I4 URBAN

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.03
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.02	1.05
4	01/21/2024 - 01/27/2024	1.01	1.04
5	01/28/2024 - 02/03/2024	1.00	1.03
6	02/04/2024 - 02/10/2024	0.99	1.02
7	02/11/2024 - 02/17/2024	0.98	1.01
8	02/18/2024 - 02/24/2024	0.98	1.01
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.97	1.00
*11	03/10/2024 - 03/16/2024	0.96	0.99
*12	03/17/2024 - 03/23/2024	0.96	0.99
*13	03/24/2024 - 03/30/2024	0.97	1.00
*14	03/31/2024 - 04/06/2024	0.97	1.00
*15	04/07/2024 - 04/13/2024	0.97	1.00
*16	04/14/2024 - 04/20/2024	0.97	1.00
*17	04/21/2024 - 04/27/2024	0.97	1.00
*18	04/28/2024 - 05/04/2024	0.98	1.01
*19	05/05/2024 - 05/11/2024	0.98	1.01
*20	05/12/2024 - 05/18/2024	0.98	1.01
*21	05/19/2024 - 05/25/2024	0.98	1.01
22	05/26/2024 - 06/01/2024	0.99	1.02
23	06/02/2024 - 06/08/2024	0.99	1.02
24	06/09/2024 - 06/15/2024	0.99	1.02
25	06/16/2024 - 06/22/2024	0.99	1.02
26	06/23/2024 - 06/29/2024	1.00	1.03
27	06/30/2024 - 07/06/2024	1.00	1.03
28	07/07/2024 - 07/13/2024	1.00	1.03
29	07/14/2024 - 07/20/2024	1.01	1.04
30	07/21/2024 - 07/27/2024	1.01	1.04
31	07/28/2024 - 08/03/2024	1.01	1.04
32	08/04/2024 - 08/10/2024	1.01	1.04
33	08/11/2024 - 08/17/2024	1.01	1.04
34	08/18/2024 - 08/24/2024	1.01	1.04
35	08/25/2024 - 08/31/2024	1.02	1.05
36	09/01/2024 - 09/07/2024	1.02	1.05
37	09/08/2024 - 09/14/2024	1.02	1.05
38	09/15/2024 - 09/21/2024	1.02	1.05
39	09/22/2024 - 09/28/2024	1.03	1.06
40	09/29/2024 - 10/05/2024	1.04	1.07
41	10/06/2024 - 10/12/2024	1.04	1.07
42	10/13/2024 - 10/19/2024	1.05	1.08
43	10/20/2024 - 10/26/2024	1.05	1.08
44	10/27/2024 - 11/02/2024	1.05	1.08
45	11/03/2024 - 11/09/2024	1.05	1.08
46	11/10/2024 - 11/16/2024	1.06	1.09
47	11/17/2024 - 11/23/2024	1.05	1.08
48	11/24/2024 - 11/30/2024	1.04	1.07
49	12/01/2024 - 12/07/2024	1.02	1.05
50	12/08/2024 - 12/14/2024	1.01	1.04
51	12/15/2024 - 12/21/2024	1.00	1.03
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.02	1.05

* PEAK SEASON

Seminole County Traffic Engineering Timing Sheet
Intersection: SR 434 @ (36) Tuskawilla Rd

Name	SR 434		Tuskawilla		SR 434		Tuskawilla									
Direction	WL	ET		ST	EL	WT		NT								
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED

Phase Mode	QSeq	Free Action	254
Free Seq	1	Syn Green	
InSync		P2P Pattern	
Comm ID	1365	Node #	2392
Date	February 10, 2025	Done By	SCTE\KMartin

Phase Times

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	6	15		6	6	15		6								
Passage	3	4		4	3	4		4								
Max 1	30	80		65	20	95		80								
Max 2	30	80		65	20	95		80								
Yellow Clr	4.9	4.9		3.4	4.9	4.9		4.8								
Red Clr	2.9	2.9		3.9	2.9	2.9		4.1								
Walk		7		7		7		7								
Ped Clear		33		40		21		41								
Red Revert	3	3		3	3	3		3								
Added Init																
Max Initial																
Max 3 Limit																
Max 3 Step																
Time B-4																
Cars B-4																
Time to																
Reduce By																
Min Gap																

Alt Phase Times 1

Phase				4				8
Min Green				6				6
Passage				6				6
Max 1				65				65
Max 2				65				65
Yel Clr				3.4				4.8
Red Clr				3.9				4.1
Walk				7				7
Ped Clr				40				41

Alt Phase Times 2

Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Phase Options

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	✓	✓		✓	✓	✓		✓								
Min Recall		✓				✓										
Max Recall																
Ped Recall																
Soft Recall																
Lock Call	✓	✓		✓	✓	✓		✓								
Flash Ent								✓								
Flash Exit		✓				✓										
Dual Entry		✓				✓										
Sim Gap		✓				✓										
Cond Serv																
Reservice																
Cnf Phase																

Alt Phase Opt 1

Phase	1	2		4	5	6		8
Max 2								
Max Inhibit	✓	✓		✓	✓	✓		✓
Cnf Phase								

Alt Phase Opt 2

Phase	1	2		4	5	6		8
Max 2								
Max Inhibit		✓				✓		
Cnf Phase								

Alt Phase Opt 3

Phase								
Max2								
Max Inhibit								
Cnf Phase								

	Type	Included Phase	Modifier Phase	FYA	Grn	Yel	Red
Overlap - A							
Overlap - B							
Overlap - C							
Overlap - D							
Overlap - E							
Overlap - F							
Overlap - G							
Overlap - H							
Overlap - I							
Overlap - J							
Overlap - K							
Overlap - L							
Overlap - M							
Overlap - N							
Overlap - O							
Overlap - P							

Coordination Splits 1-16

Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =190	31	70		30	19	82		59								
Seq =2		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =150	29	51		28	22	58		42								
Seq =1		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =190	34	82		32	24	92		42								
Seq =1		✓														
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	25	51		28	21	55		36								
Seq =2		✓														
Mode		MAX				MAX										
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	26	42		22	19	49		30								
Seq =7						✓										
Mode		MAX				MAX										
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	23	44		21	21	46		32								
Seq =5		✓														
Mode		MAX				MAX										
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	26	42		22	19	49		30								
Seq =7						✓										
Mode		MAX				MAX										
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	23	44		21	21	46		32								
Seq =5		✓														
Mode		MAX				MAX										
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =190	24	50		36	22	52		80								
Seq =2		✓														
Mode		MAX				MAX										
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =150	23	42		47	21	44		38								
Seq =1		✓														
Mode		MAX				MAX										
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	27	45		34	21	51		34								
Seq =2		✓														
Mode		MAX				MAX										

Day Plans 1-8

Sunday	1	2	3	4	5			
Hour		9	11	17	20			
P Min		30			30			
L Action	254	8	18	9	254			
A								
N Hour								
Min								
1 Action								
Monday	1	2	3	4	5	6	7	8
Hour		6	6	7	7	10	14	14
P Min		30	45		30	30	15	45
L Action	254	1	11	21	1	3	13	3
A	9	10	11	12	13			
N Hour	15	16	18	19	21			
Min		45			30			
2 Action	4	25	4	5	254			
Tuesday	1	2	3	4	5	6	7	8
Hour		6	6	7	7	10	14	14
P Min		30	45		30	30	15	45
L Action	254	1	11	21	1	3	13	3
A	9	10	11	12	13			
N Hour	15	16	18	19	21			
Min		45			30			
3 Action	4	25	4	5	254			
Wednesday	1	2	3	4	5	6	7	8
Hour		6	6	7	7	10	13	13
P Min		30	45		30	30	15	45
L Action	254	1	11	21	1	3	13	3
A	9	10	11	12	13			
N Hour	15	16	18	19	21			
Min		45			30			
4 Action	4	25	4	5	254			
Thursday	1	2	3	4	5	6	7	8
Hour		6	6	7	7	10	14	14
P Min		30	45		30	30	15	45
L Action	254	1	11	21	1	3	13	3
A	9	10	11	12	13			
N Hour	15	16	18	19	21			
Min		45			30			
5 Action	4	25	4	5	254			
Friday	1	2	3	4	5	6	7	8
Hour		6	6	7	7	10	14	14
P Min		30	45		30	30	15	45
L Action	254	1	11	21	1	3	13	3
A	9	10	11	12	13			
N Hour	15	16	18	19	21			
Min		45			30			
6 Action	4	25	4	5	254			
Saturday	1	2	3	4	5			
Hour		8	9	18	21			
P Min			30		30			
L Action	254	6	16	7	254			
A								
N Hour								
Min								
7 Action								
	1	2	3	4	5	6	7	8
Hour		6	6	7	7	10	11	13
P Min		30	45		30	30		45
L Action	254	1	11	21	1	3	13	3
A	9	10	11	12	13			
N Hour	15	16	18	19	21			
Min		45			30			
8 Action	4	25	4	5	254			

Coordination Splits 17-32																	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =190	25	92		33	20	97		40									
Seq =6		✓															P
Mode		MAX				MAX											L
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =140	27	45		34	21	51		34									N
Seq =2		✓															
Mode		MAX				MAX											9
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =190	25	92		33	20	97		40									
Seq =1		✓															P
Mode		MAX				MAX											L
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	10
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =190	24	53		56	24	53		57									
Seq =2		✓															P
Mode		MAX				MAX											L
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	11
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	P
Mode																	L
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	12
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =220	40	93		37	29	104		50									
Seq =1		✓															P
Mode		MAX				MAX											L
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	13
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	P
Mode																	L
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	14
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	P
Mode																	L
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	15
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	P
Mode																	L
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A
Cycle =_																	N
Seq =_																	
Mode																	16

Day Plans 9-16	
	Hour
P	Min
L	Action
A	
N	Hour
	Min
	Action

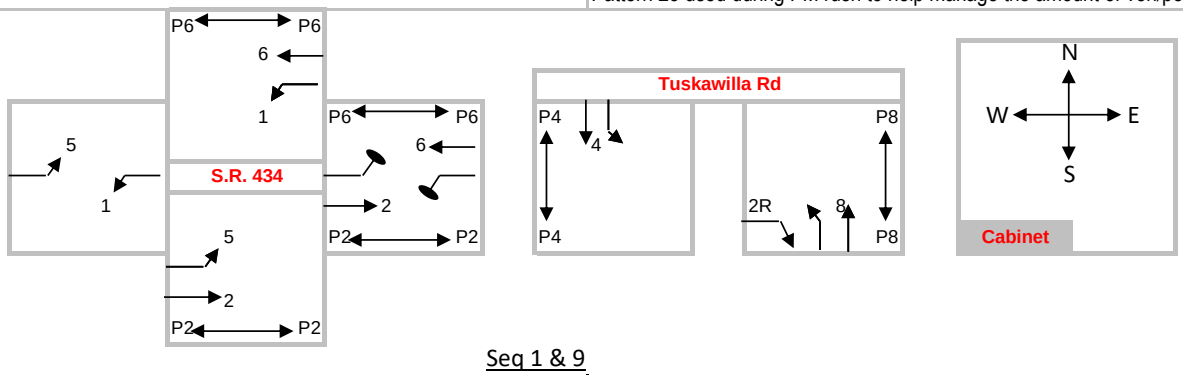
	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	190	20	1	2	2		1			12	22						✓	✓								
Pattern - 2																										
Pattern - 3	150	5	3	1	2		1			12	22	ON					✓	✓								
Pattern - 4	190	86	4	1	2		2			6	40	ON				✓	✓	✓								
Pattern - 5	140	19	5	2	2		1			12	22						✓	✓								
Pattern - 6	120	72	6	7	6		1			12	22						✓	✓								
Pattern - 7	120	89	7	5	2		1			12	22						✓	✓								
Pattern - 8	120	72	8	7	6		1			12	22						✓	✓								
Pattern - 9	120	89	9	5	2		1			12	22						✓	✓								
Pattern - 10																										
Pattern - 11	190	20	11	2	2		1			12	22						✓	✓								
Pattern - 12																										
Pattern - 13	150	2	13	1	2	1	2			12	22					✓	✓	✓								
Pattern - 14																										
Pattern - 15																										
Pattern - 16	140	1	16	2	2		2			12	22					✓	✓	✓								
Pattern - 17	190	141	17	6	2		1			12	22						✓	✓								
Pattern - 18	140	1	18	2	2		2			12	22					✓	✓	✓								
Pattern - 19	190	93	19	1	2		1			12	22						✓	✓								
Pattern - 20																										
Pattern - 21	190	20	21	2	2		1			12	22						✓	✓								
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25	220	1	25	1	2		2			12	22					✓	✓	✓								
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	1					17						33						49					
Detector 2	2					18						34						50					
Detector 3	2					19						35						51					
Detector 4	4					20						36						52					
Detector 5	4					21						37						53					
Detector 6	5					22						38						54					
Detector 7	6					23						39						55					
Detector 8	6					24						40						56					
Detector 9	6					25						41						57					
Detector 10	6					26						42						58					
Detector 11	8					27						43						59					
Detector 12	8					28						44						60					
Detector 13	8					29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

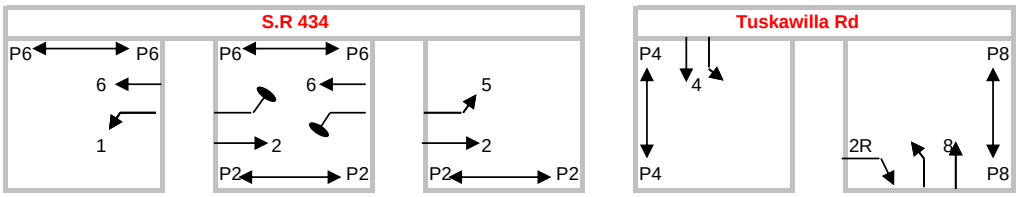
	Enbl	Track Phase					Grn	Track Overlap				Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																											
Pre Run 2																											
Pre Run 3	ON											8								8					1	5		
Pre Run 4	ON											4								8					1	5		
Pre Run 5	ON											2	5							8					2	6		
Pre Run 6	ON											1	6							8					2	6		

Intersection Notes	T.O.D Notes
Intersection set as concurent sides. But operates as Q-Seq due to set up of controller (phases enabled and conflicting phases). Main street LT's changed to protected Jan 2018 per FDOT. 2R hardwired to Phase 8.	Signal re-timed April 2024. Patterns 11,13 & 21 are used for High School rush. Alt Time Plan 1 to allow higher extend times to phase 4 for PM school rush time. Pattern 17 and 19 used for SR 417 diversion Route. Pattern 25 used during PM rush to help manage the amount of veh/ped traffic.



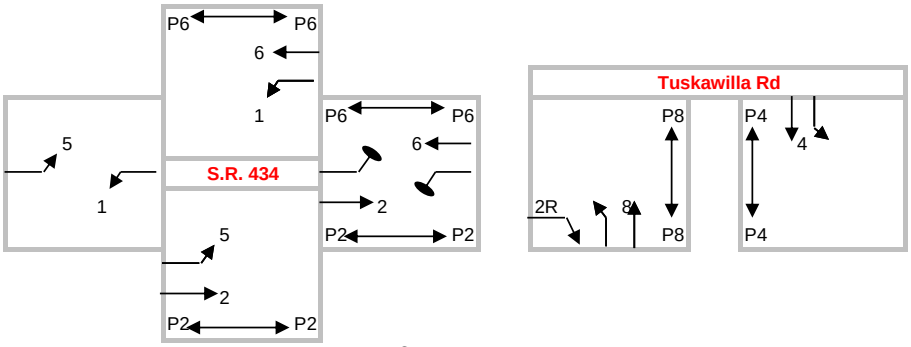
Seq 1 & 9

Ring 1	**1**	**2**	**4**	3
Ring 2	**5**	**6**	7	**8**



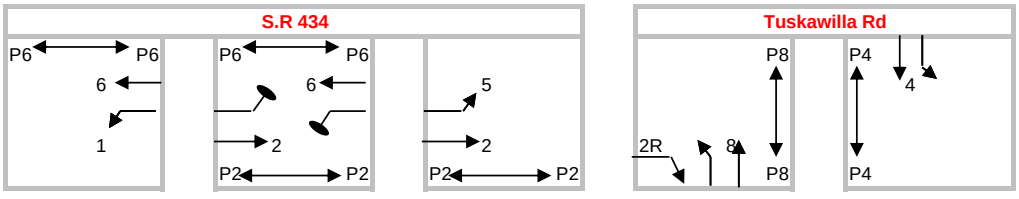
Seq 2 & 10

Ring 1	**1**	**2**	**4**	3
Ring 2	**6**	**5**	7	**8**



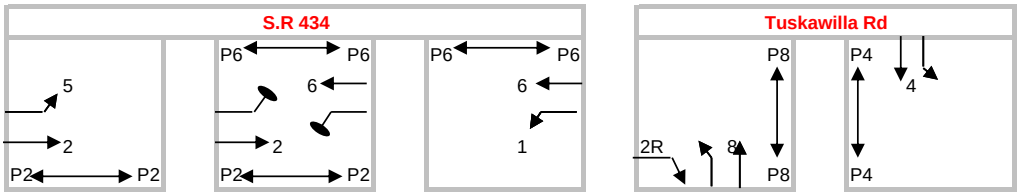
Seq 5

Ring 1	**1**	**2**	3	**4**
Ring 2	**5**	**6**	**8**	7



Seq 6

Ring 1	**1**	**2**	3	**4**
Ring 2	**6**	**5**	**8**	7



Seq 7

Ring 1	**2**	**1**	3	**4**
Ring 2	**5**	**6**	**8**	7

Seminole County Traffic Engineering Timing Sheet
Intersection: SR 434 @ (37) Michael Blake Blvd

Name	SR 434		Mch Blake		SR 434		Mch Blake									
Direction	WL	ET	NL	SR	EL	WT	ST	NT								
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phase/OL	1	2	3	4	5	6	7	8	9	10	11	12	2	4	6	8
Type	OLP	VEH	VEH	VEH	OLP	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED

Phase Mode	QSeq	Free Action	254
Free Seq	1	Syn Green	
InSync		P2P Pattern	
Comm ID	1366	Node #	23404
Date	February 10, 2025	Done By	SCTE\KMartin

Phase Times

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	7	15		6	7	15		6								
Passage	3	4		3	3	4		3								
Max 1	30	80		45	30	80		45								
Max 2	30	80		45	30	80		45								
Yellow Clr	5.2	5.2		4.4	5.2	5.2		4.4								
Red Clr	2.6	2.6		3.2	2.6	2.6		3.2								
Walk		7		7		7		7								
Ped Clear		18		30		18		32								
Red Revert	3	3		3	3	3		3								
Added Init																
Max Initial																
Max 3 Limit																
Max 3 Step																
Time B-4																
Cars B-4																
Time to																
Reduce By																
Min Gap																

