PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

REGULAR MEETING AGENDA

THURSDAY, MAY 7, 2026 - 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

INFORMATIONAL AGENDA

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, March 5, 2026 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.
2026 03 05 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. The Learning Experience, SR 434/419 and Michael Blake Boulevard – Minor Revisions and Waiver Revision.
Learning Experience 5.7.26 PP FINAL.pdf
Learning Experience Staff Report PZB 05.07.26 FINAL.pdf
FEDP-2024-0010 Revision Drawings
FEDP-2024-0010 Revisions Letter
DA Third Modification _ The Learning Experience 5.7.26.pdf
WAIV-2025-0012 Streetscape Waiver Application

401. PNC Bank – Site/Final Engineering, Aesthetic Review, Waivers, Conditional Use Application, and Development Agreement.
PNC Bank 5.7.26 PP FINAL.pdf
PNC Bank Staff Report 5.7.26 FINAL.pdf
CW Flyer - PNC Bank.pdf
FEDP-2025-0021 Site Plan.pdf
FEDP-2025-0021 Landscaping Plan.pdf

FEDP-2025-0021 Sign Package.pdf
FEDP-2025-0021 Stormwater Report.pdf
FEDP-2025-0021 Environmental Report.pdf
FEDP-2025-0021 Geotechnical Report.pdf
CFA Drainage Report Sutton Crossings.pdf
FEDP-2025-0021 Sutton Crossing Traffic Impact Analysis.PDF
FEDP-2025-0021 Parking Analysis.PDF
AERV-2025-0011 Architectural Floorplan.pdf
AERV-2025-0011 Architectural Elevations A2.pdf
AERV-2025-0011 Architectural Elevations A3.pdf
WAIV-2025-0019-0021 Waiver Description Letter.PDF
DVAG-2025-0013 PNC Bank DA.pdf
FEDP-2025-0021 Site Plan Application.pdf
AERV-2025-0021 Architectural Review Application.pdf
DVAG-2025-0013 Development Agreement Application.PDF
WAIV-2025-0019 Setback Waiver Application.PDF
WAIV-2025-0021 Streetscape Waiver Application.pdf
CONU-2025-0025 Application.PDF

402. Garcia Civil Contractors – Site/Final Engineering, Aesthetic Review, and Development Agreement.

Garcia Civil Contractors 5.7.26 PP FINAL.pdf
Garcia Civil Contractors Staff Report 5.7.26 FINAL.pdf
FEDP-2026-0023 Community Workshop Flyer
FEDP-2026-0023 Site Plan
AERV-2026-0013 Architectural Elevations
AERV-2026-0013 Architectural Renderings
FEDP-2026-0023 Stormwater Report
FEDP-2026-0023 Traffic Impact Analysis
DVAG-2026-0014 Garcia DA.pdf
FEDP-2026-0023 Site Plan Application
AERV-2026-0013 Architectural Review Application
DVAG-2026-0014 Development Agreement Application

403. Oviedo City Church Overflow Parking – Site and Final Engineering Plan and Development Agreement

Oviedo_City_Church_5.7.26_PP_FINAL.pdf
FEDP-2025-0020_Oviedo_City_Church_Parking_PZB_FINAL.pdf
FEDP-2025-0020 Oviedo City Church Site Plan.pdf
FEDP-2025-0020 Tree Survey.pdf
FEDP-2025-0020 Tree Assessment.pdf
FEDP-2025-0020 Parking Study.pdf
FEDP-2025-0020 Geotechnical Report.pdf

FEDP-2025-0020 Stormwater Report.pdf
FEDP-2025-0020 Survey and Legal Description.pdf
FEDP-2025-0020 Community Workshop Sign-In Sheet.pdf
FEDP-2025-0020 Community Workshop Flyer.pdf
DVAG-2026-0015 Oviedo City Church DA.pdf
FEDP-2025-0020 Site Plan Application.pdf
DVAG-2026-0015 Development Agreement Application.pdf
FEDP-2025-0020 Oviedo City Church Landscape Plan
FEDP-2025-0020 Cross-Access Easement Agreement

404. 1221 Northern Way – Accessory Dwelling Unit (Conditional Use)
Cassedy ADU Staff Report PZB 5.07.2026.pdf
Cassedy ADU- Presentation -PZB 5.07.2026.pdf
Exhibit 1 - Survey.pdf
Exhibit 2 - Site Plan.pdf
Exhibit 3 - Elevations_Floor Plan.pdf
Exhibit 4 - ADU Color Rendering.pdf
Exhibit 5 - Principal Residence Images.pdf
Exhibit 6 - Conditional Use ADU Application.pdf
Exhibit 7 - Declaration of Restrictions.pdf
Public Comment - Objection to Proposed ADU.pdf

405. 1111 Marcus Court – Variance Request for a Detached Garage
1111 Marcus Ct Variance Application Staff Report PZB 5.07.2026 FINAL.pdf
1111 Marcus Ct Variance Application PZB PPT 05.07.2026 FINAL.pdf
Exhibit 1 - Survey.pdf
Exhibit 2 - Site Plan.pdf
Exhibit 3 - Detached Garage Elevations.pdf
Exhibit 4 - Detached Garage Engineering Plans.pdf
Exhibit 5 - Tuscawilla Unit 7 Subdivision Plat.pdf
Exhibit 6 - Variance Application.pdf

REGULAR AGENDA

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 | MAY 7, 2026 REGULAR MEETING

TITLE

Approval of the Thursday, March 5, 2026 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends approval of the Thursday, March 5, 2026 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes as presented.

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY

REGULAR MEETING MINUTES
MARCH 5, 2026

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

CALL TO ORDER
Board Member Kok Wan Mah called the Thursday, March 5, 2026, Planning and Zoning Board/Local Planning Agency Regular Meeting to Order at posted 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:
Board Member Kok Wan Mah, present
Board Member Michael Ferrante, present
Board Member Louie Hilal, present
Board Member Rachel Hood, present
Board Member David Mahnken, present
Assistant City Attorney Kristin Eick, present
Deputy City Clerk Tristin Tarrant, present

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

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

Chairperson Mah asked if there were any changes to the agenda and, hearing none, the agenda was adopted.

REGULAR AGENDA - PART I

500) Election for Chairperson of the Planning and Zoning/Local Planning Agency for Calendar Year 2026

BOARD MEMBER HOOD NOMINATED BOARD MEMBER MAH TO SERVE AS CHAIRPERSON. SECONDED BE BOARD MEMBER FERRANTE. THE NOMINATION WAS ACCEPTED. NO OTHER NOMINATIONS WERE MADE. MOTION PASSED WITH UNANIMOUS CONSENT.

BOARD MEMBER MAH WAS ELECTED AS CHAIRPERSON FOR CALENDAR YEAR 2026.

501) Election for Vice-Chairperson of the Planning and Zoning/Local Planning Agency for Calendar Year 2026

BOARD MEMBER FERRANTE NOMINATED HIMSELF TO CONTINUE SERVE AS VICE-CHAIRPERSON. SECONDED BY BOARD MEMBER HILAL. NO OTHER NOMINATIONS WERE MADE. MOTION PASSED WITH UNANIMOUS CONSENT.

BOARD MEMBER FERRANTE WAS ELECTED AS VICE-CHAIRPERSON FOR CALENDAR YEAR 2026.

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, December 4, 2025 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.

"I WILL MOTION TO APPROVE THE MINTUES FROM DECEMBER 4TH." MOTION BY BOARD MEMBER HOOD. SECONDED BY VICE-CHAIRPERSON FERRANTE. DISCUSSION.

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

PUBLIC HEARINGS AGENDA

400) Ordinance 2026-03: Small-Scale Future Land Use Map Amendment of three (3) parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

Ms. Garnett opened the item and explained there would be a combined presentation for the two proposed Ordinances to the Board, but separate motions will be needed for approval. Ms. Garnett relayed background information, the current Seminole county land use and zoning, and the proposed Future Land Use and zoning change to the board. Stating the three subject properties would transition from Medium Density Residential (MDR) and Agriculture (A-1) to Winter Springs Town Center District and T-C Town Center T4 Transect (General Urban Zone). Staff recommended adoption of both the Future Lane Use Map designation and rezoning change for the subject properties.

Brief discussion ensued the ownership of the right-of-way for Milky Way and the reasoning for the T-4 Towncenter zoning declaration. Staff relayed the right-of-way on Milky way is spilt in half by the city and the county and the reasoning for the proposed T-4 zoning is because that is what the surrounding area is zoned as.

UNAPPROVED

Chairperson Mah opened the Public Hearing for Item 400.

Mark Erikson, Winter Springs, addressed the Board relaying he lives in Avery Park subdivision located behind the subject property and project and wanted to express support for the change and subsequential project.

Chairperson Mah closed the Public Hearing for Item 400.

"I MAKE A MOTION THAT WE APPROVE ORDINANCE 2026-03: SMALL-SCALE FUTURE LAND USE MAP AMENDMENT OF THREE (3) PARCELS LOCATED AT 290 AND 300 TUSKAWILLA RD AND 1258 MILKY WAY." 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.

401) Ordinance 2026-04: Rezoning of Three (3) Parcels located at 290 and 300 Tuskawilla Rd and 1258 Milky Way

Chairperson Mah opened the floor for questions from the Board. Vice-Chairperson Ferrante asked if the parcel on Milky Way, specified to be a potential storage/parking area for residents of 290 and 300 Tuskawilla Road, would have appropriate walling and privacy. Staff relayed there are requirements and that will be something the board will see when the applicant submits plans for the project.

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

"I MAKE A MOTION THAT WE APPROVE ORDINANCE 2026-04: REZONING OF THREE (3) PARCELS LOCATED AT 290 AND 300 TUSKAWILLA RD AND 1258 MILKY WAY." MOTION BY BOARD MEMBER HOOD. SECONDED BY VICE-CHAIRPERSON FERRANTE. DISCUSSION.

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

REGULAR AGENDA
500. Not Used

REPORTS

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

UNAPPROVED

ADJOURNMENT
Chairperson Mah adjourned the Regular Meeting at 5:51 p.m.

RESPECTFULLY SUBMITTED:

_____
TRISTIN TARRANT
DEPUTY CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the _____, *2026* Planning and Zoning Board/Local Planning Agency Meeting.

PUBLIC HEARINGS AGENDA ITEM 400

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | MAY 7, 2026 REGULAR MEETING

TITLE

The Learning Experience, SR 434/419 and Michael Blake Boulevard – Minor Revisions and Waiver Revision.

SUMMARY

The development site consists of one lot, totaling 1.02 acres. The City Commission approved The Blake Commons plat, subject to conditions, which subdivided the 8.11-acre parent parcel. The Learning Experience is located on Lot 3 of the Blake Commons plat. The Applicant is making minor revisions to the site plan to add a sidewalk connecting the outside play area to an internal sidewalk, minor changes to the drainage plans, and to keep the sidewalk along State Road 434 in its existing location while readjusting the streetscape location and dimensions.

FUNDING SOURCE

RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend approval of the Minor Revisions and Waiver Revision, subject to the following conditions of approval:

1. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.

The Learning Experience

Planning and Zoning Board

John Rabon, JD, MPA

Senior Planner

Background

Property Address: East/Northeast of the intersection of State Road 434 and Michael Blake Blvd
(± 1.02 acres)

April 7, 2024: Preapplication Meeting (PREM-2024-0007)

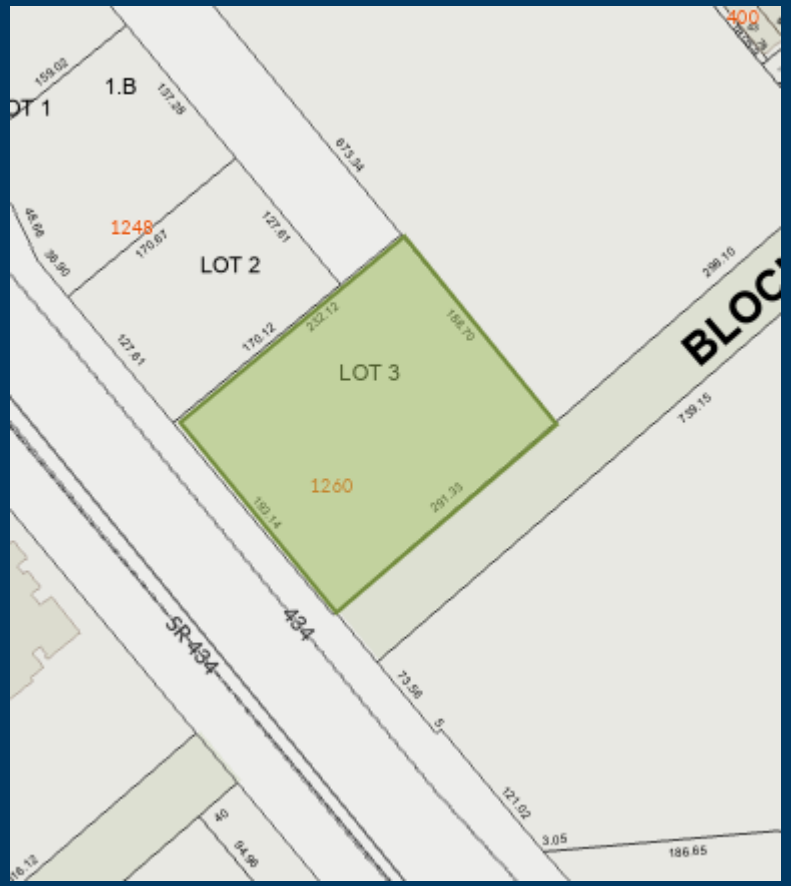
October 24, 2024: Site Plan Application
(FEDP-2024-0010)

December 11, 2024: Setback Waiver Application (WAIV-2024-0003); Building Placement (WAIV-2025-0010)

December 12, 2024: Conditional Use Application (CONU-2024-0002)

January 17, 2025:
Architectural Review Application (AERV-2025-0004)

May 9, 2025: Development Agreement Application (DVAG-2025-0007)



The Learning Experience
FEDP-2024-0010

AGENDA ITEM
400

Planning and Zoning Board

May 7, 2026

Background

June 27, 2025: Streetscape Waiver Application (WAIV-2025-0012)

July 23, 2025: Public Notice Letters & Signage

August 7, 2025: Planning & Zoning Board Public Hearing

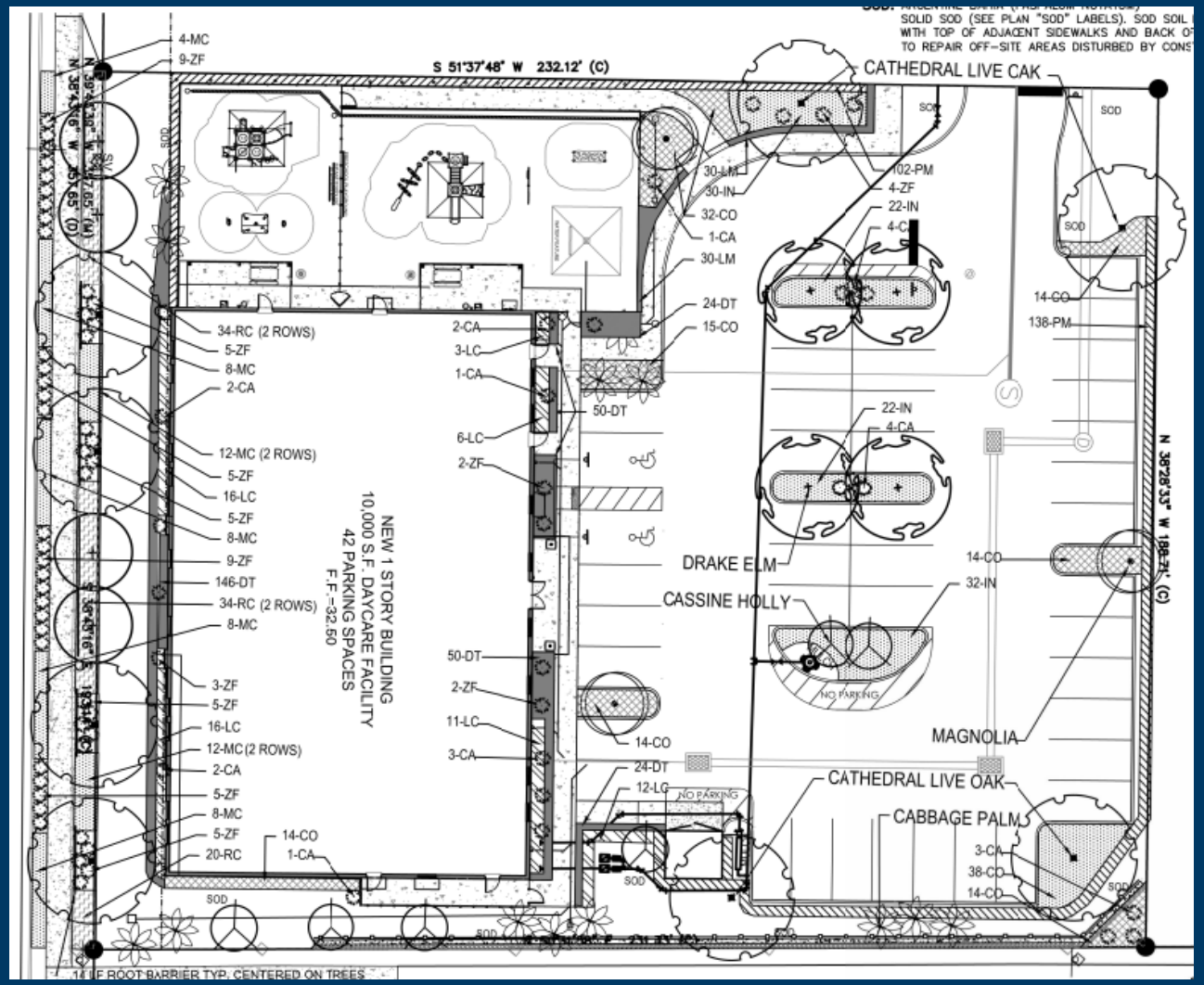
August 25, 2025: City Commission Public Hearing

April 23, 2026: Revision Public Notice Letters and Signage

Applicant: Tuskawilla Retail Partners II, LLC

- Located at corner of Sate Road 434 and Michael Black Blvd.
- Proposal is to establish a day care on Lot 3.
- Property is zoned Town Center District, T-5 Transect.
- Applicant has submitted a Final Engineering/Site Plan revision and a Waiver revision for the streetscape.

Site Plan



The Learning Experience
FEDP-2024-0010

AGENDA ITEM 400

Planning and Zoning Board

May 7, 2026

Proposed Conditions

Staff recommends the Planning & Zoning Board recommend approval of the FEDP-2024-0010 and WAIV-2025-0021 revisions with the following conditions:

1. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.

The Learning Experience
FEDP-2024-0010

ANY QUESTIONS?

AGENDA ITEM
400

Planning and
Zoning Board

May 7, 2026

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, MAY 7, 2026
REGULAR MEETING

TITLE

The Learning Experience, SR 434/419 and Michael Blake Boulevard – Minor Final Engineering/Site Plan Revisions and Waiver Revision related to Streetscape.

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Waiver amendment to WAIV-2025-0012, regarding the applicant's proposed streetscape for a day care in the Town Center District, T5 Transect, and to consider minor revisions to the Final Engineering/Site Plan FEDP-2024-0010 for the Project.

General Information			
Applicant	KW WS Acquisition LLC		
Property Owner(s)	KW WS Acquisition LLC		
Location	1260 E State Road 434		
Tract Size	±1.02 Acres (subdivided from 8.11 Acres parent lot)		
Parcel ID Number	06-21-31-510-0000-0030		
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: Commercial
Height	23'4", 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	FEDP-2024-0010; WAIV-2025-0012;		
Development Agreement	Development Agreement was recorded on Book 10955, Page 1757-1768.		

Code Enforcement	Not applicable
City Liens	Not applicable

Background Data:

The development site consists of one lot, totaling 1.02 acres. The City Commission previously approved The Blake Commons plat, subject to the conditions thereon, which subdivided the 8.11-acre parent parcel. The Learning Experience is located on Lot 3 of the Blake Commons plat. The master Development Agreement for the Blake Commons subdivision is recorded in the Official Records of Seminole County at Book 10887 Page 649. The first Development Agreement which provides for the development of the Learning Experience on Lot 3 of the Blake Commons subdivision is recorded in the Official Records of Seminole County at Book 10955 Page 1757.

This Development Agreement is proposed because the Applicant is making minor revisions to the site plan to add a sidewalk connecting the outside play area of the daycare to an internal sidewalk, minor changes to the drainage plans, and modifications to the streetscape location and dimensions adjacent to the sidewalk along State Road 434.

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 June 10, 2025.

A Community Workshop was held on June 18, 2025, at 7:00 PM at The Foundry Church. There were no objections raised at the Community Workshop regarding the proposed development.

A Community Workshop was not necessary for the proposed Minor Revision and Waiver Revision.

Analysis of Minor Revisions:

Planning Staff have reviewed the minor revisions and concluded that the changes are substantially in keeping with the City Code. Revisions to the streetscape waiver (WAIV-2025-0012) are noted separately.

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:
A new Traffic Impact Analysis was not required for these revisions.

Parking:

A new Parking Study was not required for these revisions.

Procedural History:	
April 7, 2024	Pre-Application Meeting
June 18, 2025	Community Workshop
August 7, 2025	Planning & Zoning Board | Recommendation on Site/Final Engineering, Aesthetic Review, Waivers, Conditional Use Application, and Development Agreement.
August 25, 2025	City Commission | Hearing on Final Engineering Site/Final Engineering, Aesthetic Review, Waivers, Conditional Use Application, and Development Agreement.
May 7, 2026	Planning & Zoning Board I Recommendation on Minor Revisions and Waiver Revision.
June 8, 2026	City Commission I Hearing on Minor Revisions and Waiver Revision.

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 the existing 5' sidewalk to remain rather than the 6' sidewalk required.

Previously, the City Commission approved waivers for variations in the streetscape width and sequencing requirements for The Learning Experience, consisting of a 3.5' landscape and treescape area adjacent to the SR 434 right-of-way, a 6' sidewalk, and a 17.5' landscape area adjacent to the building.

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. The applicant has discussed the streetscape with FDOT and both parties prefer the existing landscape and sidewalk placement along SR 434. 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. The increased number of trees along SR 424 will protect pedestrians along the sidewalk.
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:

A Fiscal Impact Report was not required for these minor revisions.

Development Agreement:

A revised Development Agreement from the City Attorney's Office is included with the project materials.

STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend approval of the Minor Revisions to the Final Engineering/Site Plans and Waiver Revision related to the streetscape to maintain the existing 5' sidewalk..

Attachments:

Exhibit "1" – Site Plan Revision Drawings
Exhibit "2" – Revision Summary Letter
Exhibit "3" – Revised Development Agreement
Exhibit "4" – Setback Waiver Application

PARCEL ID #: 06-21-31-510-0000-0030

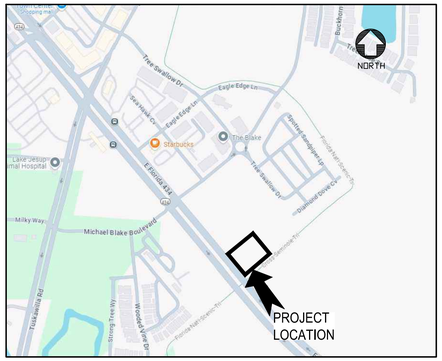
THE LEARNING EXPERIENCE

AT

SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA

DEVELOPER
RICHARD KERPER
KW PARTNERS, LLC
2420 ENTERPRISE ROAD SUITE 201
CLEARWATER, FL 33763

ENGINEER APPLICANT
NV5, INC.
6200 LEE VISTA BLVD.
ORLANDO, FL 32822
FRANKLIN A. PORTER, P.E.
407-896-3317



VICINITY MAP
NTS



AERIAL PHOTO
NTS

M									
SHEET NUMBER	SHEET TITLE	REVISION 1 03/11/25	REVISION 2 05/23/25	REVISION 3 06/18/25	REVISION 4 07/11/25	REVISION 5 07/31/25	REVISION 6 01/16/26	REVISION 7 02/17/26	REVISION 8 03/31/26
C01.0	COVER SHEET	X	X	X	X	X	X	X	X
C02.0	SWPPP PHASE 1 PLAN	X						X	
C03.0	SWPPP PHASE 2 PLAN	X						X	
C04.0	SWPPP DETAILS AND NOTES								
C05.0	SITE PLAN	X	X	X		X		X	X
C06.0	GRADING PLAN	X	X	X	X	X	X	X	X
C07.0	UTILITY PLAN	X	X						
C08.0	WATER DETAILS								
C09.0	SANITARY SEWER DETAILS								
C10.0	GENERAL DETAIL SHEET 1								
C11.0	GENERAL DETAIL SHEET 2					X		X	
C12.0	FIRE TRUCK ACCESS PLAN								
C13.0	OVERALL DEVELOPMENT PLAN		X						
1 OF 2	BOUNDARY AND TOPO. SURVEY	X							
2 OF 2	BOUNDARY AND TOPO. SURVEY	X							
L-1	LANDSCAPE PLAN	X	X						X
LI1.0	IRRIGATION PLAN								X
LI2.0	IRRIGATION PLAN								X

MASTER SPECIFICATIONS UNDER SEPERATE COVER AVAILABLE UPON REQUEST
TREE REMOVAL COORDINATED UNDER SEPARATE PERMIT

SITE UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE PROPER UTILITIES AUTHORITIES 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D3034, FOR PIPES LESS THAN 10' DEEP
   8" PVC SDR26 PER ASTM D3034, FOR PIPES MORE THAN 10' DEEP
   6" PVC SDR35 PER ASTM D3034
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS, UNLESS OTHERWISE DEPICTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D2241
   CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
   OR PVC, 200 P.S.I., PER ASTM D1784 and D2241.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES AND SANITARY SEWER.
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BY CITY OF WINTER SPRINGS PUBLIC WORKS BEFORE BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE SIX INCHES ABOVE UNPAVED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
9. EXISTING UTILITIES HAVE BEEN FIELD VERIFIED, HOWEVER, EXISTING UTILITIES SHALL BE RE-VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE EXISTING SANITARY SEWER SIZE, LOCATION, AND ELEVATION SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DEPICTED ON THESE PLANS.
10. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
11. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
13. ALL WATER JOINTS ARE TO BE MECHANICAL RESTRAINED JOINTS.
14. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL RESTRAINED JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
15. ALL SANITARY LATERALS (LESS THAN 6" DIAMETER) SHALL BE SLOPED AT A MINIMUM OF 1.00%.
16. CONTRACTOR SHALL TURN OFF THE CORPORATION STOPS AT THE METERS FOR ALL WATER SERVICES THAT ARE TO BE REMOVED.
17. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL MINIMIZE DAMAGE TO TREE ROOT SYSTEM.
18. A MINIMUM OF 5 FT SEPARATION SHALL BE PROVIDED BETWEEN THE UNDERGROUND UTILITIES AND ANY PROPOSED LARGE CANOPY TREES.
19. PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR CLASS I, II, III, IV. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY /EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR.
20. UNDERGROUND FIRE MAINS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 24-2025 EDITION. STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
21. IN PAVED AREAS, ALL CLEANOUT COVERS SHALL BE TRAFFIC RATED.

SITE GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
2. 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 COMPANIES AT LEAST 72 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.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. STORM PIPE SHALL BE PER MASTER SITE SPECIFICATIONS SECTION 02630.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
16. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYOR CONSULTANT. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
17. ALL EXISTING MANHOLE RIMS TO BE FLUSH WITH FINISHED GRADE. CONTRACTOR TO INSTALL MANHOLE RISERS OR ADJUST EXISTING FRAMES AS NECESSARY.
18. EXISTING GRATE ELEVATIONS TO REMAIN. WHERE PAVEMENT OVERLAY IS TO BE PLACED, FEATHER OVERLAY TO MATCH EXISTING GRATE ELEVATION TO FORM A SMOOTH TRANSITION.
19. SPOT ELEVATIONS ADJACENT TO CURBS REPRESENT EDGE OF PAVEMENT ELEVATIONS, TOP OF CURB SHOULD BE CONSIDERED 6" HIGHER.
20. CONTRACTOR TO MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE, AS DEPICTED ON SWPPP SITE MAPS
21. STRIP THE SURFICIAL ORGANIC SANDS AND IMPORT A MINIMUM OF 2 FEET OF PRE-APPROVED ENGINEERED FILL WITHIN THE LIMITS OF PROPOSED BUILDING FOUNDATIONS AND PAVEMENT.
22. AFTER STRIPPING IS COMPLETE, THE EXPOSED SUBGRADE SHALL BE OBSERVED, TESTED AND PROOF-ROLLED WITH A MINIMUM OF 10 PASSES WITH A HEAVY VIBRATORY ROLLER IN PERPENDICULAR DIRECTIONS.
23. FILL SHALL BE COMPACTED IN LIFTS NO THICKER THAN 9 TO 12 INCHES IN LOOSE THICKNESS, WITH EACH LIFT COMPACTED TO AT LEAST 95 PERCENT OF THE SOILS MODIFIED PROCTOR DRY DENSITY, (ASTM D-1557), AT A DEPTH OF 1 FOOT BELOW THE COMPACTED SURFACE, AS DETERMINED BY IN-PLACE DENSITY TESTS.
24. FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY
25. IMPORTED FILL OR BACKFILL SHOULD CONSIST OF FINE SAND WITH LESS THAN 15 PERCENT PASSING THE NO. 200 SIEVE. FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS, AND OTHER UNSUITABLE MATERIAL.
26. MOISTURE CONTENT OF THE FILL SHALL BE WITH IN +/-2 PERCENT OF OPTIMUM MOISTURE CONTENT AS ESTABLISHED IN ASTM D-1557.
27. ONE FIELD DENSITY TEST SHALL BE CONDUCTED PER 2,500 SQUARE FEET (OR FRACTION THEREOF) PER LIFT, IN THE BUILDING AREA, 1 TEST PER 5,000 SQUARE FEET IN PAVEMENT AREAS.
28. ALTHOUGH THE EXPOSED SUBGRADE IS ANTICIPATED TO BE RELATIVELY STABLE UPON INITIAL EXPOSURE, UNSTABLE SUBGRADE CONDITIONS COULD DEVELOP DURING GENERAL CONSTRUCTION OPERATIONS IF THE SOILS ARE WETTED AND/OR SUBJECTED TO REPETITIVE CONSTRUCTION TRAFFIC.
29. LANDSCAPED AREAS BETWEEN RESIDENTIAL BUILDINGS AND SIDEWALKS ALONG PUBLIC ROADS SHALL BE SLOPED SUCH THAT THE EXPOSED FOOTER OF THE BUILDING IS A MINIMUM OF 1 FOOT AND MAXIMUM OF 2.5 FEET.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF WINTER SPRINGS REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, ETC., PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED, UNLESS OTHERWISE NOTED. THOSE ISLANDS ARE TO HAVE CONC. CURB.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE MODIFIED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
8. THE SITE WORK FOR THE PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".
9. LIGHTING ELECTRICAL PLANS TO BE PROVIDED BY DUKE ENERGY.
10. ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.
11. ALL CONSTRUCTION DUMPSTERS TO BE WASTE PRO, NO EXCEPTIONS.
12. NO ONSITE BURNING IS ALLOWED AT ANY TIME.
13. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS MUST BE HAULED OFF THE SITE AND PROPERLY DISPOSED.
14. PAYMENT OF THE 1% SITE INSPECTION FEE IS DUE PRIOR TO BREAKING GROUND. FEE IS 1% OF THE TOTAL SITEWORK CONSTRUCTION COST, NOT INCLUDING ITEMS COVERED BY A BUILDING PERMIT.
15. PROVIDE A VIDEO INSPECTION OF ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND ALL STORMWATER PIPES. PROVIDE THE CITY WITH A DVD COPY OF ALL VIDEO INSPECTIONS.
16. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2017 DESIGN STANDARDS, 2017 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND 2010 UTILITY ACCOMMODATION MANUAL.

17. FDOT ITS: NON-LOCATED / UNMARKED FDOT ITS FACILITIES, INCLUDING FIBER OPTIC COMMUNICATION AND TRAFFIC CONTROL SIGNAL LOOPS/DEVICES, MAY EXIST WITHIN THE PROJECT LIMITS; MAKE TEMPORARY REPAIRS TO ANY DAMAGE TO A FACILITY WITHIN FOUR (4) HOURS OF THE OCCURRENCE. IF ASSISTANCE IS REQUIRED REGARDING ITS FACILITIES, CONTACT THE FDOT TRAFFIC OPERATIONS ITS MANAGER AT (386) 943-5000.
18. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE LATEST EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL (UAM).
19. ALL R/W DISTURBED BY THIS WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER AND IN ACCORDANCE TO APPLICABLE FDOT SPECIFICATIONS. ALL DISTURBED AREAS MUST BE SODDED, MATCHING EXISTING GRASS TYPE.
20. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR/SUBCONTRACTOR AT HIS SOLE EXPENSE AND ANY DELAY INCURRED SHALL NOT BE CAUSE FOR AN EXTENSION IN THE TIME OF THE CONTRACT.

21. ALL PROPOSED SURFACES SHALL BE GRADED TO DRAIN POSITIVELY TO ASSURE NO LOW POINTS HAVE BEEN CREATED, NO FLOODING TO ADJACENT PROPERTIES WILL OCCUR SMOOTH SURFACES ARE MAINTAINED AND NO STEEP OR UNUSUAL SLOPES ARE CREATED.

GEOTECHNICAL DATA:

1. SITE PREPARATION FOR CONSTRUCTION SHOULD CONSIST OF REMOVAL OF ALL EXISTING STRUCTURES, FOUNDATIONS, PAVEMENTS, UNDERGROUND UTILITIES, LANDSCAPE, AND OTHER DELETERIOUS MATERIALS WITHIN PROPOSED BUILDING AND PAVEMENT. FOOTPRINTS. ANY VOIDS CREATED BY THE REMOVAL OF THESE DELETERIOUS MATERIALS SHOULD BE PROPERLY BACKFILLED.
2. SITE PREPARATION RECOMMENDED ABOVE SHOULD INCLUDE THE PLANNED STRUCTURE AND PAVEMENT FOOTPRINTS PLUS A FIVE-FOOT PERIMETER.
3. FILL SOILS SHOULD CONSIST OF EITHER INORGANIC, NON-PLASTIC SAND HAVING LESS THAN 12% MATERIAL PASSING THE NO. 200 SIEVE. IN PARTICULAR, FILL SOILS PLACED WITHIN THE UPPER 12 INCHES OF THE SUBGRADE OF BUILDING GRADE SLABS ON GRADE SHOULD CONSIST OF EITHER SAND WITH LESS THAN 10% PASSING THE NUMBER 200 SIEVE.
4. REPRESENTATIVE SAMPLES OF THE FILL SOILS SHOULD BE COLLECTED FOR CLASSIFICATION AND COMPACTION TESTING. THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE CONTENT, GRADATION, AND PLASTICITY SHOULD BE DETERMINED. THESE TESTS ARE NEEDED FOR QUALITY CONTROL OF THE COMPACTED FILL.
5. FILL SOILS SHOULD BE PLACED WITH LOOSE LIFT THICKNESSES OF NOT MORE THAN 12 INCHES, MOISTURE-CONDITIONED TO WITHIN THREE (3) PERCENT OF THE OPTIMUM MOISTURE CONTENT BASED ON ASTM D-1557 AND COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION. ONE TEST SHOULD BE PERFORMED FOR EACH 2,500 SQUARE FEET OF FILL AREA PER LIFT OF FILL SOIL. IF DURING THE COMPACTION PROCESS FILL SHOWS EVIDENCE OF YIELDING UNDER THE WEIGHT OF THE ROLLER, IT SHOULD BE SCARIFIED AND RE-COMPACTED, OR REMOVED AND REPLACED WITH FILL.
6. VIBRATIONS PRODUCED BY THE OPERATION OF THE COMPACTOR SHOULD BE MONITORED FOR POTENTIAL ADVERSE EFFECTS ON ADJACENT EXISTING STRUCTURES, PAVEMENTS, AND UTILITIES. IF NEARBY STRUCTURES WILL BE AFFECTED BY THE VIBRATION OF THE COMPACTOR, THE COMPACTION PROCEDURE MAY REQUIRE MODIFICATION AS APPROVED BY THE GEOTECHNICAL ENGINEER.
7. FINAL SURROUNDING GRADES SHOULD BE SLOPED AWAY FROM THE STRUCTURE ON ALL SIDES TO PREVENT PONDING OF WATER. ROOF DRAINAGE SHOULD DISCHARGE TO THE STORMWATER SYSTEM OR A MINIMUM OF 10 FEET BEYOND THE FOOTPRINT OF THE PROPOSED STRUCTURES WHERE THERE ARE PERVIOUS SURFACES. SITE GRADES SHOULD BE SET CONSIDERING THE ESTIMATED SEASONAL HIGH GROUNDWATER.

LEGAL DESCRIPTION:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11911023, COMMITMENT DATE: 07-26-2024)

PARCEL A (DESCRIPTION PROVIDED BY SURVEYOR)

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 INTERSECTION 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; THENCE S38°43'16"E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 164.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S38°43'16"E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.14 FEET TO THE INTERSECTION WITH 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 N50°31'58"W, ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 231.33 FEET; THENCE N38°28'33"W, A DISTANCE OF 188.71 FEET; THENCE S51°37'48"W, A DISTANCE OF 232.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.015 ACRES, MORE OR LESS.

NOTE:

THIS DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED.

JURISDICTION / UTILITIES

SITEWORK CONSTRUCTION
CITY OF WINTER SPRINGS, FLORIDA
1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
407-327-8979

WATER MANAGEMENT:
ST. JOHNS RIVER WATER MAN. DISTRICT
2501 S. BINION RD
APOPKA, FLORIDA 32703
407-695-4800

WATER
CITY OF WINTER SPRINGS, FLORIDA
1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
407-327-8979

WASTEWATER
CITY OF WINTER SPRINGS, FLORIDA
1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
407-327-8979

ELECTRIC:
DUKE ENERGY
2801 WEST STATE ROAD 426
OVIEDO, FLORIDA 32765
800-700-8744

CONSULTANTS

CIVIL ENGINEER:
NV5, INC.
6200 LEE VISTA BLVD.
ORLANDO, FLORIDA 32822
FRANK A. PORTER, P.E.
407-896-3317

SURVEYOR:
CHW, INC., AN NV5 COMPANY
2100 SE 17TH STREET, UNIT 802
OCALA, FLORIDA 34471
CLINTON N. RICKNER, PSM
352-414-4621

ARCHITECT:
ARC3 ARCHITECTURE, INC.
6699 13TH AVENUE NORTH, SUITE 4A
ST. PETERSBURG, FLORIDA 33710
STEVEN J. VINCI, AIA
727-381-5220

LANDSCAPE:
J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
5621 REVELWOOD LOOP
WINTER PARK, FLORIDA 32792
J. SCOTT LIBERTY
407-719-2124

GEOTECH:
NV5, INC
6200 LEE VISTA BLVD.
ORLANDO, FLORIDA 32822
JAMES R. HILL, III, P.E., S.I.
407-275-5120

Digitally signed by Franklin A Porter
Date: 2026.03.31 11:46:38-04'00'

FRANKLIN A. PORTER LICENSE No 69092 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Franklin Porter, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

NO.	DATE	REVISIONS
1	03/31/26	REVISIONS PER CITY COMMENTS DATED 03/25/26
2	02/17/26	PLAYGROUND, HC SPACE, AND RET. WALL GRADING
3	01/16/26	REVISED PLAYGROUND GRADING
4	07/31/25	ADD BICYCLE RACK PER CITY REQUEST 07/30/25

JOB # 24056.20 | PRJ. MGR: FAP | DESIGNER: SCK | CHECKED: JPM

ENGINEER
FRANKLIN A. PORTER, P.E.
FL. LIC. #69092
DATE: Mar. 31, 2026

THE LEARNING EXPERIENCE
AT
SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA
FOR
KW PARTNERS, LLC

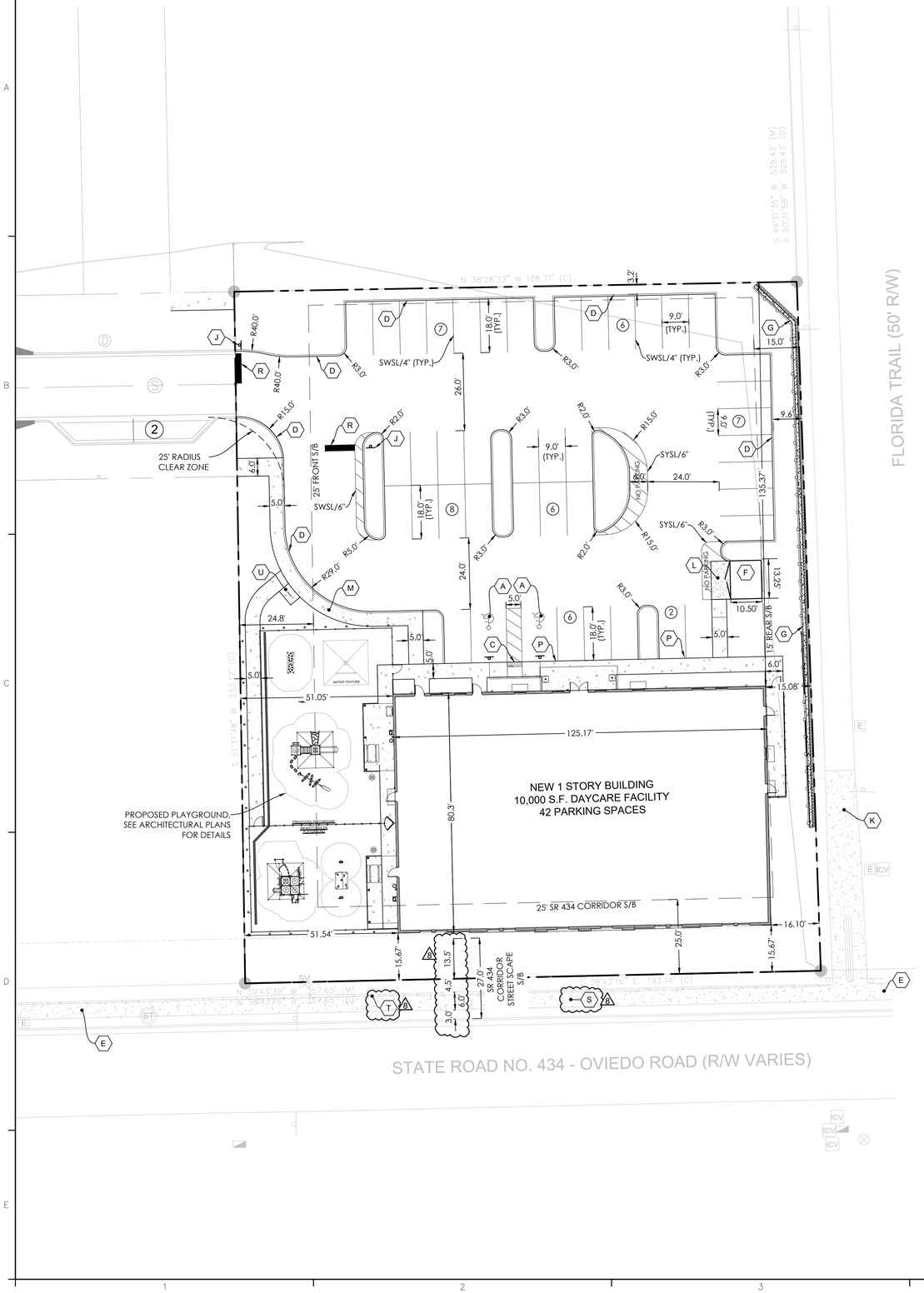
COVER SHEET

NV5
6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
407.896.3317
WWW.NV5.COM

CERTIFICATE OF AUTHORIZATION # 29065

SHEET
C01.0

\\nv5.com\panzuro\NF_INF-East\FL\ORL\Civil\civil2\24056.20\CONST\C01.0 COVER SHEET.dwg — Mar 31, 2026 — 9:20am



SITE LEGEND

- (A) ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL FOR ACCESSIBLE PARKING SPACE, SIGN AND SYMBOL (SEE SHEET C11.0 DETAIL 1)
- (B) PAVEMENT MARKINGS (TYP). PER FDOT INDEX 17346
- (C) FDOT ADA RAMP WITH DETECTABLE WARNING SURFACE (TYP). (SEE SHEETC11.0 DETAIL 2)
- (D) TYPE D CURB . PER FDOT INDEX 520-001
- (E) EXISTING CONCRETE SIDEWALK
- (F) DUMPSTER ENCLOSURE
- (G) 189 LF RETAINING WALL WITH MIN. 42" HIGH BLACK ALUMINUM DECORATIVE GUARDRAIL ANCHORED TO TOP OF RETAINING WALL. GUARDRAIL SHALL COMPLY WITH FLORIDA BUILDING CODE SECTION 1015.3.
- (H) SEE NOTE NO. 3 UNDER SITE INFORMATION SECTION THIS SHEET.
- (I) FIRE HYDRANT PAVEMENT MARKER (SEE SHEET C10.0, DETAIL 8)
- (J) DECORATIVE STOP SIGN (R1-1) - HIGH REFLECTIVE INTENSITY (SEE SHEET C10.0, DETAILS 9 & 10)
- (K) CROSS SEMINOLE TRAIL
- (L) CONCRETE PAVEMENT (SEE SHEET C10.0, DETAIL 4)
- (M) PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE SHEET C10.0, DETAIL 1)
- (N) SEE NOTE NO. 1 UNDER SITE INFORMATION SECTION THIS SHEET.
- (O) TYPE F CURB AND GUTTER (SEE SHEET C10.0, DETAIL 3)
- (P) THICKENED CURB (SEE SHEET C10.0, DETAIL 1)
- (Q) 6' X 6' TRANSFORMER CONCRETE PAD
- (R) STOP BAR (SEE SHEET C10.0, DETAIL 6)
- (S) EXIST. 6' WIDE CONCRETE SIDEWALK TO REMAIN
- (T) EXISTING. FDOT HANDRAIL TO REMAIN
- (U) BICYCLE RACK (SEE SHEET C11.0, DETAIL 4)

MAINTENANCE OF TRAFFIC NOTE:

ALL WORK WITHIN S.R. 434 RIGHT-OF-WAY SHALL CONFORM TO FDOT STANDARD PLANS, INDEX 102-601, 102-602, AND 102-660e, FOR MAINTENANCE OF TRAFFIC (MOT) REQUIREMENTS.

NORTH

SCALE: 1" = 20'

0 20 40

STRIPING LEGEND

NOTE: ALL STRIPING TO BE NON-SLIP PAINT

SYSL/4"	SINGLE YELLOW SOLID LINE / 4" WIDE
SYSL/6"	SINGLE YELLOW SOLID LINE / 6" WIDE
SWSL/4"	SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/6"	SINGLE WHITE SOLID LINE / 6" WIDE
SWSL/24"	SINGLE WHITE SOLID LINE / 24" WIDE
(7)	PARKING COUNT

PAVEMENT LEGEND

- RIGID PAVEMENT (SEE SHEET C10.0, DETAIL 4)
- HARDSCAPE PER ARCH. PLANS.
- STANDARD DUTY ASPHALT (SEE SHEET C09.0, DETAIL 5)
- CONCRETE SIDEWALK (SEE SHEET C10.0, DETAIL 1)

SITE ADDRESS
SR 434 & MICHAEL BLAKE BLVD

SITE JURISDICTION
CITY OF WINTER SPRINGS

ZONING
EXIST. TOWN CENTER DISTRICT (T5-URBAN CENTER)
PROP. TOWN CENTER DISTRICT (T5-URBAN CENTER)

FUTURE LAND USE
TOWN CENTER DISTRICT (T5-URBAN CENTER)

SITE DATA

TOTAL AREA:	1.01 AC
IMPERVIOUS AREA:	0.67 AC
PERVIOUS AREA:	0.34 AC

SITE FEMA
CITY OF WINTER SPRINGS 120295: ZONE X

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT	25'-50'	51.54'
REAR	15' MIN	15.08'
SIDE	5'-100'	135.37'
SR 434 CORRIDOR*	25'	15.67'

*A WAIVER FROM WINTER SPRINGS CITY CODE SEC. 20-325 TO ALLOW A 15.67 FOOT SR 434 CORRIDOR SETBACK FOR THE PROPOSED BUILDING IN LIEU OF A REQUIRED SR 434 CORRIDOR SETBACK OF 25 FEET.

BUILDING SETBACKS PER CITY OF WINTER SPRINGS CODE SEC. 20-325. - TRANSECT STANDARDS

BUILDING HEIGHT

	REQUIRED	PROPOSED
COMMERCIAL	2 STORIES**	

**SECOND STORY CAN BE FAUX

BUILDING HEIGHT REQUIREMENTS PER CITY OF WINTER SPRINGS CODE SEC. 20-325. - TRANSECT STANDARDS

JOB #: 24056.20
PRJ. MGR: FAP
DESIGNER: SCK
CHECKED: JPM

ENGINEER
FRANKLIN A. PORTER, P.E.
FL LIC. #69092
DATE: Mar. 31, 2026

NO	DATE	REVISIONS
A	03/31/26	REVISIONS PER CITY COMMENTS DATED 03/25/26
A	02/17/26	PLAYGROUND, HC SPACE, AND RET. WALL GRADING
A	07/31/25	ADD BICYCLE RACK PER CITY REQUEST 07/30/25
A	06/18/25	SITE PLAN REVIEW COMMENTS 06/05/25
A	05/23/25	SITE PLAN REVIEW COMMENTS 04/24/25

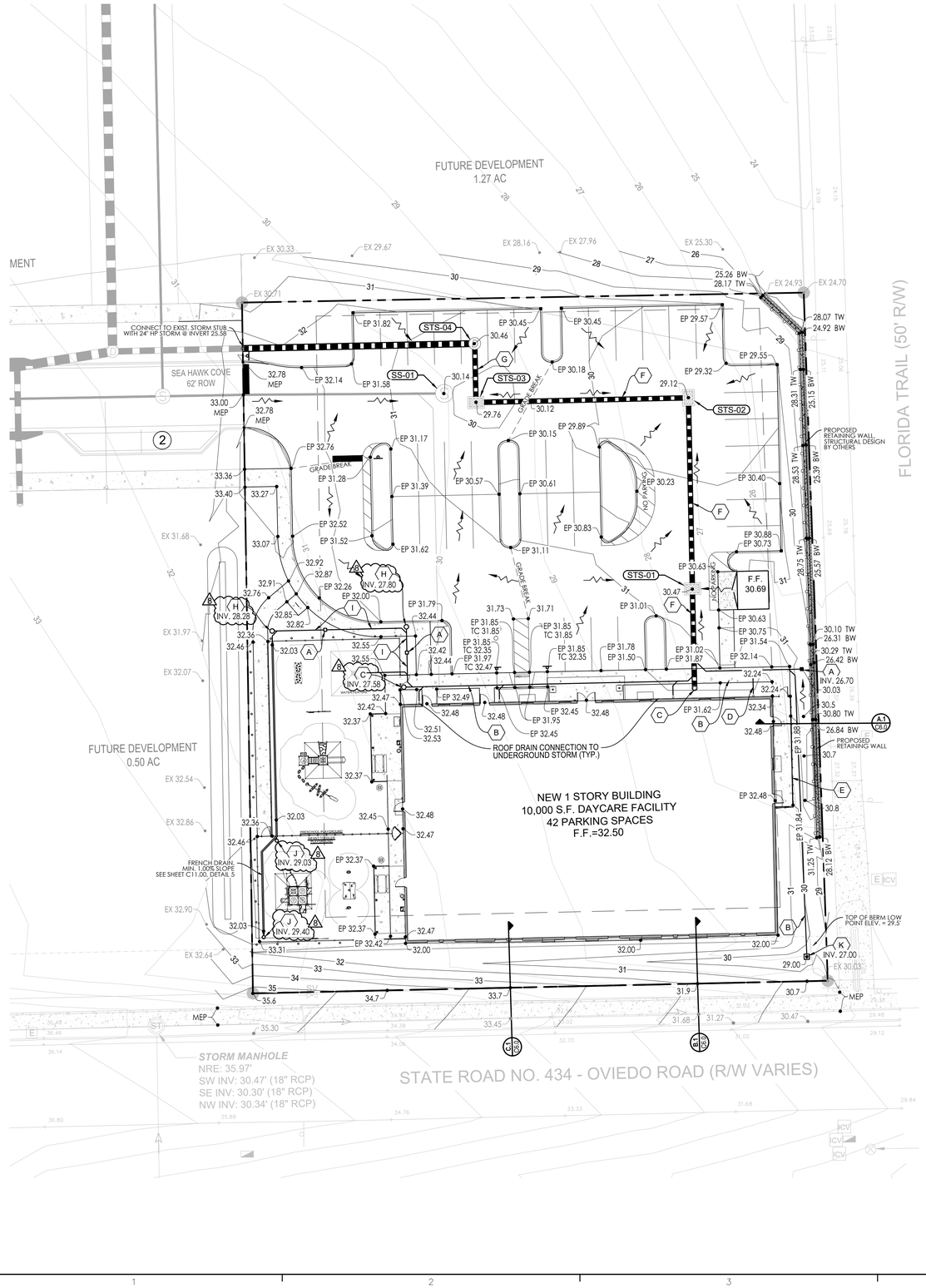
THE LEARNING EXPERIENCE
AT
SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA
FOR
KW PARTNERS, LLC

SITE PLAN

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-3371
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 28065

SHEET
C05.0

\\nv5.com\panzura\INF_East\FL\ORL\Civil\Civil2\24056.20\CONST\C05.0 SITE PLAN.dwg — Mar 31, 2026 — 8:30am



LEGEND

40.89	= SPOT ELEVATION AT EDGE OF PAVEMENT
	= GRADE BREAK
	= SURFACE FLOW
SC	= SAWCUT EXISTING EOP AND MATCH TO LINE AND GRADE
MEP	= MATCH EXISTING PAVEMENT
TC	= TOP OF CURB
EP	= EDGE OF PAVEMENT

NOTES:

1. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.

2. ALL SITE WORK SHOWN SHALL BE CONSTRUCTED BY THE GENERAL CONTRACTOR.

3. ELEVATIONS SHOWN ARE BASED ON NAVD88, SEE BOUNDARY & TOPOGRAPHIC SURVEY UNDER GENERAL NOTES.

4. SLOPE ALL ROOF DRAIN DOWN SPOUT PIPING AT 1.00% MIN.

5. STORMWATER MANAGEMENT IS PROVIDED THROUGH A MASTER STORMWATER SYSTEM. ALL ONSITE RUNOFF HAS BEEN ADDRESSED AND ACCOUNTED FOR IN THE SYSTEM. RUNOFF WILL BE CONVEYED THROUGH A COMBINATION OF PROPOSED SWALE AND UNDERGROUND PIPING TO THE EXISTING MASTER STORMWATER SYSTEM LOCATED IN SEA HAWK COVE ROW. SJRWMD MASTER PERMIT NO. 95027 SERIES.

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- REGULAR DUTY CONCRETE
- HARDSCAPE PER ARCH. PLANS.

GRADING LEGEND

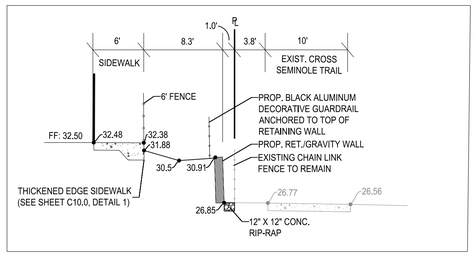
- (A) 12"X12" YARD DRAIN
- (B) 12" HP STORM PIPE
- (C) 4" CLEANOUT AND COVER, CONNECTED TO 12" PIPE
- (D) 6" ADS CORRUGATED PIPE
- (E) THICKENED EDGE SIDEWALK TO BE INSTALLED ENTIRE LENGTH OF SIDEWALK ADJACENT TO WALL (SEE SHEET C10.0, DETAIL 1)
- (F) 18" HP STORM PIPE
- (G) 24" HP STORM PIPE
- (H) 4" CLEANOUT AND COVER, CONNECTED TO 8" PIPE
- (I) 8" PVC PIPE
- (J) 4" CLEANOUT AND COVER, CONNECTED TO 6" PIPE
- (K) 18"X18" YARD DRAIN

NORTH

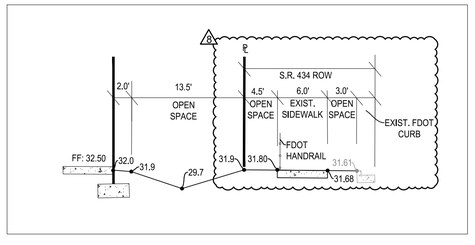
SCALE: 1" = 20'
0 20 40

STORM SEWER SCHEDULE

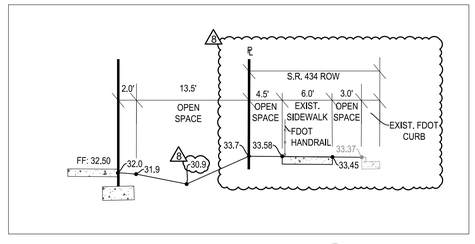
STRUCTURE NUMBER	STRUCTURE TYPE	RIM / FLOW LINE ELEV.	DOWNSTREAM STRUCTURE	INVERTS IN	INVERTS OUT	DOWNSTREAM PIPE LENGTH	PIPE SIZE/ MATERIAL
STS-01	TYPE C STORM STRUCTURE	30.47	STS-02	26.46' SW	26.46' NE	64.17'	18" HP STORM PP
STS-02	TYPE C STORM STRUCTURE	29.12	STS-03	26.24' SW	26.24' NW	71.38'	18" HP STORM PP
STS-03	TYPE C STORM STRUCTURE	29.76	STS-04	26.05' SE	26.05' NE	19.80'	18" HP STORM PP
STS-04	STORM MANHOLE	30.46	STS-04A	25.89' SW	25.89' NW	77.97'	24" HP STORM PP
STS-04A	24" HP-STORM STUB MARKED @ PROP. GRADE	32.70		25.58' SE			



RETAINING WALL CROSS SECTION — A.1 / C6.0
NOT TO SCALE



SWALE CROSS SECTION — B.1 / C6.0
NOT TO SCALE



SWALE CROSS SECTION — C.1 / C6.0
NOT TO SCALE

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

NO	DATE	REVISIONS
A	03/31/26	REVISIONS PER CITY COMMENTS DATED 03/25/26
A	02/17/26	PLAYGROUND, HC SPACE, AND RET. WALL GRADING
A	01/16/26	REVISED PLAYGROUND GRADING
A	07/31/25	ADD BICYCLE RACK PER CITY REQUEST 07/30/25
A	07/11/25	GRADING PLAN SHEET REVISIONS

JOB #: 24056.20
PRJ. MGR: FAP
DESIGNER: SCK
CHECKED: JPM

ENGINEER
FRANKLIN A. PORTER, P.E.
FL LIC. #69092

DATE: Mar. 31, 2026

THE LEARNING EXPERIENCE
AT
SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FLORIDA
FOR
KW PARTNERS, LLC

GRADING PLAN

NV5
6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-3311
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CERTIFICATE OF AUTHORIZATION # 29065

SHEET
C06.0

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SECTION – 02800
LANDSCAPE WORK

PART I – GENERAL

1.01 Scope of Work:

Provide all labor, materials, equipment and incidentals required to prepare planting beds and install landscape planting in accordance with the plans and as specified.

Related Work Specified Elsewhere:

A. Section 02952 – Site Maintenance

1.03 General Requirements:

A. Finish Grade: The Contractor will perform the fine grading and amend the soil as required by these specifications. The contractor is responsible for any trees/shrubs that are planted prior to achieving final grade.

B. Comply with applicable Federal, State, County and local codes, ordinances and regulations governing landscape materials and work.

C. The work shall be coordinated with other trades to prevent conflicts.

D. All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified landscape foreman.

E. Prior to the preparation of planting areas and plant pits, ascertain the location of all landscape underdrain trenches, electrical cable, conduits, utility lines, oil tanks, supply lines and other subsurface structures so that proper precautions may be taken not to disturb or damage any of these elements or improvements.

F. Prior to bidding, the Contractor shall visit the site and ascertain all site conditions, including utilities, slopes, access and available work space to preclude any misunderstandings and ensure a trouble-free installation. It shall be the Contractor's responsibility to avoid conflicts with existing underground and overhead utilities. The contractor shall notify all utilities servicing the work area at least 48 hours prior to any excavation so that underground utilities may be located.

G. Excavate all planting beds to their proper dimensions per the details.

H. Prior to placing planting mix and backfill, or commencing with planting of trees or shrubs, obtain the Owner's approval of soil amendments and backfill soils.

I. The Contractor shall take all necessary precautions to avoid damage to any building, building structure or waterproofing while working adjacent to fixed buildings, walls or other structures. The use of mechanical equipment within five (5) feet of any building or existing structure to move plants or materials shall be approved by the City prior to its use. The Contractor shall be responsible for all damages to the subsurface utilities, buildings, or building footings caused by his operations.

Applicable Documents:

A. Plants:

1. Nomenclature: Shall conform to the names given in "Standardized Plant Names", 1942 Editions, prepared by the American Joint Committee on Horticultural Nomenclature or by the Bureau of Plant Industry, State of Florida.

2. Names of varieties not included therein shall conform generally with names accepted in the nursery trade.

3. Substitutions will be permitted only upon submission of proof that any specified plant is not obtainable or suitable for the location as specified on the plan and upon written authorization of the Owner and City.

1.05 Quality Control:

A. Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous and free from insect pests, fungi plant diseases and injuries.

B. Trees shall be heavily branched. All trees shall have a dominant leader and no crossing branches.

C. Plant material shall be graded Florida No. 1 or better as outlined under "Grades and Standards for Nursery Plants", established by the Florida Dept. of Agriculture.

D. The Owner shall have the right, at any stage of the operations, to reject any and all work and materials, which, in their opinion, do not meet the requirements of these specifications or aesthetically do not comply with design intent. Trees that are scarred or damaged during delivery or off loading will be rejected.

E. Representative samples of proposed plant materials are required to be inspected and approved by the Owner prior to any delivery to the project site. Such samples may be viewed at the respective nurseries prior to delivery to the project site.

Inspection:

A. All shipments of plant material shall be properly inspected at the nursery or at the growing site by the authorized State Agencies, prior to delivery to the project site.

B. All required inspection certificates shall accompany the bill of laden or invoices. Required transportation documents are to be submitted with invoices as back-up.

1.07 Soil Testing & Analysis:

A. The Landscape Contractor is required to take representative samples of the site soils.

B. Submit all samples to an independent testing laboratory for analysis. Laboratory selection is required to be approved by the Owner. Test for soil pH, salts, magnesium, calcium, phosphorus, potash, and percolation rates. Report from laboratory will identify nutrient deficiencies and recommendations to correct the deficiencies and to adjust pH to comply with the specifications. Submittal of the Contractor's fertilizer program for the maintenance period is required prior to acceptance.

C. Certificates:

1. Manufacturer's certification and/or testing laboratory certification that content of soil conditioners meet specification requirements.

2. Manufacturer's certificate of fertilizer's chemical composition including but not limited to percentage and derivation of nitrogen, phosphorus, potassium, and I micro-nutrients.

1.08 Measurements:

A. The minimum acceptable size of all plants measured after pruning, with branches in normal positions, shall conform to the measurements as shown on landscape plans and conform to the grades and standards established by the Florida Dept. of Agriculture.

B. Substantial deviations from these measurements must be approved by the City.

C. The caliper of tree trunks is to be taken twelve inches above the ground level.

1.09 Pre-performance Conference:

A. Provide a tentative working schedule including sequence of performance with bar charts.

B. Provide the proposed method of traffic control.

C. Provide a list of emergency phone numbers.

D. A Preconstruction conference will be required. Meeting to be scheduled by the Owner.

1.10 Shipment and Delivery:

A. Contractor shall notify the City and Owner, a minimum of 48 hours in advance, of all plant material deliveries. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CITY WITH NURSERY CERTIFICATION OF PLANT MATERIAL GRADE PRIOR TO DELIVERY TO SITE.

B. Plant materials shall be protected from weather and adequately packed to prevent breakage and drying during transit.

C. The Owner may exercise its option to inspect, select and assist the Contractor with the tagging of plant materials at the nursery.

D. Legible tags will be attached to at least one plant of each species. Packages, boxes, or bunches of plants will be identified with a similar tag attached. Plants which do not meet specifications for quality herein stated or plants that show improper handling or arrive on site in an unsatisfactory condition will be rejected. Rejected plants shall immediately be removed, disposed of, and replaced with approved nursery stock of like variety, size and age. These plants shall be replaced without additional cost to the Owner.

E. Final acceptance of plant material will be given only after material is planted and after meeting requirements prescribed herein.

PART II – PRODUCTS

2.01 Topsoil:

A. Topsoil material shall be free from subsequent hard clods, stiff clay, hard pan, stones larger than one inch (1) in diameter, noxious weeds and plants, including nutgrass and torpedo grass, sods, partially disintegrated debris, insects or any other undesirable material, plants, or seeds, that would be toxic or harmful to growth. All beds which contain topsoil contaminated with nut grass or torpedo grass shall have the top 24" of soil removed and replaced with uncontaminated soil or fumigated at no additional cost to the Owner. Topsoil shall be obtained from approved sources and shall contain 24 % organic matter. PH shall range from 5.5 to 7.5 inclusive.

2.02 Planting Mix and Backfill:

A. All planting areas shall be backfilled with a mixture of prepared and approved plant mix as shown below.

Planting Beds:
60 % Florida Fibrous Peat
20 % Compost
20 % Sand

B. Mix as prepared by Hillary Peat or approved equal.

C. All planting areas shall be stripped of all grass, weeds, trash, soil, etc.

D. Provide soil additive to adjust PH to be within range of 5.5 to 7.5 inclusive.

2.03 Plant Material:

A. The words "Plant Materials" or "Plants" refer to and include trees, shrubs, ground cover, grass or herbaceous materials.

B. Plant species shall conform to those indicated on the plans and in the specifications.

C. Plants shall be sound, healthy, vigorous, free from plant diseases, insect pests or their eggs and shall have healthy normal growth and root systems. Tree trunks shall have the specified caliper, straight with no fresh cuts, scrapes or scars, and shall have the specified clear trunk height.

D. Plants, with the exception of "Hurricane Cut" palm trees, shall not be pruned prior to delivery except as approved by the Owner.

E. All shrubs and ground covers are required to be container grown. Trees are required to be one of the following unless specified otherwise in the Plant List:

1. Container Grown:

Plastic containers: Trees grown in plastic containers should be well established in the container. Minimum container size guidelines will follow those established by the Florida Dept. of Agriculture in the Florida Grades and Standards. Root bound container plants will not be accepted. No synthetic grow bags or equivalent will be accepted.

2. Field Grown:

Shall have the appropriate root ball size based on the trees diameter and height as established by the American National Standards Institutes recommendations. Field grown trees should be hardened off in the nursery for a period of 60–90 days.

F. Collected plants shall not be used unless specifically called for in the specifications or approved in writing by the Owner. The type, size and availability of specific species will be the basis of selection of any collected plants.

G. All plants for this project, which can only be secured outside of the Central Florida area, are required to be acclimatized for a minimum period of one (1) year. The acclimatization of these plants must take place off-site at the Contractor's secured property or certified nursery grower's site. The cost of acclimatization and its scheduling are the responsibility of the contractor.

2.04 Quantities:

A. The quantities shown in the leader call outs in the plans govern the required installed quantities. The Plant List is provided as a reference only. The contractor is responsible for his own take-off. Discrepancies must be brought to the Owner's attention, in writing, or be corrected by the Contractor at no additional expense to the Owner.

2.05 Fertilizer for Plantings:

A. Commercial grade fertilizer to comply with State of Florida Fertilizer laws. Chemical designation shall be as specified with at least 70% of the nitrogen derived from a non-water soluble organic or slow release source.

B. Fertilizer shall include all trace elements plus 3.00% magnesium. Percentages shall be verified by the soil test report fertilizer recommendations and revised, if necessary.

1. Federal Specifications O-F-241 Type 1, Grade A or B.

2. The chemical designation for granular fertilizer for all plantings shall be 12-6-8.

C. Fertilizer shall be incorporated into the planting soil mix at a rate of 8 lbs. per cubic yard.

2.06 Mulch:

A. All plant beds shall receive a uniform 3" layer of mini pine bark nugget mulch or City and Owner approved alternative.

PART III – EXECUTION

3.01 General:

A. The Contractor's work shall conform to accepted horticultural practices as used in the trade, unless specifically directed to the contrary by the contract documents and by the City.

B. Plants shall be protected upon arrival at the site by being thoroughly watered and properly maintained until planted. Plants shall not remain unprotected for a period exceeding 24 hours. At all times, workmanlike and customary horticultural practices shall be exercised.

3.02 Bed Preparation:

A. All existing vegetation and debris shall be removed and legally disposed of off-site from within the area of the planting and mulch beds completely as described on the Drawings and in these Specifications. In areas where there is existing grass or other vegetation, remove by approved mechanical means completely. Take care not to disturb existing tree roots, nor layers of soil below the excavated area except as needed to grade the area to avoid disturbing dormant weed seed. All planting and mulch beds are to be weed free prior to planting.

3.03 Digging of Pits:

B. The existence and location of underground structures, elements and utilities are shown on drawings other than the landscape plans. All elements shall be investigated and verified in the field before starting work. Excavation in the vicinity of structures and utilities shall be performed with due caution. Coordination with other Contractors and the Owner before all site excavations is required.

C. Should overhead or underground obstructions be encountered which interfere with the specified plantings, alternate locations or plan modifications will be selected and approved by the City and Owner.

D. Before digging of holes or beds, the location and arrangement of the planting shall be staked by the Contractor and then approved by the Owner. Staking shall conform to the plant list, specifications, plans and details. Shrubs shall be placed in true straight lines and evenly spaced as specified. Groundcovers shall be triangular spaced.

3.04 Tree Installation:

A. All tree pits shall be excavated to size and depth in accordance with the University of Florida recommendations, unless shown otherwise on the plans and details, and backfilled with the prepared Planting Mix as specified. Test all tree pits with water before planting to ensure proper drainage percolation is available. All tree pits shall drain fully within one hour after being filled with water. No allowance will be made for lost plants due to improper drainage. All plant beds, planters, tree wells and tree islands shall be inspected by the City and Owner to verify removal of concrete, limerock base material, etc. prior to backfilling.

1. Container-grown plants:

a. Gently place the plant straight in the hole and be sure the top of the root ball is no deeper that the existing landscape soil surface. In areas of compacted or poorly drained soils, the top of the root ball may be positioned slightly above the soil surface to provide an adequate volume of well-drained soil for root development. Fill around the ball with soil and gently firm the soil. Do not pack the soil. Water thoroughly while planting to remove air pockets.

b. Do not mound soil over the roots but form a saucer-like catch basin around the edge of the root ball with a soil ridge 3 to 6 inches high to facilitate watering.

c. Mulch with 3-inch layer of specified material to buffer soil temperature, reduce weed competition, and conserve moisture. Be sure to keep the mulch layer approximately 3 inches away from the plant stem.

2. Balled and Burlapped Plants

Planting procedures for balled and burlapped plants are similar to those for planting container-grown plants. Always move balled and burlapped plants by the root ball only. Never use the trunk as a handle to pick up or move these plants. Care should be taken not to disturb the root ball as this would severely damage the root system. Removal of all the burlap before planting is not necessary, although the top one-third of the burlap should be pulled back from the stem. Removal of woven plastic wraps completely after setting the plant in the hole is necessary. Nondegradable, woven plastic fabrics can girdle roots as they expand through the material. However, this practice may not be feasible when moving large trees that have been sleeved in woven plastic materials before being placed in wire baskets. Slice the material through the wire baskets to facilitate healthy root growth into the landscape soil. Always remove nylon twine tied around the plant stem. Nylon twine does not rot and will eventually girdle the stem if left in place.