Alt Phase Times 1

Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Alt Phase Times 2

Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Phase Options

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	✓	✓		✓	✓	✓		✓								
Min Recall		✓				✓										
Max Recall																
Ped Recall																
Soft Recall																
Lock Call		✓				✓										
Flash Ent								✓								
Flash Exit		✓				✓										
Dual Entry		✓				✓										
Sim Gap		✓				✓										
Cond Serv																
Reservice																
Cnf Phase																

Alt Phase Opt 1

Phase	1	2		4	5	6		8
Max 2								
Max Inhibit	✓	✓		✓	✓	✓		✓
Cnf Phase								

Alt Phase Opt 2

Phase	1	2		4	5	6		8
Max 2								
Max Inhibit		✓				✓		
Cnf Phase								

Alt Phase Opt 3

Phase								
Max2								
Max Inhibit								
Cnf Phase								

	Type	Included Phase	Modifier Phase	FYA	Grn	Yel	Red
Overlap - A	FYA-4	1	2	3		5.2	2.6
Overlap - B							
Overlap - C							
Overlap - D							
Overlap - E	FYA-4	5	6	3		5.2	2.6
Overlap - F							
Overlap - G							
Overlap - H							
Overlap - I							
Overlap - J							
Overlap - K							
Overlap - L							
Overlap - M							
Overlap - N							
Overlap - O							
Overlap - P							

Coordination Splits 1-16																	
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =190	25	97		34	25	97		34								
Seq =2		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =150	20	62		34	20	62		34								
Seq =2		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =190	25	97		34	25	97		34								
Seq =2		✓														
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	18	69		26	18	69		27								
Seq =2		✓														
Mode		MAX				MAX										
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	18	57		22	18	57		23								
Seq =3						✓										
Mode		MAX				MAX										
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	18	54		24	18	54		24								
Seq =2		✓														
Mode		MAX				MAX										
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	18	57		22	18	57		23								
Seq =3						✓										
Mode		MAX				MAX										
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =120	18	54		24	18	54		24								
Seq =2		✓														
Mode		MAX				MAX										
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	18	64		29	18	64		29								
Seq =2		✓														
Mode		MAX				MAX										

Day Plans 1-8									
Sunday	1	2	3	4	5				
Hour		9	11	17	20				
P Min		30			30				
L Action	254	8	18	9	254				
A									
N Hour									
Min									
1 Action									
Monday	1	2	3	4	5	6	7	8	
Hour		6	10	15	16	18	19	21	
P Min		30	30		45			30	
L Action	254	1	3	4	25	4	5	254	
A									
N Hour									
Min									
2 Action									
Tuesday	1	2	3	4	5	6	7	8	
Hour		6	10	15	16	18	19	21	
P Min		30	30		45			30	
L Action	254	1	3	4	25	4	5	254	
A									
N Hour									
Min									
3 Action									
Wednesday	1	2	3	4	5	6	7	8	
Hour		6	10	15	16	18	19	21	
P Min		30	30		45			30	
L Action	254	1	3	4	25	4	5	254	
A									
N Hour									
Min									
4 Action									
Thursday	1	2	3	4	5	6	7	8	
Hour		6	10	15	16	18	19	21	
P Min		30	30		45			30	
L Action	254	1	3	4	25	4	5	254	
A									
N Hour									
Min									
5 Action									
Friday	1	2	3	4	5	6	7	8	
Hour		6	10	15	16	18	19	21	
P Min		30	30		45			30	
L Action	254	1	3	4	25	4	5	254	
A									
N Hour									
Min									
6 Action									
Saturday	1	2	3	4	5				
Hour		8	9	18	21				
P Min			30						
L Action	254	6	16	7	254				
A									
N Hour									
Min									
7 Action									
Hour									
P Min									
L Action									
A									
N Hour									
Min									
8 Action									

Coordination Splits 17-32																	Day Plans 9-16	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =140	18	64		29	18	64		29									N	Hour
Seq =2		✓																Min
Mode		MAX				MAX											9	Action
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	10	Action
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	11	Action
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	12	Action
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =220	30	117		35	30	117		38										Hour
Seq =2		✓															P	Min
Mode		MAX				MAX											L	Action
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	13	Action
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	14	Action
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	15	Action
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	16	Action

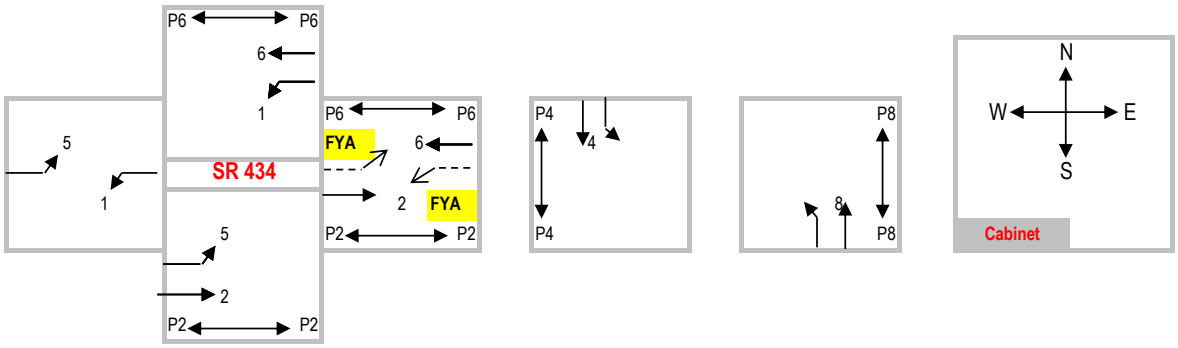
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Pattern - 1	190	35	1	2	2		1			12	22						✓	✓								
Pattern - 2																										
Pattern - 3	150	16	3	2	2		1			12	22						✓	✓								
Pattern - 4	190	105	4	2	2		1			12	22						✓	✓								
Pattern - 5	140	18	5	2	2		1			12	22						✓	✓								
Pattern - 6	120	67	6	3	6		1			12	22						✓	✓								
Pattern - 7	120	104	7	2	2		1			12	22						✓	✓								
Pattern - 8	120	67	8	3	6		1			12	22						✓	✓								
Pattern - 9	120	104	9	2	2		1			12	22						✓	✓								
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16	140	6	16	2	2		1			12	22						✓	✓								
Pattern - 17																										
Pattern - 18	140	6	18	2	2		1			12	22						✓	✓								
Pattern - 19																										
Pattern - 20																										
Pattern - 21																										
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25	220	32	25	2	2		1			12	22						✓	✓								
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	1		12			17						33						49					
Detector 2	2					18						34						50					
Detector 3	2					19						35						51					
Detector 4	2					20						36						52					
Detector 5	2					21						37						53					
Detector 6	8					22						38						54					
Detector 7	4		12			23						39						55					
Detector 8	5		12			24						40						56					
Detector 9	6					25						41						57					
Detector 10	6					26						42						58					
Detector 11	6					27						43						59					
Detector 12	6					28						44						60					
Detector 13	4					29						45						61					
Detector 14	8		12			30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

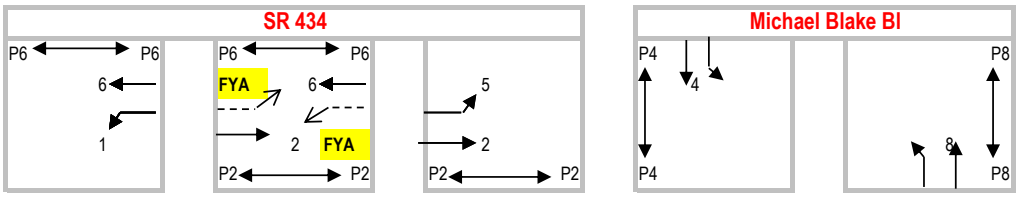
	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																										
Pre Run 2																										
Pre Run 3	ON									8								8					2	6		
Pre Run 4	ON									4								8					2	6		
Pre Run 5	ON									2	5							8	1	5			2	6		
Pre Run 6	ON									1	6							8	1	5			2	6		

Intersection Notes	T.O.D Notes
Intersection setup with split sides. Phases 1 and 5 are Flashing Yellow Arrows.	Intersection coordination added by FDOT. Pattern 25 used during PM rush to help manage the amount of veh/ped traffic. Signal turned on 8/22/2024.



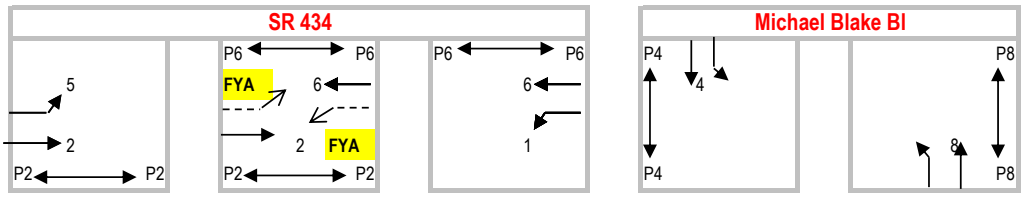
Seq 1

Ring 1	1	2	3	4	7	8	
Ring 2	5	6					



Seq 2

Ring 1	1	2	3	4	7	8	
Ring 2	6	5					



Seq 3

Ring 1	2	1	3	4	7	8	
Ring 2	5	6					

Appendix G
Projected Intersection Volume Calculations

Project No. 25124.01.01
Intersection Volumes

Analysis Period	Factors SF	Factors AGR	Pass By Enter	Pass By Exit	Tgen Enter	Tgen Exit	Legend
AM Peak	1.01	0.00%	24	24	16	16	Existing + [Passby] + (Project) = Total

Intersection: SR 434 & Tuskawilla Road — 1

App	Mvmt	Lns	Raw	SF	Adjusted	PBIn	PBOut	Passby	ProjIn	ProjOut	Project	BldOut	Volumes
	L	2	488	1.01	493	0%	0%	0	0%	0%	0	493	493
NB	T	1	74	1.01	75	10%	0%	2	10%	0%	2	79	75+ [2]+ (2) = 79
	R	0	113	1.01	114	30%	0%	7	30%	0%	5	126	114+ [7]+ (5) = 126
	L	0	92	1.01	93	0%	0%	0	0%	0%	0	93	93
SB	T	2	101	1.01	102	0%	10%	2	0%	10%	2	106	102+ [2]+ (2) = 106
	R	0	27	1.01	27	0%	20%	5	0%	20%	3	35	27+ [5]+ (3) = 35
	L	1	47	1.01	47	20%	0%	6	20%	0%	2	55	47+ [6]+ (2) = 55
EB	T	2	1116	1.01	1,127	0%	0%	0	0%	0%	0	1127	1127
	R	1	500	1.01	505	0%	0%	0	0%	0%	0	505	505
	L	1	183	1.01	185	0%	20%	5	0%	20%	3	193	185+ [5]+ (3) = 193
WB	T	2	1133	1.01	1,144	0%	10%	2	0%	10%	2	1148	1144+[2]+ (2) = 1148
	R	0	26	1.01	26	0%	0%	0	0%	0%	0	26	26

Intersection: SR 434 & Eagle Edge Lane — 2

Appr	Mvmt	Lns	Raw	SF	Adjusted	PBIn	PBOut	Passby	ProjIn	ProjOut	Project	BldOut	Formula
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
NB	T	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	R	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
SB	T	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	R	1	71	1.01	72	0%	10%	2	0%	10%	2	76	72+ [2]+(2) = 76
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
EB	T	2	1294	1.01	1,307	30%	0%	7	30%	0%	5	1319	1307+[7]+ (5) = 1319
	R	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
WB	T	2	1331	1.01	1,344	0%	20%	5	0%	20%	3	1352	1344+[5]+ (3) = 1352
	R	0	11	1.01	11	10%	0%	2	10%	0%	2	15	11+[2]+(2) = 15

Intersection: SR 434 & Michael Blake Boulevard — 3

Appr	Mvmt	Lns	Raw	SF	Adjusted	PBIn	PBOut	Passby	ProjIn	ProjOut	Project	BldOut	Formula
	L	1	5	1.01	5	0%	0%	0	0%	0%	0	5	5
NB	T	1	6	1.01	6	0%	0%	0	0%	0%	0	6	6
	R	0	69	1.01	70	0%	0%	0	0%	0%	0	70	70
	L	0	184	1.01	186	0%	40%	10	0%	40%	6	202	186+[10]+(6) = 202
SB	T	1	39	1.01	39	0%	0%	0	0%	0%	0	39	39
	R	1	69	1.01	70	0%	20%	5	0%	20%	3	78	70+ [5]+ (3) = 78
	L	1	87	1.01	88	30%	0%	7	30%	0%	5	100	88+ [7]+(5) = 100
EB	T	2	1190	1.01	1,202	0%	0%	0	0%	0%	0	1202	1202
	R	0	13	1.01	13	0%	0%	0	0%	0%	0	13	13
	L	1	71	1.01	72	0%	0%	0	0%	0%	0	72	72
WB	T	2	1268	1.01	1,281	10%	0%	2	10%	0%	2	1285	1281+[2]+ (2) = 1285
	R	1	75	1.01	76	30%	0%	7	30%	0%	5	88	76+[7]+ (5) = 88

Project No. 25124.01.01
Intersection Volumes

Analysis Period	Factors SF	Factors AGR	Pass By Enter	Pass By Exit	Tgen Enter	Tgen Exit	Legend
PM Peak	1.01	0.00%	10	10	5	5	Existing + [Passby] + (Project) = Total

Intersection: SR 434 & Tuskawilla Road *1*

App	Mvmt	Lns	Raw	SF	Adjusted	PBIn	PBOut	Passby	ProjIn	ProjOut	Project	BldOut	Formula
	L	2	483	1.01	488	0%	0%	0	0%	0%	0	488	488
NB	T	1	153	1.01	155	10%	0%	1	0%	0%	0	156	155+ [1]+ = 156
	R	0	106	1.01	107	30%	0%	3	45%	0%	2	112	107+ [3]+ (2) = 112
	L	0	111	1.01	112	0%	0%	0	0%	0%	0	112	112
SB	T	2	187	1.01	189	0%	10%	1	0%	0%	0	190	189+ [1]+ = 190
	R	0	27	1.01	27	0%	20%	2	0%	10%	1	30	27+ [2]+ (1) = 30
	L	1	70	1.01	71	20%	0%	2	10%	0%	1	74	71+ [2]+ (1) = 74
EB	T	2	1328	1.01	1,341	0%	0%	0	0%	0%	0	1341	1341
	R	1	594	1.01	600	0%	0%	0	0%	0%	0	600	600
	L	1	146	1.01	147	0%	20%	2	0%	45%	2	151	147+ [2]+ (2) = 151
WB	T	2	1259	1.01	1,272	0%	10%	1	0%	0%	0	1273	1272[1]+ = 1273
	R	0	24	1.01	24	0%	0%	0	0%	0%	0	24	24

Intersection: SR 434 & Eagle Edge Lane *2*

Appr	Mvmt	Lns	Raw	SF	Adjusted	PBIn	PBOut	Passby	ProjIn	ProjOut	Project	BldOut	Formula
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
NB	T	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	R	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
SB	T	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	R	1	30	1.01	30	0%	10%	1	0%	0%	0	31	30+[1]+ = 31
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
EB	T	2	1539	1.01	1,554	30%	0%	3	45%	0%	2	1559	1554+[3]+ (2) = 1559
	R	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
	L	0	0	1.01	0	0%	0%	0	0%	0%	0	0	0
WB	T	2	1403	1.01	1,417	0%	20%	2	0%	45%	2	1421	1417+[2]+ (2) = 1421
	R	0	12	1.01	12	10%	0%	1	0%	0%	0	13	12+[1] = 13

Intersection: SR 434 & Michael Blake Boulevard *3*

Appr	Mvmt	Lns	Raw	SF	Adjusted	PBIn	PBOut	Passby	ProjIn	ProjOut	Project	BldOut	Formula
	L	1	2	1.01	2	0%	0%	0	0%	0%	0	2	2
NB	T	1	5	1.01	5	0%	0%	0	0%	0%	0	5	5
	R	0	71	1.01	72	0%	0%	0	0%	0%	0	72	72
	L	0	94	1.01	95	0%	40%	4	0%	45%	2	101	95+[4]+(2) = 101
SB	T	1	10	1.01	10	0%	0%	0	0%	0%	0	10	10
	R	1	27	1.01	27	0%	20%	2	0%	45%	2	31	27+ [2]+ (2) = 31
	L	1	100	1.01	101	30%	0%	3	45%	0%	2	106	101+ [3]+(2) = 106
EB	T	2	1419	1.01	1,433	0%	0%	0	0%	0%	0	1433	1433
	R	0	16	1.01	16	0%	0%	0	0%	0%	0	16	16
	L	1	48	1.01	48	0%	0%	0	0%	0%	0	48	48
WB	T	2	1386	1.01	1,400	10%	0%	1	0%	0%	0	1401	1400+[1] = 1401
	R	1	124	1.01	125	30%	0%	3	45%	0%	2	130	125+[3]+ (2) = 130

Appendix H
HCM Analysis Sheets

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	493	75	114	93	102	27	47	1127	505	185	1144	26
Future Volume (veh/h)	493	75	114	93	102	27	47	1127	505	185	1144	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	503	77	116	95	104	28	48	1150	515	189	1167	27
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	578	113	170	116	127	34	352	1683	751	204	1386	32
Arrive On Green	0.17	0.17	0.17	0.08	0.08	0.08	0.20	0.47	0.47	0.23	0.78	0.78
Sat Flow, veh/h	3456	673	1014	1502	1642	442	1781	3554	1585	1781	3550	82
Grp Volume(v), veh/h	503	0	193	114	0	113	48	1150	515	189	584	610
Grp Sat Flow(s),veh/h/ln	1728	0	1688	1795	0	1791	1781	1777	1585	1781	1777	1856
Q Serve(g_s), s	27.0	0.0	20.4	11.8	0.0	11.9	4.2	47.9	48.1	19.7	39.9	39.9
Cycle Q Clear(g_c), s	27.0	0.0	20.4	11.8	0.0	11.9	4.2	47.9	48.1	19.7	39.9	39.9
Prop In Lane	1.00		0.60	0.84		0.25	1.00		1.00	1.00		0.04
Lane Grp Cap(c), veh/h	578	0	282	139	0	138	352	1683	751	204	694	725
V/C Ratio(X)	0.87	0.00	0.68	0.82	0.00	0.82	0.14	0.68	0.69	0.93	0.84	0.84
Avail Cap(c_a), veh/h	911	0	445	214	0	214	352	1683	751	218	694	725
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.1	0.0	74.4	86.4	0.0	86.4	62.8	38.9	39.0	72.4	17.0	17.0
Incr Delay (d2), s/veh	5.7	0.0	2.9	13.3	0.0	13.5	0.2	2.3	5.1	39.7	11.8	11.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.1	0.0	14.0	10.1	0.0	10.1	3.5	28.7	26.8	15.6	15.0	15.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.8	0.0	77.3	99.7	0.0	99.8	63.0	41.2	44.1	112.1	28.9	28.4
LnGrp LOS	F		E	F		F	E	D	D	F	C	C
Approach Vol, veh/h		696			227			1713			1383	
Approach Delay, s/veh		81.3			99.7			42.7			40.1	
Approach LOS		F			F			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	29.6	97.8		22.0	45.4	82.0		40.7				
Change Period (Y+Rc), s	7.8	7.8		7.3	7.8	7.8		8.9				
Max Green Setting (Gmax), s	23.2	62.2		22.7	11.2	74.2		50.1				
Max Q Clear Time (g_c+I1), s	21.7	50.1		13.9	6.2	41.9		29.0				
Green Ext Time (p_c), s	0.1	7.2		0.8	0.0	8.6		2.8				

Intersection Summary			
HCM 7th Control Delay, s/veh		51.7	
HCM 7th LOS		D	

Notes
User approved pedestrian interval to be less than phase max green.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	493	79	126	93	106	35	55	1127	505	193	1148	26
Future Volume (veh/h)	493	79	126	93	106	35	55	1127	505	193	1148	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	503	81	129	95	108	36	56	1150	515	197	1171	27
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	579	109	173	115	130	43	345	1653	737	212	1387	32
Arrive On Green	0.17	0.17	0.17	0.08	0.08	0.08	0.19	0.47	0.47	0.24	0.78	0.78
Sat Flow, veh/h	3456	650	1035	1426	1611	536	1781	3554	1585	1781	3551	82
Grp Volume(v), veh/h	503	0	210	120	0	119	56	1150	515	197	586	612
Grp Sat Flow(s),veh/h/ln	1728	0	1684	1799	0	1774	1781	1777	1585	1781	1777	1856
Q Serve(g_s), s	26.9	0.0	22.5	12.5	0.0	12.6	5.0	48.6	48.9	20.6	40.3	40.3
Cycle Q Clear(g_c), s	26.9	0.0	22.5	12.5	0.0	12.6	5.0	48.6	48.9	20.6	40.3	40.3
Prop In Lane	1.00		0.61	0.79		0.30	1.00		1.00	1.00		0.04
Lane Grp Cap(c), veh/h	579	0	282	146	0	144	345	1653	737	212	694	725
V/C Ratio(X)	0.87	0.00	0.74	0.82	0.00	0.83	0.16	0.70	0.70	0.93	0.84	0.84
Avail Cap(c_a), veh/h	911	0	444	215	0	212	345	1653	737	218	694	725
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	77.0	0.0	75.2	86.0	0.0	86.0	63.8	40.2	40.3	71.6	17.1	17.1
Incr Delay (d2), s/veh	5.6	0.0	3.9	14.8	0.0	15.8	0.2	2.4	5.4	41.5	12.0	11.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.1	0.0	15.2	10.7	0.0	10.7	4.1	29.1	27.2	16.2	15.1	15.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	82.6	0.0	79.1	100.8	0.0	101.8	64.0	42.6	45.7	113.1	29.1	28.7
LnGrp LOS	F		E	F		F	E	D	D	F	C	C
Approach Vol, veh/h		713			239			1721			1395	
Approach Delay, s/veh		81.5			101.3			44.3			40.8	
Approach LOS		F			F			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	30.4	96.2		22.7	44.6	82.0		40.8				
Change Period (Y+Rc), s	7.8	7.8		7.3	7.8	7.8		8.9				
Max Green Setting (Gmax), s	23.2	62.2		22.7	11.2	74.2		50.1				
Max Q Clear Time (g_c+I1), s	22.6	50.9		14.6	7.0	42.3		28.9				
Green Ext Time (p_c), s	0.0	6.9		0.8	0.0	8.6		2.9				

Intersection Summary		
HCM 7th Control Delay, s/veh	53.0	
HCM 7th LOS	D	

Notes
User approved pedestrian interval to be less than phase max green.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	488	155	107	112	189	27	71	1341	600	147	1272	24
Future Volume (veh/h)	488	155	107	112	189	27	71	1341	600	147	1272	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	525	167	115	120	203	29	76	1442	645	158	1368	26
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	604	180	124	136	230	33	91	1680	749	174	1852	35
Arrive On Green	0.17	0.17	0.17	0.11	0.11	0.11	0.05	0.47	0.47	0.13	0.69	0.69
Sat Flow, veh/h	3456	1032	711	1235	2091	299	1781	3554	1585	1781	3567	68
Grp Volume(v), veh/h	525	0	282	176	0	176	76	1442	645	158	681	713
Grp Sat Flow(s),veh/h/ln	1728	0	1742	1809	0	1817	1781	1777	1585	1781	1777	1858
Q Serve(g_s), s	32.5	0.0	35.0	21.1	0.0	21.0	9.3	79.2	79.6	19.2	53.2	53.4
Cycle Q Clear(g_c), s	32.5	0.0	35.0	21.1	0.0	21.0	9.3	79.2	79.6	19.2	53.2	53.4
Prop In Lane	1.00		0.41	0.68		0.16	1.00		1.00	1.00		0.04
Lane Grp Cap(c), veh/h	604	0	305	199	0	200	91	1680	749	174	923	965
V/C Ratio(X)	0.87	0.00	0.93	0.88	0.00	0.88	0.83	0.86	0.86	0.91	0.74	0.74
Avail Cap(c_a), veh/h	646	0	326	244	0	245	172	1680	749	261	923	965
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	88.3	0.0	89.3	96.5	0.0	96.5	103.4	51.5	51.6	94.7	24.6	24.6
Incr Delay (d2), s/veh	11.6	0.0	30.4	25.7	0.0	25.4	17.2	5.9	12.4	24.3	5.3	5.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	21.9	0.0	25.4	17.0	0.0	17.1	8.3	46.0	43.3	15.0	28.6	29.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	99.9	0.0	119.7	122.2	0.0	121.8	120.6	57.4	64.0	119.0	29.9	29.7
LnGrp LOS	F		F	F		F	F	E	E	F	C	C
Approach Vol, veh/h		807			352			2163			1552	
Approach Delay, s/veh		106.8			122.0			61.6			38.9	
Approach LOS		F			F			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	29.3	111.8		31.5	19.1	122.0		47.4				
Change Period (Y+Rc), s	7.8	7.8		7.3	7.8	7.8		8.9				
Max Green Setting (Gmax), s	32.2	85.2		29.7	21.2	96.2		41.1				
Max Q Clear Time (g_c+I1), s	21.2	81.6		23.1	11.3	55.4		37.0				
Green Ext Time (p_c), s	0.3	3.1		1.1	0.1	11.7		1.4				

Intersection Summary			
HCM 7th Control Delay, s/veh		66.2	
HCM 7th LOS		E	

Notes
User approved pedestrian interval to be less than phase max green.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	488	156	112	112	190	30	74	1341	600	151	1273	24
Future Volume (veh/h)	488	156	112	112	190	30	74	1341	600	151	1273	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	525	168	120	120	204	32	80	1442	645	162	1369	26
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	614	180	129	136	231	36	96	1658	740	178	1830	35
Arrive On Green	0.18	0.18	0.18	0.11	0.11	0.11	0.05	0.47	0.47	0.13	0.68	0.68
Sat Flow, veh/h	3456	1015	725	1220	2075	326	1781	3554	1585	1781	3567	68
Grp Volume(v), veh/h	525	0	288	178	0	178	80	1442	645	162	681	714
Grp Sat Flow(s),veh/h/ln	1728	0	1740	1809	0	1812	1781	1777	1585	1781	1777	1858
Q Serve(g_s), s	32.4	0.0	35.9	21.3	0.0	21.3	9.8	80.1	80.5	19.7	54.7	54.8
Cycle Q Clear(g_c), s	32.4	0.0	35.9	21.3	0.0	21.3	9.8	80.1	80.5	19.7	54.7	54.8
Prop In Lane	1.00		0.42	0.67		0.18	1.00		1.00	1.00		0.04
Lane Grp Cap(c), veh/h	614	0	309	201	0	201	96	1658	740	178	912	953
V/C Ratio(X)	0.86	0.00	0.93	0.88	0.00	0.88	0.84	0.87	0.87	0.91	0.75	0.75
Avail Cap(c_a), veh/h	646	0	325	244	0	245	172	1658	740	261	912	953
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.33
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	87.7	0.0	89.1	96.4	0.0	96.4	103.2	52.7	52.8	94.4	25.7	25.7
Incr Delay (d2), s/veh	10.5	0.0	32.0	26.2	0.0	26.1	17.0	6.5	13.4	25.3	5.6	5.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	21.8	0.0	26.0	17.3	0.0	17.3	8.7	46.7	43.9	15.4	29.5	30.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	98.2	0.0	121.1	122.6	0.0	122.5	120.2	59.2	66.2	119.7	31.3	31.1
LnGrp LOS	F		F	F		F	F	E	E	F	C	C
Approach Vol, veh/h		813			356			2167			1557	
Approach Delay, s/veh		106.3			122.6			63.5			40.4	
Approach LOS		F			F			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	29.8	110.5		31.7	19.6	120.7		48.0				
Change Period (Y+Rc), s	7.8	7.8		7.3	7.8	7.8		8.9				
Max Green Setting (Gmax), s	32.2	85.2		29.7	21.2	96.2		41.1				
Max Q Clear Time (g_c+I1), s	21.7	82.5		23.3	11.8	56.8		37.9				
Green Ext Time (p_c), s	0.3	2.3		1.1	0.1	11.6		1.2				

Intersection Summary		
HCM 7th Control Delay, s/veh	67.6	
HCM 7th LOS	E	

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	0.4

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	1307	1344	11	0	72
Future Vol, veh/h	0	1307	1344	11	0	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1320	1358	11	0	73

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	684
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	391
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	391
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	16.3
HCM LOS			C

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 391
HCM Lane V/C Ratio	-	-	- 0.186
HCM Ctrl Dly (s/v)	-	-	- 16.3
HCM Lane LOS	-	-	- C
HCM 95th %tile Q(veh)	-	-	- 0.7

Intersection	
Int Delay, s/veh	0.5

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	1319	1352	15	0	76
Future Vol, veh/h	0	1319	1352	15	0	76
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1332	1366	15	0	77

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	690
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	387
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	387
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	16.58
HCM LOS			C

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 387
HCM Lane V/C Ratio	-	-	- 0.198
HCM Ctrl Dly (s/v)	-	-	- 16.6
HCM Lane LOS	-	-	- C
HCM 95th %tile Q(veh)	-	-	- 0.7

Intersection	
Int Delay, s/veh	0.2

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↱			↱
Traffic Vol, veh/h	0	1554	1417	12	0	30
Future Vol, veh/h	0	1554	1417	12	0	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1746	1592	13	0	34

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	803
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	327
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	327
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	17.29
HCM LOS			C

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 327
HCM Lane V/C Ratio	-	-	- 0.103
HCM Ctrl Dly (s/v)	-	-	- 17.3
HCM Lane LOS	-	-	- C
HCM 95th %tile Q(veh)	-	-	- 0.3

Intersection	
Int Delay, s/veh	0.2

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	0	1559	1421	13	0	31
Future Vol, veh/h	0	1559	1421	13	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1752	1597	15	0	35

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	806
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	325
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	325
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	SE	NW	SW
HCM Ctrl Dly, s/v	0	0	17.4
HCM LOS			C

Minor Lane/Major Mvmt	NWT	NWR	SETSWLn1
Capacity (veh/h)	-	-	- 325
HCM Lane V/C Ratio	-	-	- 0.107
HCM Ctrl Dly (s/v)	-	-	- 17.4
HCM Lane LOS	-	-	- C
HCM 95th %tile Q(veh)	-	-	- 0.4

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	88	1202	13	72	1281	76	5	6	70	186	39	70
Future Volume (veh/h)	88	1202	13	72	1281	76	5	6	70	186	39	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	90	1227	13	73	1307	78	5	6	71	190	40	71
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	407	2181	23	374	1668	744	105	7	87	204	43	218
Arrive On Green	0.34	1.00	1.00	0.04	0.47	0.47	0.06	0.06	0.06	0.14	0.14	0.14
Sat Flow, veh/h	1781	3602	38	1781	3554	1585	1781	125	1479	1484	312	1585
Grp Volume(v), veh/h	90	605	635	73	1307	78	5	0	77	230	0	71
Grp Sat Flow(s),veh/h/ln	1781	1777	1863	1781	1777	1585	1781	0	1604	1796	0	1585
Q Serve(g_s), s	0.0	0.0	0.0	2.9	58.6	5.2	0.5	0.0	9.0	24.1	0.0	7.7
Cycle Q Clear(g_c), s	0.0	0.0	0.0	2.9	58.6	5.2	0.5	0.0	9.0	24.1	0.0	7.7
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.92	0.83		1.00
Lane Grp Cap(c), veh/h	407	1076	1128	374	1668	744	105	0	94	247	0	218
V/C Ratio(X)	0.22	0.56	0.56	0.20	0.78	0.10	0.05	0.00	0.82	0.93	0.00	0.33
Avail Cap(c_a), veh/h	407	1076	1128	471	1668	744	248	0	223	250	0	220
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	41.0	0.0	0.0	12.7	42.3	28.1	84.4	0.0	88.4	81.1	0.0	74.0
Incr Delay (d2), s/veh	0.3	2.1	2.0	0.3	3.8	0.3	0.2	0.0	15.4	38.6	0.0	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.0	1.1	1.1	2.1	34.5	3.7	0.4	0.0	7.6	20.1	0.0	5.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	41.2	2.1	2.0	13.0	46.1	28.4	84.6	0.0	103.8	119.6	0.0	74.8
LnGrp LOS	D	A	A	B	D	C	F		F	F		E
Approach Vol, veh/h		1330			1458			82			301	
Approach Delay, s/veh		4.7			43.5			102.6			109.1	
Approach LOS		A			D			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.7	122.8		33.7	40.5	97.0		18.8				
Change Period (Y+Rc), s	7.8	7.8		7.6	7.8	7.8		7.6				
Max Green Setting (Gmax), s	17.2	89.2		26.4	17.2	89.2		26.4				
Max Q Clear Time (g_c+I1), s	4.9	2.0		26.1	2.0	60.6		11.0				
Green Ext Time (p_c), s	0.1	10.1		0.1	0.2	10.9		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	35.0
HCM 7th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	100	1202	13	72	1285	88	5	6	70	202	39	78
Future Volume (veh/h)	100	1202	13	72	1285	88	5	6	70	202	39	78
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	102	1227	13	73	1311	90	5	6	71	206	40	80
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	403	2176	23	373	1668	744	105	7	87	209	41	220
Arrive On Green	0.34	1.00	1.00	0.04	0.47	0.47	0.06	0.06	0.06	0.14	0.14	0.14
Sat Flow, veh/h	1781	3602	38	1781	3554	1585	1781	125	1479	1503	292	1585
Grp Volume(v), veh/h	102	605	635	73	1311	90	5	0	77	246	0	80
Grp Sat Flow(s),veh/h/ln	1781	1777	1863	1781	1777	1585	1781	0	1604	1795	0	1585
Q Serve(g_s), s	0.0	0.0	0.0	2.9	58.9	6.1	0.5	0.0	9.0	26.0	0.0	8.7
Cycle Q Clear(g_c), s	0.0	0.0	0.0	2.9	58.9	6.1	0.5	0.0	9.0	26.0	0.0	8.7
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.92	0.84		1.00
Lane Grp Cap(c), veh/h	403	1073	1126	373	1668	744	105	0	94	249	0	220
V/C Ratio(X)	0.25	0.56	0.56	0.20	0.79	0.12	0.05	0.00	0.82	0.99	0.00	0.36
Avail Cap(c_a), veh/h	403	1073	1126	470	1668	744	248	0	223	249	0	220
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	42.8	0.0	0.0	12.8	42.4	28.3	84.4	0.0	88.4	81.6	0.0	74.2
Incr Delay (d2), s/veh	0.3	2.1	2.0	0.3	3.8	0.3	0.2	0.0	15.4	53.0	0.0	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.9	1.2	1.2	2.2	34.6	4.3	0.4	0.0	7.6	22.4	0.0	6.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	43.1	2.1	2.0	13.1	46.2	28.7	84.6	0.0	103.8	134.6	0.0	75.2
LnGrp LOS	D	A	A	B	D	C	F		F	F		E
Approach Vol, veh/h		1342			1474			82			326	
Approach Delay, s/veh		5.2			43.5			102.6			120.0	
Approach LOS		A			D			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.7	122.6		34.0	40.2	97.0		18.8				
Change Period (Y+Rc), s	7.8	7.8		7.6	7.8	7.8		7.6				
Max Green Setting (Gmax), s	17.2	89.2		26.4	17.2	89.2		26.4				
Max Q Clear Time (g_c+I1), s	4.9	2.0		28.0	2.0	60.9		11.0				
Green Ext Time (p_c), s	0.1	10.1		0.0	0.2	11.0		0.3				

Intersection Summary			
HCM 7th Control Delay, s/veh		36.8	
HCM 7th LOS		D	

Notes
User approved pedestrian interval to be less than phase max green.

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	101	1433	16	48	1400	125	2	5	72	95	10	27
Future Volume (veh/h)	101	1433	16	48	1400	125	2	5	72	95	10	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	1592	18	53	1556	139	2	6	80	106	11	30
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	462	2483	28	304	1764	787	113	7	95	123	13	120
Arrive On Green	0.45	1.00	1.00	0.03	0.50	0.50	0.06	0.06	0.06	0.08	0.08	0.08
Sat Flow, veh/h	1781	3599	41	1781	3554	1585	1781	112	1490	1621	168	1585
Grp Volume(v), veh/h	112	785	825	53	1556	139	2	0	86	117	0	30
Grp Sat Flow(s),veh/h/ln	1781	1777	1863	1781	1777	1585	1781	0	1602	1789	0	1585
Q Serve(g_s), s	0.0	0.0	0.0	1.9	86.3	10.7	0.2	0.0	11.7	14.2	0.0	3.9
Cycle Q Clear(g_c), s	0.0	0.0	0.0	1.9	86.3	10.7	0.2	0.0	11.7	14.2	0.0	3.9
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.93	0.91		1.00
Lane Grp Cap(c), veh/h	462	1226	1285	304	1764	787	113	0	102	136	0	120
V/C Ratio(X)	0.24	0.64	0.64	0.17	0.88	0.18	0.02	0.00	0.84	0.86	0.00	0.25
Avail Cap(c_a), veh/h	462	1226	1285	430	1764	787	246	0	221	223	0	197
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	44.0	0.0	0.0	8.9	49.6	30.6	96.6	0.0	101.9	100.5	0.0	95.7
Incr Delay (d2), s/veh	0.3	2.6	2.5	0.3	6.8	0.5	0.1	0.0	16.7	16.5	0.0	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.4	1.6	1.6	1.4	49.6	7.6	0.2	0.0	9.3	11.8	0.0	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	44.3	2.6	2.5	9.1	56.4	31.1	96.6	0.0	118.6	117.0	0.0	96.8
LnGrp LOS	D	A	A	A	E	C	F		F	F		F
Approach Vol, veh/h		1722			1748			88			147	
Approach Delay, s/veh		5.2			53.0			118.1			112.9	
Approach LOS		A			D			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.5	159.6		24.3	57.1	117.0		21.6				
Change Period (Y+Rc), s	7.8	7.8		7.6	7.8	7.8		7.6				
Max Green Setting (Gmax), s	22.2	109.2		27.4	22.2	109.2		30.4				
Max Q Clear Time (g_c+I1), s	3.9	2.0		16.2	2.0	88.3		13.7				
Green Ext Time (p_c), s	0.1	17.5		0.5	0.2	11.9		0.4				

Intersection Summary		
HCM 7th Control Delay, s/veh	34.7	
HCM 7th LOS	C	

Notes

User approved pedestrian interval to be less than phase max green.