3. Palms

Generally, procedures for planting balled and burlapped shrubs and trees are suitable for palms. Palms should be harvested with a root ball appropriate for the size and species of palm. Although a 2 foot diameter root ball would be adequate for a palm 3 to 6 feet in height, a root ball of 4 to 5 feet in diameter is recommended for larger palms. Foliage of all palm species except Sabal palmetto shall have the leaves tied with a biodegradable twine in a bundle around the bud. Complete leaf removal at the time of digging is required when planting Sabal palmetto.

B. No trees shall be planted prior to completion of final finish grading.

C. Trees shall be set plumb and held in position until the planting mixture has been flushed into place with slow full hose stream.

3.05 All Plant Materials:

A. Plants shall be set on prepared planting soil backfilled and brought to a height to allow planting above the depth the plants grew in the nursery as shown on the details. Upright plants shall be kept in a vertical position. All trees shall be handled by a padded nylon strap for lifting purposes.

B. Circular receiving holes with vertical sides shall be excavated for all plants except for bare-root ground covers. Diameter of receiving holes for all plants shall be as shown on the drawings.

C. After placing the plant in the pit, the planting soil specified herein shall be watered and firmly tamped to ensure the backfill mixture is surrounding the root ball. All tamping shall be such that no plants will settle below their original growing height and the finish grade specified.

D. Plants in containers shall be carefully removed from the pots, cans, boxes or other containers in a manner not to damage the roots or the root ball of soil formed by the container. Scarifying the root ball on the sides and bottom to stimulate new root growth outside of the existing root ball should be performed prior to placement into the pit. Plants shall be set in the pit with the planting mixture carefully washed and tamped around the base of each to fill voids.

E. All plants shall be thoroughly watered at the time of planting and dept adequately watered until time of acceptance. No additional allowances will be made for plant losses due to lack of adequate or proper watering.

F. Pruning shall be done after planting and with due regard to the natural form and growth characteristics of each species. Method and amount of pruning shall be determined by the Landscape Architect/Owner. Trees with pruned terminal leaders will not be accepted.

G. During the course of planting, excess and waste materials shall be removed daily. All reasonable precautions shall be taken to avoid damage to structures and plantings. When planting in an area has been completed the area shall be fully policed for debris and maintained in this finished state until Final Acceptance.

3.06 Mulching:

A. Plants and planting beds shall receive a layer of the specified mulch, entirely covering the area around each plant or the entire 3" minimum surface of each planting bed.

B. Mulch shall be placed between and around all newly planted trees and shrubs as shown on drawings and a specified. For individual plants, the mulch shall be spread to cover the saucer area and maintained until acceptance. Mulch shall be kept a minimum of 3" away from the trunks of all trees. When in place, the mulch is to be watered thoroughly.

3.07 Guying and Staking:

A. Guy and stake plant materials as specified and detailed to assure upright form. Follow the recommendations from the University of Florida Cooperative Extension Service Circular 858, unless noted otherwise in drawings.

B. Prevent plants from falling or being blown over, re-straighten and replant all plants which lean or fall, and replace all plants which are damaged due to lack of guying and staking.

C. If un-guyed plants are blown over by high winds, the City will determine if the plant is to be replaced. Such decision shall not be cause for additional expense to the Owner. Damaged plants shall be replaced and guyed or staked at no additional cost to the Owner.

D. All stakes and staking material should be removed between the 16th and 18th months following planting, except on those trees identified by the Owner. The Contractor shall notify the Owner fourteen (14) days prior to removing stakes and staking material.

3.08 Maintenance Prior to Substantial Completion:

A. Maintenance shall commence after each plant is planted and shall continue until substantial completion. After substantial completion, the formal one year guarantee period shall commence.

B. Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening and repair of guys, replacement of sick or dead plants, resetting plants to proper grades or upright position, restoration of the planting saucer, and all other care required for proper growth of the plants. Proper protection of lawn areas shall be provided and any damages resulting from planting or maintenance operations shall be repaired promptly by the Contractor at no additional cost to the Owner.

C. Damage resulting from erosion, gullies, washouts or other causes shall be repaired by the Contractor by filing with topsoil, tamping, re-fertilizing and re-stabilizing slopes, at no additional cost to the Owner.

3.08 Guarantee and Replacement:

A. All work shall be guaranteed for a period of one year from the date of substantial completion. All plants shall be alive and in satisfactory growth throughout the guarantee period, if, at any time during the one year guarantee period, substandard or dead trees or plants are identified by the Owner, such trees and plants shall be replaced by the Contractor within fourteen (14) calendar days of notification, at no additional cost to the Owner.

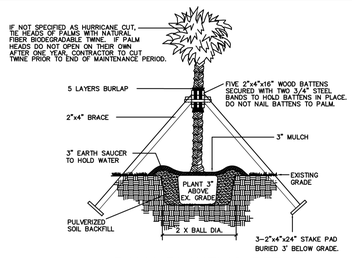
B. The Landscape Contractor shall notify the Owner in writing, ten (10) days prior to expiration of guarantee periods, and said guarantee period shall be continued until such time as written notification is received.

C. At the end of the guarantee period, an inspection will be made by the Contractor and the Owner. All plants that are dead or fail to meet the grade requirements initially specified or are otherwise considered in unsatisfactory condition, as determined by the Owner, shall be removed from the site and immediately replaced with approved plants meeting the original specifications.

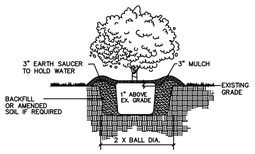
D. All replacements shall be plants of the same species and size as specified in the Plant List. They shall be furnished and planted as specified with no additional cost to the Owner.

E. All repiacement plants shall become guaranteed for a period of one year from the date of their acceptance. A written agreement is required to be submitted by the Contractor for this additional guarantee.

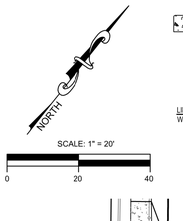
END OF SECTION

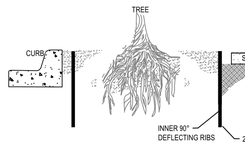


PALM PLANTING DETAIL



SHRUB PLANTING DETAIL
N.T.S.



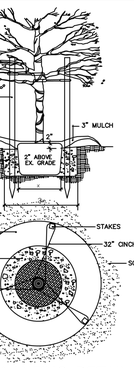


LINEAR APPLICATION: FOR USE IN PLANTING SITUATIONS WHERE ONE OR MORE TREES ARE WITHIN 10' OF SIDEWALK OR UTILITIES.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

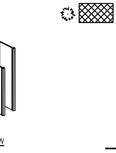
CPU-SERIES
24" UTILITY GRADE ROOT BARRIER PANELS

LINEAR APPLICATION



TREE PLANTING DETAIL
N.T.S.

FEATURES
-FLEXIBLE TOP SAFETY EDGE
-VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
-MANUFACTURED WITH RECYCLED PLASTIC
-RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
- 90° 1/2", 3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
-ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS



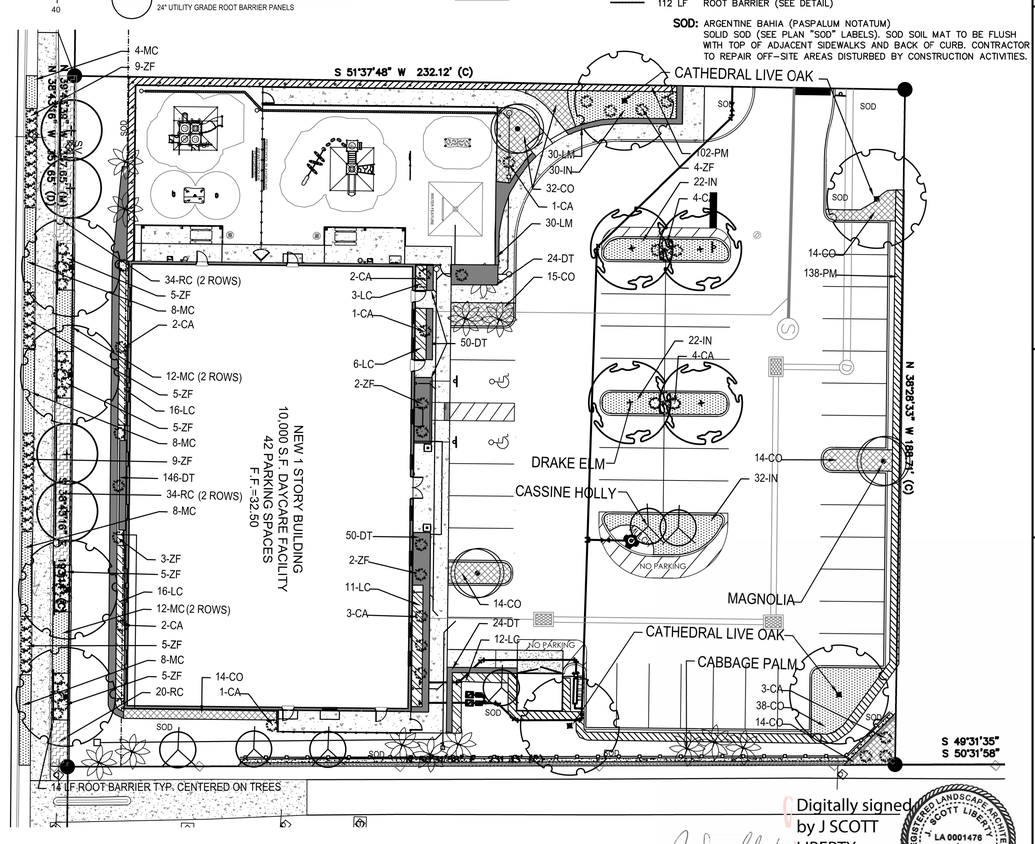
ISOMETRIC VIEW

PLANT LIST

GENERAL NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CITY WITH NURSERY CERTIFICATION OF PLANT MATERIAL GRADE PRIOR TO DELIVERY OF MATERIAL TO SITE. PRIOR TO INSTALLATION, CONTRACTOR SHALL SCHEDULE A PLANT MATERIAL INSPECTION WITH THE CITY INSPECTOR TO VERIFY THAT PLANTS MEET OR EXCEED THE MINIMUM SPECIFICATIONS FOR ALL PLANT MATERIALS. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AT TIME OF PLANTING.

50% MIN. NATIVE (N)	QTY	LABEL	COMMON NAME (BOTANICAL NAME) SPECIFICATIONS
			STREET TREES: (SEE LABELS)
N	2	7 QV	LIVE OAK (QUERCUS VIRGINIANA) 4" CAL., 12–14' HT., 4'–5' SPREAD, 65 GAL., SINGLE CENTRAL LEADER
	4	7 LI	CRAPE MYRTLE (LAGERSTROEMIA INDICA 'NATCHEZ') 30 GAL. MIN., 10'–12' HT. MIN., 2" CAL., SINGLE TRUNK, 5' CT
TREE CREDITS: (SEE CIVIL)			**ON–SITE TREES: (SEE LABELS)**
20	N	4 QC	CATHEDRAL LIVE OAK (QUERCUS VIRGINIANA 'CATHEDRAL OAK') 5" CAL., 16' HT. MIN., FULL, 6' CT., B&B (NO SYNTHETICS)
9	N	3 MG	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA 'LITTLE GEM') 30 GAL. MIN., 10' HT. MIN., FULL
–	N	13 SP	CABBAGE PALM (SABAL PALMETTO) 10', 12', AND 14' CT HT. IN EACH GROUP, STRAIGHT TRUNK
18	N	6 IC	DAHOON HOLLY (ILEX CASSINE) 30 GAL. MIN., 10' HT. MIN., FULL
52.5 TOTAL			
			LARGE ACCENT SHRUBS:
	48	7 ZF	COONTIE (ZAMIA FLORIDANA) 15 GAL. MIN., 30" HT., 30" SPREAD, FULL, 36" OC IN R–O–W
	30	CA	RED CRINUM LILY (CRINUM SPP.) 15 GAL. MIN., 4' HT., FULL
			SCREEN HEDGE:
	240	PM	PODOCARPUS (PODOCARPUS MACROPHYLLUS) 7 GAL. MIN., 30" HT., FULL, 24" OC
			SHRUBS:
	86	7 RC	INDIAN HAWTHORN (RHAPHIOLEPIS X DELACOURII 'CORLEYSCOURII') 3 GAL. MIN., 12" HT. 12" SPREAD, FULL, 30" OC.
N	64	7 LC	DWARF FIREBUSH (HAMELIA PATENS 'FIREFLY') NO SUBSTITUTIONS 3 GAL. MIN., 12" HT. 12" SPREAD, FULL, 30" OC.
N	106	7 IN	DWARF YAUPON (ILEX VOMITORIA 'NANA') 3 GAL. MIN., 12" HT., FULL, 30" OC.
N	156	7 CO	COONTIE (ZAMIA PUMILA) 3 GAL. MIN., 12" HT., 15" SPR., FULL, 30" OC.
			GROUNDCOVERS:
	244	7 DT	VARIEGATED FLAX LILY (DANIELLA TASMANICA 'VARIEGATA') 1 GAL. MIN., FULL, 18" OC
	60	LM	LIRIOPE (LIRIOPE MUSCARI 'EMERALD GODDESS') 1 GAL. MIN., 9 PPP, FULL PLANT, 18" OC
N	60	7 MC	PINK MUHLY GRASS (MULHENBERGIA CAPILLARIS) 3 GAL. MIN., 12" HT., 15" SPREAD, FULL, 30" OC
	112	LF	ROOT BARRIER (SEE DETAIL)

SOD: ARGENTINE BAHIA (PASPALUM NOTATUM)
SOLID SOD (SEE PLAN "SOD" LABELS). SOD SOIL MAT TO BE FLUSH WITH TOP OF ADJACENT SIDEWALKS AND BACK OF CURB. CONTRACTOR TO REPAIR OFF–SITE AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.



J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
FLORIDA REGISTRATION NO. LA0001476
5621 REVELWOOD LOOP, WINTER PARK, FL. 32792
PHONE: 407–719–2124 FAX: 407–671–6904

Digitally signed by J SCOTT LIBERTY
Date: 2026.03.30 11:52:59 -04'00'

REGISTERED LANDSCAPE ARCHITECT J. SCOTT LIBERTY LA 0001476 STATE OF FLORIDA

NO.	DATE	REVISIONS
7	3/30/26	RO-W DESIGN REVISED TO MIMIC ADJACENT DESIGN
6	9/29/25	BIKERACK ADDED. NO PLANT QUANTITY CHANGES ROOT BARRIER ADDED IN R-O-W PER FDOT COMMENT
5	8/1/25	ADD TREES AND SHRUBS TO BUFFER PER COMMENTS
4	6/26/25	SITE PLAN CHANGES
3	6/16/25	SITE PLAN CHANGES \ STREETSCAPE PLANTING ADDED
2	5/23/25	SITE PLAN CHANGES
1	11/26/24	SITE PLAN CHANGES

JOB #: 23012.20
PRJ. MGR: JPM
DESIGNER: JSL
CHECKED: JSL
DATE: Mar. 30, 2026

ENGINEER
JASON P. MAHONEY, PE
FL. LIC. #65183

WSTC RETAIL CONCEPT
AT
SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FL
FOR
TUSKAWILLA RETAIL PARTNERS

LANDSCAPE PLAN

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-3577
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 29065

NV5

SHEET
L1.0

ENGINEER
JASON P. MANCHEK, PE
FL. LIC. #65183

DATE: Mar. 30, 2026

JOB #:	23012.20
PRJ. MGR.:	JPM
DESIGNER:	LWS
CHECKED:	JSL

NO.	DATE	REVISIONS
1	11/26/24	SITE PLAN CHANGES
2	5/2/25	SITE PLAN CHANGES / STREETSCAPE PLANTING ADDED
3	6/16/25	SITE PLAN CHANGES
4	3/19/26	R-O-W DESIGN REVISED TO MIMIC ADJACENT DESIGN

WSTC RETAIL CONCEPT
AT
SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FL
FOR
TUSKAWILLA RETAIL PARTNERS

IRRIGATION PLAN

Digitally signed by J SCOTT LIBERTY
Date: 2026.03.30 16:35:01 -04'00'

REGISTERED LANDSCAPE ARCHITECT
J. SCOTT LIBERTY
LA 0001476
STATE OF FLORIDA

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
FLORIDA REGISTRATION NO. LA0001476
5621 REVELWOOD LOOP, WINTER PARK, FL. 32792
PHONE: 407-719-2124 FAX: 407-671-6904

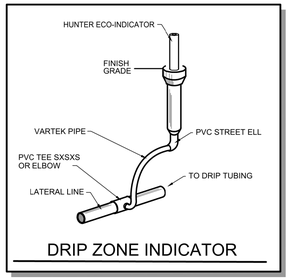
IRRIGATION DESIGN SPADE

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-3211
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 28065

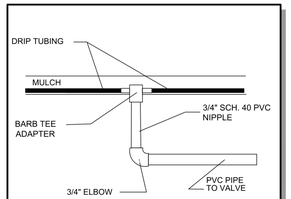
NV5

SHEET
LI1.0

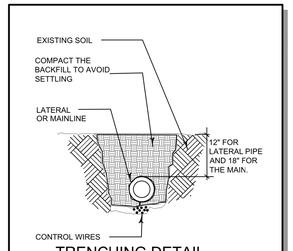
K:\Shared\Spade Irrigation Design\Liberty\The Learning Exp\24005 IRRIGATION PLAN LI1.0_3-13-26.dwg — Mar 30, 2026 — 4:20pm



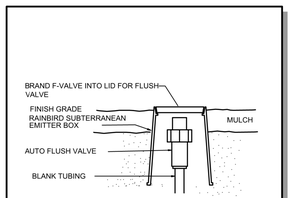
DRIP ZONE INDICATOR



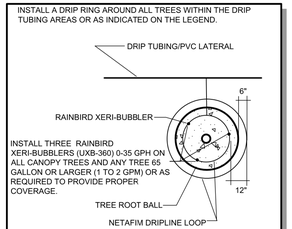
(FOR AREAS 5 GPM OR LESS)
DRIP CONNECTION DETAIL



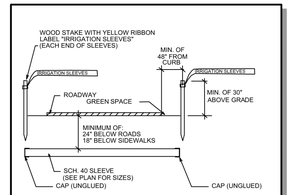
TRENCHING DETAIL



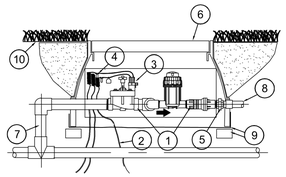
FLUSH VALVE



DRIP BUBBLER DETAIL



SLEEVE DETAIL



LEGEND

1. A. HUNTER ICZ-101 1" CONTROL ZONE KIT. (0-20 GPM)
   B. HUNTER ICZ-151 1 1/2" CONTROL ZONE KIT. (21-60 GPM)
2. CONTINUE 14 GAUGE WIRE TO THE CONTROLLER. INSTALL THE WIRE UNDER THE MAIN. INSTALL IN CONDUIT WHERE THE MAIN DOES NOT CONTINUE. (EXCEPT TWO-WIRE SYSTEMS)
3. HUNTER ICV VALVE
4. WATERPROOF CONNECTORS (DBY ON TWO-WIRE SYS.)
5. PVC UNION FOR SERVICING ASSEMBLY.
6. JUMBO PLASTIC VALVE BOX.
7. PVC PIPE FROM POINT OF CONNECTION. (45 OR 90 DEG.)
8. PVC PIPE TO IRRIGATION ZONE.
9. SOIL SEPARATOR FABRIC W/ BRICK UNDER EACH CORNER
10. FINISHED GRADE.

REFER TO THE DECODER DETAILS FOR TWO-WIRE SYSTEMS FOR DECODERS, WIRE SPECIFICATIONS AND WIRE NUTS.

ZONE CONTROL KIT DETAIL

LEGEND

	HUNTER DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
	HUNTER DRIP ZONE INDICATOR- REFER TO THE DETAIL
	HUNTER FLUSH VALVE
HEDGE	HUNTER TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12", PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
	CLASS 200 PVC MAINLINE-1 1/2"
	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
	HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
C	CONTROLLER- HUNTER ICC-2 . WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLIK RAIN SENSOR. GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
P	POINT OF CONNECTION TO A 1" POTABLE IRRIGATION METER AND BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

ZONE CHART

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	PLANT	DRIP	MEDIUM	1.5	1.0	25	20	500
2	PLANT	DRIP	MEDIUM	1.5	1.0	17	20	340
3	PLANT	DRIP	MEDIUM	1.5	1.0	20	20	400
4	PLANT	DRIP	MEDIUM	1.5	1.0	18	20	360
5	PLANT	DRIP	MEDIUM	1.5	1.0	9	20	180
					TOTAL GPM PER RUN CYCLE	89	100	1,780
						TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)		3,560

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

GENERAL NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING; LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL.
SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

11) ALL CONTROL WIRES SPLICES SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y CONNECTORS AND SEALANT AND ALL WIRE SHALL BE 14 GAUGE, EXCEPT AS DETAILED FOR TWO-WIRE SYSTEMS.

12) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

13) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

14) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

15) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

16) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.

17) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

18) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

19) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE LANDSCAPE CONTRACTOR.

20) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

21) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON WHITE BOND PAPER ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.

22) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)

24) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

Digitally signed by J SCOTT LIBERTY
Date: 2026.03.30 16:37:19 -04'00'

REGISTERED LANDSCAPE ARCHITECT · SCOTT LIBERTY · LA 0001476 · STATE OF FLORIDA

IRRIGATION SPADE DESIGN

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
FLORIDA REGISTRATION NO. LA0001476
5621 REVELWOOD LOOP, WINTER PARK, FL. 32792
PHONE: 407-719-2124 FAX: 407-671-6324

JOB #: 23012.20
PRJ. MGR.: JPM
DESIGNER: LWS
CHECKED: JSL

ENGINEER
JASON S MAHONEY, PE
FL. LIC. #65183
DATE: Mar. 30, 2026

NO.	DATE	REVISIONS
1	3/19/26	R-O-W DESIGN REVISED TO MIMIC ADJACENT DESIGN
2	6/16/25	SITE PLAN CHANGES
3	5/20/25	SITE PLAN CHANGES / STREETSCAPE PLANTING ADDED
4	11/26/24	SITE PLAN CHANGES

WSTC RETAIL CONCEPT
AT
SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FL
FOR
TUSKAWILLA RETAIL PARTNERS

IRRIGATION PLAN

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-3177
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 29065

SHEET
LI2.0

K:\Shared\Spade Irrigation Design\Liberty\The Learning Exp\24UDD IRRIGATION PLANS LI1.0 3-13-26.dwg Mar 30, 2026 - 4:20pm

March 31, 2026

City of Winter Springs Engineering Department
1126 East State Road 434
Winter Springs, FL 32708

RE: COMM-2025-0469 – The Learning Experience
Summary of Revisions – Civil Plan Set
Revision 8 – Dated 03/31/26

Dear City of Winter Springs,

The following is a detailed summary of changes incorporated into the civil plan set as part of Revision 7. This summary identifies the affected sheet numbers, revision dates, and descriptions of the specific modifications made.

In addition to addressing the comments provided by the City Engineer, this revision incorporates modifications to the S.R. 434 right-of-way streetscape, reverting the sidewalk to its existing condition. The S.R. 434 streetscape revisions are currently in review with the City under City plan number: WAIV-2026-0023.

COVER SHEET – C01.0

- The Sheet List Table has been updated to accurately reflect all plan sheets revised under Revision No. 7.
- Parcel ID revised to reflect current Seminole County parcel ID.

SITE PLAN – C05.0

- Dimensioning within the S.R. 434 corridor has been revised to clearly indicate that the existing FDOT sidewalk is to remain in place with no modifications.
- Callout T has been updated to clarify that the FDOT handrail is existing infrastructure and is to remain in place.
- Callout S has been revised to reflect that the 6’ wide concrete sidewalk located within the FDOT right-of-way is existing and will remain undisturbed.

GRADING PLAN – C06.0

- Cross Section C.1 has been revised to indicate the swale invert at an elevation of 30.9 feet.
- Cross Sections C.1 and B.1 have been updated to clearly reflect that all existing infrastructure within the FDOT S.R. 434 right-of-way is to remain in place without modification.
- Invert elevations associated with the proposed stormwater cleanouts and French drains have been revised to ensure a minimum positive drainage slope of 1.00% directed toward Structure STS-01.

LANDSCAPE PLAN – L1.0

- The landscape plan has been revised to incorporate the proposed landscaping improvements within the FDOT S.R. 434 right-of-way.

IRRIGATION PLAN – LI1.0 and LI2.0

- The irrigation plan has been revised to illustrate the system configuration and coverage necessary to serve the proposed landscaping within the FDOT S.R. 434 right-of-way.

If you have any questions, feel free to contact me at james.herbert@nv5.com.
Sincerely,

James Herbert
Project Engineer

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

THIRD MODIFICATION TO DEVELOPMENT AGREEMENT

KW WS ACQUISITION, LLC

(Lot 3, The Blake Commons Commercial Development - The Learning Experience)

THIS THIRD MODIFICATION TO DEVELOPMENT AGREEMENT ("Agreement") is made and executed this _____ day of _____, 2026, 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 **KW WS ACQUISITION, LLC**, a Florida Limited Liability Company with its principal address at 2420 Enterprise Road, Suite 201, Clearwater, Florida 33763 ("Developer").

WITNESSETH

WHEREAS, Tuskawilla Retail Partners II, LLC, was 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 the Property remains subject to the Original Development Agreements; and

WHEREAS, the Property is also subject to that certain Development Agreement dated August 25, 2025, and recorded in the Official Records of Seminole County at Official Record Book 10887 Page 649 (the "Development Agreement"), executed in association with the City

Commission's approval of the Sea Hawk Cove Extension Final Engineering Plans/The Blake Commons final plat on June 23, 2025; and

WHEREAS, Tuskawilla Retail Partners II, LLC, previously received City Commission approval on June 23, 2025, for the Sea Hawk Cove Final Engineering Plans/The Blake Commons final plat to commence and construct site clearing and grading activities and the common infrastructure for the commercial development to be located on the frontage of the Property, including utilities extensions, stormwater facilities, and the extension of Sea Hawk Cove for access to and to further subdivide the Property into three commercial frontage lots (Lots 1-3) and a fourth lot intended for future residential development; and

WHEREAS, Developer KW WS Acquisition, LLC, is purchaser of Lot 3 of the Blake Commons, as depicted on the final plat thereof; and

WHEREAS, the Developer desires to construct The Learning Experience daycare on the Property at the Project Area, as defined herein, as one of the individual sites in the Blake Commons commercial development; and

WHEREAS, Developer previously separately applied for a Final Engineering/Site Plan Approval, Aesthetic Plan Approval, Conditional Use Approval, and Waivers from the City Code to construct The Learning Experience daycare on Lot 3, an approximately 1.02-acre parcel located on the southwestern most portion of the Property (the "Project Area"); and

WHEREAS, the Developer and the City previously entered into that certain First Modification to Development Agreement, recorded on December 22, 2025, in the Official Records of Seminole County, Florida, at Book 10955 Page 1757, which outlined the conditions under which the Developer may construct its Daycare Project in the Project Area consistent with the approved Final Engineering/Site Plans, Aesthetic Plans, Conditional Use, an Waivers on file with the City (the "First Development Agreement"); and

WHEREAS, the Developer has now applied for a minor modification to the Final Engineering/Site Plan (Permit FEDP-2024-0010) and one of the Waivers (Permit WAIV-2025-0012) granted for the Project Area in order to accommodate minor changes to the construction of the Project at the Project Area including the addition of a new sidewalk connecting the outside play area to an internal sidewalk, adjustments to the drainage plans, and modifications to the streetscaping along State Road 434 to allow for the existing 5' sidewalk to remain; and

WHEREAS, accordingly, the City and Developer desire to enter into this Agreement to incorporate the minor modifications proposed to the previously-issued Final Engineering/Site Plan FEDP-2024-0010 and Waiver WAIV-2025-0012 for the Project Area; and

WHEREAS, this Development Agreement shall be recorded against the property 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 tax parcel identification number 06-21-31-510-0000-0030 (Lot 3 of the Blake Commons plat) and is legally described in **EXHIBIT "A"** which is attached hereto and fully incorporated herein by this reference (the "Project Area").

4.0 Project Description and Requirements Amended. Developer shall, at its expense, design, permit and construct an approximately 10,000 square foot daycare facility and associated parking at the Project Area (the "Daycare"). The supporting infrastructure shall be constructed in accordance with the Blake Commons final engineering plans as approved in the Development Agreement for the Blake Commons in a single phase and simultaneously with the Daycare and associated parking.

(Hereinafter the daycare project description and requirements are referred to as the **"Project" or "Daycare"**).

The Developer shall construct the Daycare in a manner consistent with the approved Final Engineering/Site Plans, Aesthetic Plans, Conditional Use 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.: AERV-2025-0004

File No.: CONU-2024-0002

File No.: DVAG-2025-0008

File No.: FEDP-2024-0010 (as modified)

File No.: WAIV-2024-0003

File No.: WAIV-2025-0010

File No.: WAIV-2025-0012 (as modified)

For convenience, a copy of the Site Plan, as modified to incorporate the Developers changes to the Final Engineering/Site Plan FEDP-2024-0010 and Waiver WAIV-2025-0012, is attached hereto and fully incorporated herein by this reference as **EXHIBIT "B." Exhibit "B" in the First**

Development Agreement is hereby superseded and replaced with Exhibit "B" attached hereto. The official and controlling copy of the Final Engineering/Site Plan is maintained in File No. FEDP-2024-0010 (as modified), which shall govern in all respects, including the resolution of any inconsistencies or conflicts with Exhibit B. The official copy should be reviewed for the complete and authoritative specifications, requirements, and other content of the Final Engineering/Site Plan.

5.0 Other Terms and Conditions. All other provisions of the First Development Agreement, Development Agreement, and Original Development Agreements not otherwise modified by this Third Modification shall remain in full force and effect with respect to the Property and Project Area.

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

7.0 Recordation. Upon full execution by the parties, this Third Modification 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.

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:

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

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

KW WS ACQUISITIONS, 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

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by_____, the _____of KW WS ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

(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.

EXHIBIT A

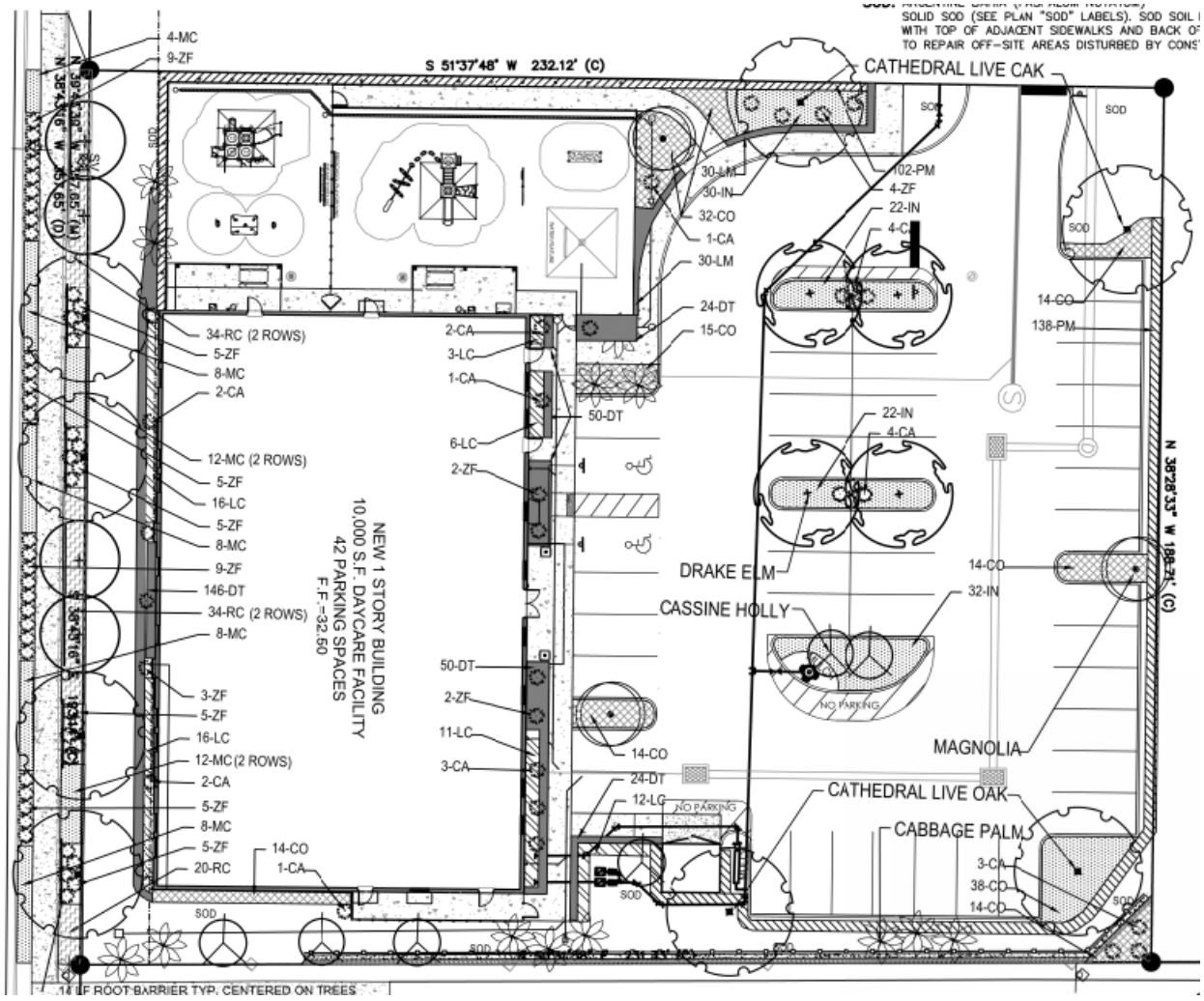
PROJECT AREA LEGAL DESCRIPTION

Parcel Identification Number: 06-21-31-510-0000-0030

LOT 3, BLAKE COMMONS, PLAT BOOK 91, PAGE 65.

EXHIBIT B

OVERALL DAYCARE PROJECT SITE PLAN (as modified)



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. The sufficiency review shall be completed within thirty (30) calendar days per FL Statue 166.033.

Applicants are responsible for posting notice (provided by the city) on the site at least seven (7) days prior to the Planning & Zoning Board (PZB) meeting at which the matter will be considered. Said notice shall not be posted within the City right-of-way.

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):	James W. Herbert, E.I. Date: 06/27/25
Mailing address:	6200 Lee Vista Boulevard, Suite 400, Orlando, FL 32822
Email:	james.herbert@nv5.com
Phone Number:	407-539-4776
Property Owner(s):	Richard Kerper
Mailing Address:	2420 Enterprise Road, Suite 201 Clearwater, FL 33763
Email:	rk@kwequity.com
Phone Number:	(727) 723-0254
Project Name:	The Learning Experience
Property Address:	SR 434 & Michael Blake Blvd. Winter Springs, FL 32708
Parcel ID(s):	26-20-30-5AR-0A00-007L
Parcel Size:	1.02 AC
Existing Use:	Vacant Land
Future Land Use:	Commercial
Zoning District:	Town Center District

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):

A waiver is requested from Winter Springs City Code Section 20-601 to allow the The Learning Experience streetscape within the SR 434 ROW to consist of (1) 7.5 foot landscape and treescape area for planting canopy trees, (2) 6 foot sidewalk, and (3)13.5 foot landscape area in lieu of (1) 16 foot landscape and treescape area for planting canopy trees, (2) 6 foot sidewalk, and (3) 5 foot landscape area.

Demonstrate that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development?

Strict enforcement of the 27' streetscape requirement results in an impractical and unreasonable outcome for the proposed daycare development due to existing site constraints and conflicting agency guidance. The FDOT controlled right-of-way adjacent to SR 434 measures only 13.5' in width and the FDOT sidewalk must remain within the right-of-way, thereby limiting design flexibility. The modified streetscape proposed meets the overall intent of Code Section 20-601 while keeping the sidewalk within FDOT right-of-way.