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	106	1433	16	48	1401	130	2	5	72	101	10	31
Future Volume (veh/h)	106	1433	16	48	1401	130	2	5	72	101	10	31
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	118	1592	18	53	1557	144	2	6	80	112	11	34
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	456	2471	28	303	1764	787	113	7	95	129	13	126
Arrive On Green	0.44	1.00	1.00	0.03	0.50	0.50	0.06	0.06	0.06	0.08	0.08	0.08
Sat Flow, veh/h	1781	3599	41	1781	3554	1585	1781	112	1490	1629	160	1585
Grp Volume(v), veh/h	118	785	825	53	1557	144	2	0	86	123	0	34
Grp Sat Flow(s),veh/h/ln	1781	1777	1863	1781	1777	1585	1781	0	1602	1789	0	1585
Q Serve(g_s), s	0.5	0.0	0.0	1.9	86.4	11.1	0.2	0.0	11.7	15.0	0.0	4.4
Cycle Q Clear(g_c), s	0.5	0.0	0.0	1.9	86.4	11.1	0.2	0.0	11.7	15.0	0.0	4.4
Prop In Lane	1.00		0.02	1.00		1.00	1.00		0.93	0.91		1.00
Lane Grp Cap(c), veh/h	456	1220	1279	303	1764	787	113	0	102	142	0	126
V/C Ratio(X)	0.26	0.64	0.64	0.17	0.88	0.18	0.02	0.00	0.84	0.87	0.00	0.27
Avail Cap(c_a), veh/h	456	1220	1279	429	1764	787	246	0	221	223	0	197
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	45.0	0.0	0.0	9.1	49.7	30.7	96.6	0.0	101.9	100.1	0.0	95.3
Incr Delay (d2), s/veh	0.3	2.6	2.5	0.3	6.8	0.5	0.1	0.0	16.7	18.7	0.0	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.8	1.6	1.6	1.4	49.7	7.9	0.2	0.0	9.3	12.4	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	45.3	2.6	2.5	9.4	56.5	31.2	96.6	0.0	118.6	118.8	0.0	96.4
LnGrp LOS	D	A	A	A	E	C	F		F	F		F
Approach Vol, veh/h		1728			1754			88			157	
Approach Delay, s/veh		5.5			53.0			118.1			113.9	
Approach LOS		A			D			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.5	158.8		25.1	56.3	117.0		21.6				
Change Period (Y+Rc), s	7.8	7.8		7.6	7.8	7.8		7.6				
Max Green Setting (Gmax), s	22.2	109.2		27.4	22.2	109.2		30.4				
Max Q Clear Time (g_c+I1), s	3.9	2.0		17.0	2.5	88.4		13.7				
Green Ext Time (p_c), s	0.1	17.5		0.5	0.3	11.9		0.4				

Intersection Summary	
HCM 7th Control Delay, s/veh	35.1
HCM 7th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

Appendix I
Queue Analysis

2. DATA COLLECTION

HBC collected data at three similar surrogate sites in the area to determine the possible queueing of the Blackbird Coffee & Energy. The following three sites are as follows:

- Dunkin Donuts: 10880 Biscayne Boulevard
- Starbucks: 12000 Biscayne Boulevard
- Starbucks: 13503 Biscayne Boulevard

Six (6) field visits were performed to collect queue data at the three surrogate sites to determine the maximum queue for AM and PM Periods. The data was collected for AM peak period between 7 AM and 9 AM and PM Peak period between 4 PM and 6 PM. **Table 2-1** shows the observed queues for the three surrogate sites during AM and PM peak hours. The maximum queue in the morning period was observed to be ten (10) vehicles at 10880 Biscayne Boulevard, ten (10) vehicles at 12000 Biscayne Boulevard, and eight (8) vehicles at 13503 Biscayne Boulevard. For the afternoon period, the maximum queue was three (3) vehicles, five (5) vehicles, and six (6) vehicles for 10880 Biscayne Boulevard, 12000 Biscayne Boulevard, and 13503 Biscayne Boulevard, respectively.

Table 2-1: Surrogate Sites Observed Queues

Time	10880 Biscayne Blvd	12000 Biscayne Blvd	13503 Biscayne Blvd	Time	10880 Biscayne Blvd	12000 Biscayne Blvd	13503 Biscayne Blvd
7:00:00 AM	5	3	3	4:00:00 PM	3	1	3
7:05:00 AM	4	4	2	4:05:00 PM	2	1	2
7:10:00 AM	7	4	3	4:10:00 PM	1	0	4
7:15:00 AM	6	2	3	4:15:00 PM	1	3	5
7:20:00 AM	3	0	1	4:20:00 PM	0	2	4
7:25:00 AM	3	6	3	4:25:00 PM	1	1	4
7:30:00 AM	4	1	8	4:30:00 PM	3	4	0
7:35:00 AM	6	5	7	4:35:00 PM	0	0	1
7:40:00 AM	9	4	7	4:40:00 PM	1	2	3
7:45:00 AM	2	1	6	4:45:00 PM	2	0	2
7:50:00 AM	4	3	4	4:50:00 PM	1	0	3
7:55:00 AM	8	1	2	4:55:00 PM	1	0	4
Vehicle/hr	100	80	89	Vehicle/hr	28	32	50
8:00:00 AM	10	4	8	5:00:00 PM	0	3	3
8:05:00 AM	6	4	5	5:05:00 PM	2	5	6
8:10:00 AM	3	6	8	5:10:00 PM	1	4	5
8:15:00 AM	4	2	4	5:15:00 PM	0	3	2
8:20:00 AM	3	3	0	5:20:00 PM	1	0	2
8:25:00 AM	6	4	0	5:25:00 PM	2	0	2
8:30:00 AM	5	8	5	5:30:00 PM	1	1	1
8:35:00 AM	6	10	5	5:35:00 PM	0	1	0
8:40:00 AM	7	9	4	5:40:00 PM	0	2	3
8:45:00 AM	6	7	3	5:45:00 PM	0	2	6
8:50:00 AM	5	8	5	5:50:00 PM	0	1	5
8:55:00 AM	5	8	4	5:55:00 PM	0	2	6
Vehicle/hr	109	115	80	Vehicle/hr	24	38	59

3. QUEUING ANALYSIS

3.1 Maximum Queue Calculation

A queuing analysis was performed to ensure there is no vehicle queuing onto Biscayne Boulevard from the proposed coffee shop drive-thru. This analysis was performed for the AM and PM peak hours. The most applicable land-use type for a drive-thru coffee/doughnut shop is LUC 937, Coffee/Donut Shop with Drive-Through Window. Based on the trip generation rates for LUC 937, the proposed site is estimated to generate 60 trips during the AM peak hour, and 29 trips during the PM peak hour. The maximum queue calculation for Blackbird Coffee & Energy for AM and PM peak hours are shown in **Table 3-1** and **Table 3-2**, respectively. The results showed that the maximum queue at Blackbird Coffee & Energy will be 6 vehicles during AM peak hours and 4 vehicles during PM peak hours.

Table 3-1: Maximum Queue for Morning Peak Hours

		10880 Biscayne Boulevard	12000 Biscayne Boulevard	13503 Biscayne Boulevard
7:00 AM to 8:00 AM	Vehicle/hr (V)	100	80	89
	Maximum Queue (Q)	9	6	8
	Q/V	0.09	0.075	0.09
8:00 AM to 9:00 AM	Vehicle/hr (V)	109	115	80
	Maximum Queue (Q)	10	10	8
	Q/V	0.092	0.087	0.10
Maximum Q/V		0.1		
Blackbird Trips (Trip Generation)		60		
Blackbird Drive-thru Maximum Queue		**6.0**		

Table 3-2: Maximum Queue for Afternoon Peak Hours

		10880 Biscayne Boulevard	12000 Biscayne Boulevard	13503 Biscayne Boulevard
4:00 PM to 5:00 PM	Vehicle/hr (V)	28	32	50
	Maximum Queue (Q)	3	4	5
	Q/V	0.107	0.125	0.1
5:00 PM to 6:00 PM	Vehicle/hr (V)	24	38	59
	Maximum Queue (Q)	3	5	6
	Q/V	0.125	0.132	0.10
Maximum Q/V		0.132		
Blackbird Trips (Trip Generation)		29		
Blackbird Drive-thru Maximum Queue		**3.8**		

The site plan of the proposed "Blackbird Coffee & Energy" includes vehicular access storage capacity of approximately nine (9) vehicles without blocking parking spaces (**Figure 3-1**). This storage capacity is in excess of the queues observed at the surrogate sites. The results of the analysis showed that the proposed Blackbird Coffee & Energy drive-thru has more capacity than needed to meet the projected vehicular demand, therefore no queuing is expected outside the site's entrances.

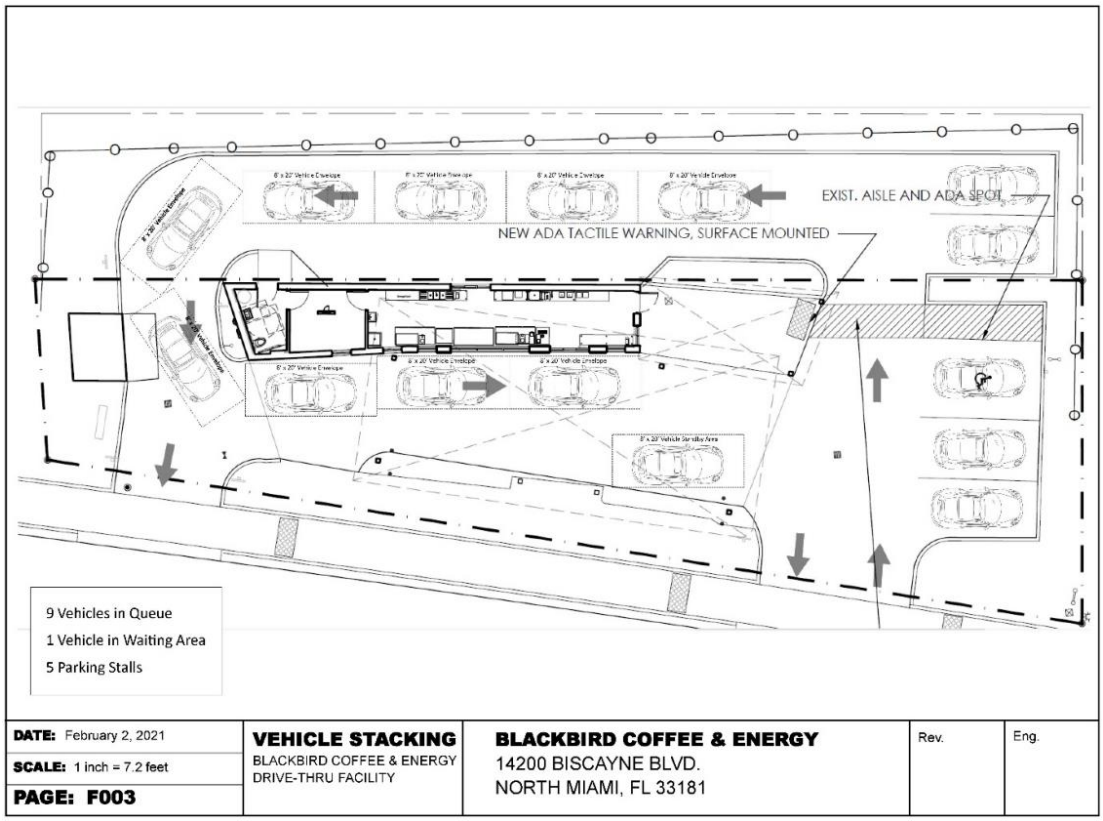


Figure 3-1: On-Site Stacking

CEI
Solutions for Land and Life

Civil Engineering, Landscape Architecture, Survey, Planning & Program Management

2600 NE 11th St Bldg 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

October 27, 2025

City of Winter Springs
Community Development Department
1126 East State Rd 434
Winter Springs, FL 32708
407.327.1800

Re: 7Brew Coffee Shop – Parking Justification
1248 E SR 434 Winter Springs, FL 32708

Planning Staff,

CEI Engineering Associates, Inc presents the following analysis and justification for the anticipated parking needs for the proposed 7Brew Drive-Through Coffee Shop project located at 1248 E SR 434 in Winter Springs, FL. The site is located within the T-5 Town Center Zoning District.

Developments within the Town Center District do not have a specific parking ratio requirement and require a statement of justification for the amount of parking spaces proposed This justification provides a comparison between the City's code-required parking for this land use as well as the Institute of Transportation Engineers (ITE) *Parking Generation Manual 5th Edition.*

The proposed 7Brew is a 510sqft coffee shop that utilizes drive-through only customer service with dual drive-through lanes and employee only parking. No on-site patron seating or consumption areas are provided.

City Code-Required Parking
There is not a use directly specific to a Restaurant with Drive-Through Window and No Seating; however, the closest associated use for the site per Sec. 9-277 of City Code is for general Restaurant Use (Sec. 9-277.26). The calculated required parking for this use is listed in Table 1 below.

Table 1

Use per Code Sec. 9-277	Code Requirements	Total Parking Required
Restaurants	One (1) parking space for each one hundred (100) square feet of floor space for patron use in the building.	(0 Patrons) + 510sqft / 100 = 6 required spaces

The proposed development is consistent with ITE Trip Generation Land Use Code 938 Coffee/Donut Shop with Drive-through Window and No Indoor Seating. The ITE Parking Generation Manual does not include this specific land use because customers do not have a reason to park their vehicles; however, The ITE Parking Generation Manual 5th Edition includes "Coffee/Donut Shop with Drive-Through Window" as a closer defined use (Land Use Code 937).

The calculated required parking for that use is listed in Table 2 below:

Table 2		
ITE Land Use Code 937	**Code Requirements**	**Total Parking Required**
Coffee/Donut Shop with Drive-Through Window	Average Supply Ratio is 8.8 spaces per 1,000sqft ground floor area (GFA).	510sqft GFA (510*8.8)/1000 = 4.48spaces) = 5 required spaces

Conclusion
Upon review of the City Code and ITE Parking Generation Manual 5th Edition, the proposed parking supply of five (5) will be sufficient for parking demand at the proposed 7Brew Drive-Through Coffee Shop.

Respectfully Submitted,

Erin Dudley
Project Manager
edudley@ceieng.com
CEI Engineering Associates, Inc.
Firm: 6428

Jeffrey Geurian, P.E.
President/CEO
jgeurian@ceieng.com
CEI Engineering Associates, Inc.
Firm: 6428

JEFFREY D. GEURIAN LICENSE No. 65789 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeffrey Geurian

Digitally signed by Jeffrey Geurian
DN: C=US, E=jgeurian@ceieng.com, O="CEI Engineering Associates, Inc.", OU=CEO, CN=Jeffrey Geurian
Reason: I have reviewed this document
Date: 2025.10.31 11:31:26-05'00'

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Freeway, Suite 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.877.488.3737
ceieng.com

March 12, 2025

City of Winter Springs
Community Development Department
1126 East State Rd 434
Winter Springs, FL 32708
407.327.1800

Re: 7Brew Coffee Shop – Letter of Intent
E Florida 434 and Michael Blake Blvd. Winter Springs, FL 32708

Planning Department,

On behalf of Tuskawilla Retail Partners, LLC c/o Catalyst Development Partners and subsequent lease holder, 7Venture, LLC, CEI Engineering Associates, Inc. is reaching out to respectfully present for your review, our submittal for a Development Agreement Application for a newly proposed commercial development.

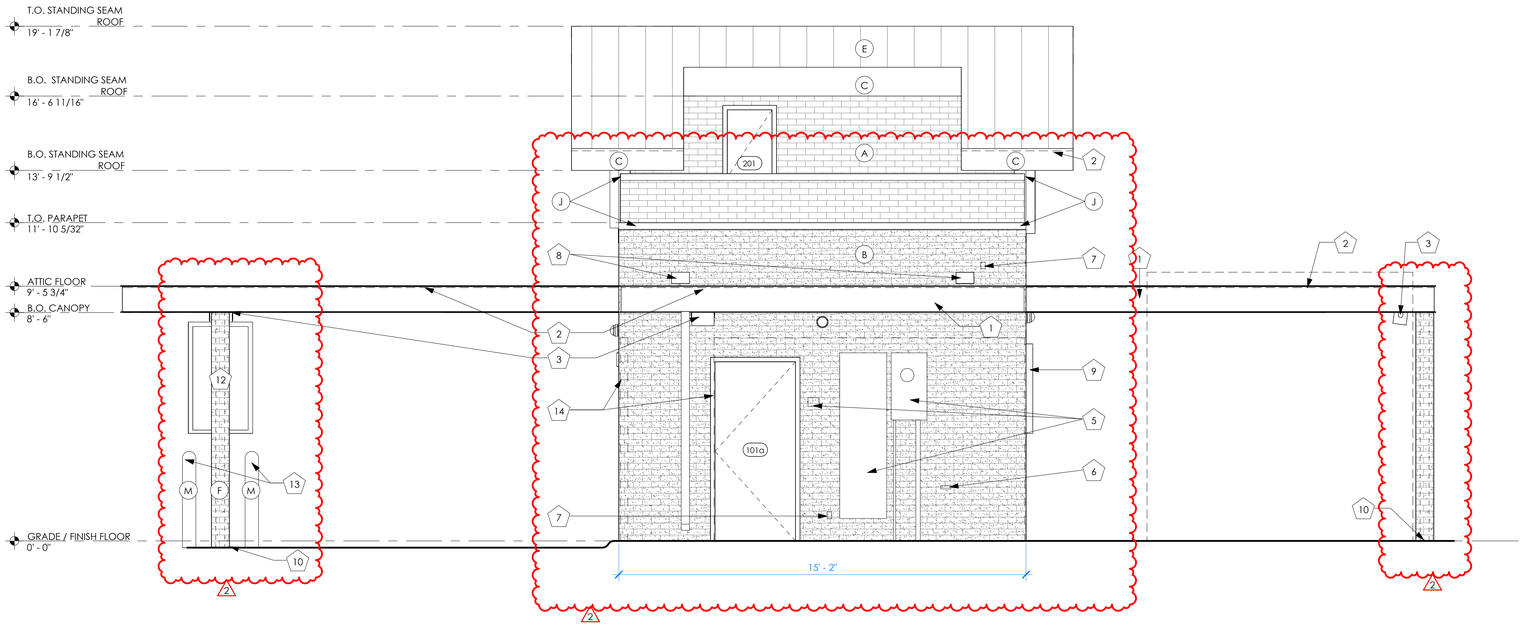
The proposed site is located within the T-5 Urban Center zoning designation which is comprised of the core of the Town Center and is synonymous with the City's Urban Central Business District. It is understood that this designation shall consist of a higher intensity mix of uses.

Currently, the site is a vacant parcel within the overall Sea Hawk Cove planned commercial development identified as Lot 2. The intent of the project is to provide a 510sqft coffee shop providing coffee and smoothie beverages along with limited pre-packaged food items (i.e. muffin tops). The business will be for drive-through services only with dual drive-through lanes and without any proposed parking or seating for on-site consumption.

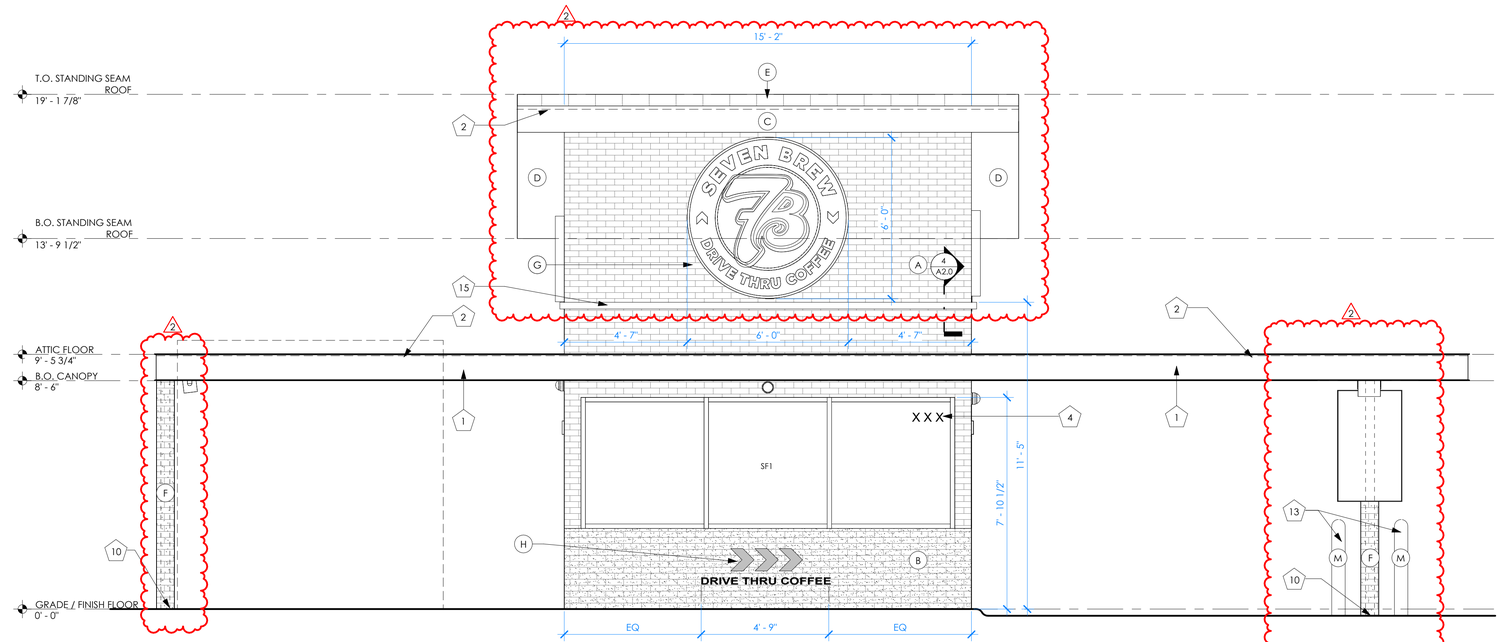
The development is intended on servicing the local community with competitive and affordable products and falls within the purpose of the zoning designation. Enclosed with this letter are supporting documents for the proposed project.

Respectfully Submitted,

Erin Dudley – Project Manager
CEI Engineering Associates, Inc.
479-715-4123 | edudley@ceieng.com
Firm: 6428



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"



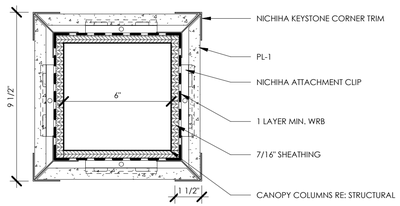
1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

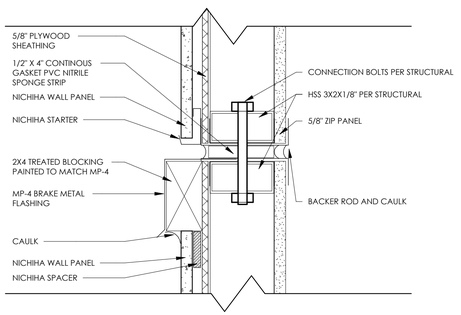
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	LED FLEX LIGHT; TO RECEIVE LIGHT SHIELDS PER DETAIL
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL 3' - 6" ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD. COORDINATE WITH CIVIL.
14	SCREENING BEYOND
15	ACCENT BAND, COLOR TO MATCH MP-4

EXTERIOR ELEVATION MATERIALS LEGEND

A	MASONRY BOARD DECORATIVE WALL PANELS (PL-2)
B	MASONRY BOARD DECORATIVE WALL PANELS (PL-1)
C	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
E	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F	PL-1 WRAP ON CANOPY COLUMNS TO BE INSTALLED ON SITE BY GC
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ZINC GREY BRAKE METAL CAP (MP-4)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	BOLLARD, PAINT (PT-1)



3 CANOPY COLUMN DETAIL
3" = 1'-0"



4 BUILDING CONNECTION CORNICE DETAIL
3" = 1'-0"

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

STATE OF FLORIDA · ADAM JOSEPH KREHER · AR98768 · 05/14/2025 · REGISTERED ARCHITECT

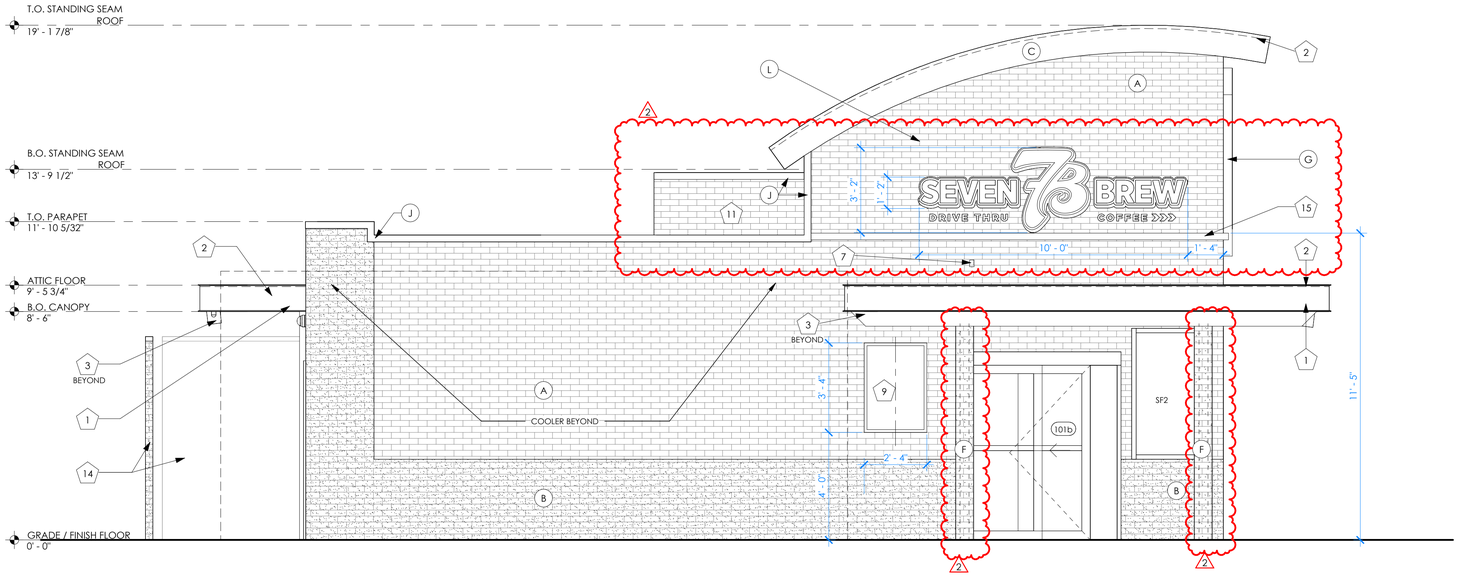
ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. AR98768

PROJECT NUMBER: 24387 78WF
REVISION:
2 ADD #02 APRIL 28, 2025

7 BREW DRIVE-THRU
WINTER SPRINGS, FL
MICHAEL BLAKE BLVD & E FLORIDA 434,
WINTER SPRINGS, FLORIDA, 32708

A2.0
EXTERIOR ELEVATIONS

DATE: FEBRUARY 6, 2025



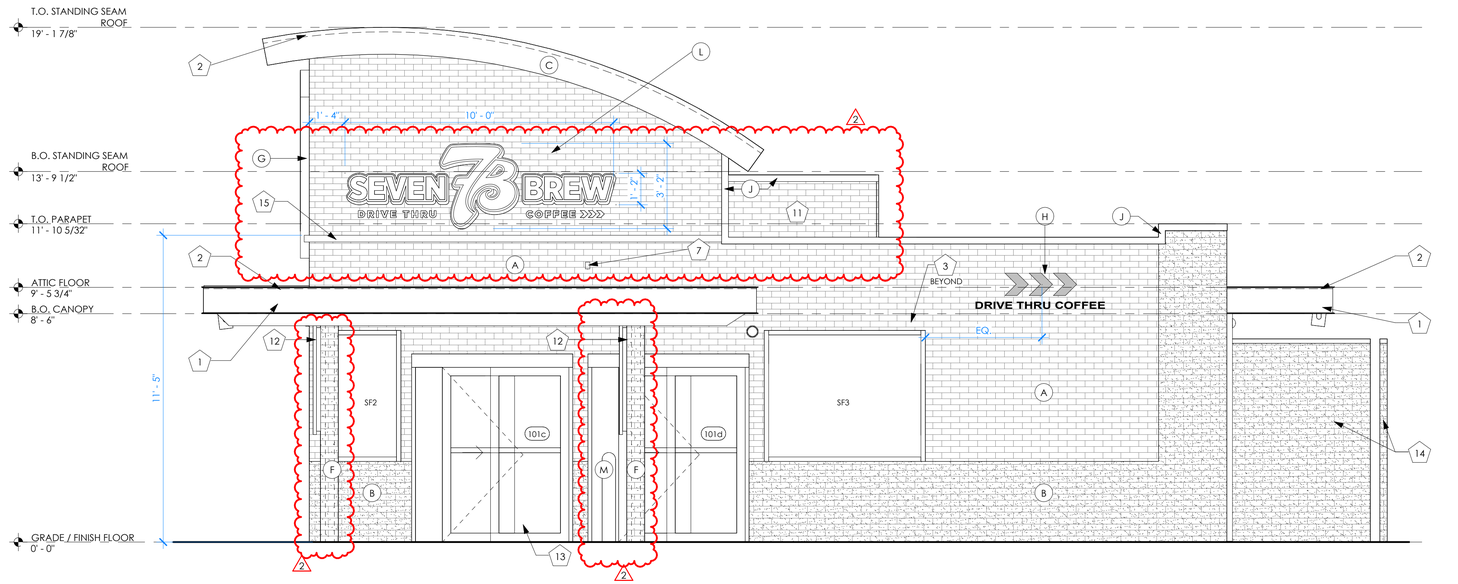
2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

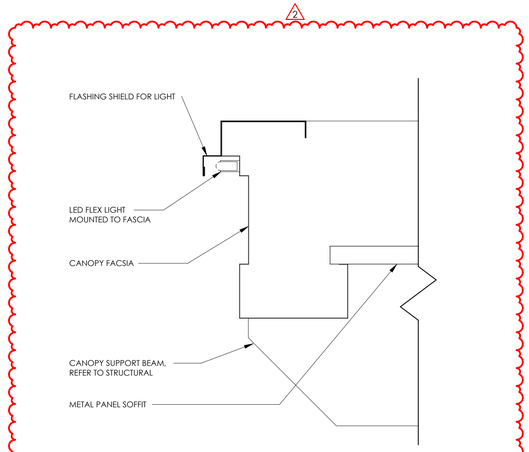
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	LED FLEX LIGHT; TO RECEIVE LIGHT SHIELDS PER DETAIL
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER, COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6; ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD, COORDINATE WITH CIVIL.
14	SCREENING BEYOND
15	ACCENT BAND, COLOR TO MATCH MP-4

EXTERIOR ELEVATION MATERIALS LEGEND

A	MASONRY BOARD DECORATIVE WALL PANELS (PL-2)
B	MASONRY BOARD DECORATIVE WALL PANELS (PL-1)
C	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
E	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F	PL-1 WRAP ON CANOPY COLUMNS TO BE INSTALLED ON SITE BY GC
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ZINC GREY BRAKE METAL CAP (MP-4)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	BOLLARD, PAINT (PT-1)



1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"



3 FLEX LIGHT SCREENING
3" = 1'-0"

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 · SPRINGFIELD, MO 65807 · P (417) 530-4321

STATE OF FLORIDA · ADAM JOSEPH KREHER · LICENSE NO. AR98768 · 05/14/2025 · REGISTERED ARCHITECT

ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. AR98768

PROJECT NUMBER: 24387 7BWF
REVISION:
2 ADD #02
APRIL 28, 2025

7 BREW DRIVE-THRU
WINTER SPRINGS, FL
MICHAEL BLAKE BLVD & E FLORIDA 434,
WINTER SPRINGS, FLORIDA, 32708

A2.1
EXTERIOR ELEVATIONS

DATE: FEBRUARY 6, 2025

REMOTE COOLER GENERAL NOTES

1. LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER.
2. ALL DRAWINGS ARE BASED OFF U.S. COOLER. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.

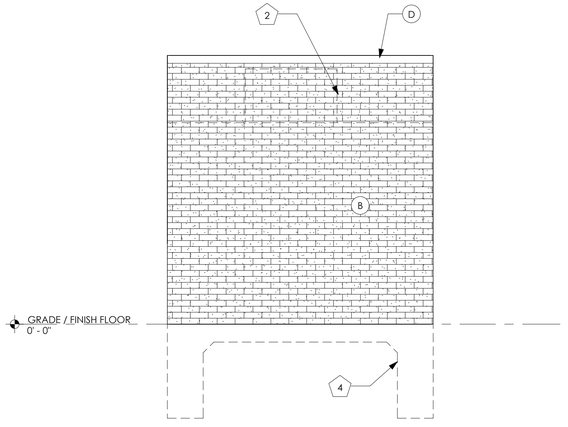
REMOTE COOLER KEYNOTES

NOTE NUMBER	NOTE TEXT
1	THROUGH WALL ROOF SCUPPER DRAIN TYP.
2	HVAC EQUIPMENT BEYOND
3	RAMP PROVIDED BY COOLER MANUFACTURER
4	FOUNDATION BY STRUCTURAL
5	ELECTRICAL JUNCTION BOX

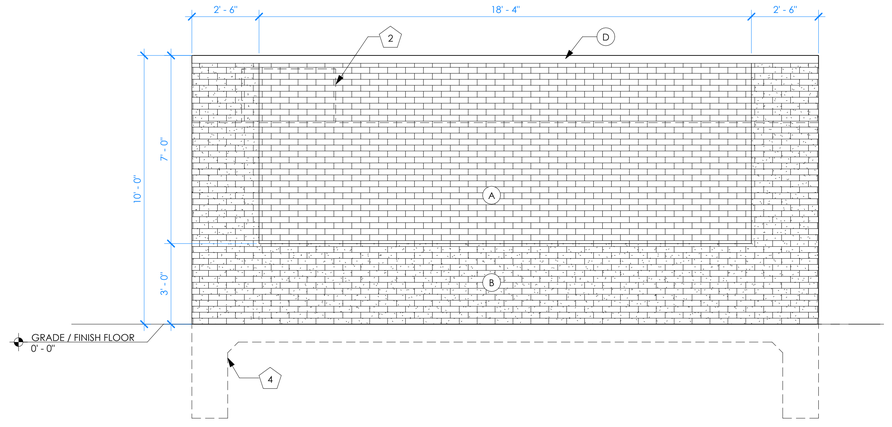
REMOTE COOLER MATERIALS LEGEND

NOTE NUMBER	NOTE TEXT
A	MASONRY BOARD DECORATIVE WALL PANELS (PL-2)
B	MASONRY BOARD DECORATIVE WALL PANELS (PL-1)
C	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
D	ZINC GREY BRAKE METAL CAP (MP-4)

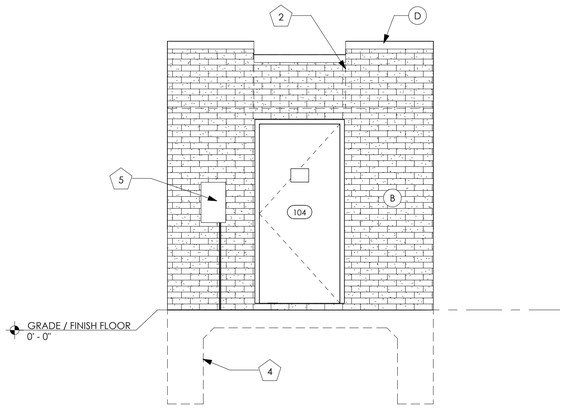
2



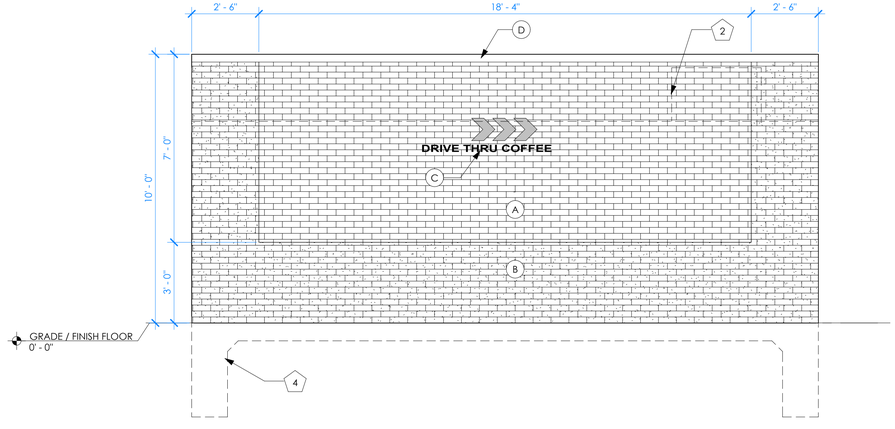
5 COOLER ELEVATION - SOUTH
3/8" = 1'-0"