CITY OF WINTER SPRINGS
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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 proposed development plan is in substantial compliance with Chapter 20 of the City's Code of Ordinances and aligns with the goals of the Comprehensive Plan. While a minor waiver is requested from the strict 27' streetscape requirement, the plan preserves the intent of the code by providing a continuous 6' sidewalk, a 7.5' treescape within FDOT's right-of-way, and a 13.5' landscaped area on site, ensuring a visually appealing and pedestrian-friendly frontage. The development supports Comprehensive Plan objectives by enhancing community services through the addition of a high-quality childcare facility, promoting compatible infill development, and maintaining public safety through adherence to FDOT drainage and grading standards with SR 434's right-of-way. The overall design is consistent with the City's vision for balanced growth, safe infrastructure, and functional land use.

Will the proposed development plan significantly enhance the real property?

- Yes, the proposed development plan will significantly enhance the real property. By introducing a well-designed commercial childcare facility, the project transforms underutilized land into a valuable community asset that meets local demand for early childhood services.
- The site improvements proposed, including landscaping, a 6' wide public sidewalk, and treescape elements will enhance the 3' green strip and 5' wide public sidewalk that is currently located in SR 434's right-of-way.

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs?

Yes, the proposed development plan will serve the public health, safety, and welfare of the City of Winter Springs. The childcare facility provides a vital community service by supporting working families and early childhood development in a safe, purpose-built environment. The modified streetscape design ensures positive drainage towards SR 434 per FDOT standards, reduces the risk of flooding near the building, and avoids unsafe elevation changes that could create hazards. Additionally, by preserving a landscaped buffer and sidewalk along SR 434, the plan supports pedestrian safety and maintains the visual integrity of the corridor, aligning with the City's broader planning goals.

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

The requested waiver will not diminish property values or alter the essential character of the surrounding neighborhood. The proposed design maintains a high-quality streetscape that includes a 7.5' treescape, 6' sidewalk, and 13.5' landscape buffer, preserving aesthetic appeal and pedestrian function along SR 434. The adjustment is a technical necessity driven by FDOT regulations, not a reduction in visual or functional quality. Additionally, as a commercial childcare facility, the development enhances neighborhood character by providing a needed community service while maintaining a safe and attractive frontage along SR 434.

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, the waiver request represents the minimum necessary adjustment to eliminate the impractical and unreasonable result caused by the strict application of the 27' streetscape requirement. The design maintains the required 6' sidewalk and shifts it to abut the ROW line while providing a 7.5' treescape within the FDOT ROW and a 13.5' landscaped area on site. This layout preserves the functional intent of the code while avoiding regulatory issues within FDOT's jurisdiction. No further reduction to the streetscape elements is proposed, demonstrating that the waiver is limited strictly to what is needed to resolve the physical and jurisdictional conflicts.

Is the proposed development plan compatible and harmonious with the surrounding neighborhood?

- Yes, the proposed development plan is compatible and harmonious with the surrounding neighborhood. It preserves key streetscape elements such as landscaping, sidewalk access, and a treescape buffer, ensuring visual continuity along SR 434. The project is a commercial childcare facility, which is an appropriate and beneficial use within the area, providing a needed community service without introducing noise, traffic, or scale inconsistent with nearby development. The modified streetscape design maintains an attractive and functional frontage while accommodating both site-specific constraints and agency requirements, ensuring the project blends seamlessly into the existing neighborhood fabric.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
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customerservice@winterspringsfl.org

Application – Waiver

Has the applicant agreed to 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? Yes X No _____

List all witnesses that the applicant intends to present to the City Commission to provide testimony:
Frank Porter, P.E. - NV5 Inc., James Herbert, E.I. - NV5 Inc.

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:
None at this time.

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 (PDF):

X A complete Application and Fee ($500.00*)

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.

X 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).

* Fees are as shown above plus actual costs incurred for advertising or notification, and for 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's consultant) , payable prior to approval of the pertinent stage of development.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
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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): James W. Herbert, E.I.

Applicant Signature: _____ Date: 06/27/25

Business Name: NV5, Inc.

Address: 6200 Lee Vista Blvd, Suite 400, Orlando, FL 32822 Parcel ID: 27-23-30-5070-00-010

STATE OF FL COUNTY OF ORANGE Date JUNE 27, 2025

The foregoing instrument was acknowledged before me this 27 day of JUNE, 2025, by JAMES W. HERBERT who is personally known to me or who has produced DRIVER LICENSE as identification and who did/did not take an oath.

_____ Date: June 27, 2025 (seal):

Notary Public Signature: _____

My Commission expires: _____

NOTARY PUBLIC STATE OF FLORIDA
Olga Koloko Tsafack
Comm.: HH 605426
Expires: Oct. 22, 2028
Notary Public - State of Florida

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): See attached letter of authorization

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: KW Partners, LLC (contract purchaser)

Property Tax ID #: 26-20-30-5AR-0A00-007L

Legal Description: see attached

Authorized Applicant: Frank A. Porter, P.E., Jason P. Mahoney, P.E., James W. Herbert, E.I.

I hereby authorize Frank A. Porter, P.E., Jason P. Mahoney, P.E., and James W. Herbert, E.I.to make application on my behalf, for the following:

1. City of Winter Springs Applications, including, but not limited, to Site Plan Review, Variance Application, Waiver Application, Aesthetic Review Application and Conditional Use Application

2. Saint John's River Water Management District Environmental Resource Permit.

KW Partners, LLC

By: _____

PRINT NAME: Richard Kerper, Manager

State of Florida

County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of October, 2024, by Richard Kerper, Manager of KW Partners, LLC, on behalf of the LLC. He [XX] is personally known to me or [ ] has produced a driver's license as identification.

(Notary Seal)

_____
Signature of Public Notary

Kathleen Wolf

KATHLEEN WOLF
Notary Public-State of Florida
Commission # HH 536800
My Commission Expires
August 25, 2028

LEGAL DESCRIPTION:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11911023, COMMITMENT DATE: 07-26-2024)

PARCEL A (DESCRIPTION PROVIDED BY SURVEYOR)

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 INTERSECTION 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; THENCE S38°43'16"E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 164.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S38°43'16"E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 193.14 FEET TO THE INTERSECTION WITH 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 N50°31'58"W, ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 231.33 FEET; THENCE N38°28'33"W, A DISTANCE OF 188.71 FEET; THENCE S51°37'48"W, A DISTANCE OF 232.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.015 ACRES, MORE OR LESS.

PUBLIC HEARINGS AGENDA ITEM 401

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | MAY 7, 2026 REGULAR MEETING

TITLE

PNC Bank – Site/Final Engineering, Aesthetic Review, Waivers, Conditional Use Application, and Development Agreement.

SUMMARY

The development site consists of one lot, approximately 0.92 totaling acres. The applicant is proposing to locate a PNC Bank branch to become part of the Sutton Crossings development. The bank will feature fifteen (15) parking spots and a drive-up ATM and through lanes but no drive-up teller window. The applicant also has two waivers to cover requested changes to the building setback and the streetscape to be consistent with the existing right-of-way and adjacent parcels.

FUNDING SOURCE

RECOMMENDATION

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

1. Execution of the Development Agreement.
2. Construction on the site shall not began until the site preparation work is substantially complete.
3. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.
4. Economic Impact analysis required before City Commission Public Hearing.

PNC Bank

Planning and Zoning Board

John Rabon, JD, MPA

Senior Planner

PNC Bank
FEDP-2025-0021

Background

Property Address: Sutton Crossings (± 0.92 acres)

October 14, 2025: Site Plan Application (FEDP-2025-0021)

October 16, 2025: Aesthetic Review Application (AERV-2025-0011)

October 16, 2025: Development Agreement Application (DVAG-2025-0013)

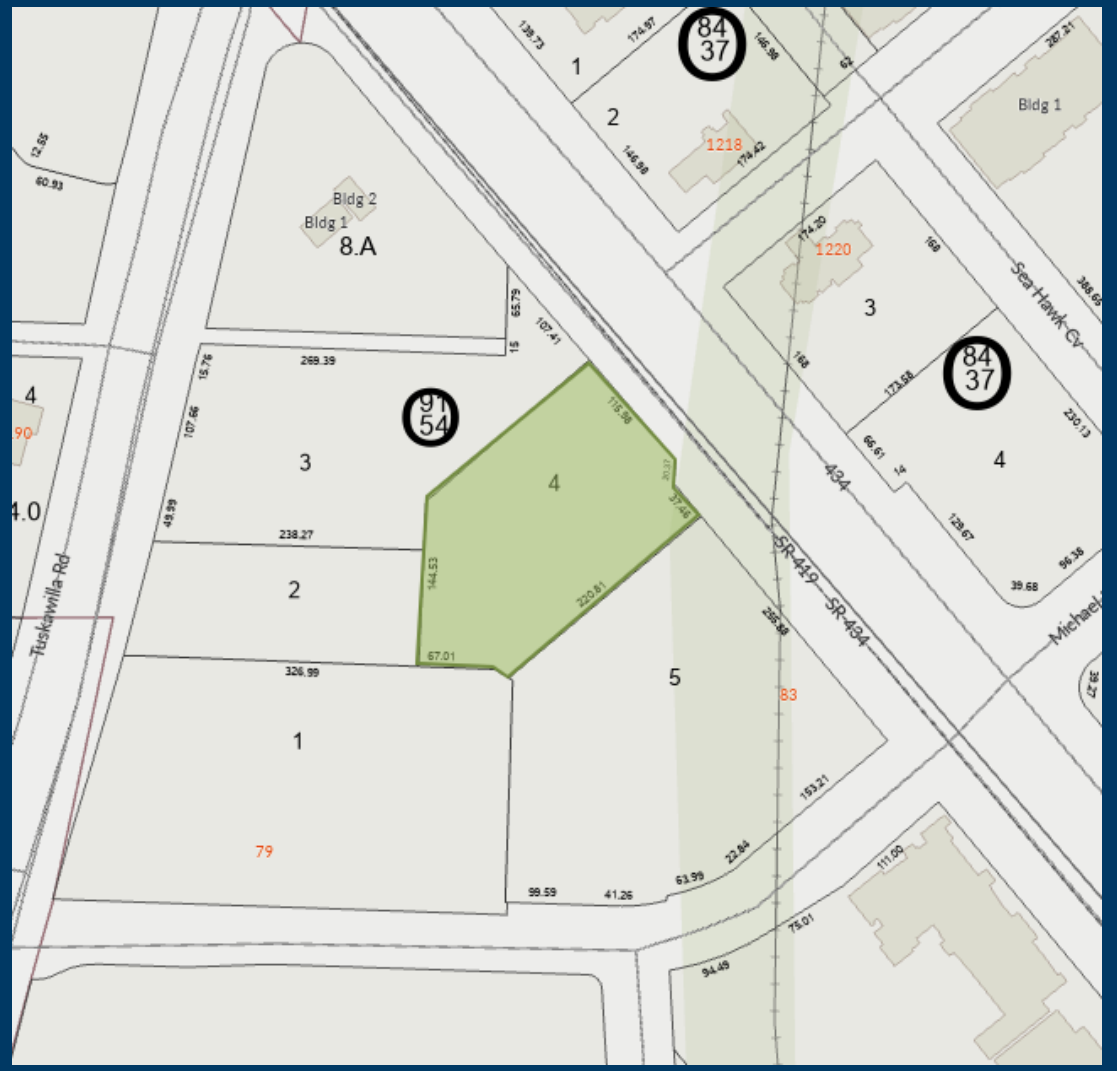
October 16, 2025: Conditional Use Application (CONU-2025-0005)

November 12, 2025: Waiver Application (WAIV-2025-0019)

November 12, 2025: Waiver Application (WAIV-2025-00)

November 19, 2025: Community Workshop

April 23, 2026: Public Notice Letters & Signage



AGENDA ITEM 401

Planning and Zoning Board

May 7, 2026

COMMUNITY DEVELOPMENT

Background

November 19, 2025: Community Workshop

April 23, 2026: Public Notice Letters & Signage

May 7, 2026: Planning & Zoning Board Public Hearing

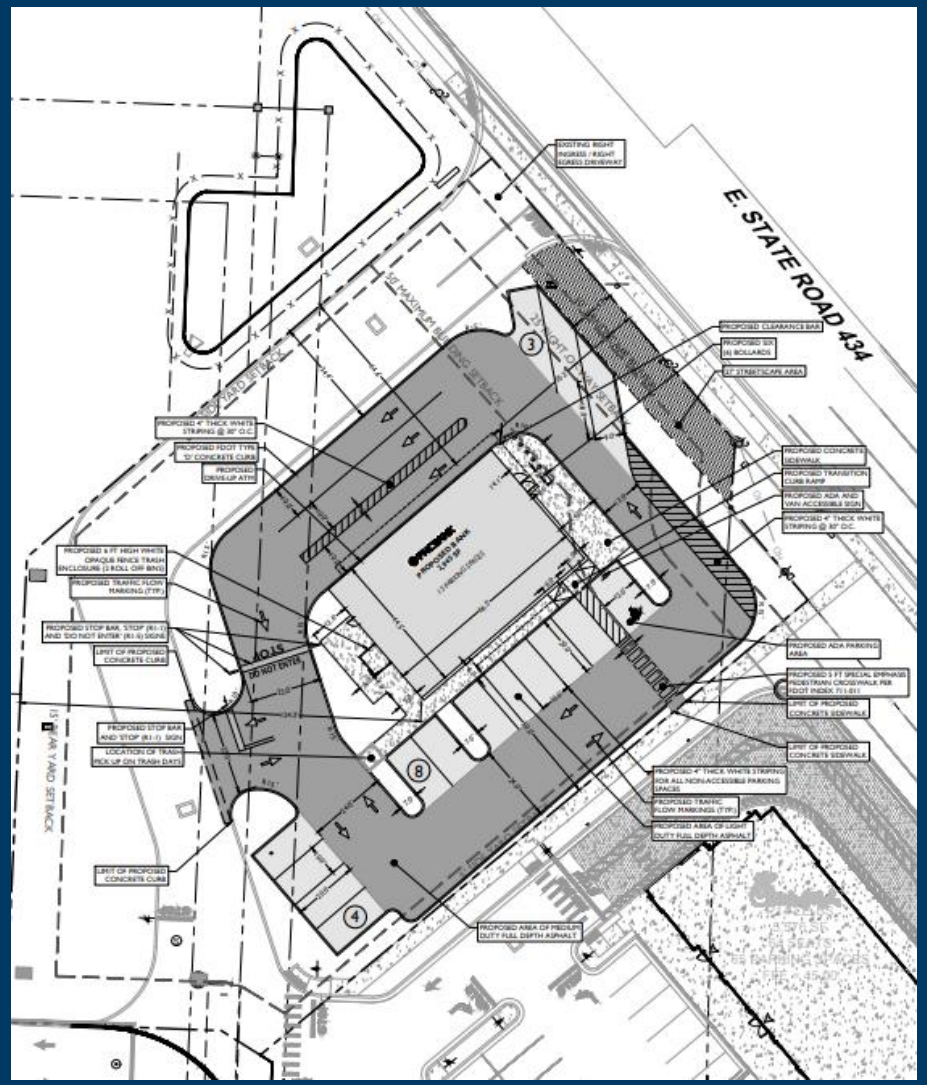
June 8, 2026: City Commission Public Hearing

Applicant: 2025 MICHAEL BLAKE WINTER SPRINGS LLC

Owner: 2025 MICHAEL BLAKE WINTER SPRINGS, LLC

- Proposal is to construct a bank as part of the Sutton Crossings development.
- Property is zoned Town Center, T5 – Urban Center .
- Applicant has submitted a Final Engineering/Site Plan application, Aesthetic Review application, a Conditional Use Application, Waiver applications for the setbacks and streetscape, and a Development Agreement application.

Site Plan



PNC Bank
FEDP-2025-0021

AGENDA ITEM
401

Planning and
Zoning Board

May 7, 2026

Elevations



PNC Bank
FEDP-2025-0021

AGENDA ITEM
401

Planning and
Zoning Board

May 7, 2026

Proposed Conditions

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

- Execution of the Development Agreement.
- Construction on the site shall not began until the site preparation work is substantially complete.
- 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.

PNC Bank
FEDP-2025-0021

ANY QUESTIONS?

AGENDA ITEM
401

Planning and
Zoning Board

May 7, 2026

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, May 7, 2026
REGULAR MEETING

TITLE

PNC Bank – Site/Final Engineering, Aesthetic Review, Waivers, Conditional Use Application, and Development Agreement.

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Conditional Use Application, Site/Final Engineering, Aesthetic Review, Waivers, and Development Agreement regarding the applicant's request to establish a bank with a drive-up ATM in the Town Center District, T5 Transect.

General Information			
Applicant	2025 Michael Blake Winter Springs LLC		
Property Owner(s)	2025 Michael Blake Winter Springs LLC		
Location	Sutton Crossings Subdivision, Southwest Corner of Michael Blake Blvd and State Road 434		
Tract Size	± 0.92 Acres		
Parcel ID Number	06-21-31-509-0000-0040		
Zoning Designation	Town Center District, T5 Transect		
FLUM Designation	Town Center District		
Adjacent Land Use	North: Commercial East: State Road 434		South: Commercial West: Commercial
Height	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		
Code Enforcement	Not applicable		

City Liens	Not applicable

Background Data:

The development site consists of one lot, approximately 0.92 totaling acres. The applicant is proposing to locate a PNC Bank branch to become part of the Sutton Crossings development. The bank will feature fifteen (15) parking spots and a drive-up ATM and through lanes but no drive-up teller window. The applicant also has two waivers to cover requested changes to the building setback and the streetscape to be consistent with the existing right-of-way and adjacent parcels. Pursuant to Section 20-323 of the City Code, banks and financial institutions require a conditional use approval in the T5 Transect of 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 November 5, 2025.

A Community Workshop was held on November 19, 2025 at 7:00 PM at The Foundry Church. Other than staff and representatives of the applicant, no members of the public attended and thus no concerns were raised at the Community Workshop regarding the proposed development. Please see (Exhibit "1") Community Workshop Flyer.

Analysis of Conditional Use (Sec. 20-33) Criteria:

All conditional use recommendations and final decisions shall be based on the following criteria to the extent applicable:

(1) Whether the applicant has demonstrated the conditional use, 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 conditional use, 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 have found that the applicant's proposed bank use will be within the requirements of the Code. The proposed bank use will only operate during daytime hours with the exception of the drive-up ATM.. At a density of 0.5 floor area ratio, the 0.92 acre lot would permit an intensity of 0.46 acres, or 20,037.6 sf. The site is entirely appropriate and applicable for the proposed bank use.

(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 conditional use 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 have found that the applicant demonstrated the size and shape of the site, access and internal circulation, and the design enhancements to be adequate to accommodate the proposed day care use. The site is able to accommodate the 2,945 sf building, landscape buffering and screening, off-street parking, and other improvements that will mitigate any adverse impacts of the day care use.

(3) Whether the proposed use will have an adverse impact on the local economy, including governmental fiscal impact, employment, and property values.

Analysis: Staff have found that the proposed bank use will have a beneficial impact on the local economy, providing financial services 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 use 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 have found that the proposed use will have no adverse impact on the natural environment. Site work and tree removal to prepare the land for building construction was previously approved for Sutton Crossing by the City Commission on May 12,2025 (FEDP-2024-0005).

(5) Whether the proposed use 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: Staff have found that the proposed use will have no adverse impact on historic, scenic, and cultural resources.

(6) Whether the proposed use 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: Staff have found that the proposed use will have no adverse impact on public services.

(7) Whether the 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 have found that the Traffic Impact Analysis (Exhibit "8") prepared for the entire Sutton Crossings development included and addressed anticipated traffic impacts from a bank at this location and provides a safe and efficient means of ingress and egress into and out of the neighborhood.

(8) Whether the proposed use will have an adverse impact on housing and social conditions, including variety of housing unit types and prices, and neighborhood quality.

Analysis: Staff have found that the use will have no impact on housing.

(9) Whether the proposed use 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 have found that the proposed use avoids significant adverse impacts on the parcel and the surrounding neighborhood. The applicant estimated their parking requirements to be fifteen (15) vehicles to meet the need based upon peak demand. Financial institutions are not anticipated to produce odor, noise, service delivery, refuse, or vibration impacts. Signage is provided for in accordance with the overall master plan approved for the Sutton Crossings.

(10) Whether the applicant has provided an acceptable security plan for the proposed establishment 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 have found that the applicant has provided an acceptable security plan as part of the Emergency Plan that addresses the safety and security needs of the establishment and minimizes impact on the surrounding neighborhood. The applicant has included a security lighting plan to ensure safety of customers using their ATM at night, with the majority of the drive-through lane covered by the security lighting.

(11) Whether the applicant has provided 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: There will be no mass delivery of merchandise for this facility.

(12) Whether the applicant has demonstrated that the conditional use and associated site plan 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 have found that the proposed bank use will utilize mitigative techniques including primarily landscape buffersto reduce and prevent adverse impacts on adjacent and surrounding 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: The proposed use is not a residential use.

(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.

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: Subject to the Conditions of Approval, 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.

(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.

(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.

(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 TIA, (Exhibit “8”) and finds that 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 find that the site plan adequately addresses the safety and security needs of the establishment, its users, and employees, and minimizes the impacts on the neighborhood.

(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 less than 20,000 sf 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:

The applicant has submitted a Drainage Report depicting how the stormwater management capacity for proposed runoff from the project is to be handled. Staff have reviewed and approved the information necessary from this development. Please see Figure "8", Drainage Report for Sutton Crossings.

Transportation:
The applicant has provided a Traffic Impact Analysis (Exhibit "8"), which has been reviewed by City staff. It was Staff's finding that 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:
The Town Center does not have minimum required parking standards, however, the applicant provided documentation (Exhibit "10") that the bank will offer a total of fifteen (15) spaces for employees and customers..

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 (Exhibits 10, 11, and 12) 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 subject to the approval of the physical landscaping/streetscaping within the area 27-foot area depicted within the streetscape waiver request, 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. The bank has sought a waiver to bring its façade further than the allowed maximum front setback in order to be in-line with the Chick-fil-A next door.

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 streetscape design has a waiver from the width requirements of Town Center standards that staff approved and the approved layout will further 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.

Reports:

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

Reports	
July 17, 2025	Environmental Report (Exhibit "6")
January 11, 2024	Geotechnical Report (Exhibit "7")
September, 2023	Transportation Impact Analysis (Exhibit "8")
October 27, 2025	Parking Analysis (Exhibit "9")
February 11, 2026	Stormwater Report (Exhibit "5")

Procedural History:	
August 6, 2025	Pre-Application Meeting
November 19, 2025	Community Workshop
May 7, 2026	Planning & Zoning Board | Recommendation on Site/Final Engineering, Aesthetic Review, Waivers,

	Conditional Use Application, and Development Agreement.
June 8, 2026	City Commission | Hearing on Final Engineering Site/Final Engineering, Aesthetic Review, Waivers, Conditional Use Application, 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 PNC Bank to be located at a setback of 55.2' from the right-of-way of SR 434 in lieu of the 50' maximum 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 2,945 sf building, drive-up ATM, and necessary parking for staff and customers. The difference in 5.2' allows the applicant to provide enough width for the drive aisles as well as the building and the parking. It has the added benefit of being more in line with the Chick-fil-A next door, presenting a more uniform appearance.
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 place the building parallel to its neighbor without pushing the building much further

	back than already allowed 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 allowing for the building to meet all necessary access and parking for the proposed use. By providing a bank in the Town Center, the , the options for financial institutions within the Town Center will increase and allow PNC customers living and working in Winter Springs a closer option.
4.	The proposed development plan serves the public health, safety, and welfare. **Analysis:** Staff find that the construction of PNC Bank will serve the public health, safety, and welfare of area residents. The bank will provide a convenient and safe option for PNC customers who live and work in and near Winter Springs.
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.
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. The requested waiver only pushes the building back 5.2' so that it will still be substantially compliant with the T-5 Transect setbacks while creating a more uniform appearance with the adjacent Chick-Fil-A.
7.	The proposed development plan is compatible and harmonious with the surrounding neighborhood. **Analysis:** Staff find that the site plan is substantially compatible with the surrounding Sutton Crossings development and with the Town Center. The applicant developed this parcel with commercial uses in mind. It will join the already under construction ACE Hardware and the proposed Chick-Fil-A, as well as other shopping center tenants.
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 allow variations in the streetscape width and sequencing requirements to a landscape area of 5' width, a sidewalk area of 6' width, and a second landscape area of 16' width for PNC Bank.

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. The applicant has discussed the streetscape with FDOT and both parties prefer the existing landscape and sidewalk placement along SR 434. Additionally, maintaining the existing dimensions would be in keeping with adjacent parcels, which also sought waivers for the landscaping designs. The lot also possesses an irregular shape that makes the standard layout of the streetscape more difficult to achieve.
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. The increased number of trees along SR 424 will protect pedestrians along the sidewalk.
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, while also adjusting itself to the irregularly-shaped lot. 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, Conditional Use Application, and Development Agreement, subject to the following conditions of approval:

1. Execution of the Development Agreement.
2. Construction on the site shall not began until the site preparation work is substantially complete.
3. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.
4. Economic Impact analysis required before City Commission Public Hearing.

Attachments:

Exhibit "1" – Community Workshop Flyer
Exhibit "2" – PNC Bank Site Plan
Exhibit "3" – Landscape Plans
Exhibit "4" – Signage Package
Exhibit "5" – Stormwater Report
Exhibit "6 " – Environmental Report
Exhibit "7" – Geotechnical Report
Exhibit "8" – Sutton Crossings Drainage Report
Exhibit "9" – Traffic Impact Analysis
Exhibit "10" – Parking Analysis
Exhibit "11" – Architectural Floorplan
Exhibit "12" – Architectural Elevations
Exhibit "13" – Architectural Elevations
Exhibit "14" – Waiver Descriptions Letter
Exhibit "15" – Development Agreement
Exhibit "16" – Site Plan Application
Exhibit "17" – Architectural Review Application
Exhibit "18" – Development Agreement Application
Exhibit "19" – Setback Waiver Application
Exhibit "20" – Streetscape Waiver Application
Exhibit "21" – Conditional Use Application

COMMUNITY WORKSHOP

Date: November 19, 2025 @ 5:30P.M.

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

Community Workshop to consider Final Engineering Site Plans, Aesthetic Review, Waivers, and Conditional Use in order to construct a 2,945 sf bank.



Project: PNC Bank

Location: SW corner of Michael Blake Blvd and E. State Road 434
Parcel ID: 26-20-30-5AR-0A00-008D
Acreage: ± 0.92 acres
Zoning: Town Center District (T5)
Future Land Use: Town Center (TC)
Applicant/Presenter: Michael Pannell, Stonefield Engineering & Nim Whitley, 2025 Michael Blake Winter Springs LLC

SITE DEVELOPMENT PLANS

FOR

PROPOSED BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

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

THE PLANS MUST INCLUDE THE FOLLOWING STATEMENT: ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE CITY OF WINTER SPRINGS LAND DEVELOPMENT CODE AND/OR ZONING REGULATIONS.



SOURCE: USGS TOPOGRAPHIC MAP, CASSELBERRY QUADRANGLE MAP, 7.5 MINUTE SERIES, FLORIDA, DATED 2024.

LOCATION / KEY MAP

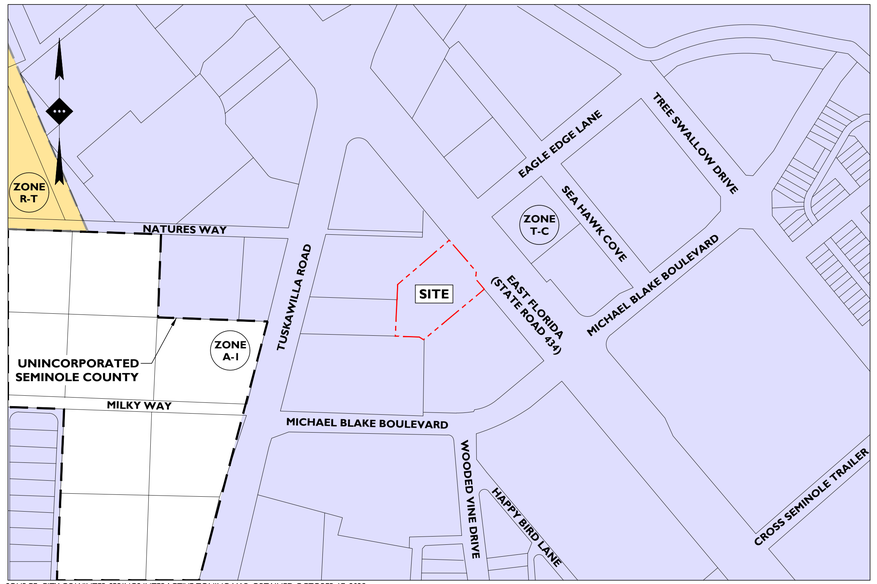
SCALE: 1" = 1,000'±



SOURCE: GOOGLE EARTH AERIAL, OBTAINED OCTOBER 17, 2025.

AERIAL MAP

SCALE: 1" = 200'±



SOURCE: CITY OF WINTER SPRINGS INTERACTIVE ZONING MAP, OBTAINED OCTOBER 17, 2025.

TAX & ZONING MAP

SCALE: 1" = 200'±

OWNER / APPLICANT

2025 MICHAEL BLAKE WINTER SPRINGS LLC
151 SAWGRASS CORNERS DRIVE, SUITE 202
PONTE VEDRA, FLORIDA
727-490-1779
NWHITLEY@FERBERCOMPANY.COM

ARCHITECT

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10748 DERRWOOD PARK BOULEVARD SOUTH
JACKSONVILLE, FLORIDA 32256
904-256-2500

LANDSCAPE ARCHITECT

STONEFIELD ENGINEERING & DESIGN
400 N ASHLEY DRIVE, SUITE 1950
TAMPA, FLORIDA
813-793-2200
PDEVITTO@STONEFIELDENG.COM

SURVEYOR

CFB SURVEYING
4450 NORTHEAST 83RD ROAD
WILDWOOD, FLORIDA
352-748-3126

WATER

CITY OF WINTER SPRINGS PUBLIC WORKS
1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
407-327-5989

WASTE WATER

CITY OF WINTER SPRINGS PUBLIC WORKS
1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708
407-327-5989

ELECTRIC

DUKE ENERGY
2801 WEST STATE ROAD 426
OVIEDO, FL 32765
877-372-8477

GAS

FLORIDA PUBLIC UTILITIES
5011 NORTH DUPONT HIGHWAY
DOVER, DELAWARE 19901
833-486-0773

FIBER

UNITI FIBER
805 EXECUTIVE CENTER DRIVE WEST
SAINT PETERSBURG, FLORIDA 33702
727-471-5600

LEGAL DESCRIPTION:

LOT 4 AND 5 SUTTON CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK, 91 PAGE 54-55 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING EASEMENTS: NONEXCLUSIVE AND PERPETUAL EASEMENTS FOR ACCESS, INGRESS AND EGRESS; NONEXCLUSIVE AND PERPETUAL UTILITY EASEMENTS; NONEXCLUSIVE AND PERPETUAL UTILITY EASEMENTS; NONEXCLUSIVE AND PERPETUAL STORMWATER EASEMENTS AND NONEXCLUSIVE AND PERPETUAL SIGN EASEMENTS PURSUANT TO SECTIONS 3.1, 4.1, 4.2 AND 5 OF THAT DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT (WINTER SPRINGS) RECORDED IN OFFICIAL RECORDS BOOK 10878, PAGE 967 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

PLANS PREPARED BY:

STONEFIELD engineering & design

Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com

Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

PLAN REFERENCE MATERIALS:

1. **THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:**
   - **BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CFB SURVEYING INC, DATED JUNE 2, 2025.**
   - **AERIAL MAP OBTAINED FROM GOOGLE EARTH ON OCTOBER 17, 2025.**
   - **LOCATION MAP OBTAINED FROM UNITED STATES GEOLOGICAL SURVEY, CASSELBERRY QUADRANGLE MAP, 7.5 MINUTE SERIES, FLORIDA, DATED 2024.**
   - **TAX & ZONING MAP OBTAINED FROM CITY OF WINTER SPRINGS INTERACTIVE ZONING MAP ON OCTOBER 17, 2025.**
   - **ARCHITECTURAL PLANS PREPARED BY RS&H.**
   - **MEP PLANS PREPARED BY RS&H.**
   - **REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED JANUARY 11, 2025.**
   - **CONSTRUCTION PLANS PREPARED FOR THE ACE HARDWARE BY BOHLEN ENGINEERING DATED JUNE 17, 2025.**
   - **CONSTRUCTION PLANS PREPARED FOR THE ACE HARDWARE BY BOHLEN ENGINEERING DATED JANUARY 14, 2025.**
2. **ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.**

SHEET INDEX

DRAWING TITLE	*SHEET #*
COVER SHEET	C-1
DEMOLITION & SOIL EROSION & SEDIMENT CONTROL PHASE I PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
ADA GRADING PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8
SECURITY LIGHTING PLAN	C-9
SOIL EROSION & SEDIMENT CONTROL PHASE II PLAN	C-10
SOIL EROSION & SEDIMENT CONTROL PHASE II NOTES & DETAILS	C-11
LANDSCAPING PLAN	C-12
LANDSCAPING DETAILS	C-13
IRRIGATION PLAN	C-14
IRRIGATION DETAILS	C-15
CONSTRUCTION DETAILS	C-16 TO C-22
VEHICLE CIRCULATION (FIRE TRUCK)	C-23

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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SITE DEVELOPMENT PLANS
PROP BANK WITH DRIVE-UP ATM FACILITIES
PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

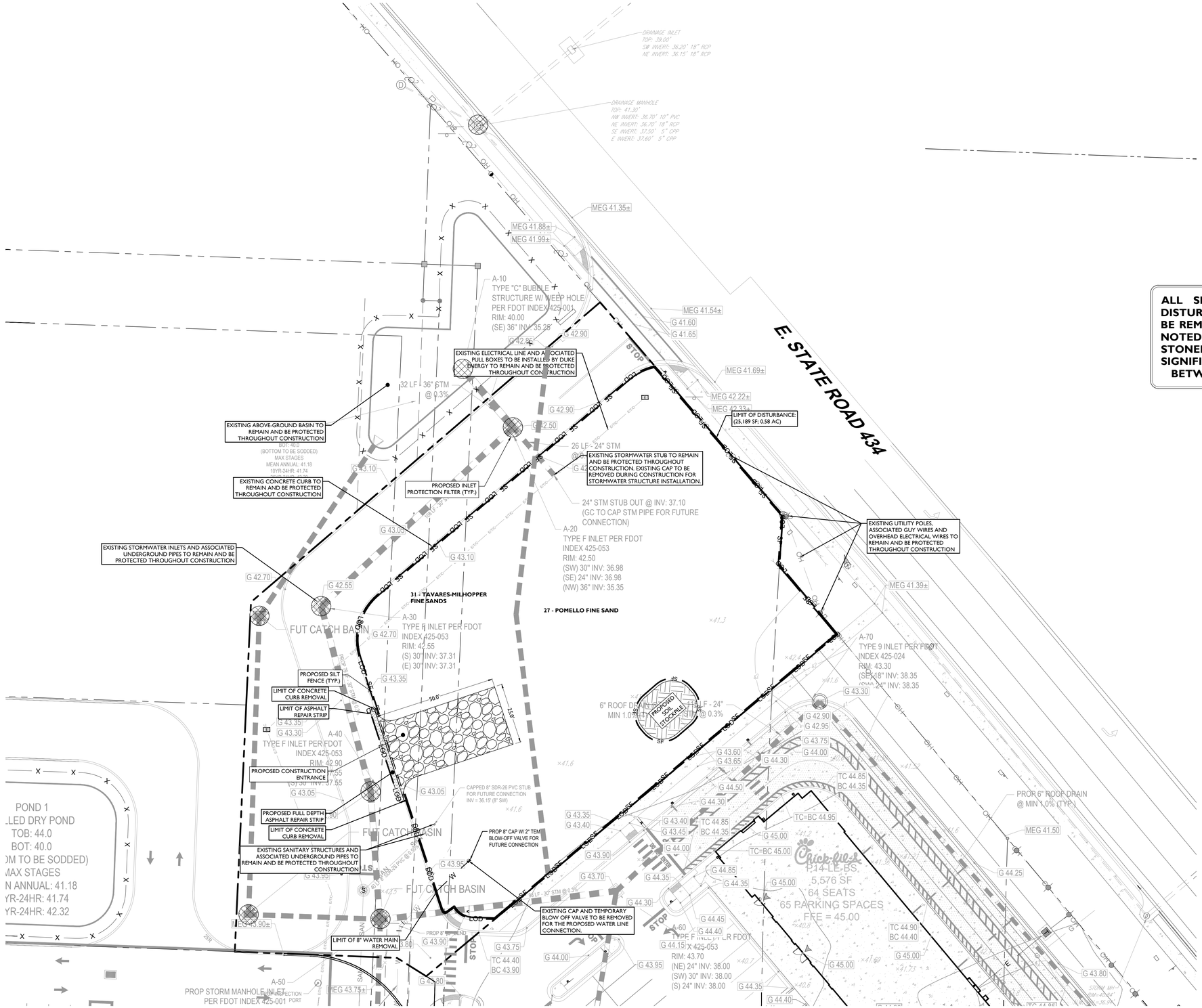
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE: COVER SHEET