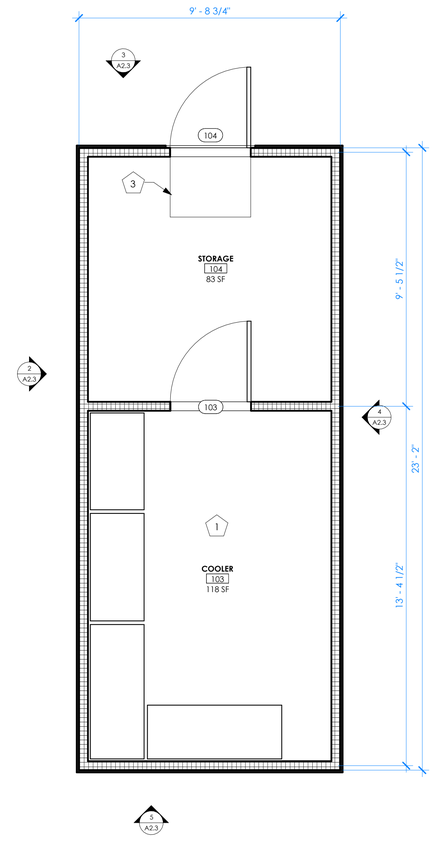
4 COOLER ELEVATION - WEST
3/8" = 1'-0"



3 COOLER ELEVATION - NORTH
3/8" = 1'-0"



2 COOLER ELEVATION - EAST
3/8" = 1'-0"



1 REMOTE COOLER PLAN
3/8" = 1'-0"

KITIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 · SPRINGFIELD, MO 65807 · P (417) 530-4321

STATE OF FLORIDA · ADAM JOSEPH KREHER · AR98768 · 05/14/2025 · REGISTERED ARCHITECT

ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. AR98768

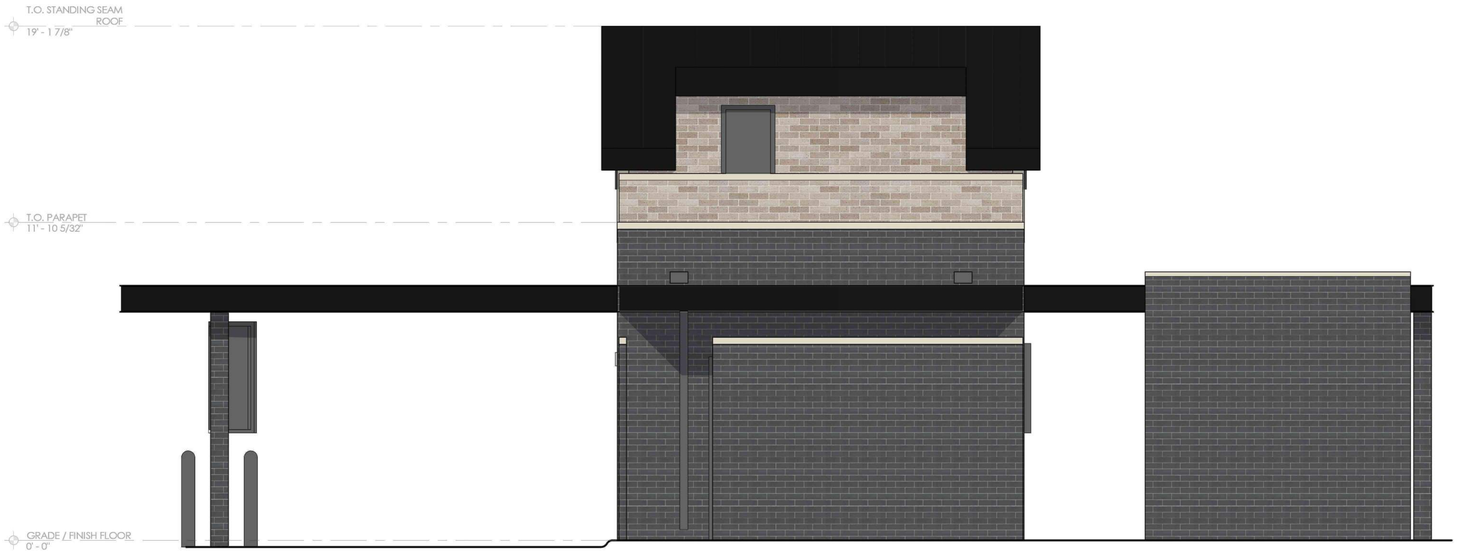
PROJECT NUMBER: 24387 78WF
REVISION:
1 ADD #01 APRIL 15, 2024
2 ADD #02 APRIL 28, 2025

7 BREW DRIVE-THRU
WINTER SPRINGS, FL
MICHAEL BLAKE BLVD & E FLORIDA 434, WINTER SPRINGS, FLORIDA, 32708

A2.3

REMOTE COOLER ELEVATIONS AND FINISHES

DATE: FEBRUARY 6, 2025



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- **BRAKE METAL PAC CLAD ONYX**
- BRAKE METAL PAC CLAD SANDSTONE
- **ANODIZED ALUMINUM STOREFRONT FRAMES**



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. AR98768

PROJECT NUMBER: 24387 78WF
REVISION:
2 ADD #02
APRIL 28, 2025

7 BREW DRIVE-THRU
WINTER SPRINGS, FL
MICHAEL BLAKE BLVD & E FLORIDA 434,
WINTER SPRINGS, FLORIDA, 32708

A2.0
EXTERIOR ELEVATIONS

DATE: FEBRUARY 6, 2025



2 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- **BRAKE METAL PAC CLAD ONYX**
- BRAKE METAL PAC CLAD SANDSTONE
- **ANODIZED ALUMINUM STOREFRONT FRAMES**

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. AR98768

PROJECT NUMBER: 24387 7BWF
REVISION:
2 ADD #02 APRIL 28, 2025

7 BREW DRIVE-THRU
WINTER SPRINGS, FL
MICHAEL BLAKE BLVD & E FLORIDA 434, WINTER SPRINGS, FLORIDA, 32708

A2.1
EXTERIOR ELEVATIONS

DATE: FEBRUARY 6, 2025

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Freeway, Suite 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.877.488.3737
ceieng.com

September 17, 2025

City of Winter Springs
Community Development Department
1126 East State Rd 434
Winter Springs, FL 32708
407.327.1800

Re: 7Brew Coffee Shop – Letter of Intent – Variance Request
E Florida 434 and Michael Blake Blvd. Winter Springs, FL 32708

Planning Department,

The current zoning regulations as identified by Section 20-325 – Transect Standards within the City of Winter Springs Muni-code Codification Regulations, identifies that developments within this district are required to maintain a minimum front setback of 25' with a maximum setback measurement of 50'.

In order to preserve the integrity of the site intent along with providing the utmost in safety to the surrounding public, the 7Brew development is proposing to utilize a setback of 68.37' to provide adequate turning radius' and flow for the proposed cars and traffic exiting the site.

As such, CEI Engineering Associates is requesting a waiver to the specified code requirements for front setbacks. Enclosed are the supporting documents and application for Staff's consideration.

Respectfully Submitted,

Erin Dudley – Project Manager
CEI Engineering Associates, Inc.
479-715-4123 | edudley@ceieng.com
Firm: 6428

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Freeway, Suite 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.877.488.3737
ceieng.com

October 21, 2025

City of Winter Springs
Community Development Department
1126 East State Rd 434
Winter Springs, FL 32708
407.327.1800

Re: 7Brew Coffee Shop – Letter of Intent – Variance Request
E Florida 434 and Michael Blake Blvd. Winter Springs, FL 32708

Planning Department,

The current zoning regulations as identified by Article III – Establishment of Districts – Division 12 – Town Center District Code, Section 20-324(6) within the City of Winter Springs Muni-code Codification Regulations, identifies that drive-through developments in this district are regulated with drive-through windows and service areas only permitted in the rear and alley accessed locations, provided they do not substantially disrupt pedestrian activity or surrounding uses.

With the given site area for development and in order to preserve the integrity of the 7Brew business model while providing the most enhanced development, the 7Brew building design encompasses the removal of the physical drive-through window and provides an open service area for customers to drive through.

With this, the service area is located on the side of the building versus the rear. This design model does not hinder pedestrian activity or safety for surrounding areas and provides for better traffic circulation while fulling customer orders.

As such, CEI Engineering Associates is requesting a waiver to the specified code requirements as referenced above. Enclosed are the supporting documents and application for Staff's consideration.

Respectfully Submitted,

Erin Dudley – Project Manager
CEI Engineering Associates, Inc.
479-715-4123 | edudley@ceieng.com
Firm: 6428

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Freeway, Suite 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.877.488.3737
ceieng.com

October 21, 2025

City of Winter Springs
Community Development Department
1126 East State Rd 434
Winter Springs, FL 32708
407.327.1800

Re: 7Brew Coffee Shop – Letter of Intent – Variance Request
E Florida 434 and Michael Blake Blvd. Winter Springs, FL 32708

Planning Department,

The current zoning regulations as identified by Article VII. – S.R. 434 and Tuskawilla Road Streetscape Requirements - Section 20-601(b) within the City of Winter Springs Muni-code Codification Regulations, identifies that developments within this district are required to supply a minimum streetscape area of twenty-seven (27) feet in depth for properties located along the State Road 434 and Tuskawilla Road Corridors.

More specifically:

The total twenty-seven (27) feet of required streetscape area shall consist of three component parts which include:

(1) Five-foot landscape area;
(2) Six-foot sidewalk; and
(3) Sixteen-foot landscape and treescape area for planting canopy trees which will line the right-of-way and installing any authorized street furnishings.

With the given site area for development, in order to preserve the integrity of the site and provide the most enhanced development, 7Brew is proposing to supplement the required landscape area and subsequent landscape and treescape areas with shrubs and canopy trees. Current conditions provide a 3’ landscape area between SR 434 along with providing a 5’-10” sidewalk for pedestrians. 7Brew will additionally provide a 19’ 7” landscape buffer from the back of sidewalk.

As such, CEI Engineering Associates is requesting a waiver to the specified code requirements as referenced above. Enclosed are the supporting documents and application for Staff’s consideration.

Respectfully Submitted,

Erin Dudley – Project Manager
CEI Engineering Associates, Inc.
479-715-4123 | edudley@ceieng.com
Firm: 6428

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Site Plan Review

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per Florida Statue 419.001. Applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033. By submitting this application, you hereby grant temporary right of entry for City officials to enter upon the subject property for purposes of evaluating this application.

Site Plan Type

Type of Development: ____ Residential X Non-Residential

X Preliminary Review ___Final Review ___Combined Preliminary/Final ___Resubmittal ☐ Recorded Plat

Project Name: 7 Brew Drive Thru Coffee Shop Date: 1/27/2025

Applicant/Agent Information

Applicant(s): Erin Dudley

Mailing Address: 2600 NE 11th Street Bentonville, AR 72712

Email: edudley@ceieng.com

Phone Number: 479-321-0035

Person Who Will Upload Plans: Natasha Ruiz

Email: nruiz@ceieng.com Phone#: 972.488.3737

Property Owner(s) Name (If Applicant is not the Property Owner)

Name: Tuskawilla Retail Partners II, LLC c/o Catalyst Development Partners

Email: robm@catalystdp.com Phone #: 678-515-5376

Mailing Address: 4400 Marsh Landing Blvd, Suite 203 Jacksonville, FL 32250

Phone Number: 678-515-5376

Site Information

Project Address: E Florida 434 & Michael Blake Blvd, Winter Springs, FL 32708

Parcel ID(s): 26-20-30-5AR-00A00-007L

Parcel Size: 0.5ac portion of a 8.03 acre lot

Existing Use: Vacant Lot

Proposed Use: 7 Brew Drive Thru Coffee Shop

Zoning District: T-C

Future Land Use: Town Center District

Is the property located in the Town Center District? x___Yes _____No

Is the property within the S.R. 434 Corridor Overlay District? x___Yes _____No

Is the property located in the Greeneway Interchange Zoning District? _____Yes x___No

The Planning and Zoning Board/Local Planning Agency shall review Site Plan Applications and make a written recommendation to the City Commission. The City Commission shall render all final decisions regarding Preliminary and Final Engineering Plans and may impose reasonable conditions on any approved plans to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the City Code and Comprehensive Plan. All formal decisions shall be based upon the applicable criteria as set forth in the City's Code of Ordinances Chapter 9, Land Development and Chapter 20, Zoning.

Applicants are advised, that if they decide to appeal any decisions made at the meetings or hearings, with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to ensure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per 286.0105, Florida Statutes.

Application Fees

Fees are as reflected on the Fee Schedule plus actual costs incurred for advertising or notification, and reimbursement for technical, and/or professional services which may be required in connection with the review, inspection, or approval of any development (based on accounting submitted by the City Consultant), payable prior to approval of the pertinent stage of development.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Site Plan Review

THIS APPLICATION MUST BE SIGNED IN THE PRESENCE OF A NOTARY

This is to certify that I am the owner in simple fee of the subject property as described in this application for Site Plan Review.

Property Owner(s) Name (Print): Robert Meyer

Property Owner Signature: _____ Date: 02/05/2025

Property Owner(s) Name (Print): _____

Property Owner Signature: _____ Date: _____

STATE OF GEORGIA COUNTY OF STEPHENS

The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 2025, by ROBERT MEYER who is personally known to me or who has produced N/A as identification and who did/did not take an oath.

CLAYTON CHEEK Date: 2/5/2025 (seal):

Notary Public Signature: _____

My Commission Expires: 11/1/2027

CLAYTON CHEEK NOTARY PUBLIC STEPHENS COUNTY EXPIRES GEORGIA NOVEMBER 1, 2027

Note: If the applicant is not the property owner the Property Owner shall sign and have their signature notarized below, authorizing the applicant and/or agent permission to submit the Site Plan Review application.

Property Owner's Name (Print): Robert Meyer

Property Owner Signature: _____ Date 02/05/2025

STATE OF GEORGIA COUNTY OF STEPHENS

The foregoing instrument was acknowledged before me this 5TH day of FEBRUARY, 2025, by ROBERT MEYER who is personally known to me or who has produced N/A as identification and who did/did not take an oath.

CLAYTON CHEEK Date: 2/5/2025 (seal):

Notary Public Signature: _____

My Commission Expires: 11/1/2027

CLAYTON CHEEK NOTARY PUBLIC STEPHENS COUNTY EXPIRES GEORGIA NOVEMBER 1, 2027

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Aesthetic Review

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per Chapter 9–Aesthetic Review Sec.9-605. All applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033. Once the application is deemed sufficient, the applicant shall move forward with the Community Workshop, required per Chapter 20–Zoning Sec.20-29.1.

All applicants shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative. Applicants are further advised that a Conditional Use is quasi-judicial in nature. Therefore, APPLICANT ACKNOWLEDGES and AGREES, by signing below, that he or she:

- May be sworn-in as a witness in order to provide testimony to the City Commission;
- Shall be subject to cross-examination by party intervenors (if requested); and
- Shall be required to qualify expert witnesses, as appropriate.

Applicants are encouraged to familiarize themselves with Chapter 2 – Administration Sec. 2-30 of the Winter Springs City Code relating to Quasi-Judicial Rules and Procedures of the City Commission. All Aesthetic Review recommendations shall be based from the required information/documentation provided, the Winter Springs Code of Ordinances, and the Winter Springs Comprehensive Plan (to the extent applicable).

The City Commission (CC) shall render all final decisions regarding Aesthetic Review and may impose reasonable conditions on any approved Aesthetic Review to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the Winter Springs Code of Ordinances and the Winter Springs Comprehensive Plan. All formal decisions shall be based on competent substantial evidence and the applicable criteria as set forth in Chapter 9, Aesthetic Review Standards. Applicants are advised that if, they decide to appeal any decisions made at the meetings or hearings with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to insure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per Florida Statute 286.0105.

An Aesthetic Review Approval by the City Commission under this article shall be valid for a maximum of eighteen (18) months from the date the city commission renders its approval at a public meeting. If the applicant fails to obtain a building permit within the eighteen (18) month period, the city commission's approval shall expire at the end of the period. However, once a building permit is issued, the approval shall be valid for a time period equal to the permit and shall expire only if the building permit expires. Reasonable extensions may be granted by the city commission upon good cause shown by the applicant, provided substantial changes have not occurred in the surrounding area that would make the prior approval inconsistent with the criteria set forth in Chapter 9-Aesthetic Review Sec.9-9603

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Aesthetic Review

REQUIRED INFORMATION

Applicant(s): CEI Engineering Associates Inc / Erin Dudley Date: 02/05/2025

Mailing address: 2600 NE 11th Street Bentonville, AR 72712

Email: edudley@ceieng.com

Phone Number: 479-321-0035

Property Owner(s): Tuskawilla Retail Partners, LLC c/o Catalyst Development Partners

Mailing Address: 4400 Marsh Landing Blvd, Suite 203 Jacksonville, FL 32250

Email: robm@catalystdp.com

Phone Number: 678-515-5376

Project Name: 7Brew Drive-Thru Coffee Shop

Property Address: E Florida 434 & Michael Blake Blvd Winter Springs FL 32708

Parcel ID(s): 26-20-30-5AR-00A00-007L

Parcel Size: 0.5acre

Existing Use: vacant lot

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Project Manager, Erin Dudley of CEI Engineering Associates, Inc. and 7Venture Representative.

Describe with specificity any evidence which the applicant intends to present to the City Commission, including oral factual testimony, maps, photographs, records or reports and/or expert testimony:

Site plans, landscape plans, elevations w/materials proposed, legal description/site survey information, site environmental/geotech reports (if requested), Overall Development plans, as needed. Development staff will be available for any presented questions or testimony as required.

Attach all documentary evidence which the applicant intends to present to the city commission to the back of this application. The Applicant has a continuing duty to update the list of witnesses, description of evidence, and documentary evidence throughout the application process. Additional witnesses or evidence will not be admitted at the city commission hearing if not submitted at least seven (7) days prior to such hearing.