DRAWING: C-1

Z:\TAMPA\TAM\2025\TAM-250062 FERBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOTS\PLAT-COVER.DWG



SYMBOL	DESCRIPTION
	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE
SF	LIMIT OF DISTURBANCE
	PROPOSED INLET PROTECTION FILTER
	PROPOSED ASPHALT REPAIR STRIP
	PROPOSED CONSTRUCTION ENTRANCE

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

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

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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PROP BANK WITH DRIVE-UP ATM FACILITIES

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SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

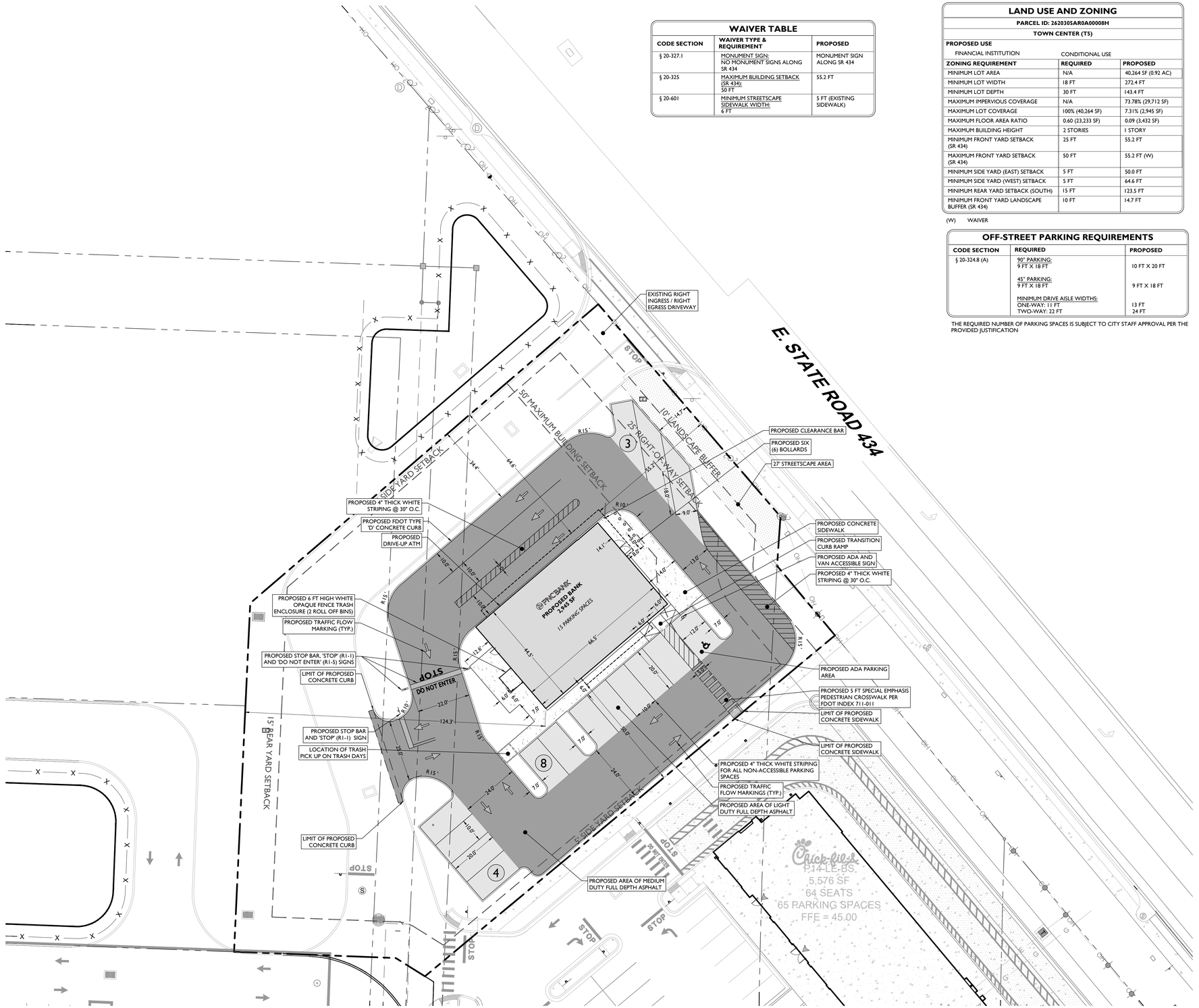
STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE: **DEMOLITION PLAN & SEDIMENT & CONTROL PHASE 1 PLAN**

DRAWING: **C-2**

Z:\PMP\TAM\2025\TAM-250062 FISHER COMPANY - 1215 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\DP-01_DEMO.DWG



WAIVER TABLE

CODE SECTION	WAIVER TYPE & REQUIREMENT	PROPOSED
§ 20-327.1	MONUMENT SIGN: NO MONUMENT SIGNS ALONG SR 434	MONUMENT SIGN ALONG SR 434
§ 20-325	MAXIMUM BUILDING SETBACK (SR 434): 50 FT	55.2 FT
§ 20-601	MINIMUM STREETSCAPE SIDEWALK WIDTH: 6 FT	5 FT (EXISTING SIDEWALK)

LAND USE AND ZONING

PARCEL ID: 2620305AR0A00008H

TOWN CENTER (TS)

PROPOSED USE

FINANCIAL INSTITUTION — CONDITIONAL USE

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	40,264 SF (0.92 AC)
MINIMUM LOT WIDTH	18 FT	272.4 FT
MINIMUM LOT DEPTH	30 FT	143.4 FT
MAXIMUM IMPERVIOUS COVERAGE	N/A	73.78% (29,712 SF)
MAXIMUM LOT COVERAGE	100% (40,264 SF)	7.31% (2,945 SF)
MAXIMUM FLOOR AREA RATIO	0.60 (23,233 SF)	0.09 (3,432 SF)
MAXIMUM BUILDING HEIGHT	2 STORIES	1 STORY
MINIMUM FRONT YARD SETBACK (SR 434)	25 FT	55.2 FT
MAXIMUM FRONT YARD SETBACK (SR 434)	50 FT	55.2 FT (W)
MINIMUM SIDE YARD (EAST) SETBACK	5 FT	50.0 FT
MINIMUM SIDE YARD (WEST) SETBACK	5 FT	64.6 FT
MINIMUM REAR YARD SETBACK (SOUTH)	15 FT	123.5 FT
MINIMUM FRONT YARD LANDSCAPE BUFFER (SR 434)	10 FT	14.7 FT

(W) WAIVER

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 20-324.8 (A)	90° PARKING: 9 FT X 18 FT	10 FT X 20 FT
	45° PARKING: 9 FT X 18 FT	9 FT X 18 FT
	MINIMUM DRIVE AISLE WIDTHS: ONE-WAY: 11 FT TWO-WAY: 22 FT	13 FT 24 FT

THE REQUIRED NUMBER OF PARKING SPACES IS SUBJECT TO CITY STAFF APPROVAL PER THE PROVIDED JUSTIFICATION

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED BUILDING DOORS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET

1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
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1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

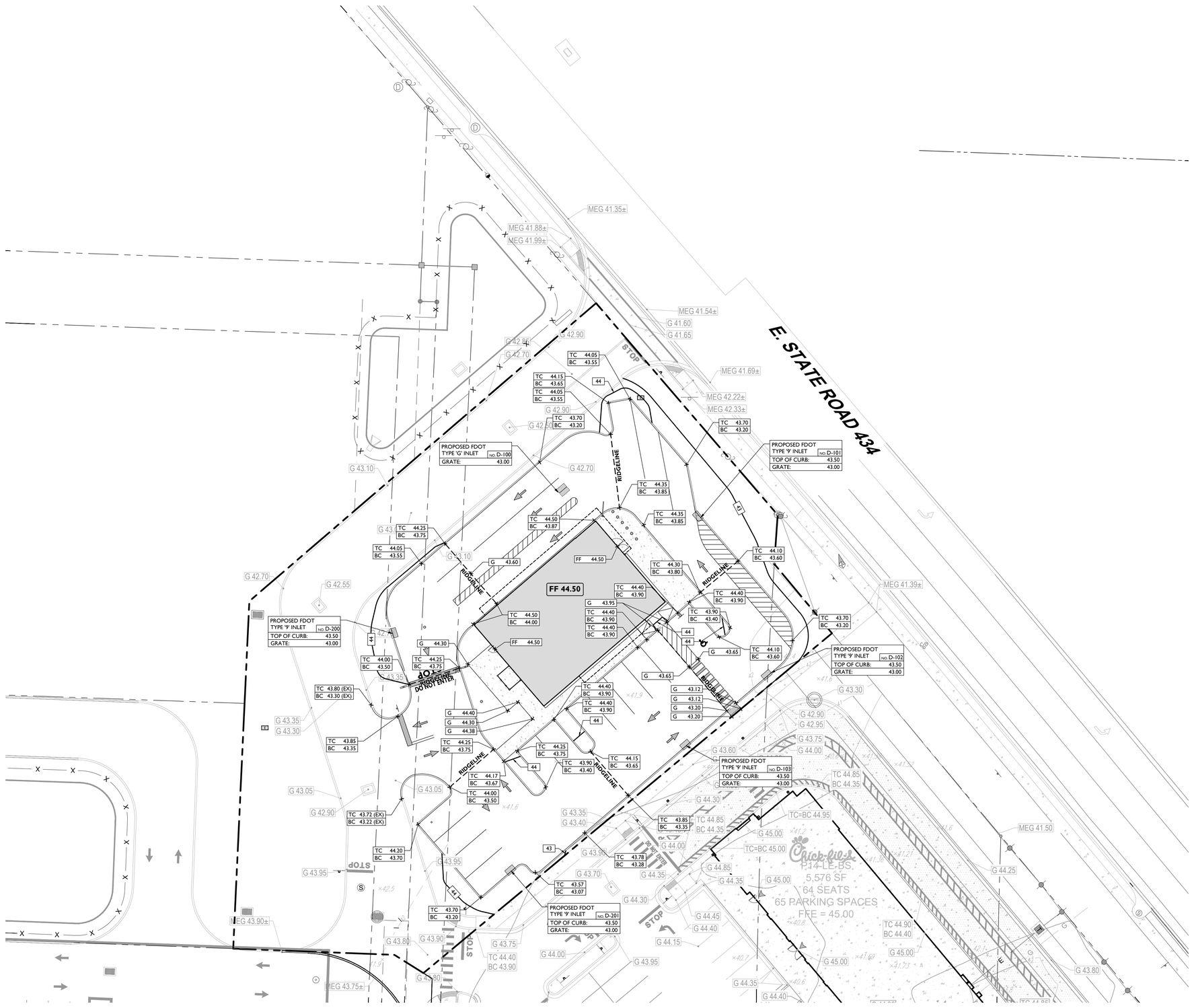
STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE: SITE PLAN

DRAWING: C-3

Z:\TAMPA\TAM\2025\TAM-250062 FERBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\DRAWINGS\SITE\SITE.DWG



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
G 100.00	PROPOSED GRADE SPOT SHOT
TC 100.50 / BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
FF 100.00	PROPOSED FINISHED FLOOR SPOT SHOT
FF = 100.00	PROPOSED FINISHED FLOOR ELEVATION
G 43.00	EXISTING GRADE SPOT SHOT PER THE CHICK-FIL-A DESIGN PLAN

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWEDAPPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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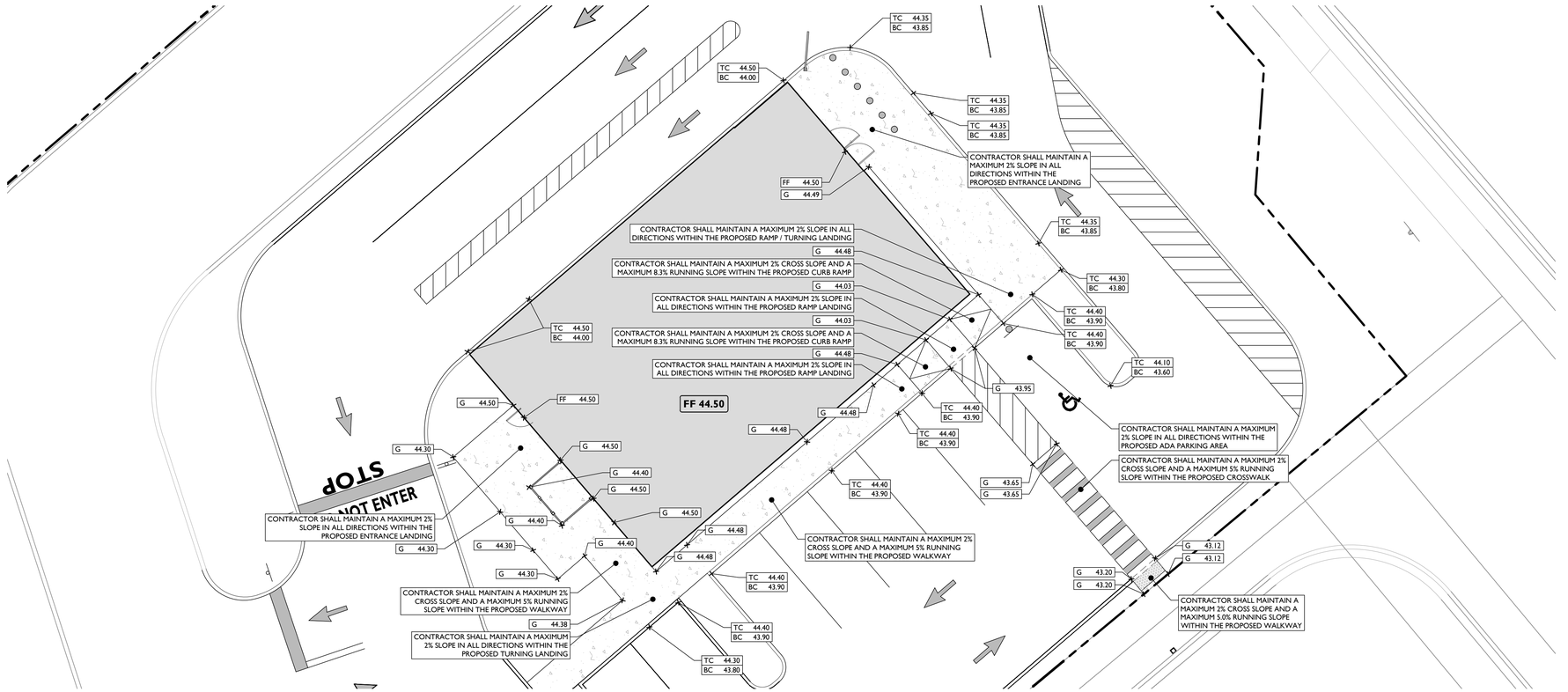
STONEFIELD engineering & design

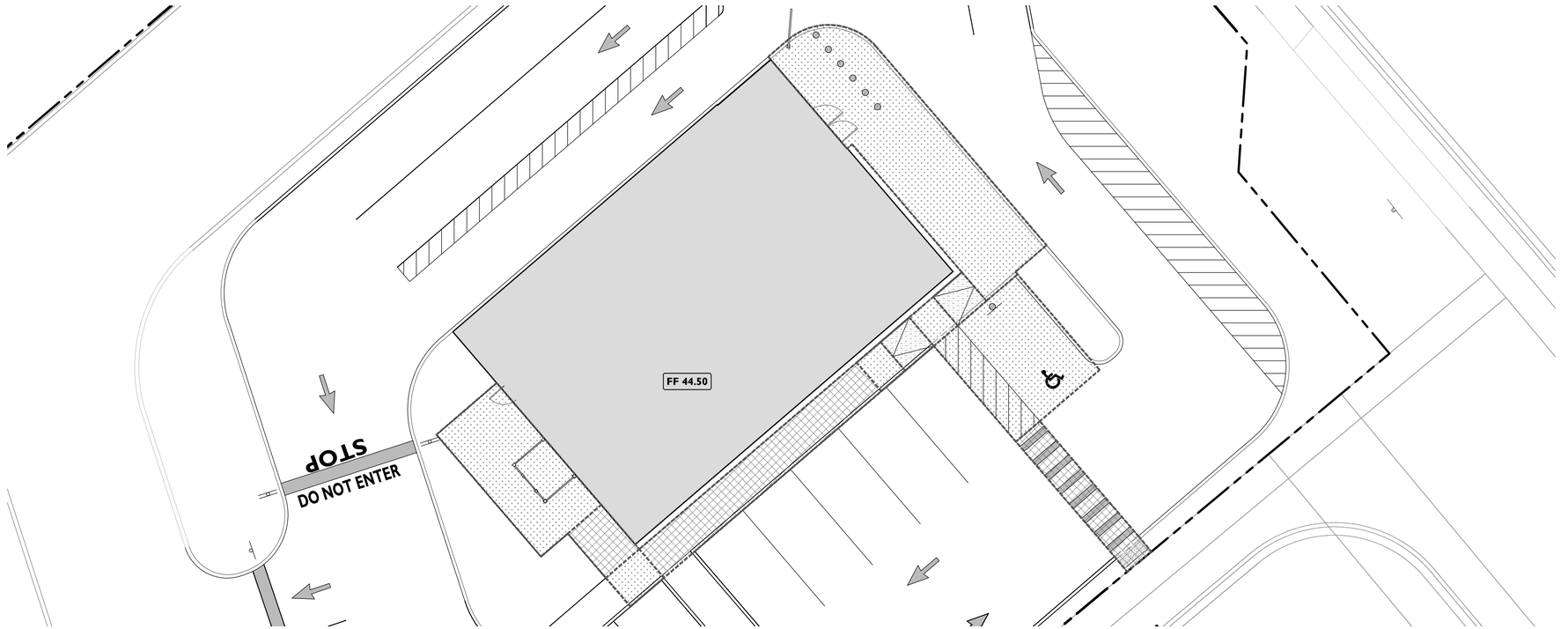
SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE: **GRADING PLAN**

DRAWING: **C-4**

Z:\TAMPA\TAM\2025\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\DP-04-GRADING





NOTE: THIS ADA SLOPE SUMMARY INSET IS INTENDED TO SERVE AS A DESIGN SUMMARY OF THE GRADING PLAN. THE GRADING PLAN SHALL TAKE PRECEDENCE OVER THE SLOPES INDICATED WITHIN THIS INSET. THE CONTRACTOR SHALL REFER TO THE SPOT SHOTS INDICATED ON THE GRADING PLAN FOR USE DURING CONSTRUCTION.

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
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Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1216 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: 1" = 10' | PROJECT ID: TAM-250062

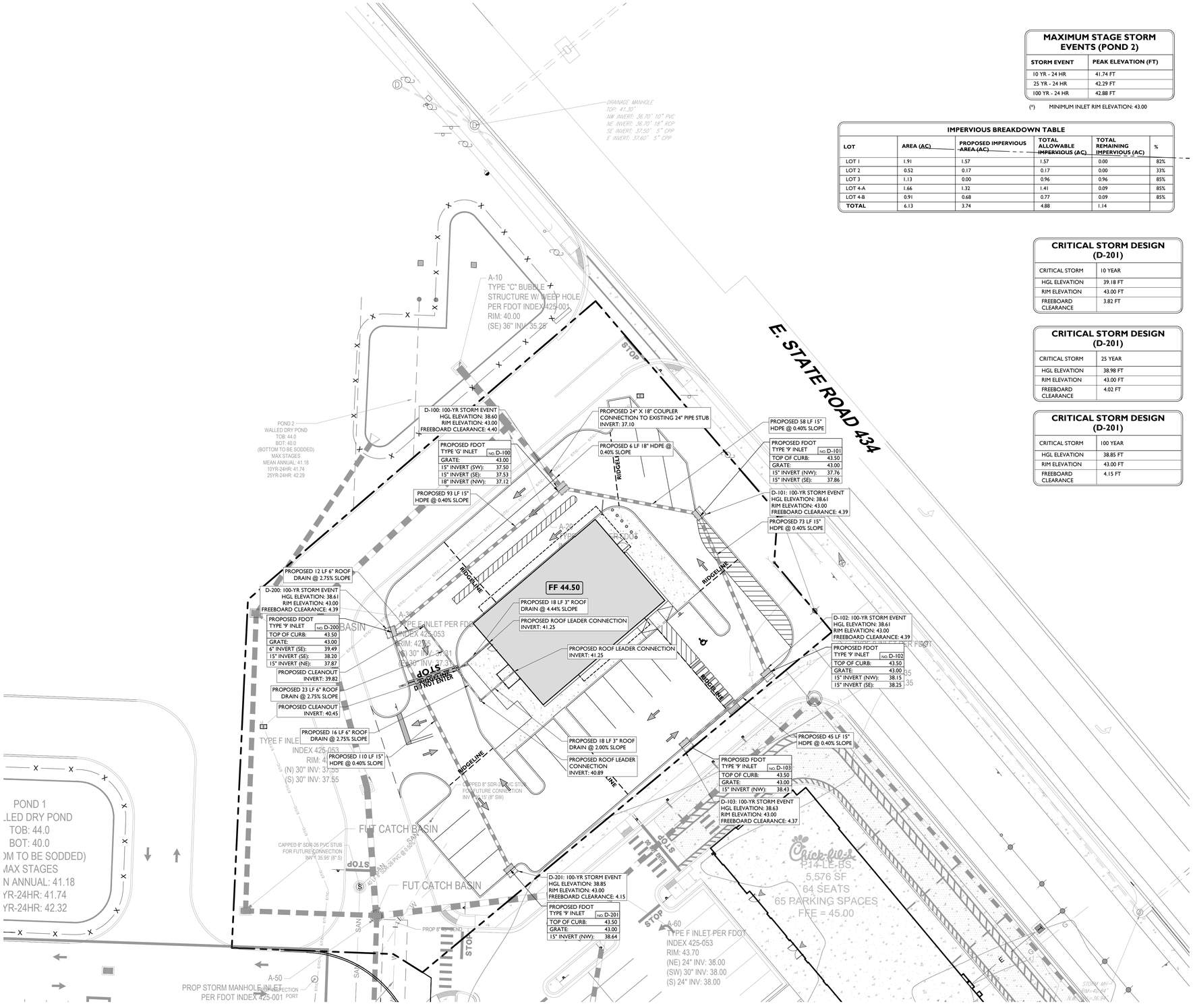
TITLE:

ADA GRADING PLAN

DRAWING:

C-5

Z:\PWP\TAM\250062\TAM-250062 FERBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\SDP\A-GRAD.DWG



MAXIMUM STAGE STORM EVENTS (POND 2)

STORM EVENT	PEAK ELEVATION (FT)
10 YR - 24 HR	41.74 FT
25 YR - 24 HR	42.29 FT
100 YR - 24 HR	42.88 FT

(*) MINIMUM INLET RIM ELEVATION: 43.00

IMPERVIOUS BREAKDOWN TABLE

LOT	AREA (AC)	PROPOSED IMPERVIOUS AREA (AC)	TOTAL ALLOWABLE IMPERVIOUS (AC)	TOTAL REMAINING IMPERVIOUS (AC)	%
LOT 1	1.91	1.57	1.57	0.00	82%
LOT 2	0.52	0.17	0.17	0.00	33%
LOT 3	1.13	0.00	0.96	0.96	85%
LOT 4-A	1.66	1.32	1.41	0.09	85%
LOT 4-B	0.91	0.68	0.77	0.09	85%
TOTAL	6.13	3.74	4.88	1.14	

CRITICAL STORM DESIGN (D-201)

CRITICAL STORM	10 YEAR
HGL ELEVATION	39.18 FT
RIM ELEVATION	43.00 FT
FREEBOARD CLEARANCE	3.82 FT

CRITICAL STORM DESIGN (D-201)

CRITICAL STORM	25 YEAR
HGL ELEVATION	38.98 FT
RIM ELEVATION	43.00 FT
FREEBOARD CLEARANCE	4.02 FT

CRITICAL STORM DESIGN (D-201)

CRITICAL STORM	100 YEAR
HGL ELEVATION	38.85 FT
RIM ELEVATION	43.00 FT
FREEBOARD CLEARANCE	4.15 FT

SYMBOL / DESCRIPTION

- PROPERTY LINE
- 100 — PROPOSED GRADING CONTOUR
- RIDGELINE — PROPOSED GRADING RIDGELINE
- PROPOSED STORMWATER STRUCTURES
- PROPOSED STORMWATER PIPING

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTIONEXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE:
STORMWATER MANAGEMENT PLAN

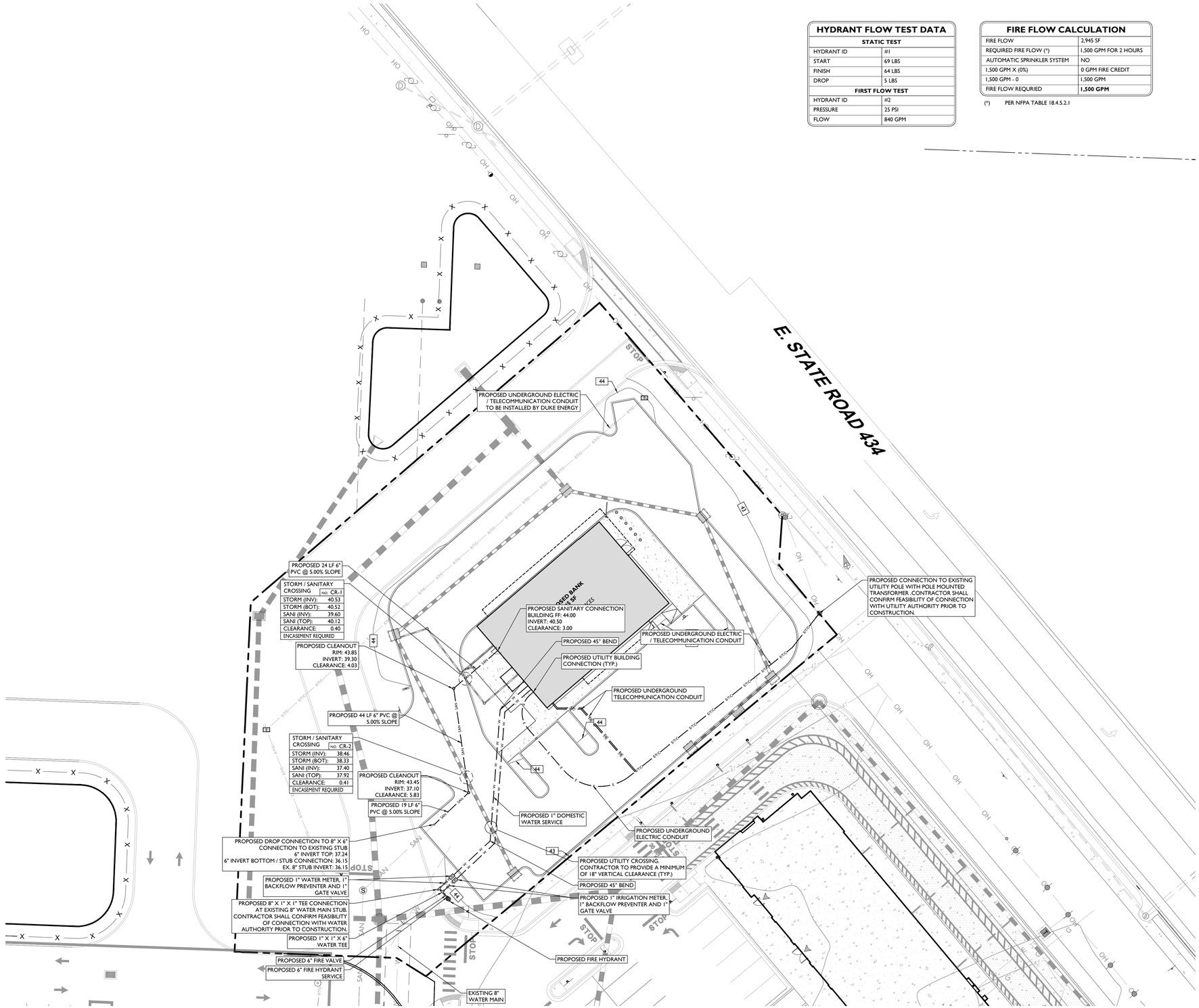
DRAWING:
C-6

Z:\TAMPA\TAM\2025\TAM-250062 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOT\PDF\25 STRM.DWG

HYDRANT FLOW TEST DATA	
STATIC TEST	
HYDRANT ID	#1
START	69 LBS
FINISH	64 LBS
DROP	5 LBS
FIRST FLOW TEST	
HYDRANT ID	#2
PRESSURE	25 PSI
FLOW	840 GPM

FIRE FLOW CALCULATION	
FIRE FLOW	2,945 SF
REQUIRED FIRE FLOW (*)	1,500 GPM FOR 2 HOURS
AUTOMATIC SPRINKLER SYSTEM	NO
1,500 GPM X (0%)	0 GPM FIRE CREDIT
1,500 GPM - 0	1,500 GPM
FIRE FLOW REQURIED	**1,500 GPM**

(*) PER NFPA TABLE 18.4.5.2.1



SYMBOL	DESCRIPTION
	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
E	PROPOSED ELECTRIC CONDUITS
T/C	PROPOSED DATA CONDUITS
E/T/C	PROPOSED ELECTRICAL/DATA CONDUITS
	PROPOSED VALVE
	PROPOSED METER AND BACKFLOW PREVENTER
	PROPOSED WATER TEE / BEND
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY MANHOLE / CLEANOUT

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

CITY OF WINTER SPRINGS FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
2. 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.
3. A 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).
4. 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).
5. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
6. 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 21/2 IN. NFPA 1, 18.5.7.
7. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
8. 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.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'

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STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE: UTILITY PLAN

DRAWING: C-7

Z:\TAMPA\TAM\2025\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\SD\PLOTS\SP-04-SITE UTILITIES.DWG

PROPOSED LUMINAIRE SCHEDULE

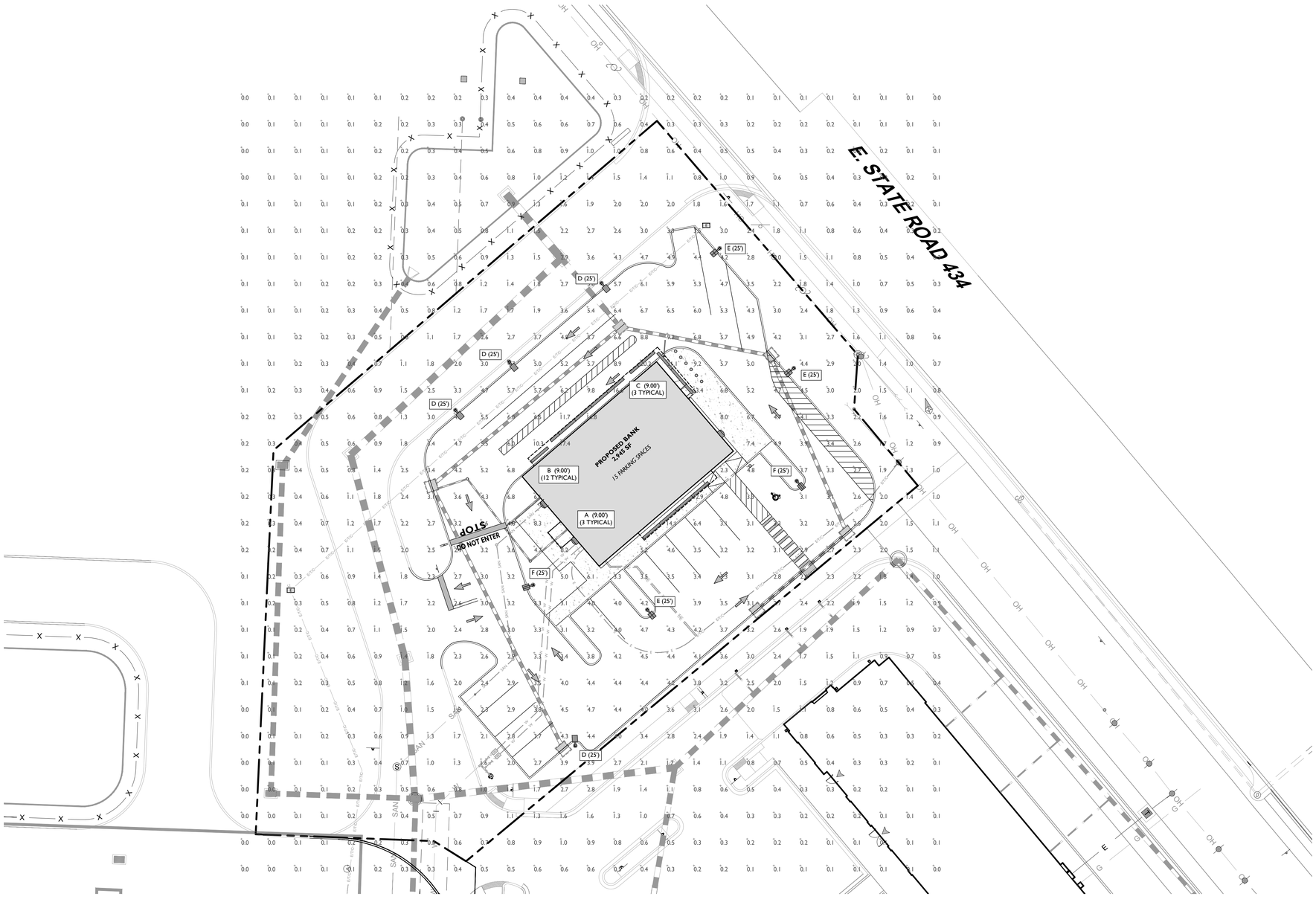
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE	BUG RATING
	A	3	COOPER LIGHTING WALL PACK	WALL PACK	0.9	COOPER LIGHTING	IST-SA1B-830-U-T2-HSS.ies	B0-U0-G1
	B	12	PINNACLE LINEAR EDGE EX3WET RECESSED LIGHT (8 FT)	CANOPY	0.9	FOCAL POINT	EX3-WET-N-840-4.IES	B1-U3-G1
	C	3	PINNACLE LINEAR EDGE EX3WET RECESSED LIGHT (4 FT)	CANOPY	0.9	FOCAL POINT	EX3-WET-N-840-4.IES	B1-U3-G1
	D	4	LITHONIA AREA LIGHT SERIES (P6), 40,000K	TYPE IV	0.9	LITHONIA	DSX1 LED P6 40K 80CRI TFTM.ies	B3-U0-G5
	E	3	LITHONIA AREA LIGHT SERIES (P6), 40,000K	TYPE III	0.9	LITHONIA	DSX1 LED P6 40K 80CRI T3M.ies	B3-U0-G5
	F	2	LITHONIA AREA LIGHT SERIES (P6), 40,000K	TYPE V	09	LITHONIA	DSX1 LED P6 40K 80CRI T5W.ies	B5-U0-G3

CITY OF WINTER SPRINGS LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 9-278)(4)	ANY LIGHTING USED TO ILLUMINATE ANY OFF-STREET PARKING LOT SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING PROPERTIES.	COMPLIES
§ 20-473(H)	EXTERIOR LIGHTING SHALL BE A CUT-OFF LIGHT SOURCE TO PROTECT ADJACENT PROPERTIES FROM GLARE. ALL EXTERIOR LIGHTING SHALL BE CONSISTENT AND COMPATIBLE THROUGHOUT THE PROJECT	COMPLIES
SITE PLAN REVIEW CHECKLIST	ALL LIGHT SOURCES HIGH THAN 15 FT MUST BE FITTED WITH A FULL CUT-OFF SHIELD	COMPLIES

CITY OF WINTER SPRINGS SECURITY LIGHTING NOTE:

1. SECURITY LIGHTS WILL BE PLACED ABOVE DOORWAYS/EXITS AND OTHER AREAS ON PERIMETER OF BUILDING. DOORWAYS/EXITS SHALL HAVE WALL MOUNTED FIXTURES. ADDITIONAL SECURITY LIGHTING SHALL BE EITHER WALL MOUNTED OR BY OTHER BUILDING ACCENT LIGHTING. FINAL DETAILS AND TYPE OF FIXTURES USED SHALL BE SUBMITTED WITH THE FINAL ENGINEERING PLAN. ALL LIGHTING POTENTIALLY VISIBLE FROM AN ADJACENT STREET OR RESIDENTIAL AREA SHOULD BE INDIRECT OR INCORPORATE A FULL CUTOFF SHIELD TYPE FIXTURE.



SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

ATM LIGHTING NOTES:

1. THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
   FIXTURE 'X' = MINIMUM X WATTS
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
3. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
6. PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC. OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
7. THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
8. ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
9. EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.

20' 0' 20' 40'
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SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE: LIGHTING PLAN

DRAWING: C-8

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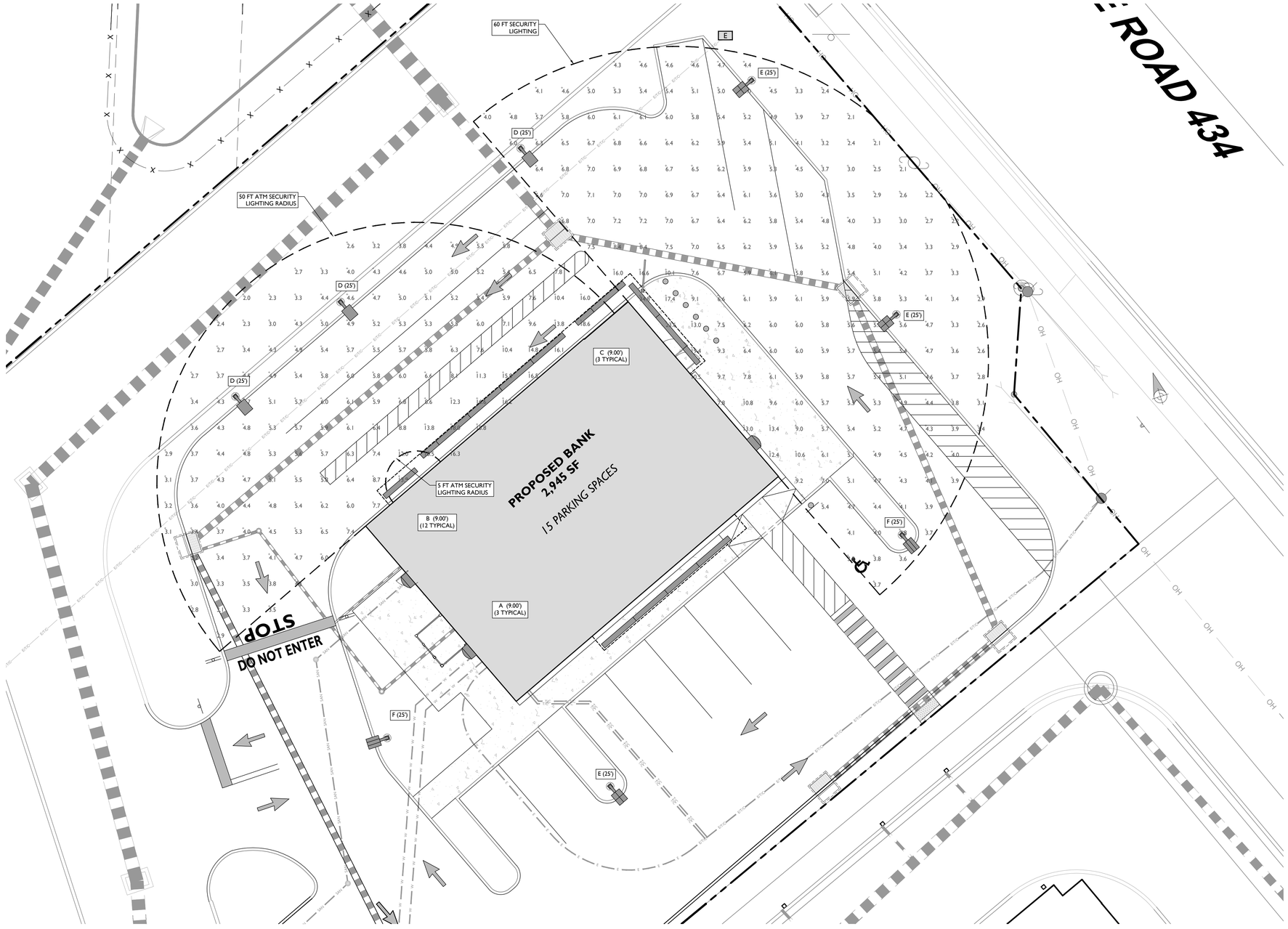
FLORIDA STATE SECURITY LIGHTING REQUIREMENTS

CODE SECTION	PROPOSED
MINIMUM 10 FOOTCANDLES AT FACE OF DRIVE-UP ATM EXTENDING 5 FEET OUTWARD IN ALL DIRECTIONS MEASURED AT 36" ABOVE GRADE	13.0 FC
MINIMUM 2 FOOTCANDLES AT FACE OF FRONT DOOR EXTENDING 60 FEET OUTWARD IN ALL DIRECTIONS OF PARKING LOT MEASURED AT 36" ABOVE GRADE	2.0 FC
MINIMUM 2 FOOTCANDLES AT FACE OF ATM EXTENDING 50 FEET OUTWARD IN ALL DIRECTIONS OF PARKING LOT MEASURED AT 36" ABOVE GRADE	2.1 FC



SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

10' 0' 10' 20'
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STONEFIELD engineering & design

SCALE: 1" = 10' | PROJECT ID: TAM-250062

TITLE:
SECURITY LIGHTING PLAN

DRAWING:
C-9

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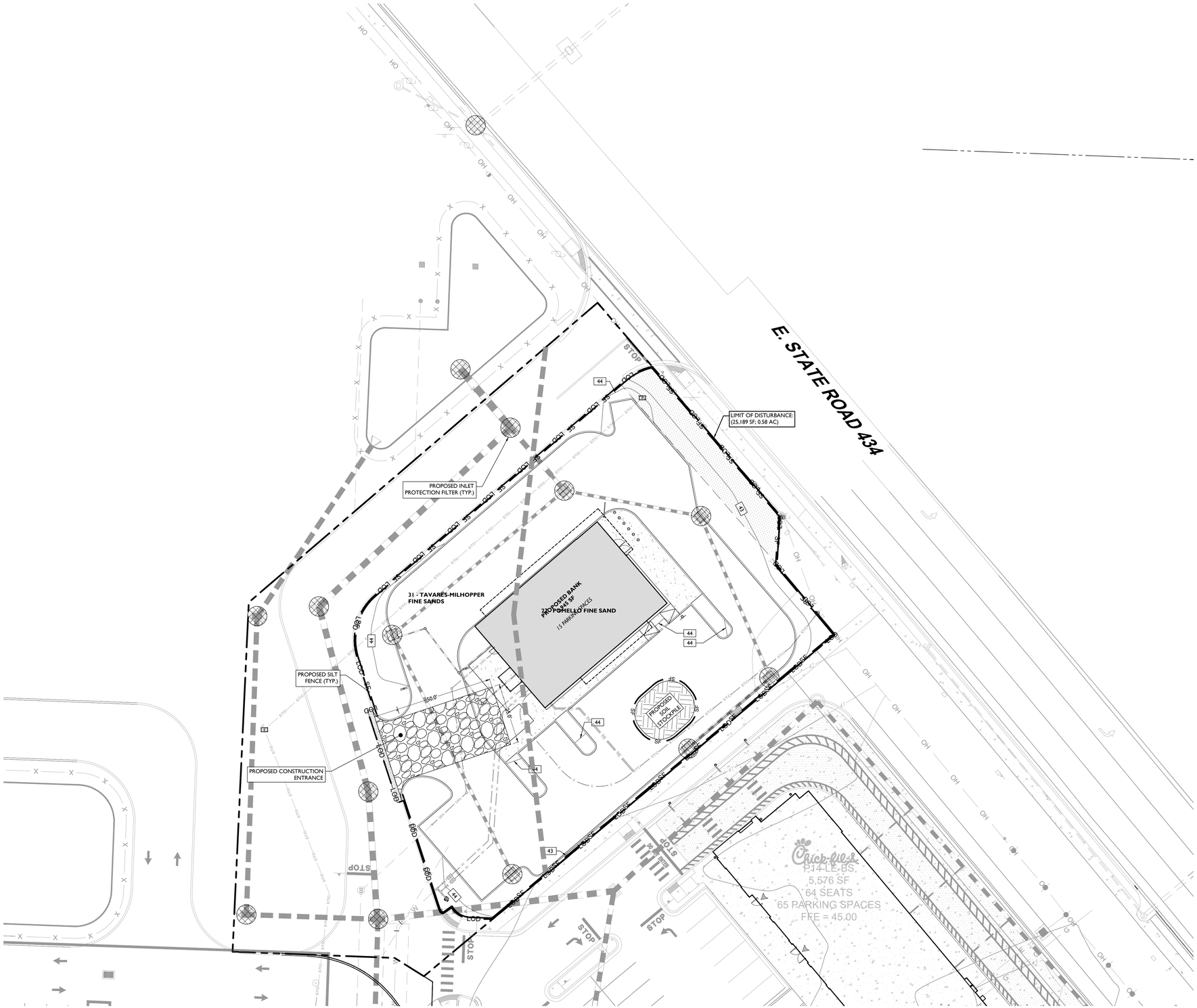

SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
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www.stonefieldeng.com
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Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1215 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

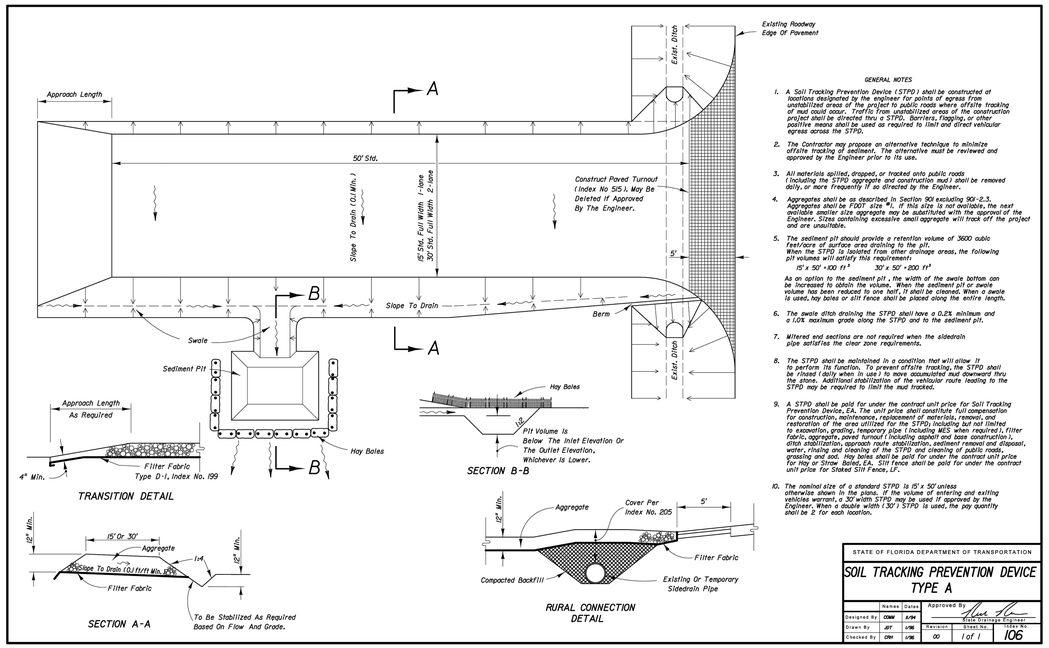
STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE: **SOIL EROSION & SEDIMENT CONTROL PHASE 1 PLAN**

DRAWING: **C-10**

Z:\PROJECTS\2025\TAM-250062 FISHER COMPANY - 1215 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\DP-08-SESC.DWG



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sites containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50' = 100 ft³
   30' x 50' = 200 ft³
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, hay bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.2% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be rinsed daily when in use to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD, including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Hay bales shall be paid for under the contract unit price for Hay or Straw Bales, EA. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and exiting vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

SOIL TRACKING PREVENTION DEVICE TYPE A

	Names	Dates
Designed By	CBW	8/96
Drawn By	JET	1/98
Checked By	CBW	1/98

Approved By: State Drainage Engineer

Revision | Sheet No. | Index No.
00 | 1 of 1 | 106

FDOT SOIL TRACKING PREVENTION DEVICE DETAIL

NOT TO SCALE

1

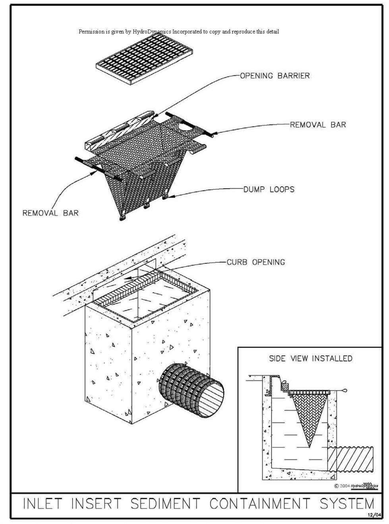


Figure V-18: Illustration of an Inlet Insert Sediment Containment System

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FDEP INLET INSERT SEDIMENT CONTAINMENT SYSTEM DETAIL

NOT TO SCALE

2

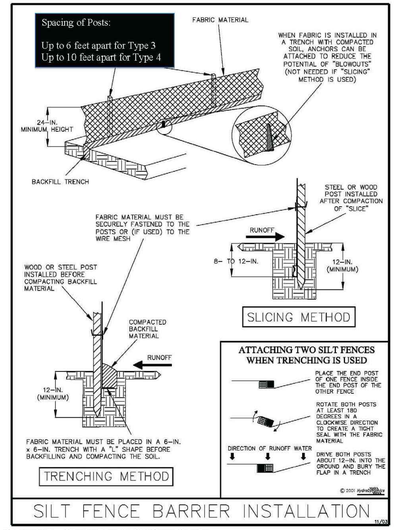

Figure V-2: Illustration of a Silt Fence Barrier

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FDEP SILT FENCE BARRIER INSTALLATION DETAIL

NOT TO SCALE

3

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THE FOLLOWING DUST CONTROL / ABATEMENT METHODOLOGIES:
   a. SITE SPRINKLING.
   b. TEMPORARY AND PERMANENT VEGETATION / MULCHING.
   c. STONE CONSTRUCTION ENTRANCE / EXIT.
   d. ADDITIONAL DUST CONTROL BMPS MAY BE UTILIZED DEPENDING ON SITE CONSTRUCTION CONDITIONS.
2. THE CONTRACTOR SHALL DETERMINE THE TYPE AND EXTENTS OF EACH DUST CONTROL METHODOLOGY BASED ON SITE CONSTRUCTION CONDITIONS AND STATE OF FLORIDA BEST MANAGEMENT PRACTICES.
3. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRIERS TO CONTROL AIR CURRENTS AND SOIL BLOWING, IF REQUIRED

POLLUTION PREVENTION NOTES

1. EROSION AND SEDIMENT CONTROL BMPS IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF-SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON-SITE WETLANDS AND SURFACE WATERS. BMPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
2. OFF-SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ON-SITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVELS SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON-SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES):
   7.1. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   7.2. A COPY OF THE CERTIFIED NPDES NOTICE OF INTENT (NOI), OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   7.3. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   7.4. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   7.5. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS; TRAILER, PARKING, LAYDOWN, PORTABLE RESTROOMS, WHEELED WASTE DISPOSAL DUMPSTER(S), WHEEL WASH, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN THEIR LOCATIONS ON THE SITE MAP.

PHASE I
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. PREPARE DEMOLITION OF EXISTING SITE FEATURES AS DETAILED ON SHEET C-2.

PHASE II
1. INSTALL STORMWATER CONVEYANCE STRUCTURES AND CULVERTS, ENSURE THAT NEW INLETS ARE PROTECTED PRIOR TO MAKING THE OUTFALL CONNECTION.
2. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROVIDED DRAINAGE PATTERNS.
3. START CONSTRUCTION OF THE PROVIDED BUILDING PAD AND STRUCTURES.
4. TEMPORARY SEED WITH PURE LIVE SEED THROUGHOUT THE CONSTRUCTION DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY THE GENERIC PERMIT.

MAINTENANCE NOTES

NPDES PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE NPDES COMPLIANCE.

1. INSPECTIONS BY CONTRACTOR MUST OCCUR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM EVENT 0.5 INCHES OR GREATER.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
5. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIR OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
6. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATION.

SOIL CHARACTERISTICS CHART

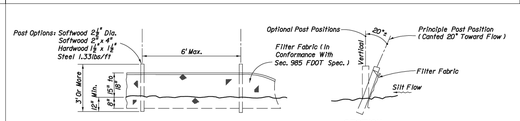
TYPE OF SOIL	TAVARES-MILLHOPPER FINE SANDS (24)
PERCENT OF SITE COVERAGE	59.3%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	2.0 TO 6.0 IN / HR
DEPTH TO WATER TABLE	24 TO 42 INCHES

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	POMELLO FINE SAND (27)
PERCENT OF SITE COVERAGE	40.7%
HYDROLOGIC SOIL GROUP	A
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	6.0 TO 20.0 IN / HR
DEPTH TO WATER TABLE	42 TO 72 INCHES

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

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



TYPE III SILT FENCE

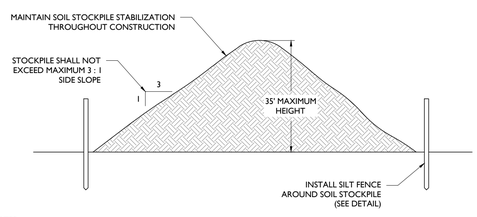
NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart 1, Sheet 1.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).

FDOT SILT FENCE DETAIL

NOT TO SCALE

4



NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

SOIL STOCKPILE DETAIL

NOT TO SCALE

5

STABILIZATION SPECIFICATIONS:

I.A. TEMPORARY SEEDING AND MULCHING:
- GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZER - APPLY 1 LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
- SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
- MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

I.B. PERMANENT SEEDING AND MULCHING:
- TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 5" (UNSETTLED).
- GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
- SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (8 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION)
- MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 95% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

ISSUE	DATE	BY	DESCRIPTION
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2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE: **SOIL EROSION & SEDIMENT CONTROL PHASE II NOTES & DETAILS**

DRAWING:

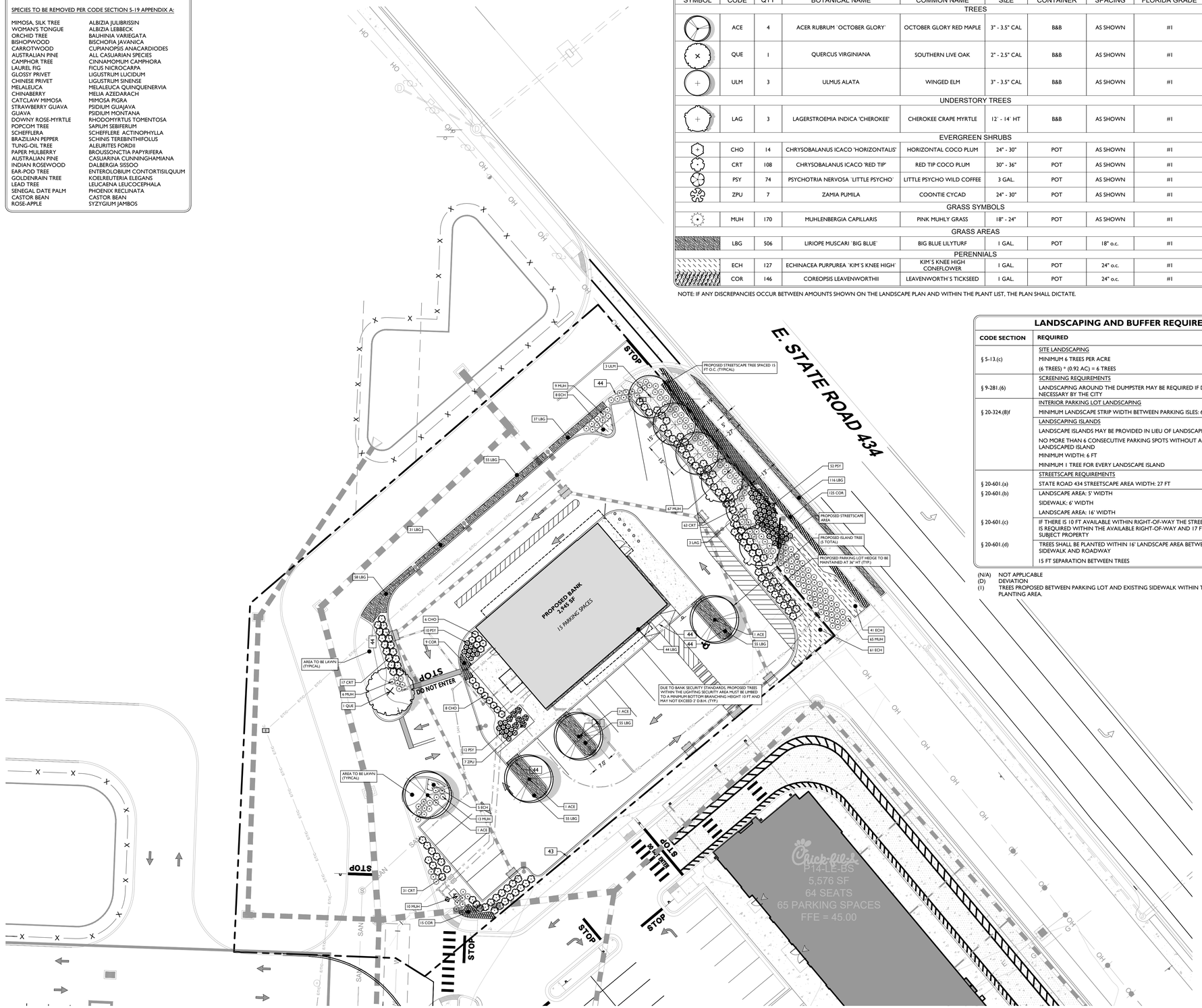
C-11

Z:\TAMPA\TAM2025\TAM-250062 FIBER COMPANY - 1205 E STATE ROAD 434 WINTER SPRINGS, FL\CAD\PLOTS\DP-BB_ESC.DWG

INVASIVE EXOTIC PLANTS: SITE OWNER SHALL MAINTAIN THIS SITE FREE FROM INVASIVE EXOTIC PLANTS IN PERPETUITY.

SPECIES TO BE REMOVED PER CODE SECTION 5-19 APPENDIX A:

MIMOSA, SILK TREE	ALBIZIA JULIBRISSIN
WOMAN'S TONGUE	ALBIZIA LEBBECK
ORCHID TREE	BAUHINIA VARIEGATA
BISHOPWOOD	BISCHOFIA JAVANICA
CARROTWOOD	CUPIANOPSIS ANACARDIODES
AUSTRALIAN PINE	ALL CASUARIAN SPECIES
CAMPHOR TREE	CINNAMOMUM CAMPHORA
LAUREL FIG	FICUS NIGROCARPA
GLOSSY PRIVET	LIGUSTRUM LUCIDUM
CHINESE PRIVET	LIGUSTRUM SINENSE
MELALEUCA	MELALEUCA QUINQUENERVIA
CHINABERRY	MELIA AZEDARACH
CATCLAW MIMOSA	MIMOSA PIGRA
STRAWBERRY GUAVA	PSIDIUM GUAJAVA
GUAVA	PSIDIUM MONTANA
DOWNY ROSE-MYRTLE	RHODOMYRTUS TOMENTOSA
POPCOM TREE	SAPIUM SEBIFERUM
SCHEFFLERA	SCHEFFLERE ACTINOPHYLLA
BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLUS
TUNG-OIL TREE	ALEURITES FORDII
PAPER MULBERRY	BROUSSONCTIA PAPYRIFERA
AUSTRALIAN PINE	CASUARINA CUNNINGHAMIANA
INDIAN ROSEWOOD	DALBERGIA SISSOO
EAR-POD TREE	ENTEROLOBIUM CONTORTISILQUUM
GOLDENRAIN TREE	KOELREUTERIA ELEGANS
LEAD TREE	LEUCAENA LEUCOCEPHALA
SENEGAL DATE PALM	PHOENIX RECLINATA
CASTOR BEAN	CASTOR BEAN
ROSE-APPLE	SYZYGIUM JAMBOS



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	FLORIDA GRADE	REMARKS
TREES									
	ACE	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3.5" CAL	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE CANOPY TREE
	QUE	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2" - 2.5" CAL	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE CANOPY TREE
	ULM	3	ULMUS ALATA	WINGED ELM	3" - 3.5" CAL	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE CANOPY TREE
UNDERSTORY TREES									
	LAG	3	LAGERSTROEMIA INDICA 'CHEROKEE'	CHEROKEE CRAPE MYRTLE	12` - 14` HT	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE UNDERSTORY TREE
EVERGREEN SHRUBS									
	CHO	14	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	24" - 30"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
	CRT	108	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	30" - 36"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
	PSY	74	PSYCHOTRIA NERVOSA `LITTLE PSYCHO`	LITTLE PSYCHO WILD COFFEE	3 GAL.	POT	AS SHOWN	#1	FLORIDA FRIENDLY
	ZPU	7	ZAMIA PUMILA	COONTIE CYCAD	24" - 30"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
GRASS SYMBOLS									
	MUH	170	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	18" - 24"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
GRASS AREAS									
	LBG	506	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 GAL.	POT	18" o.c.	#1	FLORIDA FRIENDLY
PERENNIALS									
	ECH	127	ECHINACEA PURPUREA `KIM`S KNEE HIGH`	KIM`S KNEE HIGH CONEFLOWER	1 GAL.	POT	24" o.c.	#1	FLORIDA FRIENDLY
	COR	146	COREOPSIS LEAVENWORTHII	LEAVENWORTH`S TICKSEED	1 GAL.	POT	24" o.c.	#1	FLORIDA FRIENDLY

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 5-13.(c)	SITE LANDSCAPING MINIMUM 6 TREES PER ACRE (6 TREES) * (0.92 AC.) = 6 TREES	 10 TREES
§ 9-281.(6)	SCREENING REQUIREMENTS LANDSCAPING AROUND THE DUMPSTER MAY BE REQUIRED IF DEEMED NECESSARY BY THE CITY	 COMPLIES
§ 20-324.(8)f	INTERIOR PARKING LOT LANDSCAPING MINIMUM LANDSCAPE STRIP WIDTH BETWEEN PARKING ISLES: 6 FT	 N/A
	LANDSCAPING ISLANDS LANDSCAPE ISLANDS MAY BE PROVIDED IN LIEU OF LANDSCAPE STRIPS NO MORE THAN 6 CONSECUTIVE PARKING SPOTS WITHOUT A LANDSCAPED ISLAND MINIMUM WIDTH: 6 FT MINIMUM 1 TREE FOR EVERY LANDSCAPE ISLAND	 COMPLIES COMPLIES 7.0 FT COMPLIES
§ 20-601.(a)	STREETSCAPE REQUIREMENTS STATE ROAD 434 STREETSCAPE AREA WIDTH: 27 FT	 27.0 FT
§ 20-601.(b)	LANDSCAPE AREA: 5' WIDTH SIDEWALK: 6' WIDTH LANDSCAPE AREA: 16' WIDTH	3.0 FT (D) 5.0 FT (D) 19.0 FT
§ 20-601.(c)	IF THERE IS 10 FT AVAILABLE WITHIN RIGHT-OF-WAY THE STREETSCAPE IS REQUIRED WITHIN THE AVAILABLE RIGHT-OF-WAY AND 17 FT OF SUBJECT PROPERTY	COMPLIES
§ 20-601.(d)	TREES SHALL BE PLANTED WITHIN 16' LANDSCAPE AREA BETWEEN SIDEWALK AND ROADWAY 15 FT SEPARATION BETWEEN TREES	LOCATION VARIES (D)(1) COMPLIES

(N/A) NOT APPLICABLE
(D) DEVIATION
(1) TREES PROPOSED BETWEEN PARKING LOT AND EXISTING SIDEWALK WITHIN THE AVAILABLE LANDSCAPE PLANTING AREA.

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

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1215 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PAUL DEVITTO, L.L.A.
FLORIDA LICENSE No. LA667607
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

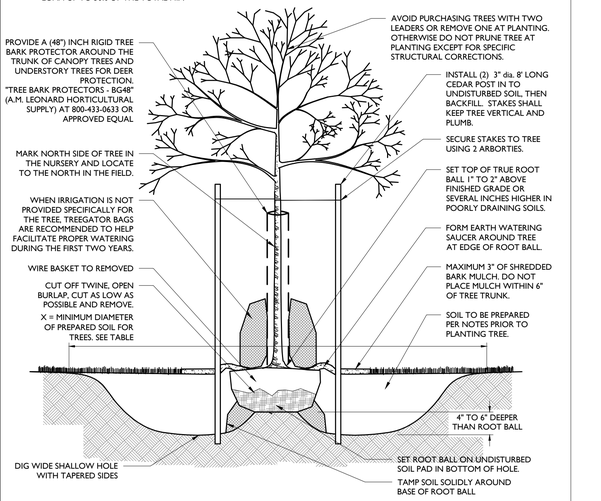
TITLE: **LANDSCAPING PLAN**

DRAWING: **C-12**

Z:\TAMPA\TAM\2025\TAM-250062 FERBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\DP-13-LAND.DWG

NOTES:

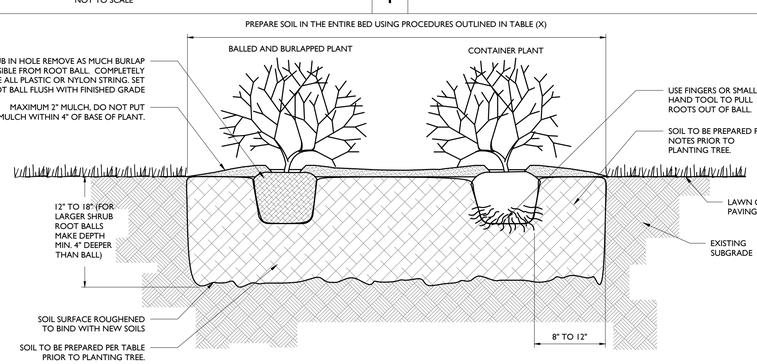
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1



NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

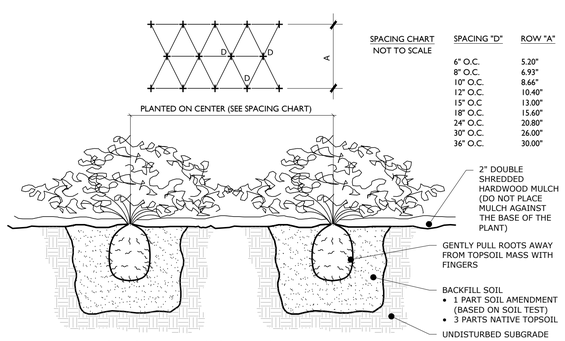
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

2

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



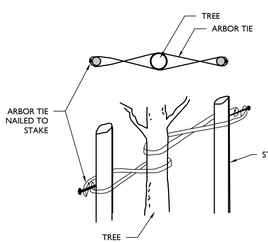
SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

3



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

4

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION ZONE AND FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND STRUCTURES EITHER EXISTING PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

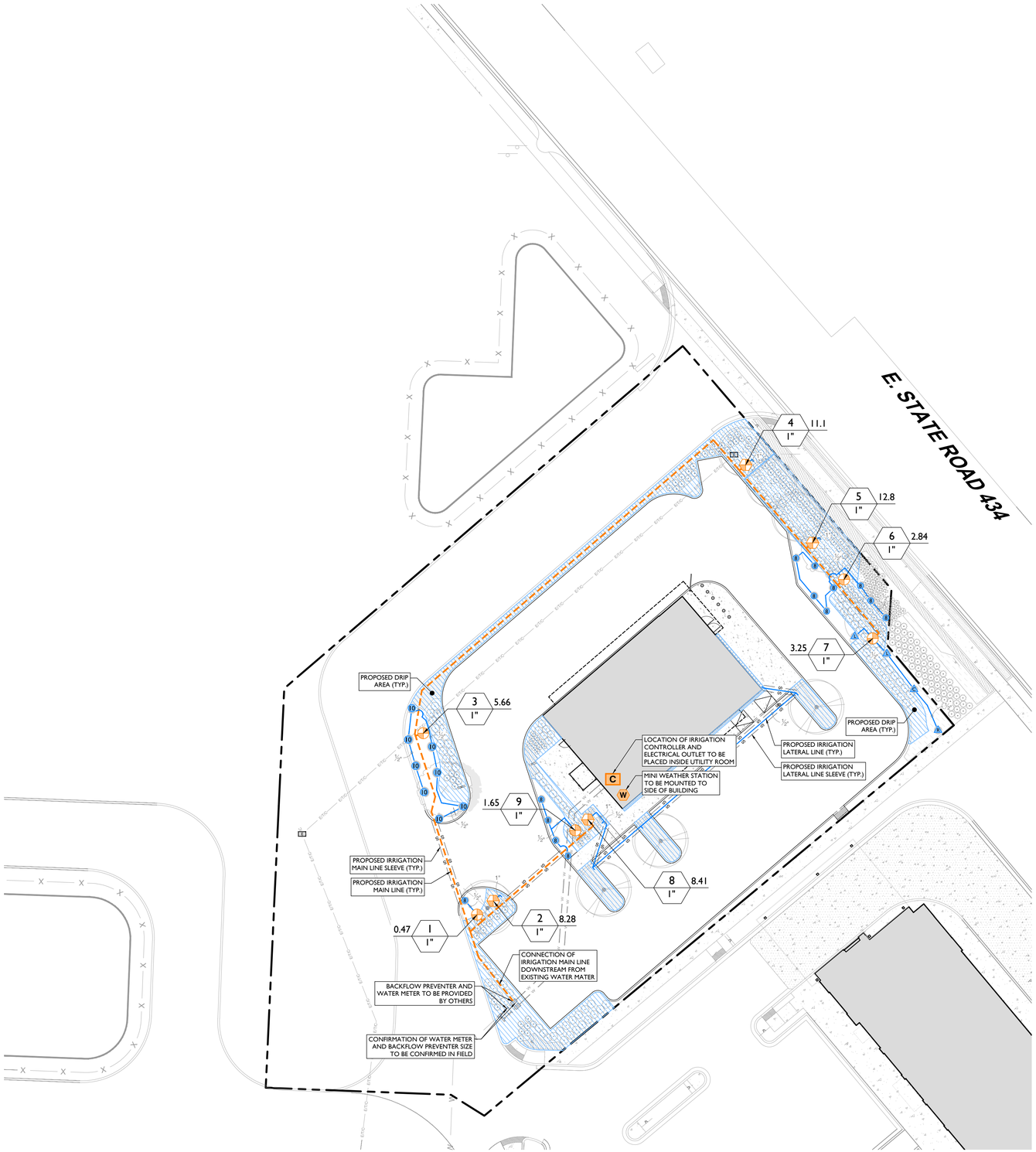
3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS



CONFIRMATION OF WATER METER AND BACKFLOW PREVENTER SIZE TO BE CONFIRMED IN FIELD

IRRIGATION SYSTEM RUNS ARE DESIGNED TO MAXIMUM 15 GALLONS PER MINUTE. IRRIGATION SYSTEM PRESSURE AND AVAILABLE GALLONS PER MINUTE TO BE CONFIRMED BY MEP ENGINEER.