Criteria for Review

1. The plans and specifications of the proposed project indicate that the setting, landscaping, proportions, materials, colors, texture, scale, unity, balance, rhythm, contrast, and simplicity are coordinated in a harmonious manner relevant to the particular proposal, surrounding area and cultural character of the community.
2. The plans for the proposed project are in harmony with any future development which has been formally approved by the City within the surrounding area.
3. The plans for the proposed project are not excessively similar or dissimilar to any other building, structure or sign which is either fully constructed, permitted but not fully constructed, or included on the same permit application, and facing upon the same or intersecting street within five hundred (500) feet of the proposed site, with respect to one or more of the following features of exterior design and appearance:
    a. Front or side elevations;
    b. Size and arrangement of elevation facing the street, including reverse arrangement; or
    c. Other significant features of design such as, but not limited to: materials, roof line, hardscape improvements, and height or design elements.
4. The plans for the proposed project are in harmony with, or significantly enhance, the established character of other buildings, structures or signs in the surrounding area with respect to architectural specifications and design features deemed significant based upon commonly accepted architectural principles of the local community.
5. The proposed project is consistent and compatible with the intent and purpose of this article, the Comprehensive Plan for Winter Springs, design criteria adopted by the City (e.g. Town Center guidelines, SR 434 design specifications) and other applicable federal, state or local laws.
6. The proposed project has incorporated significant architectural enhancements such as concrete masonry units with stucco, marble, termite-resistant wood, wrought iron, brick, columns and piers, porches, arches, fountains, planting areas, display windows, and other distinctive design detailing and promoting the character of the community.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Aesthetic Review

REQUIRED DOCUMENTATION

_x_ A complete Application and applicable fee

- _x_ Minor (Site less than 2 acres)
- ___ Major (Site greater than 2 acres)
- ___ Modification of previously approved Aesthetic Review

_x_ A Legal Description accompanied by a certified survey or the portion of the map maintained by the Seminole County Property Appraiser reflecting the boundaries of the subject property (To scale).

_x_ Site Plan

_x_ Building Elevations (color) illustrating all sides of structures

_x_ Color rendering illustrating street view with landscaping at time of planting; Landscape plans provided

N/A Illustrations of all walls, fences, and other accessory structures and indication of their height and the materials proposed for their construction;

N/A Signage elevations of proposed exterior permanent signs, outdoor advertising or other constructed elements other than habitable space, if any;

_x_ Identification of materials, textures, and colors to be used on all buildings, accessory structures, exterior signs, and other constructed elements;

_x_ Other architectural and engineering data as may be requested to clarify the application.

N/A For all new commercial development and new residential subdivisions of ten (10) or more lots or existing commercial buildings being altered by 50 percent or greater of the original floor plan or seating capacity and requiring a modified site plan, or development agreements process under section 20-28.1 of the City Code, or as otherwise deemed applicable by the city to relevantly and competently examine an application for compliance with the city code and the affect and impact the proposed use will have on neighborhood and surrounding properties, applicants shall be required to submit with the following additional information referenced in Chapter 20 – Zoning Sec.20.29 Applications (7) – (11).

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Aesthetic Review

CITY LIMITED RIGHT OF ENTRY: By submitting this Application you hereby grant temporary right of entry for City Officials to enter upon the subject property for purposes of evaluating this Application and posting on the subject property.

APPLICANT'S AUTHORIZATION: I desire to make Application for an Aesthetic Review for the aforementioned project and have read and agree to the terms contained herein. In addition, if the Applicant is a corporate entity, the undersigned hereby represents and warrants that he/she is authorized to act on behalf of, and bind, the corporate entity.

Applicant Name (Print): Erin Dudley
Applicant Signature: _____ Date: 02/05/2025
Business Name: CEI Engineering Associates Inc
Address: 2600 NE 11th Street Bentonville, AR 72712 Parcel ID: 26-20-30-5AR-00A00-007L
STATE OF Texas COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 27th day of February, 2025, by Erin Dudley who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Notary Public Signature: Natasha Raynee Ruiz Date: 2/27/2025 (seal):
My Commission Expires: 6/22/2025

Natasha Raynee Ruiz
Notary Public, State of Texas
Comm. Expires 06/22/2025
Notary ID 13310389-9

Note: The Property Owner shall sign and have their signature notarized below if the Applicant is not the owner of the subject property.

Property Owner's Name (Print): Mark Mechlowitz
Property Owner Signature: _____ Date 2/26/2025
STATE OF GA COUNTY OF STEPHENS

The foregoing instrument was acknowledged before me this 26 day of FEBRUARY, 2025, by MARK MECHLOWITZ who is personally known to me or who has produced N/A as identification and who did/did not take an oath.

Notary Public Signature: CLAYTON CHEEK Date: 2/26/2025 (seal):
My Commission Expires: 11/1/2027

CLAYTON CHEEK NOTARY PUBLIC STEPHENS COUNTY GEORGIA EXPIRES NOVEMBER

LETTER OF AUTHORIZATION

Property Owner:

Property Tax ID:

Legal Description: See Attached

Authorized Applicant: CEI Engineering

I hereby authorize CEI Engineering to make application on my behalf, for the following:

1. City of Winter Springs Applications, including, but not limited to, Site Plan Review, Aesthetic Review Application, Development Review Application.
2. St. Johns River Water Management District Applications.

Property Owner:

By: Mark Mechlowitz

Print Name: Mark Mechlowitz

State of GEORGIA

County: STEPHENS

The foregoing instrument was acknowledged before me by means of [ ] Physical presence or [ ] Online notarization on the 26 day of FEBRUARY, 2025 by MARK MECHLOWITZ on behalf of TUSKAWILLA RETAIL PARTNERS II. He/She is [✓] personally known to me or [ ] has produces a driver's license as identification.

(Notary Seal)

CLAYTON CHEEK NOTARY PUBLIC STEPHENS COUNTY GEORGIA EXPIRES NOVEMBER

Signature of Public Notary

CLAYTON CHEEK

Printed Name of Public Notary

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Freeway, Suite 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.877.488.3737
ceieng.com

March 12, 2025

City of Winter Springs
Community Development Department
1126 East State Rd 434
Winter Springs, FL 32708
407.327.1800

Re: 7Brew Coffee Shop – Letter of Intent
E Florida 434 and Michael Blake Blvd. Winter Springs, FL 32708

Planning Department,

On behalf of Tuskawilla Retail Partners, LLC c/o Catalyst Development Partners and subsequent lease holder, 7Venture, LLC, CEI Engineering Associates, Inc. is reaching out to respectfully present for your review, our submittal for a Development Agreement Application for a newly proposed commercial development.

The proposed site is located within the T-5 Urban Center zoning designation which is comprised of the core of the Town Center and is synonymous with the City's Urban Central Business District. It is understood that this designation shall consist of a higher intensity mix of uses.

Currently, the site is a vacant parcel within the overall Sea Hawk Cove planned commercial development identified as Lot 2. The intent of the project is to provide a 510sqft coffee shop providing coffee and smoothie beverages along with limited pre-packaged food items (i.e. muffin tops). The business will be for drive-through services only with dual drive-through lanes and without any proposed parking or seating for on-site consumption.

The development is intended on servicing the local community with competitive and affordable products and falls within the purpose of the zoning designation. Enclosed with this letter are supporting documents for the proposed project.

Respectfully Submitted,

Erin Dudley – Project Manager
CEI Engineering Associates, Inc.
479-715-4123 | edudley@ceieng.com
Firm: 6428

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Development Agreement

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per all applicable City Codes and the City Comprehensive Plan. Applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033. Once the application is deemed sufficient, the applicant shall move forward with the Community Workshop, required per Chapter 20–Zoning Sec.20-29.1.

All applicants shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative. Applicants are further advised that a Development Agreement is quasi-judicial in nature. Therefore, APPLICANT ACKNOWLEDGES and AGREES, by signing below, that he or she:

- May be sworn-in as a witness in order to provide testimony to the City Commission;
- Shall be subject to cross-examination by party intervenors (if requested); and
- Shall be required to qualify expert witnesses, as appropriate.

Applicants are encouraged to familiarize themselves with Chapter 2 – Administration Sec. 2-30 of the Winter Springs City Code relating to Quasi-Judicial Rules and Procedures of the City Commission. All Development Agreement recommendations shall be based from the required information/documentation provided, the Winter Springs Code of Ordinances, and the Winter Springs Comprehensive Plan (to the extent applicable).

The City Commission (CC) shall render all final decisions regarding Development Agreements and may impose reasonable conditions on any approved Development Agreement to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the Winter Springs Code of Ordinances and the Winter Springs Comprehensive Plan.

REQUIRED INFORMATION

Applicant(s): CEI Engineering Associates Inc / Erin Dudley

Applicant Signature: _____ Date: 02/05/2025

Mailing address: 2600 NE 11th Street Bentonville, AR 72712

Email: edudley@ceieng.com

Phone Number: 479-321-0035

Property Owner(s): Tuskawilla Retail Partners, LLC c/o Catalyst Development Partners

Mailing Address: 4400 Marsh Landing Blvd, Suite 203 Jacksonville, FL 32250

Email: robm@catalystdp.com

Phone Number: 678-515-5376

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Development Agreement

Property Address: E Florida 434 & Michael Blake Blvd Winter Springs FL 32708

Parcel ID(s): 26-20-30-5AR-00A00-007L

Parcel Size: 8.03 acres

Project Name: 7Brew Drive-Thru Coffee Shop

A general description of the relief sought under this division.

Allowance for the development of the proposed 510sqft drive-through only coffee shop in the T-5 Urban Center Zone.

A brief explanation, with applicable supporting competent substantial evidence and documents, as to why the application satisfies the relevant criteria set forth in the City Zoning Code and City Comprehensive Plan.

Development meets the requirements and standards of the T-5 Urban Center Zone and is an allowable use subject to design aesthetic review and regular site plan review processes. The proposed development is relatively small in nature and allows for the shallow setbacks with buildings oriented close to the street as outlined in the T5 Urban Center Zone Character use description.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Project Manager, Erin Dudley of CEI Engineering Associates, Inc. and 7Venture Representative.

Describe with specificity any evidence which the applicant intends to present to the City Commission, including oral factual testimony, maps, photographs, records or reports and/or expert testimony:

Preliminary site plans, landscape plans, colored rendering and elevations w/materials, legal description/site surveys, and supplemental information such as site environmental and geotechnical reports, and civil/storm water management plans. Development staff will be available for any presented questions or testimony as required.

Attach all documentary evidence which the applicant intends to present to the city commission to the back of this application. The Applicant has a continuing duty to update the list of witnesses, description of evidence, and documentary evidence throughout the application process. Additional witnesses or evidence will not be admitted at the city commission hearing if not submitted at least seven (7) days prior to such hearing.

REQUIRED DOCUMENTATION

_x_ A complete Application and Fee

_x_ An Electronic copy of the most recent survey of the subject property.

_x_ An Electronic copy of the Legal Description of the subject property.

_x_ Documentation and Data supporting the request.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Development Agreement

CITY LIMITED RIGHT OF ENTRY: By submitting this Application you hereby grant temporary right of entry for City Officials to enter upon the subject property for purposes of evaluating this Application and posting on the subject property.

APPLICANT'S AUTHORIZATION: I desire to make Application for a Development Agreement for the aforementioned project and have read and agree to the terms contained herein. In addition, if the Applicant is a corporate entity, the undersigned hereby represents and warrants that he/she is authorized to act on behalf of, and bind, the corporate entity.

Applicant Name (Print): Erin Dudley

Applicant Signature: _____ Date: 02/05/2025

Business Name: CEI Engineering Associates Inc

Address: 2600 NE 11th Street Bentonville, AR 72712 Parcel ID: 26-20-30-5AR-00A00-007L

STATE OF Texas COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 27th day of February, 2025 by Erin Dudley who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: 2/27/2025 (seal):

Notary Public Signature: Natasha Raynee Ruiz

My Commission expires: 6/22/2025

Natasha Raynee Ruiz
Notary Public, State of Texas
Comm. Expires 06/22/2025
Notary ID 13310389-9

Note: The Property Owner shall sign and have their signature notarized below if the Applicant is not the owner of the subject property.

Property Owner's Name (Print): Mark Mechlowitz

Property Owner Signature: _____ Date 2/26/2026

STATE OF GA COUNTY OF STEPHENS

The foregoing instrument was acknowledged before me this 26 day of FEBRUARY, 2025, by MARK MECHLOWITZ who is personally known to me or who has produced N/A as identification and who did/did not take an oath.

CLAYTON CHEEK Date: 2/26/2025 (seal):

Notary Public Signature: _____

My Commission expires: 11/1/2027

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per Chapter 20 – Zoning Sec. 20-34. Applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033.

All applicants shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative. Applicants are further advised that a Waiver is quasi-judicial in nature.

Therefore, APPLICANT ACKNOWLEDGES and AGREES, by signing below, that he or she:

- May be sworn-in as a witness in order to provide testimony to the City Commission;
- Shall be subject to cross-examination by party intervenors (if requested); and
- Shall be required to qualify expert witnesses, as appropriate.

Applicants are encouraged to familiarize themselves with Chapter 2 – Administration Sec. 2-30 of the Winter Springs City Code relating to Quasi-Judicial Rules and Procedures of the City Commission. All Waiver recommendations shall be based from the required information/documentation provided, the Winter Springs Code of Ordinances, and the Winter Springs Comprehensive Plan (to the extent applicable).

The City Commission (CC) shall render all final decisions regarding Waivers and may impose reasonable conditions on any approved Waiver to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the Winter Springs Code of Ordinances and the Winter Springs Comprehensive Plan. All formal decisions shall be based on competent substantial evidence and the applicable criteria as set forth in Chapter 20, Zoning. Applicants are advised that if, they decide to appeal any decisions made at the meetings or hearings with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to insure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per Florida Statute 286.0105.

A Waiver which may be granted by the City Commission shall expire two (2) years after the effective date of such approval by the City Commission, unless a building permit based upon and incorporating the Waiver, is issued by the City within said time period. Upon written request of the property owner, the City Commission may extend the expiration date, without public hearing, an additional six (6) months, provided the property owner demonstrates good cause for the extension In addition, if the aforementioned building permit is timely issued, and the building permit subsequently expires and the subject development project is abandoned or discontinued for a period of six months, the Waiver shall be deemed expired and null and void, per Chapter 20 – Sec.20-36.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

REQUIRED INFORMATION

Applicant(s): Erin Dudley Date: 9/16/2025

Mailing address: 2600 NE 11th Street Bentonville, AR 72712

Email: edudley@ceieng.com

Phone Number: 479.321.0035

Property Owner(s): Tuskawilla Retail Partners II, LLC c/o Catalyst Development Partners

Mailing Address: 4400 Marsh Landing Blvd., Suite 203 Jacksonville, FL 32250

Email: robm@catalystdp.com

Phone Number: 678.515.5376

Project Name: 7Brew Drive Thru Coffee Shop

Property Address: E Florida 434 & Michael Blake Blvd., Winter Springs FL 32708

Parcel ID(s): 26-20-30-5AR-00A00-007L

Parcel Size: 0.5ac portion of 8.03ac lot

Existing Use: vacant

All waiver requests shall be written in the following format: A waiver is requested from Winter Springs City Code 'X' to allow 'Y' in lieu of 'Z'. After the request, the applicant shall provide a justification for each waiver request.

List Waiver(s)(provide additional sheets if necessary):

Requesting waiver for the required primary structure as proposed front setback from SR434 exceeds the 50' max regulations as noted under the current code requirements. The site is designed with proposed 68.37' setback required for a safe turning radius for the cars exiting the site.

Demonstrate that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development?

If the 50' max setback were to be enforced, it would create an impractical turning radius for the cars exiting the drive thru lanes that could cause a back up of service in the lanes.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

Demonstrate that the proposed development plan is in substantial compliance with Chapter 20 of the City's Code of Ordinances and in compliance with the Comprehensive Plan?

The site meets the requirements of the Code of Ordinances and is in compliance with the Comprehensive Plan with the exception of the proposed waiver regarding the setback distance to the building frontage. The development itself captures the intent of the higher intensity of mixed uses that the T5 Zoning District is designed for and fits within the vision of fairly small blocks with wide sidewalks and fulfills the necessary landscaping needs.

Will the proposed development plan significantly enhance the real property?

Yes. The property is currently a vacant parcel with typical vegetation. The proposed develop will enhance the surrounding neighborhood both with providing the public with accessible consumable items but also bringing growth and development to the community. The property as-is does not serve any public interest.

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs?

Yes, the proposed development is designed with the surrounding community interest for public access, drive functionality and pedestrian safety in mind. The proposed setback for the building is further demonstration of taking into account the safety of the surrounding community when accessing the site.

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

No, the property value will be sustained if not built upon for the considerable site design constraints allowing for safe consumer access and flow to surrounding developments.

Is the waiver request the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under Chapter 20 – Zoning?

Yes

Is the proposed development plan compatible and harmonious with the surrounding neighborhood?

Yes, the proposed site is located within the T-5 Urban Center Zoning which is comprised of the core of the Town Center and is synonymous with the City's Urban Central Business District. It is understood that the designation of this site shall consist of a higher intensity mix of uses. The intent of this project site is to provide a business intended on servicing the local community with competitive and affordable products and falls within the purpose of the zoning designation and surrounding developments.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Project Manager, Erin Dudley of CEI Engineering Associates, Inc and 7Venture Representative

Describe with specificity any evidence which the applicant intends to present to the City Commission, including oral factual testimony, maps, photographs, records or reports and/or expert testimony:

Site plans, landscape plans, elevations w/materials proposed, legal description/site survey information, site environmental/geotech reports (if requested), Overall Development plans, as needed. Development staff will be available for any presented questions or testimony as required.

Attach all documentary evidence which the applicant intends to present to the city commission to the back of this application. The Applicant has a continuing duty to update the list of witnesses, description of evidence, and documentary evidence throughout the application process. Additional witnesses or evidence will not be admitted at the city commission hearing if not submitted at least seven (7) days prior to such hearing.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

REQUIRED DOCUMENTATION

_X_ A complete Application and Fee

_X_ A general description of the relief sought under this division

_X_ A brief explanation, with applicable supporting competent substantial evidence and documents, as to why the application satisfies the relevant criteria set forth in this division

_X_ A Legal Description accompanied by a certified survey or the portion of the map maintained by the Seminole County Property Appraiser reflecting the boundaries of the subject property (To scale).

_X_ An Excel mailing list with the names and addresses of each property owner within 500 ft. of each property line, along with the HOA Associations within 1/2 mile of each property line.

___ For all new commercial development and new residential subdivisions of ten (10) or more lots or existing commercial buildings being altered by 50 percent or greater of the original floor plan or seating capacity and requiring a modified site plan, or development agreements process under section 20-28.1 of the City Code, or as otherwise deemed applicable by the city to relevantly and competently examine an application for compliance with the city code and the affect and impact the proposed use will have on neighborhood and surrounding properties, applicants shall be required to submit with the following additional information referenced in Chapter 20 – Zoning Sec.20.29 Applications (7) – (11).