IRRIGATION SYSTEM DEMAND TO BE CONTRACTOR RESPONSIBILITY. CONTRACTOR TO CONFIRM LOAD DEMANDS AND CONNECTION DESIGN BY MEP ENGINEER.

UNDER NO CIRCUMSTANCE SHALL THE IRRIGATION SYSTEM CONNECTION BE INSTALLED DOWNSTREAM FROM A WATER SOFTENER SYSTEM.

VALVE CALLOUT

VALVE NUMBER
VALVE FLOW
VALVE SIZE

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
A	HUNTER PROS-04-PRS30 CS-530	1	CST	30	1.3	5'x30'
A	HUNTER PROS-04-PRS30 LCS-515	2	LCS	30	0.65	5'x15'
A	HUNTER PROS-04-PRS30 RCS-515	1	RCS	30	0.65	5'x15'
8	HUNTER PROS-04-PRS30 08H	8	180	30	0.47	8'
8	HUNTER PROS-04-PRS30 08Q	5	90	30	0.24	8'
10	HUNTER PROS-04-PRS30 10H	5	180	30	0.88	10'
10	HUNTER PROS-04-PRS30 10Q	3	90	30	0.42	10'
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-CV	4,066 LF	-	40	-	-
	HUNTER ICV-G 1"	4	-	-	-	-
	HUNTER PGV-101A 1"	5	-	-	-	-
C	HUNTER P2C-400 W/ (01) PCM-300 & (01) PCM-1600	1	-	-	-	-
W	HUNTER MWS-FR	1	-	-	-	-
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 (AS SHOWN)	430 LF	-	-	-	-
	IRRIGATION MAINLINE: PVC SCHEDULE 40	434 LF	-	-	-	-
SS SS SS	PIPE SLEEVE: PVC CLASS 200 SDR 21	181 LF	-	-	-	-

IRRIGATION NOTES:

1. SYSTEM WAS DESIGNED TO ASSUMED 50 PSI (PRESSURE AVAILABLE: 47.8 PSI), 8" SERVICE LINE, 1" METER AND 15 GALLONS PER MINUTE AND LOAM TYPE SOILS. ALTERATIONS MAY BE NEEDED BASED ON SITE CONDITIONS.
2. SYSTEM RUNS ARE DESIGNED TO MAXIMUM 15 GALLONS PER MINUTE.
3. AVAILABLE GALLONS PER MINUTE DEMAND TO BE DETERMINED BY MEP ENGINEER AND COORDINATED BY CONTRACTOR.
4. A FLOW TEST SHALL BE PREFORMED ON SITE PRIOR TO INSTALLATION TO CONFIRM STATIC PSI.
5. APPROVED ALTERNATES TO BE SUBMITTED AND APPROVED.
6. 1" RPZ BACKFLOW PREVENTOR TO BE INSTALLED AS PER LOCAL PLUMBING CODES.
7. MAIN LINE PIPE AND WIRE TO BE TRENCHED 18" BELOW FINISH GRADE. BACKFILL MATERIAL SHALL BE FREE OF ALL ROCKS, TAMP TO 95% COMPACTION IN 6" LIFTS. ALL GRADING OVER THE IRRIGATION LINES SHALL BE FLUSH WITH THE ADJACENT SOIL AND BE FREE OF ROCKS AND DEBRIS. LATERAL PIPE TO BE 12" BELOW FINISH GRAD. TAMP AND RAKE PLOWED AREAS. REMOVE ANY LARGE ROCKS AND FILL ANY VOIDS.
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXISTING UTILITY LOCATIONS WITH THE "CALL BEFORE YOU DIG" SERVICE AND SITE SUBCONTRACTORS.
9. ALL ELECTRIC ZONE VALVES TO BE PLACED BELOW GRADE IN APPROPRIATELY SIZED VALVE BOXES AND WITHIN MULCHED BEDS.
10. CONTRACTOR TO SUPPLY 100% COVERAGE GUARANTEE.
11. LOCATION OF CONTROLLER, BACKFLOW DEVICE, MASTER VALVE AND RAIN SENSOR ARE CONCEPTUAL. ACTUAL LOCATION TO BE DETERMINED ON SITE BASED UPON EXISTING CONDITIONS.
12. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.
13. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
14. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
15. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.
16. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
17. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
18. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
19. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
20. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE "MICRO-SPRAY" LOCATED ABOVE EXISTING GRADE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE CONTRACTOR SHALL ALSO PERMIT AND PROVIDE AN IRRIGATION WELL AND CONTROLLER SYSTEM INCLUDING ALL NECESSARY POWER. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
22. THE BACKFLOW PREVENTER SHALL BE THAT OF AN ASSE 1013 APPROVED REDUCED PRESSURE ZONE ASSEMBLY (RPZ). THE ASSEMBLY MUST BE INSTALLED A MINIMUM OF 12-INCHES ABOVE FINISHED GRADE MEASURED FROM THE BOTTOM OF THE RELIEVE VALVE.
23. THE ASSEMBLY MUST BE INSTALLED BY A LICENSED PLUMBER. AFTER INSTALLATION, THE NEW ASSEMBLY MUST BE TESTED BY A LICENSED PLUMBER WHO ALSO IS ASSE 5110 CERTIFIED TO TEST.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

STONEFIELD
engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

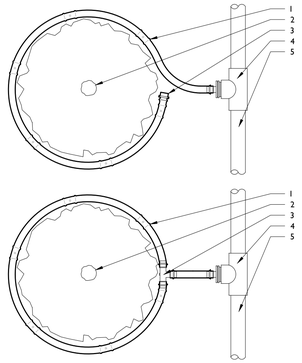
TITLE:

IRRIGATION PLAN

DRAWING:

C-14

Z:\TAMPA\TAM\2025\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOT\DWG\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOT\DWG\C-14 IRRIGATION PLAN.DWG



LEGEND:

1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR OLD-LOC FITTING TYP.
4. PVC TO DROP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

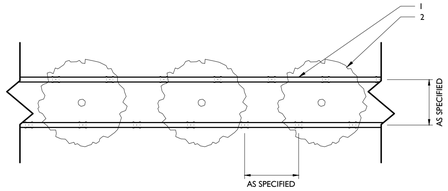
NOTES:

1. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE IAR RELIEF VALVES MAY BE NEEDED TO ACCOMODATE DIFFERENCES IN GRADE.
2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

DRIPLINE - TREE RING

NOT TO SCALE

1



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. HEDGE ROW (SEE LANDSCAPING PLAN)

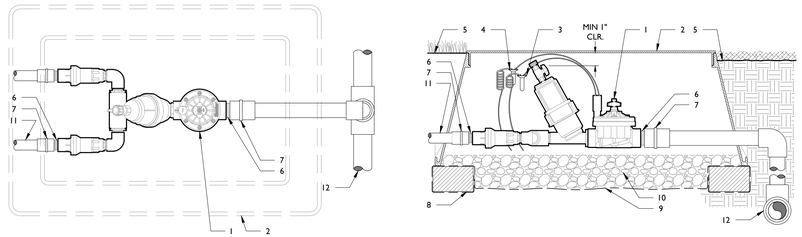
NOTES:

1. TRIANGULATE EMITTERS TO MAXIMIZE COVERAGE

DRIPLINE - HEDGE ROW

NOT TO SCALE

2



LEGEND:

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC ADAPTOR SLIP X FPT
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS

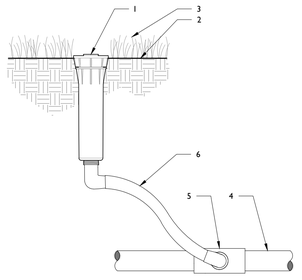
DRIP CONTROL ZONE KIT (ICZ-151)

NOT TO SCALE

3

LEGEND:

1. HUNTER POP-UP BODY PROS-04: NOZZLE AND CAP PER PLAN
2. FINISHED GRADE
3. ADJACENT LANDSCAPE
4. LATERAL PIPE PER PLAN
5. LATERAL FITTING PER PLAN
6. FIELD BUILT SWIM ARM WITH (FLEXSG) TUBING AND SPIRAL ELBOWS (HSBE)



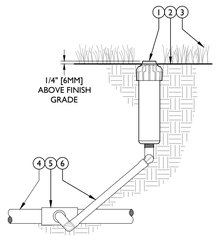
POP-UP BODY (PROS-04)

NOT TO SCALE

4

LEGEND:

1. HUNTER ROTOR (PGJ-04), NOZZLE AND CAP PER PLAN
2. FINISHED GRADE
3. ADJACENT LANDSCAPE
4. LATERAL PIPE PER PLAN
5. LATERAL FITTING PER PLAN
6. PRE-MANUFACTURED SWING ARM (HUNTER SJ OR PER PLAN)



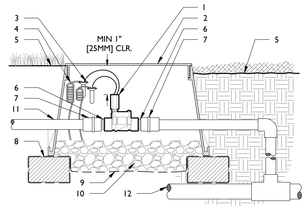
POP-UP ROTOR (PGJ-04)

NOT TO SCALE

5

LEGEND:

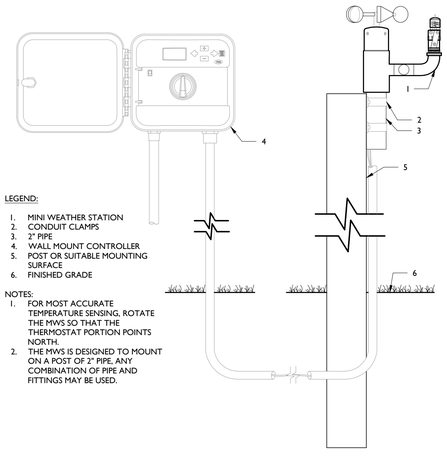
1. HUNTER REMOTE CONTROL VALVE (PGV)
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



IN-LINE VALVE (PGV-151)

NOT TO SCALE

6



LEGEND:

1. MINI WEATHER STATION
2. CONDUIT CLAMPS
3. 2" PIPE
4. WALL MOUNT CONTROLLER
5. POST OR SUITABLE MOUNTING SURFACE
6. FINISHED GRADE

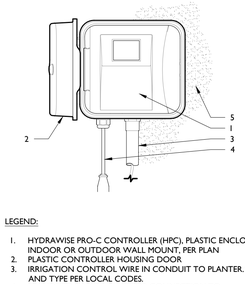
NOTES:

1. FOR MOST ACCURATE TEMPERATURE SENSING, ROTATE THE MWS SO THAT THE THERMOSTAT PORTION POINTS NORTH.
2. THE MWS IS DESIGNED TO MOUNT ON A POST OF 2" PIPE. ANY COMBINATION OF PIPE AND FITTINGS MAY BE USED.

MINI WEATHER STATION WITH GENERIC MOUNT CONTROLLER

NOT TO SCALE

7



LEGEND:

1. HYDRAWISE PRO-C CONTROLLER (HPC), PLASTIC ENCLOSURE, INDOOR OR OUTDOOR WALL MOUNT, PER PLAN
2. PLASTIC CONTROLLER HOUSING DOOR
3. IRRIGATION CONTROL WIRE IN CONDUIT TO PLANTER, SIZE AND TYPE PER LOCAL CODES.
4. STANDARD CABLE & PLUG FOR CONNECTION TO GROUNDED POWER RECEPTACLE
5. SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). PLUG INTO A GROUNDED POWER SOURCE.
3. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
4. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.
5. MOUNT CONTROLLER LCD SCREEN AT CONVENIENT EYE LEVEL WITHIN AN ACCESSIBLE AREA.

HYDRAWISE PRO-C CONTROLLER

NOT TO SCALE

8

Job Name _____ Contractor _____

Job Location _____ Approval _____

Engineer _____ Contractor's P.O. No. _____

Approval _____ Representative _____

Series 825Y

Reduced Pressure Zone Assemblies

Size: ¾" - 2" (20mm - 50mm)

The FEBCO Series 825Y Reduced Pressure Zone Assemblies are used to protect against high hazard (toxic) fluids in water services from backflow caused by backpressure or backsiphonage in normal plants. They are also used in irrigation systems, boiler feed, water lines and other installations requiring maximum protection.

Features

- Ultimate mechanical protection of potable water, against "Actions of cross-connection contamination."
- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.
- Modular relief valve for ease of maintenance.
- Simple Sonnea procedures. All internal parts serviceable in line, without tools.
- Spring loaded "Y" type check valves.
- Internal relief valve pressure sensing passages.
- Replaceable seat rings on all sizes.
- End connection - NPT ANSI / ASME B1.20.1

Specifications

The reduced pressure zone assembly shall consist of two independently operating, spring loaded, "Y" pattern check valves and one hydraulically dependent differential relief valve. The assembly shall automatically reduce the pressure in the "zone" between the check valves to at least 'spill (pass' than inlet pressure. In the event that supply pressure fluctuations, or flow rate of the unit drop to zero, the differential relief valve shall open and maintain the proper differential.

Stainless valve body and cage including relief valve body and cover shall be bronze. Check valve moving member shall be center stem guided. All hydraulic sensing passages shall be internally located within this stainless and relief valve bodies and relief valve cover, shall be of bronze. All working parts of the relief valve, the diaphragms shall have a removable seat ring. Check valve and relief valve, components shall be constructed so they may be serviced without removing the valve body from the line. All seat discs shall be reversible. Shutoff valves and test cocks shall be full ported ball valves.

The assembly shall be rated to 175psi (12.1 bar) working pressure and water temperatures range from 33°F to 140°F (0°C - 60°C).

Approved by the Foundation for Cross-Connection Control (FCCC) and Hydraulic Research at the University of Southern California. ASSE Standard 1013, AWWA Standard Code C511, CSA Standard B64.4, and approved by the Foundation for Cross Connection Control and Hydraulic Hydraulic Research at the University of Southern California.



Operation

In flow condition the check valves are open with the pressure between the checks, called the zone, being maintained at least 5.0psi lower than the inlet pressure and the relief valve is maintained closed.

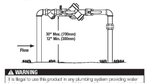
Should abnormal conditions arise under no flow or reverse of flow, the differential relief valve will open and discharge to maintain the zone at least 2psi lower than the supply.

When normal flow resumes, the zone's differential pressure will resume and the relief valve will close.

Typical Installation

Reduced pressure zone assemblies should be installed with minimum clearance of 12" (300mm) between relief valve discharge port and floor or grade. They must be installed where discharge will not be objectionable and can be positively drained away. They should be installed where easily accessible for testing and service. Do not install in a pit or vault. Provide for relief valve expansion and/or water hammer downstream of the backflow preventer can cause excessive pressure. Excessive pressure situations should be eliminated to avoid possible damage to the system and assembly.

Refer to local codes only for specific installation requirements. Some codes may prohibit vertical installation.



⚠ WARNING

It is illegal to use this product in any plumbing system providing water for human consumption, such as drinking or dishwashing, in the United States unless installing electrical power to product, consult your local water authority, building and plumbing codes.

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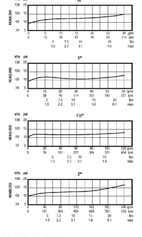
Capacity



Dimensions – Weights

Size: ¾" - 2"

SIZE	DIMENSIONS						WEIGHT	
	A	B*	C	D	E	F		
¾	7.5	4.88	3.75	4.50	2.75	2.38	8.5	3.86
1	7.5	4.88	3.75	4.50	2.75	2.38	8.5	3.86
1½	9	4.88	4.50	5.81	3.50	2.94	14	6.35
2	9.75	4.94	4.50	5.81	3.75	2.94	15	6.80

* If Dimension is too small/s

NOTICE

Weights shown are approximate. Dimensions shown are nominal, allowance must be made for normal manufacturing tolerances.

Temperature – Pressure

Maximum working pressure: 175psi (12.1 bar)
Hydrostatic test pressure: 350psi (24.1 bar)
Temperature range: 32°F to 140°F (0°C to 60°C)

Materials

Main valve body:	Bronze
Relief valve body:	Bronze
Elastomers:	Nitrile Seat Discs
Diaphragms:	Nitrile, fabric reinforced
Springs:	Stainless Steel

Approvals – Standards

- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.
- AWWA C511 Conformance



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Canada tel (905) 332-4090 • fax (905) 332-7068 • FEBCO.ca
Latin America tel (81) 1001-8800 • fax (55) 61-4003-1284 • FEBCOlatam.com
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NOTE: RPZ TO BE CONFIRMED FOR SIZE AND TYPE BY CITY

FEBCO - MODEL 825 RPZ SERVICE INSTRUCTIONS

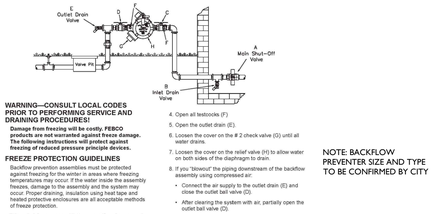
NOT TO SCALE

9

FREEZE PROTECTION MODEL 825Y

FEBCO
An SPX Process Equipment Operation

Reduced Pressure Assembly
Draining Procedure for Freeze Protection



WARNING—CONSULT LOCAL CODES PRIOR TO PERFORMING SERVICE AND DRAINING PROCEDURES!

Damage from freezing will be costly. FEBCO products are not warranted against freeze damage. The following instructions will protect against freezing of reduced pressure principle devices.

FREEZE PROTECTION GUIDELINES

Backflow prevention assemblies must be protected against freezing for the winter in areas where freezing temperatures may occur. If the water inside the assembly freezes, damage to the assembly and the system may occur. Proper draining, insulation using heat tape and thermostatically controlled enclosures are all acceptable methods of freeze protection.

When draining an assembly to prevent freezing, several important points must be remembered:

1. The assembly cannot be adequately drained through the testcocks. For proper draining follow the instructions detailed in the Drain Procedure section below.
2. Drain valves must be added on the inlet and outlet sides of the assembly, below the assembly (and preferably below the freeze line if the remainder of the system is to be drained).

DRAIN PROCEDURE

1. Close the main shut-off valve (A).
2. Open the inlet drain (B).
3. Open the inlet and outlet ball valves (C & D) 45° degrees (half open, half closed).
4. Open all testcocks (F)
5. Open the outlet drain (E).
6. Loosen the cover on the # 2 check valve (G) until all water drains.
7. Loosen the cover on the relief valve (H) to allow water on both sides of the diaphragm to drain.
8. If you "blowout" the piping downstream of the backflow assembly using compressed air:
   - Connect the air supply to the outlet drain (E) and close the outlet ball valve (D).
   - After clearing the system with air, partially open the outlet ball valve (D).
   - Leave all drain valves (E & B), testcocks (F) and ball valves (C & D) in a half open, half closed position for the winter. (See ball valve freeze protection instructions for more details.)
   - Make sure the main shut-off valve (A) remains closed and does not leak.

SPRING "START-UP" PROCEDURE

When there is no more chance of freeze damage:

1. Close all drain valves (E & B), testcocks (F) and ball valves (C & D).
2. Retighten the relief valve cover (H), then slowly open the main shut off valve (A) and the inlet ball valve (C).
3. Slightly open, then close, all testcocks (F) one at a time to empty air from the device.
4. Slowly open the outlet ball valve (D) and refill the system.

FEBCO Backflow Prevention
An SPX Process Equipment Operation
3618 South Willow • Fresno, CA 93725
Email: febco@processequipment.spx.com • www.spxpe.com • www.FEBCOonline.com

SPX Process Equipment
ISO 9001 Certified

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NOTE: BACKFLOW PREVENTER, SIZE AND TYPE TO BE CONFIRMED BY CITY

FEBCO - MODEL 825Y RPZ SERVICE INSTRUCTIONS

NOT TO SCALE

10

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE:

IRRIGATION DETAILS

DRAWING:

C-15

Z:\TAM\PROJECTS\TAM-250062 FEBBER, COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\SDP-1-IRRIG.DWG

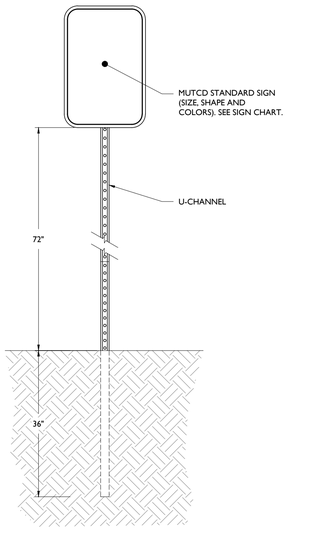
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

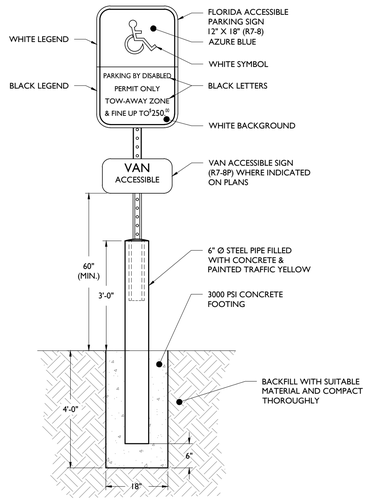
1



SIGN POST DETAIL

NOT TO SCALE

7

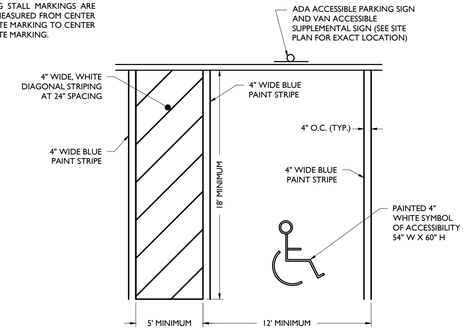


ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

2

NOTE:
1. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF WHITE MARKING TO CENTER OF WHITE MARKING.



ACCESSIBLE PARKING STALL MARKINGS DETAIL

NOT TO SCALE

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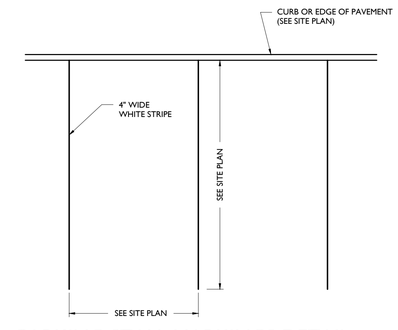
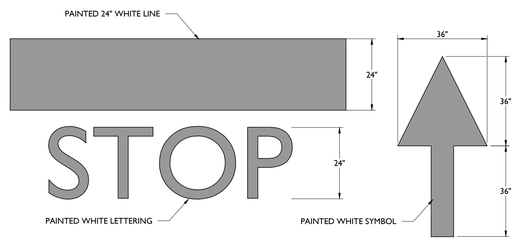


PARKING STALL MARKINGS DETAIL

NOT TO SCALE

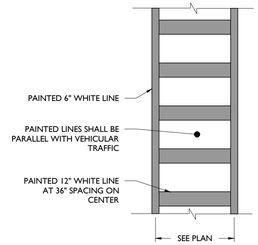
4



STOP BAR & ARROW DETAILS

NOT TO SCALE

5

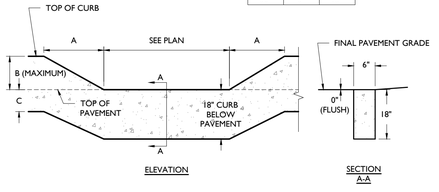


CROSSWALK DETAIL

NOT TO SCALE

6

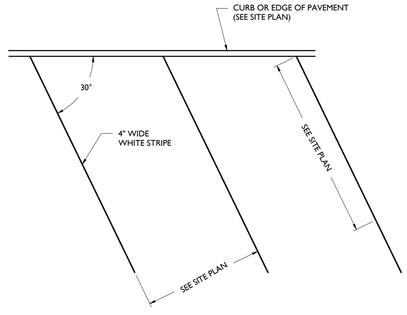
FLUSH CURB DIMENSIONS		
A	B	C
72"	6"	12"
60"	5"	13"
48"	4"	14"
36"	3"	15"



FLUSH CURB DETAIL

NOT TO SCALE

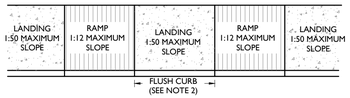
11



ANGLED PARKING STALL MARKINGS

NOT TO SCALE

8

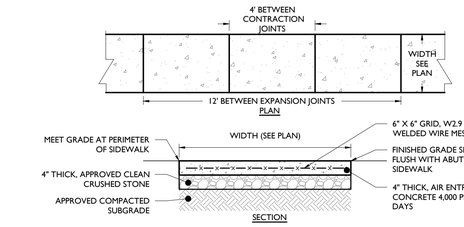


TRANSITION RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

12

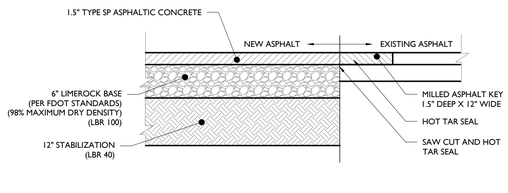


REINFORCED CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

13

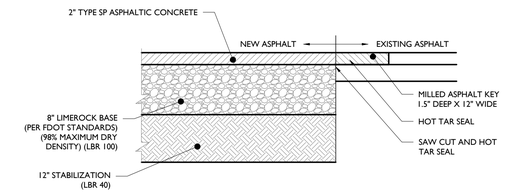


LIGHT DUTY FULL DEPTH ASPHALT DETAIL (CAR PARKING ONLY)

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

9

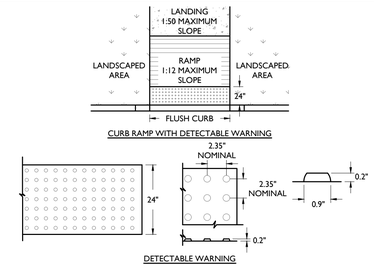


MEDIUM DUTY FULL DEPTH ASPHALT DETAIL (DRIVE AISLES)

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

10



CURB RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

14

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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www.stonefieldeng.com
Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL I.D.: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

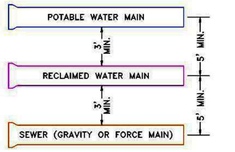
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

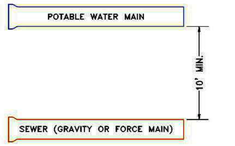
TITLE: CONSTRUCTION DETAILS

DRAWING: C-16

2/19/2026 M:\2025\TAM\250062\TAM-250062 FIBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\SDP-16-20.DWG



A MINIMUM HORIZONTAL SEPARATION OF 5' (CENTER TO CENTER) OR 3' (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWER COLLECTION LINES.

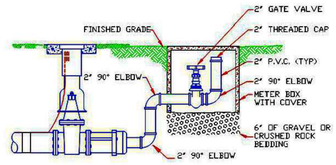


A MINIMUM HORIZONTAL SEPARATION OF 10' (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN SEWER COLLECTION LINES AND POTABLE WATER MAINS.

CITY OF WINTER SPRINGS MINIMUM HORIZONTAL SEPARATION REQUIREMENTS

NOT TO SCALE

1

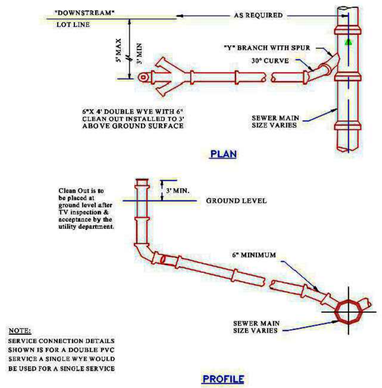


NOTE:
ALL PIPE AND FITTINGS MUST BE GALVANIZED IRON PIPE OR SCHEDULE 80 P.V.C.

CITY OF WINTER SPRINGS STANDARD BLOWOFF VALVE DETAIL

NOT TO SCALE

2

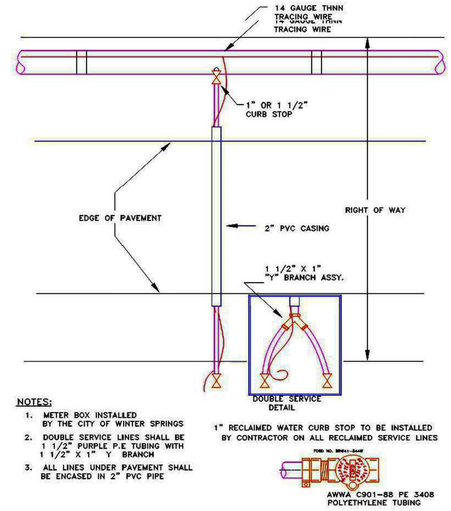


NOTE:
SERVICE CONNECTION DETAILS SHOWN IS FOR A DOUBLE PVC SERVICE A SINGLE WYE WOULD BE USED FOR A SINGLE SERVICE

CITY OF WINTER SPRINGS STANDARD SEWER LATERAL DETAIL

NOT TO SCALE

3



NOTES:
1. METER BOX INSTALLED BY THE CITY OF WINTER SPRINGS
2. DOUBLE SERVICE LINES SHALL BE 1 1/2" PURPLE P.E TUBING WITH 1 1/2" X 1" Y BRANCH
3. ALL LINES UNDER PAVEMENT SHALL BE ENCASED IN 2" PVC PIPE

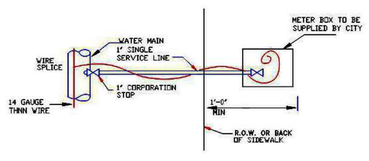
1" RECLAIMED WATER CURB STOP TO BE INSTALLED BY CONTRACTOR ON ALL RECLAIMED SERVICE LINES

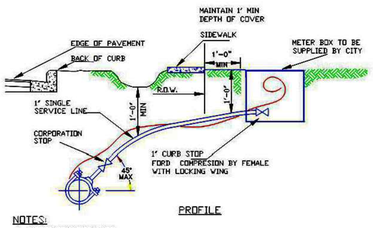
AWWA C901-88 PE 3408 POLYETHYLENE TUBING

CITY OF WINTER SPRINGS STANDARD RECLAIMED WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

4



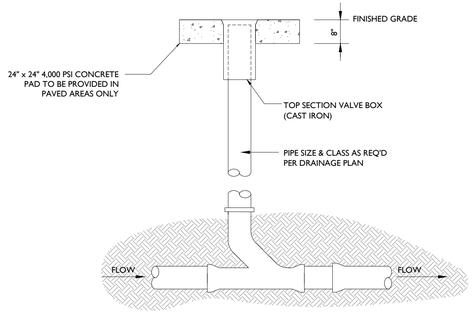


NOTES:
1. METER BOX INSTALLED BY THE CITY OF WINTER SPRINGS
2. METER PURCHASED FROM AND INSTALLED BY THE CITY OF WINTER SPRINGS

CITY OF WINTER SPRINGS STANDARD POTABLW WATER SERVICE DETAIL

NOT TO SCALE

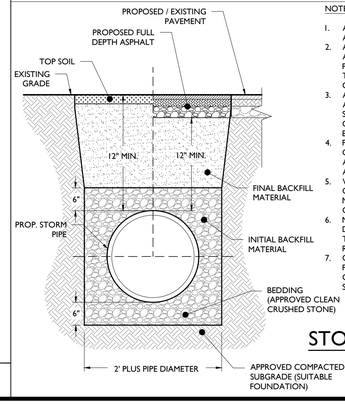
5



CLEAN-OUT

NOT TO SCALE

6

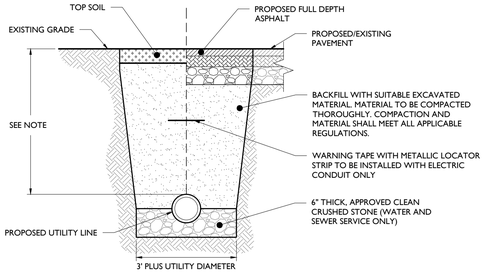


NOTES:
1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

STORM TRENCH DETAIL

NOT TO SCALE

7

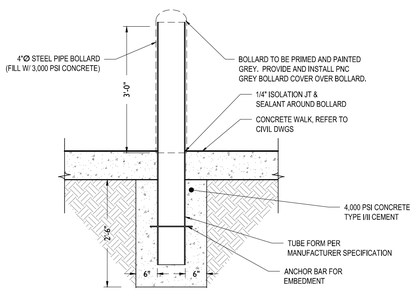


UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:
MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

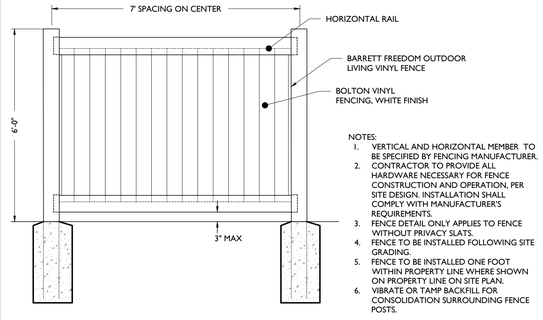
8



PNC STANDARD BOLLARD DETAIL

NOT TO SCALE
(PER RS&H, INC PLANS, DATED SEPTEMBER 19, 2025)

9



NOTES:
1. VERTICAL AND HORIZONTAL MEMBER TO BE SPECIFIED BY FENCING MANUFACTURER.
2. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION, PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
3. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
4. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
5. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
6. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.

TRASH ENCLOSURE SCREENING FENCE DETAIL

NOT TO SCALE

10

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE: CONSTRUCTION DETAILS

DRAWING: C-17

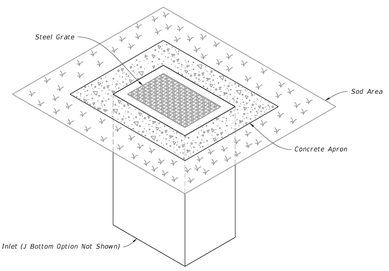
2/1/AMM/TAM/2025\TAM-250062 FIBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\DGN\DETAILS.DWG

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. When inlet is placed in areas subject to bicycle traffic, install filler bar when clearance or gap is greater than ⅜" as shown in Index 425-031.
3. These inlets may be used with Alternate B structure bottoms, Index 425-010.
4. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¼" radius.
5. See Index for supplemental details.
6. Reinforcing bars are Grade 60 with 2" minimum cover unless otherwise noted. Cut or bend bars to provide 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening as shown.
7. Dimensions are for both precast and cast-in-place inlets unless otherwise noted.
8. Quantities are for informational and estimating purposes only.