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

CITY LIMITED RIGHT OF ENTRY: By submitting this Application you hereby grant temporary right of entry for City Officials to enter upon the subject property for purposes of evaluating this Application and posting on the subject property.

APPLICANT'S AUTHORIZATION: I desire to make Application for a Waiver for the aforementioned project and have read and agree to the terms contained herein. In addition, if the Applicant is a corporate entity, the undersigned hereby represents and warrants that he/she is authorized to act on behalf of, and bind, the corporate entity.

Applicant Name (Print): Erin Dudley - CEI Engineering - Project Manager

Applicant Signature: _____ Date: 09/17/2025

Business Name: CEI Engineering Associates Inc

Address: 2600 NE 11th Suite 300 Bentonville, AR 72712 Parcel ID: 26-20-30-5AR-00A00-007L

STATE OF TX COUNTY OF Dallas Date 9/17/2025

The foregoing instrument was acknowledged before me this 17th day of September, 20 25, by Erin Dudly who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Natasha Raynee Ruiz Date: 9/17/2025

Notary Public Signature: _____

My Commission Expires: 6/22/2029

SEAL: NATASHA RAYNEE RUIZ My Notary ID # 133103899 Expires June 22, 2029

See attached Owner Authorization

Note: The Property Owner shall sign and have their signature notarized below if the Applicant is not the owner of the subject property.

Property Owner's Name (Print): _____

Property Owner Signature: _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: _____ (seal):

Notary Public Signature: _____

My Commission expires: _____

LETTER OF AUTHORIZATION

Property Owner Tuskawilla Retail Partners II, LLC

Parcel 26-20-30-5AR-0A00-007L

Legal Description: Parcel 1 Lot 8, Block A D R MITCHELLS SURVEY OF THE LEVY GRANT

Authorized Applicant: CEI Engineering Associates Inc

I hereby authorize CEI Engineering to make application on my behalf, for the following:

1. City of Winter Springs Applications, including, but not limited to, Site Plan Review, Aesthetic Review Application, Development Review Application.
2. St. Johns River Water Management District Applications.

Property Owner:

By: _____

Print Name: Mark Mechlowitz

State of GEORGIA

County: STEPHENS

The foregoing instrument was acknowledged before me by means of [ ] Physical presence or [ ] Online notarization on the 26 day of FEBRUARY, 2025 by MARK MECHLOWITZ on behalf of TUSKAWILLA RETAIL PARTNERS II. He/She is [✓] personally known to me or [ ] has produces a driver's license as identification.

(Notary Seal)

CLAYTON CHEEK NOTARY PUBLIC GEORGIA EXPIRES NOVEMBER STEPHENS COUNTY

_____

Signature of Public Notary

CLAYTON CHEEK

Printed Name of Public Notary

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per Chapter 20 – Zoning Sec. 20-34. Applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033.

All applicants shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative. Applicants are further advised that a Waiver is quasi-judicial in nature.

Therefore, APPLICANT ACKNOWLEDGES and AGREES, by signing below, that he or she:

- May be sworn-in as a witness in order to provide testimony to the City Commission;
- Shall be subject to cross-examination by party intervenors (if requested); and
- Shall be required to qualify expert witnesses, as appropriate.

Applicants are encouraged to familiarize themselves with Chapter 2 – Administration Sec. 2-30 of the Winter Springs City Code relating to Quasi-Judicial Rules and Procedures of the City Commission. All Waiver recommendations shall be based from the required information/documentation provided, the Winter Springs Code of Ordinances, and the Winter Springs Comprehensive Plan (to the extent applicable).

The City Commission (CC) shall render all final decisions regarding Waivers and may impose reasonable conditions on any approved Waiver to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the Winter Springs Code of Ordinances and the Winter Springs Comprehensive Plan. All formal decisions shall be based on competent substantial evidence and the applicable criteria as set forth in Chapter 20, Zoning. Applicants are advised that if, they decide to appeal any decisions made at the meetings or hearings with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to insure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per Florida Statute 286.0105.

A Waiver which may be granted by the City Commission shall expire two (2) years after the effective date of such approval by the City Commission, unless a building permit based upon and incorporating the Waiver, is issued by the City within said time period. Upon written request of the property owner, the City Commission may extend the expiration date, without public hearing, an additional six (6) months, provided the property owner demonstrates good cause for the extension In addition, if the aforementioned building permit is timely issued, and the building permit subsequently expires and the subject development project is abandoned or discontinued for a period of six months, the Waiver shall be deemed expired and null and void, per Chapter 20 – Sec.20-36.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

REQUIRED INFORMATION

Applicant(s): Erin Dudley Date: 10/16/2025

Mailing address: 2600 NE 11th Street Bentonville, AR 72712

Email: edudley@ceieng.com

Phone Number: 479.321.0035

Property Owner(s): Tuskawilla Retail Partners II, LLC c/o Catalyst Development Partners

Mailing Address: 4400 Marsh Landing Blvd., Suite 203 Jacksonville, FL 32250

Email: robm@catalystdp.com

Phone Number: 678.515.5376

Project Name: 7Brew Drive Thru Coffee Shop

Property Address: E Florida 434 & Michael Blake Blvd., Winter Springs FL 32708

Parcel ID(s): 26-20-30-5AR-00A00-007L

Parcel Size: 0.5ac portion of 8.03ac lot

Existing Use: vacant

All waiver requests shall be written in the following format: A waiver is requested from Winter Springs City Code 'X' to allow 'Y' in lieu of 'Z'. After the request, the applicant shall provide a justification for each waiver request.

List Waiver(s)(provide additional sheets if necessary):

Requesting waiver for the proposed service area to be located at the side of the building versus located in the rear as specified in Article III - Establishment of Districts - Division 12 - Town Center District Code, Section 20-324(6). Please refer to Letter of Intent for request details.

Demonstrate that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development?

The proposed site design accommodates the best use of the space available for customer ease of service. The design model does not hinder pedestrian activity or safety for the surrounding areas and provides for better traffic circulation while fulfilling customer orders. By enforcing the service area to be located to the rear of the building, it would hinder the overall business model and would cause traffic flow and safety concerns for the service staff.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

Demonstrate that the proposed development plan is in substantial compliance with Chapter 20 of the City's Code of Ordinances and in compliance with the Comprehensive Plan?

The site meets the requirements of the Code of Ordinances and is in compliance with the Comprehensive Plan with the exception of the proposed waiver regarding the service area location. The development itself captures the intent of the higher intensity of mixed uses that the T5 Zoning District is designed for and fits within the vision of fairly small blocks.

Will the proposed development plan significantly enhance the real property?

Yes. The property is currently a vacant parcel with typical vegetation. The proposed develop will enhance the surrounding neighborhood both with providing the public with accessible consumable items but also bringing growth and development to the community. The property as-is does not serve any public interest.

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs?

Yes, the proposed development is designed with the surrounding community interest for public access, drive functionality and pedestrian safety in mind. The proposed service area location not only enhances the functionality of the site but also provides convenience of serviceability to the patron customers as well.

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

No, the property value will be sustained if not built upon with the considerable site design constraints.

Is the waiver request the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under Chapter 20 – Zoning?

Yes

Is the proposed development plan compatible and harmonious with the surrounding neighborhood?

Yes, the proposed site is located within the T-5 Urban Center Zoning which is comprised of the core of the Town Center and is synonymous with the City's Urban Central Business District. It is understood that the designation of this site shall consist of a higher intensity mix of uses. The intent of this project site is to provide a business intended on servicing the local community with competitive and affordable products and falls within the purpose of the zoning designation and surrounding developments.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Project Manager, Erin Dudley of CEI Engineering Associates, Inc and 7Venture Representative

Describe with specificity any evidence which the applicant intends to present to the City Commission, including oral factual testimony, maps, photographs, records or reports and/or expert testimony:

Site plans, landscape plans, elevations w/materials proposed, legal description/site survey information, site environmental/geotech reports (if requested), Overall Development plans, as needed. Development staff will be available for any presented questions or testimony as required.

Attach all documentary evidence which the applicant intends to present to the city commission to the back of this application. The Applicant has a continuing duty to update the list of witnesses, description of evidence, and documentary evidence throughout the application process. Additional witnesses or evidence will not be admitted at the city commission hearing if not submitted at least seven (7) days prior to such hearing

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Waiver

REQUIRED DOCUMENTATION

_X_ A complete Application and Fee

_X_ A general description of the relief sought under this division

_X_ A brief explanation, with applicable supporting competent substantial evidence and documents, as to why the application satisfies the relevant criteria set forth in this division

_X_ A Legal Description accompanied by a certified survey or the portion of the map maintained by the Seminole County Property Appraiser reflecting the boundaries of the subject property (To scale).

_X_ An Excel mailing list with the names and addresses of each property owner within 500 ft. of each property line, along with the HOA Associations within 1/2 mile of each property line.

___ For all new commercial development and new residential subdivisions of ten (10) or more lots or existing commercial buildings being altered by 50 percent or greater of the original floor plan or seating capacity and requiring a modified site plan, or development agreements process under section 20-28.1 of the City Code, or as otherwise deemed applicable by the city to relevantly and competently examine an application for compliance with the city code and the affect and impact the proposed use will have on neighborhood and surrounding properties, applicants shall be required to submit with the following additional information referenced in Chapter 20 – Zoning Sec.20.29 Applications (7) – (11).

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Application – Waiver

CITY LIMITED RIGHT OF ENTRY: By submitting this Application you hereby grant temporary right of entry for City Officials to enter upon the subject property for purposes of evaluating this Application and posting on the subject property.

APPLICANT'S AUTHORIZATION: I desire to make Application for a Waiver for the aforementioned project and have read and agree to the terms contained herein. In addition, if the Applicant is a corporate entity, the undersigned hereby represents and warrants that he/she is authorized to act on behalf of, and bind, the corporate entity.

Applicant Name (Print): Erin Dudley - CEI Engineering - Project Manager

Applicant Signature: _____ Date: 10/16/2025

Business Name: CEI Engineering Associates Inc

Address: 2600 NE 11th Suite 300 Bentonville, AR 72712 Parcel ID: 26-20-30-5AR-00A00-007L

STATE OF TX COUNTY OF Dallas Date 10/16/25

The foregoing instrument was acknowledged before me this 16th day of October, 20 25, by Erin Dudly who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Natasha Raynee Ruiz Date: 10/16/25

Notary Public Signature: _____

My Commission Expires: 6/22/2029

SEAL: NATASHA RAYNEE RUIZ My Notary ID # 133103899 Expires June 22, 2029

See attached Owner Authorization

Note: The Property Owner shall sign and have their signature notarized below if the Applicant is not the owner of the subject property.

Property Owner's Name (Print): _____

Property Owner Signature: _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: _____ (seal):

Notary Public Signature: _____

My Commission expires: _____

LETTER OF AUTHORIZATION

Property Owner Tuskawilla Retail Partners II, LLC

Parcel 26-20-30-5AR-0A00-007L

Legal Description: Parcel 1 Lot 8, Block A D R MITCHELLS SURVEY OF THE LEVY GRANT

Authorized Applicant: CEI Engineering Associates Inc

I hereby authorize CEI Engineering to make application on my behalf, for the following:

1. City of Winter Springs Applications, including, but not limited to, Site Plan Review, Aesthetic Review Application, Development Review Application.
2. St. Johns River Water Management District Applications.

Property Owner:

By: _____

Print Name: Mark Mechlowitz

State of GEORGIA

County: STEPHENS

The foregoing instrument was acknowledged before me by means of [ ] Physical presence or [ ] Online notarization on the 26 day of FEBRUARY, 2025 by MARK MECHLOWITZ on behalf of TUSKAWILLA RETAIL PARTNERS II. He/She is [✓] personally known to me or [ ] has produces a driver's license as identification.

(Notary Seal)

CLAYTON CHEEK NOTARY PUBLIC GEORGIA EXPIRES NOVEMBER STEPHENS COUNTY

_____
Signature of Public Notary

CLAYTON CHEEK
Printed Name of Public Notary

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
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Application – Waiver

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per Chapter 20 – Zoning Sec. 20-34. Applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033.

All applicants shall be afforded minimal due process as required by law, including the right to receive notice, be heard, present evidence, cross-examine witnesses, and be represented by a duly authorized representative. Applicants are further advised that a Waiver is quasi-judicial in nature.

Therefore, APPLICANT ACKNOWLEDGES and AGREES, by signing below, that he or she:

- May be sworn-in as a witness in order to provide testimony to the City Commission;
- Shall be subject to cross-examination by party intervenors (if requested); and
- Shall be required to qualify expert witnesses, as appropriate.

Applicants are encouraged to familiarize themselves with Chapter 2 – Administration Sec. 2-30 of the Winter Springs City Code relating to Quasi-Judicial Rules and Procedures of the City Commission. All Waiver recommendations shall be based from the required information/documentation provided, the Winter Springs Code of Ordinances, and the Winter Springs Comprehensive Plan (to the extent applicable).

The City Commission (CC) shall render all final decisions regarding Waivers and may impose reasonable conditions on any approved Waiver to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the Winter Springs Code of Ordinances and the Winter Springs Comprehensive Plan. All formal decisions shall be based on competent substantial evidence and the applicable criteria as set forth in Chapter 20, Zoning. Applicants are advised that if, they decide to appeal any decisions made at the meetings or hearings with respect to any matter considered at the meetings or hearings, they will need a record of the proceedings and, for such purposes, they will need to insure that a verbatim record of the proceedings is made, at their cost, which includes the testimony and evidence upon which the appeal is to be based, per Florida Statute 286.0105.

A Waiver which may be granted by the City Commission shall expire two (2) years after the effective date of such approval by the City Commission, unless a building permit based upon and incorporating the Waiver, is issued by the City within said time period. Upon written request of the property owner, the City Commission may extend the expiration date, without public hearing, an additional six (6) months, provided the property owner demonstrates good cause for the extension In addition, if the aforementioned building permit is timely issued, and the building permit subsequently expires and the subject development project is abandoned or discontinued for a period of six months, the Waiver shall be deemed expired and null and void, per Chapter 20 – Sec.20-36.

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Application – Waiver

REQUIRED INFORMATION

Applicant(s): Erin Dudley Date: 10/16/2025

Mailing address: 2600 NE 11th Street Bentonville, AR 72712

Email: edudley@ceieng.com

Phone Number: 479.321.0035

Property Owner(s): Tuskawilla Retail Partners II, LLC c/o Catalyst Development Partners

Mailing Address: 4400 Marsh Landing Blvd., Suite 203 Jacksonville, FL 32250

Email: robm@catalystdp.com

Phone Number: 678.515.5376

Project Name: 7Brew Drive Thru Coffee Shop

Property Address: E Florida 434 & Michael Blake Blvd., Winter Springs FL 32708

Parcel ID(s): 26-20-30-5AR-00A00-007L

Parcel Size: 0.5ac portion of 8.03ac lot

Existing Use: vacant

All waiver requests shall be written in the following format: A waiver is requested from Winter Springs City Code 'X' to allow 'Y' in lieu of 'Z'. After the request, the applicant shall provide a justification for each waiver request.

List Waiver(s)(provide additional sheets if necessary):

Requesting waiver for the required twenty-seven (27) streetscape area requirements as listed in Article VII. - S.R. 434 and Tuskawilla Road Streetscape Requirements - Section 20-601(b). Please refer to Letter of Intent for request details.

Demonstrate that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development?

The proposed site design accommodates the best use of the space available. Enforcing the specific individual spacing requirements for the sidewalk and landscape buffer/width areas, would be impossible due to site space constraints.

Demonstrate that the proposed development plan is in substantial compliance with Chapter 20 of the City's Code of Ordinances and in compliance with the Comprehensive Plan?

The site meets the requirements of the Code of Ordinances and is in compliance with the Comprehensive Plan with the exception of the proposed waiver regarding the landscape buffer/width and sidewalk area. The development itself captures the intent of the higher intensity of mixed uses that the T5 Zoning District is designed for and fits within the vision of fairly small blocks with wide sidewalks and fulfills the necessary landscaping needs.

Will the proposed development plan significantly enhance the real property?

Yes. The property is currently a vacant parcel with typical vegetation. The proposed develop will enhance the surrounding neighborhood both with providing the public with accessible consumable items but also bringing growth and development to the community. The property as-is does not serve any public interest.

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs?

Yes, the proposed development is designed with the surrounding community interest for public access, drive functionality and pedestrian safety in mind. The proposed landscaping buffer/width area and provided sidewalk assist to enhance the aesthetics of the development as well.

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

No, the property value will be sustained if not built upon with the considerable site design constraints.

Is the waiver request the minimum waiver that will eliminate or reduce the illogical, impossible, impractical, or patently unreasonable result caused by the applicable term or condition under Chapter 20 – Zoning?

Yes

Is the proposed development plan compatible and harmonious with the surrounding neighborhood?

Yes, the proposed site is located within the T-5 Urban Center Zoning which is comprised of the core of the Town Center and is synonymous with the City's Urban Central Business District. It is understood that the designation of this site shall consist of a higher intensity mix of uses. The intent of this project site is to provide a business intended on servicing the local community with competitive and affordable products and falls within the purpose of the zoning designation and surrounding developments.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Project Manager, Erin Dudley of CEI Engineering Associates, Inc and 7Venture Representative

Describe with specificity any evidence which the applicant intends to present to the City Commission, including oral factual testimony, maps, photographs, records or reports and/or expert testimony:

Site plans, landscape plans, elevations w/materials proposed, legal description/site survey information, site environmental/geotech reports (if requested), Overall Development plans, as needed. Development staff will be available for any presented questions or testimony as required.

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STATE OF TX COUNTY OF Dallas Date 10/16/25

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Natasha Raynee Ruiz Date: 10/16/25

Notary Public Signature: _____

My Commission Expires: 6/22/2029

SEAL: NATASHA RAYNEE RUIZ My Notary ID # 133103899 Expires June 22, 2029

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Note: The Property Owner shall sign and have their signature notarized below if the Applicant is not the owner of the subject property.

Property Owner's Name (Print): _____

Property Owner Signature: _____ Date _____

STATE OF _____ COUNTY OF _____

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Notary Public Signature: _____

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LETTER OF AUTHORIZATION

Property Owner Tuskawilla Retail Partners II, LLC

Parcel 26-20-30-5AR-0A00-007L

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Property Owner:

By: _____

Print Name: Mark Mechlowitz

State of GEORGIA

County: STEPHENS

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(Notary Seal)

CLAYTON CHEEK NOTARY PUBLIC GEORGIA EXPIRES NOVEMBER STEPHENS COUNTY

_____

Signature of Public Notary

CLAYTON CHEEK

Printed Name of Public Notary