TABLE OF CONTENTS:

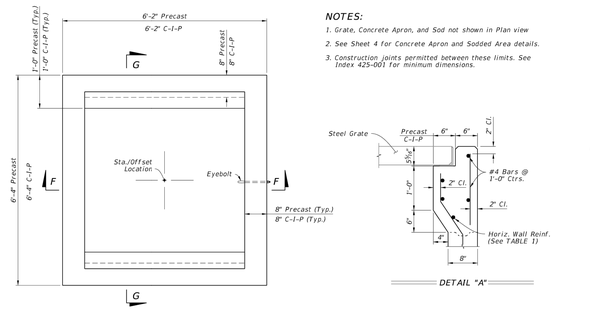
Sheet	Description
1	General Notes and Contents
2	Type F - Dimensional, Reinforcing, and Grate Details
3	Type G - Dimensional, Reinforcing, and Grate Details
4	Concrete Apron and Sodded Area Details



DITCH BOTTOM INLET TYPE F
(Type G Similar, Pipe Connection Not Shown)

9/10/2024 11:45:46 AM

LAST REVISION	DESCRIPTION:	FDOT STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
11/01/20	REVISION	FY 2025-26		425-053	1 of 4

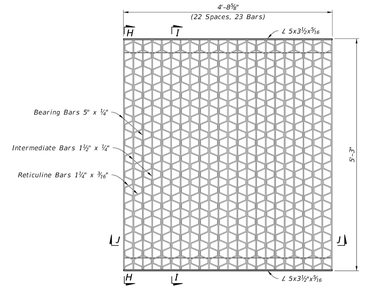


PLAN

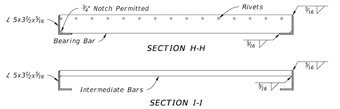
NOTES:

1. Grate, Concrete Apron, and Sod not shown in Plan view
2. See Sheet 4 for Concrete Apron and Sodded Area details.
3. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

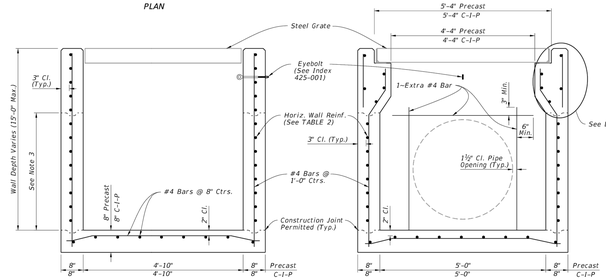
DETAIL "A"



PLAN



STEEL GRATE DETAIL



SECTION F-F (Pipe Opening Not Shown)

SECTION G-G (Pipe Opening Shown)

DIMENSIONAL AND REINFORCING DETAILS

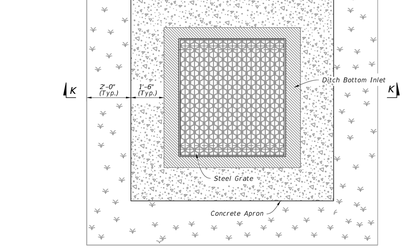
TABLE 2
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 3'	A12	0.20	12"	8"
3' - 7'	A6	0.20	6"	5"
7' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

TYPE G - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

9/10/2024 11:46:02 AM

LAST REVISION	DESCRIPTION:	FDOT STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
11/01/20	REVISION	FY 2025-26		425-053	3 of 4

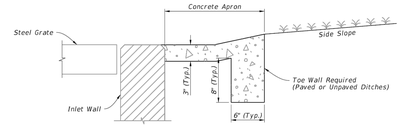


PLAN

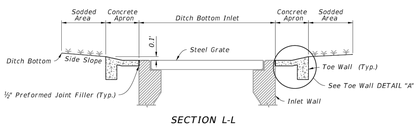
TABLE 3
CONCRETE APRON AND SOD QUANTITIES

INLET	CONCRETE (CY)	SOD W/CONCRETE (SY)	SOD ONLY (SY)
F	0.43	10	6
G	0.34	9	7

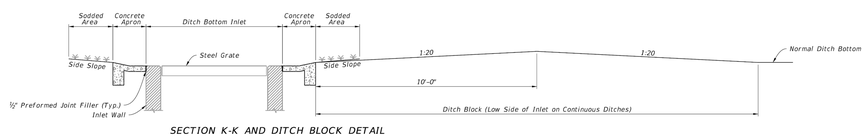
NOTES:
1. Concrete Apron to be installed only where called for in the Plans.
2. Sod always required.



DETAIL "A"



SECTION L-L



SECTION K-K AND DITCH BLOCK DETAIL

CONCRETE APRON AND SODDED AREA DETAILS

9/10/2024 11:46:11 AM

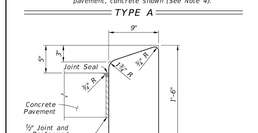
LAST REVISION	DESCRIPTION:	FDOT STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
11/01/20	REVISION	FY 2025-26		425-053	4 of 4

Z:\TAMPA\TAM\2021\TAM-210062 FISHER, COMPANY - 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOT\PDF-A-32 EXTD.DWG

FDOT TYPE 'G' INLET FRAME AND GRATE DETAIL

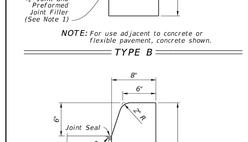
NOT TO SCALE
NOTE: FDOT TYPE 'G' INLET FRAME AND GRATE TO BE USED WITH FDOT TYPE 'P' SQUARE INLET STRUCTURE

1



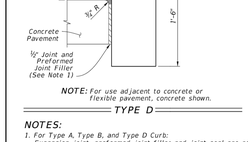
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

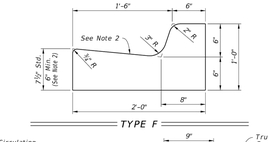
TYPE B



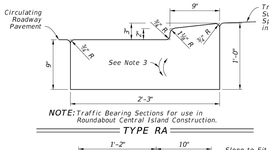
NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE D

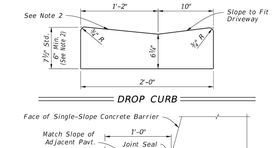
NOTES:
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the 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.



TYPE E

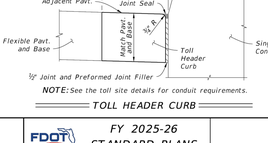


TYPE F



NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

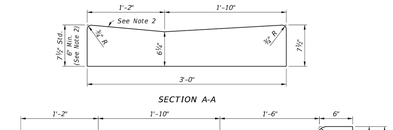
TYPE RA



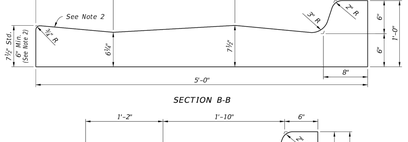
DROP CURB



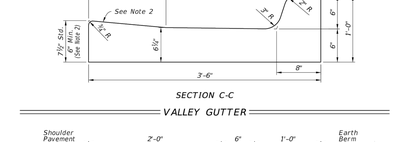
TOLL HEADER CURB



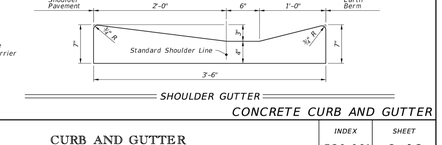
PLAN VIEW



SECTION A-A

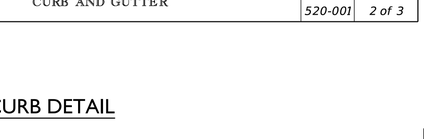


SECTION B-B



SECTION C-C

VALLEY GUTTER



SHOULDER GUTTER

CONCRETE CURB AND GUTTER

9/10/2024 1:18:00 PM

LAST REVISION	DESCRIPTION:	FDOT STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21	REVISION	FY 2025-26		520-001	2 of 3

FDOT TYPE 'D' CONCRETE CURB DETAIL

NOT TO SCALE

2

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE: CONSTRUCTION DETAILS

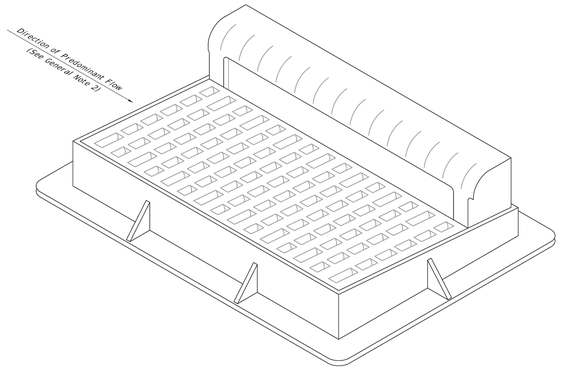
DRAWING: C-18

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide 1½" minimum cover for steel in slab tops unless otherwise shown. Tops may be either cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet frame will be located directly above bottom wall or riser wall for Alternate B applications.
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and risers are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO HL-93 loading are permitted. Provide reversible (right or left) grates.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Frame and Grate Details
3	Top Slab Details

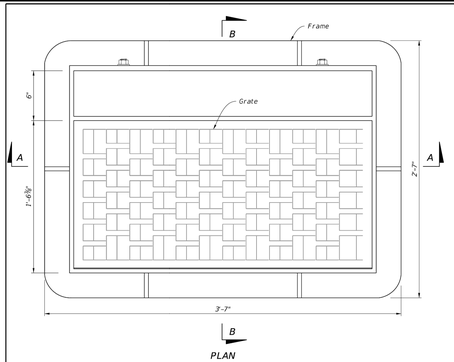


CURB INLET TOP TYPE 9

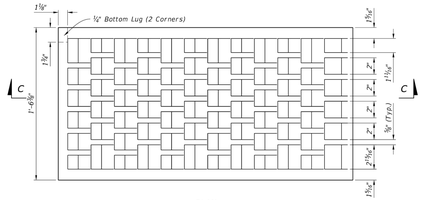
9/10/2024 11:34:07 AM

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2025-26 STANDARD PLANS	425-024	1 of 3

CURB INLET TYPE 9



PLAN



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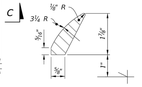

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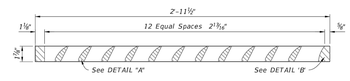

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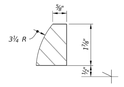
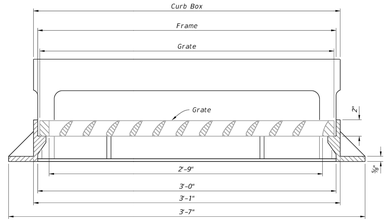
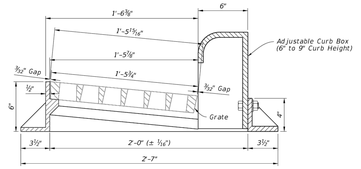


DETAIL "B"

GRATE DETAILS



SECTION A-A



SECTION B-B

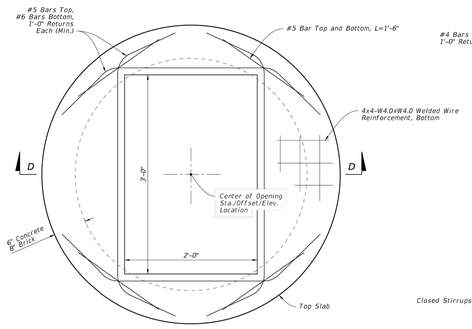
FRAME AND GRATE DETAILS

9/10/2024 11:34:13 AM

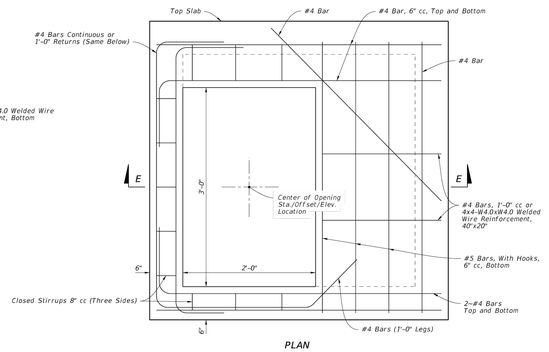
LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2025-26 STANDARD PLANS	425-024	2 of 3

CURB INLET TYPE 9

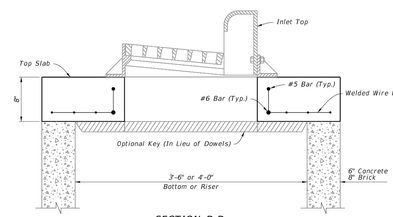
FRAME AND GRATE DETAILS



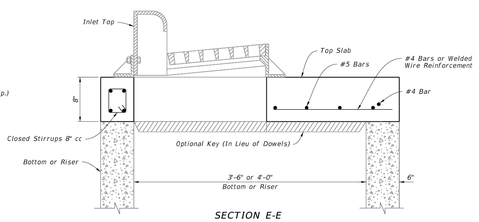
PLAN



PLAN



SECTION D-D



SECTION E-E

TOP SLAB DETAILS

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2025-26 STANDARD PLANS	425-024	3 of 3

CURB INLET TYPE 9

FDOT TYPE 'F' INLET FRAME AND GRATE DETAIL

NOT TO SCALE

NOTE: FDOT TYPE 'F' INLET FRAME AND GRATE TO BE USED WITH FDOT TYPE 'P' SQUARE INLET STRUCTURE

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-19

Z:\TAMPA\TAM\2025\TAM-250062 FIBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOTS\PLH-10-22.DWG

GENERAL NOTES:

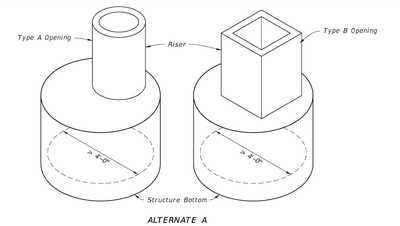
1. Work this Index with Specification 425 and Index 425-001.
2. Type P standard structure bottoms are 4'-0"diameter and smaller (Alt. A) and 3'-6" square (Alt. B) . Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (Alt. 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 slab of the Alt. A structure bottoms when used with the Type B 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:

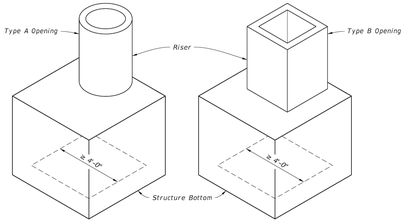
1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 36"diameter ASTM C478 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole 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 425-001.

TABLE OF CONTENTS:

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

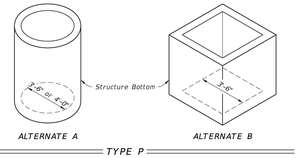


ALTERNATE A



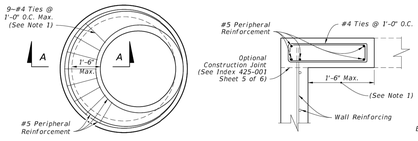
ALTERNATE B

TYPE J



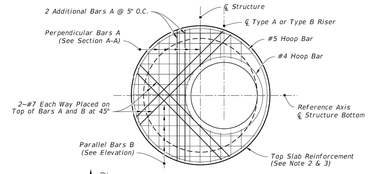
ALTERNATE A ALTERNATE B

TYPE P



PLAN SECTION A-A

SPECIAL TOP SLAB



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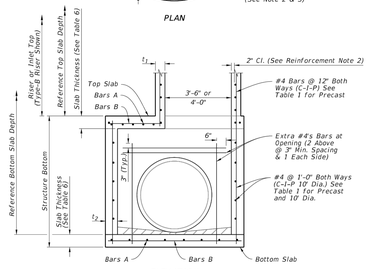
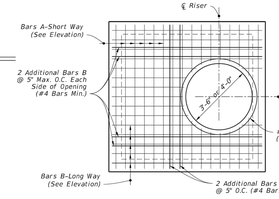


ELEVATION

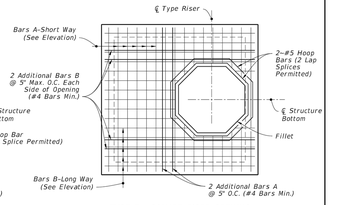
TYPE J BOTTOM - ALTERNATE A

ALTERNATE A NOTES:

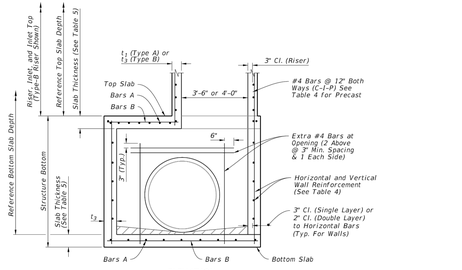
1. Rotate #4 Bars as required to maintain cover.
2. Construct the top or riser of the structure according the top slab to the "Special Top Slab" details, when the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab.
3. Alternate A slab reinforcing not applicable for Type A, B, C, D & E Ditch Bottom Inlets or Type S & V Gutter Inlets. See Indexes 425-040, 425-041, 425-050, 425-051, and 425-052.



TYPE A - ROUND RISER OPENING PLAN



TYPE B - SQUARE RISER OPENING PLAN



ELEVATION

TYPE J BOTTOM - ALTERNATE B

DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION				425-010	1 of 4

11:29:53 AM 9/10/2024

TABLE 1 - ALTERNATE A - STRUCTURES

TYPE	STRUCTURE/RISER DIAMETER (ft)	CAST-IN-PLACE ITEMS CLASS II CONCRETE			PRECAST ITEMS				
					CLASS II CONCRETE			ASTM C478	
		t_1 RISER (in.)	t_2 BOTTOM (in.)	A_S (in^2/ft.)	t_1 RISER (in.)	t_2 BOTTOM (in.)	A_S (in^2/ft.)	t_1 or t_2 (in.)	A_S*** (in^2/ft.)
P	3'-6"	6	8	0.20	6	8	0.20	4**	0.105
P	4'-0"	6	8	0.20	6	8	0.20	5**	0.120
J	5'-0"	-	8	0.20	-	8	0.20	6**	0.150
J	6'-0"	-	8	0.20	-	8	0.20	6	0.180
J	7'-0"	-	8	0.20	-	8	0.20	7	0.210
J	8'-0"	-	8	0.20	-	8	0.20	8	0.240
J	10'-0"to12'-0"	-	10	0.40##	-	10	0.40##	10	0.300
J	16'-0"	-	10	0.40##	-	12	0.40##	12	0.360
J	16'-0"	-	8	0.20	-	8	0.20	10	10
J	20'-0"	-	8	0.20	-	8	0.20	25	9
J	20'-0"	-	10	0.40##	-	10	0.40##	30	10

t_1 and t_2– Wall Thickness.

A_S– Vertical and horizontal areas of reinforcement.

##Provide 0.20 $eq.\ in.^2/ft.$ at each face, 12" max. bar spacing.

**Modified minimum wall thickness.

***Min. total circumferential reinforcement for continuous steel hoops:

A2 = 0.40 sq. in. for riser section height equal or less than 2'-0" (2 hoop min.)

A_1 = 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_1)	
			C-I-P (in.)	PRECAST (in.)
P	≤ 3'-6"	40	6 Riser 8 Bottom	6
J	4'-0"	40	8	6
J	5'-0"	22	-	6
J	6'-0"	15	-	6
J	5'-0"to9'-0"	40	8	8
J	10'-0"	26	8	8
J	10'-0"to12'-0"	40	10	9
J	16'-0"	35	-	9
J	16'-0"	40	10	10
J	20'-0"	25	-	9
J	20'-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 (in^2/ft)	MAXIMUM SPACING		
		GR 60 BARS (in.)	WWR EQUIV. AREA 65 KSI	WWR EQUIV. AREA 70 KSI (in.)
A12	0.20	12	8	8
A6	0.20	6	5	4½
B10	0.24	10	8	7½
B5.5	0.24	5½	5	4
C6.5	0.37	6½	6	5
C3.5	0.37	3½	3	2½
D7	0.53	7	6	5
D4.5	0.53	4½	4	3½
E5	0.73	5	4	4
E3	0.73	3	3	3
F5	1.06	5	4	4
F3.5	1.06	3½	3	3
G5	1.45	5	4	4
G3.5	1.45	3½	3	3
H4	1.75	4	3	3

TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 3'-6" & RISER				
≥1.17" – 40'	A12	≥1.17" < 10'	B10	6"/8"
		10' < 18'	B5.5	6"/8"
		18' < 29'	C6.5	6"/8"
		29' – 40'	C3.5	6"/8"
SIZE: 4'-0"				
≥1.17" – 40'	A12	≥1.17" < 6'	B10	6"/8"
		6' < 10'	B5.5	6"/8"
		10' < 20'	C6.5	6"/8"
		20' < 28'	C3.5	6"/8"
		28' – 40'	D4.5	6"/8"
SIZE: 5'-0"				
≥1.17" – 40'	A12	≥1.17" < 5'	B5.5	6"/8"
		5' < 9'	C6.5	6"/8"
		9' < 15'	C3.5	6"/8"
		15' < 22'	D4.5	6"/8"
		22' – 40'	E3	8"
SIZE: 6'-0"				
≥1.17" < 26'	A12	≥1.17" < 9'	C3.5	6"/8"
		9' < 15'	D4.5	6"/8"
		15' < 26'	E3	8"
	Inside/Outside		Inside/Outside	
26' – 40'	A12 / A12	26' – 40'	D7 / D7	8"
SIZE: 7'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 25'	A12 / A12	≥1.17" < 7'	B10 / B10	8"
26' – 40'	B10 / B10	7' < 10'	B5.5 / B5.5	8"
		10' < 20'	C6.5 / C6.5	8"
		20' < 30'	D7 / D7	8"
		30' – 40'	E5 / E5	8"
SIZE: 8'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 20'	A12 / A12	≥1.17" < 6'	B5.5 / B5.5	8"
20' – 40'	C6.5 / C6.5	6' < 13'	C6.5 / C6.5	8"
		13' < 22'	D7 / D7	8"
		22' < 31'	E5 / E5	8"
		31' – 40'	F5 / F5	8"
SIZE: 9'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 12'	A12 / A12	≥1.17" < 8'	C6.5 / C6.5	8"
12' < 28'	C6.5 / C6.5	8' < 15'	D7 / D7	8"
28' – 40'	D7 / D7	15' < 23'	E5 / E5	8"
		23' – 40'	F5 / F5	8"
SIZE: 10'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 10'	B10 / B10	≥1.17" < 10'	D7 / D7	8"
10' < 21'	C6.5 / C6.5	10' < 17'	E5 / E5	8"
21' < 26'	D7 / D7	17' < 26'	F5 / F5	8"
26' – 40'	C6.5 / C6.5	26' – 40'	F5 / F5	10"

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 10'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
26' – 40'	D7 / D7	26' – 40	F5 / F5	9"
SIZE: 12'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 14'	B10 / B10	≥1.17" < 10'	C6.5 / C6.5	10"
14' < 25'	C6.5 / C6.5	10' < 17'	D7 / D7	10"
25' – 40'	D7 / D7	17' < 24'	E5 / E5	10"
		24' – 40'	F5 / F5	10"
SIZE: 12'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≥1.17" < 12'	B10 / B10	≥1.17" < 10'	D7 / D7	9"
12' < 24'	C6.5 / C6.5	10' < 17'	D4.5 / D4.5	9"
24' – 40'	D7 / D7	17' < 23'	E5 / E5	9"
		23' < 32'	F5 / F5	9"
		32' – 40'	G5 / G5	9"
SIZE: 16'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 11'	C6.5 / C6.5	≥1.17" < 13'	D7 / D7	10"
11' < 20'	D7 / D7	13' < 20'	E5 / E5	10"
20' < 28'	E5 / E5	20' < 28'	F5 / F5	10"
28' – 40'	F5 / F5	28' – 40'	G5 / G5	10"
SIZE: 16'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≥1.17" < 10'	C6.5 / C6.5	≥1.17" < 9'	D7 / D7	9"
10' < 18'	D7 / D7	9' < 13'	D4.5 / D4.5	9"
18' < 25'	E5 / E5	13' < 19'	E5 / E5	9"
25' – 35'	F5 / F5	19' < 27'	F5 / F5	9"
		27' – 35'	G5 / G5	9"
SIZE: 20'-0"				
	Inside/Outside		Inside/Outside	
≥1.17" < 10'	C6.5 / C6.5	≥1.17" < 8'	D7 / D7	10"
10' < 17'	D7 / D7	8' < 12'	E5 / E5	10"
17' – 30'	E5 / E5	12' < 20'	F5 / F5	10"
		20' – 30'	G5 / G5	10"
SIZE: 20'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≥1.17" < 8'	C6.5 / C6.5	≥1.17" < 8'	D4.5 / D4.5	9"
8' < 13'	D7 / D7	8' < 12'	E5 / E5	9"
13' – 25'	E5 / E5	12' < 19'	F5 / F5	9"
		19' – 25'	G5 / G5	9"

TABLE 4 NOTES:

1. Wall depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.
2. Wall height is the distance between top of lower slab to bottom of upper slab. Maximum wall height is 12' for wall lengths exceeding 5', or 10' for wall lengths exceeding 12'.
3. Wall lengths exceeding 6'-0" require two layers of reinforcing (See Table 4) with 2" of cover from the horizontal bars to the inside and outside faces for each layer.
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	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION				425-010	3 of 4

11:30:01 AM 9/10/2024

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		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 3'-6" x UNLIMITED			
≥0.5' < 8'	B10	≥0.5' < 24'	B10
8' < 13'	B5.5	24'-40'	B5.5
13' < 31'	C6.5		
31'-40'	D7		
SIZE: 4' x UNLIMITED			
≥0.5' < 7'	B5.5	≥0.5' < 15'	B10
7' < 19'	C6.5	15' < 29'	B5.5
19' < 31'	D7	29'-40'	C6.5
31'-40'	E5		
SIZE: 5' x 5'			
≥0.5' < 3'	C6.5	≥0.5' < 3'	C6.5
3' < 7'	B5.5	3' < 13'	C6.5
7' < 22'	C6.5	13' < 22'	D7
22' < 29'	D7	22' < 29'	D4.5
29'-40'	E5	29'-40'	E5
SIZE: 5' x 6'			
≥0.5' < 12'	C6.5	≥0.5' < 3'	C6.5
12' < 26'	D7	3' < 9'	B5.5
26'-40'	E5	9' < 23'	C3.5
		23' < 35'	D4.5
		35'-40'	E5
SIZE: 5' x 7'			
≥0.5' < 10'	C6.5	≥0.5' < 10'	B5.5
10' < 20'	D7	10' < 31'	C3.5
20' < 34'	E5	31'-40'	D4.5
34'-40'	F5		
SIZE: 5' x 8'			
≥0.5' < 7'	C6.5	≥0.5' < 8'	B10
7' < 13'	D7	8' < 17'	B5.5
13' < 24'	E5	17' < 25'	C6.5
24'-40'	F5	25'-40'	C3.5
SIZE: 5' x 9'			
≥0.5' < 8'	C6.5	≥0.5' < 14'	B10
8' < 14'	D7	14' < 24'	B5.5
14' < 25'	E5	24' < 34'	C6.5
25'-40'	F5	34'-40'	C3.5
SIZE: 5' x UNLIMITED			
≥0.5' < 8'	C6.5	≥0.5' < 14'	B10
8' < 14'	D7	14' < 24'	B5.5
14' < 25'	E5	24' < 34'	C6.5
25'-40'	F5	34'-40'	C3.5

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 6' x 6'			
≥0.5' < 13'	C6.5	≥0.5' < 10'	C3.5
13' < 23'	D7	10' < 18'	D4.5
23'-40'	E5	18' < 27'	E5
		27' < 33'	E3
		33'-40'	F5
SIZE: 6' x 7'			
≥0.5' < 8'	C6.5	≥0.5' < 8'	C6.5
8' < 16'	D7	8' < 12'	C3.5
16' < 28'	E5	12' < 21'	D4.5
28'-40'	F5	21' < 28'	E5
		28' < 35'	E3
		35'-40'	F5
SIZE: 6' x 8'			
≥0.5' < 6'	C6.5	≥0.5' < 6'	B5.5
6' < 13'	D7	6' < 11'	C6.5
13' < 22'	E5	11' < 17'	C3.5
22' < 35'	F5	17' < 22'	D4.5
35'-40'	G5	22' < 32'	E5
		32'-40'	E3
SIZE: 6' x 9'			
≥0.5' < 8'	D7	≥0.5' < 8'	B5.5
8' < 14'	E5	8' < 14'	C6.5
14' < 24'	F5	14' < 21'	C3.5
24'-34'	G5	21' < 25'	D4.5
		25'-34'	E5
SIZE: 6' x UNLIMITED			
≥0.5' < 8'	D7	≥0.5' < 8'	B5.5
8' < 14'	E5	8' < 14'	C6.5
14' < 24'	F5	14' < 21'	C3.5
24'-34'	G5	21' < 25'	D4.5
		25'-34'	E5
SIZE: 7' x 7'			
≥0.5' < 8'	C6.5	≥0.5' < 4'	C6.5
8' < 15'	D7	4' < 7'	C3.5
15' < 26'	E5	7' < 11'	D4.5
26'-40'	F5	11' < 22'	E3
		22' < 32'	F3.5
		32'-40'	G3.5
SIZE: 7' x 8'			
≥0.5' < 5'	C6.5	≥0.5' < 5'	C6.5
5' < 11'	D7	5' < 8'	C3.5
11' < 19'	E5	8' < 13'	D4.5
19' < 30'	F5	13' < 22'	E3
30'-40'	G5	22' < 30'	F3.5
		30'-40'	G3.5
SIZE: 7' x 9'			
≥0.5' < 9'	D7	≥0.5' < 7'	C6.5
9' < 15'	E5	7' < 10'	C3.5
15' < 25'	F5	10' < 14'	D4.5
25' – 34'	G5	14' < 21'	E5
		21' < 29'	F5
		29'-34'	F3.5

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 8' x 8'			
≥0.5' < 10'	D7	≥0.5' < 9'	D4.5
10' < 19'	E5	9' < 13'	E5
19'-30'	F5	13' < 18'	F5
		18' < 23'	F3.5
		23'-30'	G3.5
SIZE: 8' x 9'			
≥0.5' < 8'	D7	≥0.5' < 7'	D7
8' < 14'	E5	7' < 9'	D4.5
14' < 23'	F5	9' < 15'	E3
23'-31'	G3.5	15' < 20'	F5
		20' < 23'	F3.5
		23'-31'	G3.5
SIZE: 9' x 9'			
≥0.5' < 8'	D7	≥0.5' < 7'	D4
8' < 14'	E5	7' < 10'	E5
14' < 22'	F5	10' < 17'	F3.5
		17' < 22'	G3.5
SIZE: 9'x9'x10" SLAB THICKNESS			
22' < 36'	F5	22' < 31'	F3.5
36'-40'	G5	31'-40'	G3.5
SIZE: 10'x10'x10" SLAB THICKNESS			
≥0.5' < 7'	C6.5	0.5' < 6'	C6.5
7' < 10'	D7	6' < 9'	D4.5
10' < 18'	E5	9' < 15'	E5
18' < 27'	F5	15' < 22'	F5
27'-32'	G5	22'-32'	G3.5
SIZE: 12'x12'x12" SLAB THICKNESS			
≥0.5' < 10'	D7	≥0.5' < 8'	D7
10' < 16'	E5	8' < 14'	E5
16' < 25'	F5	14' < 22'	F5
25'-35'	G5	22' < 30'	G5
		30'-35'	H4

TABLE 6 - SLAB DESIGNS ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINF. (2-WAY) SCHEDULE
SIZE: 3'-6" DIAMETER		
2'-15"	6" Precast	C6.5
0.5' < 30'	8"	A6
30'-40'	8"	B5.5
SIZE: 4'-0" DIAMETER		
≥0.5' < 19'	8"	A6
19' < 30'	8"	B5.5
30'-40'	8"	C6.5
SIZE: 5'-0" DIAMETER		
≥0.5' < 15'	8"	B5.5
15' < 26'	8"	C6.5
26' < 35'	8"	D7
35'-40'	8"	D4.5
SIZE: 6'-0" DIAMETER		
≥0.5' < 9'	8"	B5.5
9' < 15'	8"	C6.5
15' < 22'	8"	C3.5
22' < 30'	8"	D4.5
30'-40'	8"	E5
SIZE: 7'-0" DIAMETER		
≥0.5' < 8'	8"	C3.5
8' < 16'	8"	D4.5
16' < 23'	8"	E5
23' < 27'	8"	E3
27'-40'	8"	F3.5
SIZE: 8'-0" DIAMETER		
≥0.5' < 10'	8"	D4.5
10' < 16'	8"	E5
16' < 19'	8"	E3
19' < 29'	8"	F3.5
29'-40'	10"	F5
SIZE: 10'-0" DIAMETER		
≥0.5' < 12'	10"	D4.5
12' < 20'	10"	E5
20' < 28'	10"	F5
28'-40'	10"	G3.5
SIZE: 12'-0" DIAMETER		
≥0.5' < 8'	10"	D4.5
8' < 13'	10"	E5
13' < 18'	10"	F5
18' < 26'	10"	G3.5
26'-40'	12"	G3.5

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 6" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel may be substituted for schedules with smaller bar or wire spacing, except that Schedule B10 may not be substituted for Schedule A6. See Index 425-001 for allowable bar spacing adjustments when larger areas of reinforcing are substituted.

TABLES 5 AND 6

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION				425-010	4 of 4

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FDOT STRUCTURE BOTTOMS TYPE J AND P DETAILS

NOT TO SCALE

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-31-19-6000-040 / 205 EAST STATE ROAD 434 CITY OF WINTER SPRINGS SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE: CONSTRUCTION DETAILS

DRAWING: C-20

1

Z:\TAMPA\TAM\2025\TAM-250062 FISHER COMPANY - 205 S STATE ROAD 434, WINTER SPRING, FL\CAD\DWG\FDOT\DP-14-23-DETS.DWG

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Product Features

BAA TAA BABA

Product Certifications

ISO 9001 CERTIFIED · IP66 · cULus CERTIFIED · DLC LISTED · 5 YEAR · DLC LISTED PREMIUM · IK10

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Quick Facts

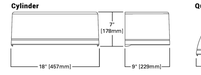
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Connected Systems

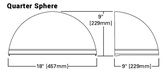
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

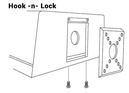
Cylinder



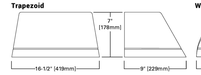
Quarter Sphere



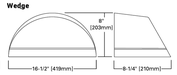
Hook -n- Lock



Trapezoid



Wedge



NOTES:
1. ISA Certified for 3000K CCT and warmer only.

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PS500049EN page 1
August 21, 2025 3:51 PM

AREA LIGHTS 'A' DETAIL

NOT TO SCALE

1

McGraw-Edison

Impact Elite LED

Ordering Information

SAMPLE NUMBER: **ISC-SA1F-740-U-T3-BZ**

Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **ISTRAPSM**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge **BAA-ISC**=Impact Elite LED Small Cylinder Buy American Act Compliant [2] **TAA-ISC**=Impact Elite LED Small Cylinder Trade Agreements Act Compliant [2] **BABA-ISC**=Impact Elite LED Small Cylinder Built America Buy America [2] **BAA-ISS**=Impact Elite LED Small Quarter Sphere Buy American Act Compliant [2] **TAA-ISS**=Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant [2] **BABA-ISS**=Impact Elite LED Small Quarter Sphere Built America Buy America [2] **BAA-IST**=Impact Elite LED Small Trapezoid Buy American Act Compliant [2] **TAA-IST**=Impact Elite LED Small Trapezoid Trade Agreements Act Compliant [2] **BABA-IST**=Impact Elite LED Small Trapezoid Built America Buy America [2] **BAA-ISW**=Impact Elite LED Small Wedge Buy American Act Compliant [2] **TAA-ISW**=Impact Elite LED Small Wedge Trade Agreements Act Compliant [2] **BABA-ISW**=Impact Elite LED Small Wedge Built America Buy America [2]	**SA1F**=1 Square (1k LED) **SA1T**=1 Square (2A LED) [3]	**A**=350mA **B**=530mA **C**=700mA **D**=800mA **E**=1000mA **F**=1200mA [4]	**727**=2700K, 2200K **737**=2700K, 2700K **730**=2700K, 3000K **735**=2700K, 3500K **740**=2700K, 4000K **745**=2700K, 5000K **760**=2700K, 6000K **827**=800K, 2700K **835**=800K, 3500K **XMP**=2000K, 3050lm [5]	**U**=120V **H**=120V **J**=208V **K**=240V **L**=277V **R**=480V [6] **N**=347V	**SA1 Optics** **T1**=Type I **T2**=Type II **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **T3**=Type III w/Spill Control **SL2**=Type II w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **BW**=Rectangular Wide Type I **FA1 Optics** **SWD**=Type V Square Wide **T2R**=Type II **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **MP**=Graphite Metallic **WH**=White **RAL/CC**=Custom Color [8]

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [9]
X=Driver Surge Protection (6kV) Only [6] **SPD**=Series 20kV UL 1449 Surge Protective Device [6] **CBP**=Battery Pack with Back Box, Cold Weather Rated **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant **HS**=Internal House Side Shield [10] **HSF**=External House Side Shield [10] **LCP**=Light Square Trim Plate Painted to Match Housing [11] **TR**=Tamper Resistant Hardware **XA**=-40°C Ambient [12] **XA-10°C**=High Ambient [12] **AHD14S**=After Hours Dim, 5 Hours, 50% [13] **AHD24S**=After Hours Dim, 5 Hours, 50% [14] **AHD25S**=After Hours Dim, 7 Hours, 50% [15] **AHD35S**=After Hours Dim, 8 Hours, 50% [16]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PER5**=NEMA 7-Pin Twistlock Photocontrol Receptacle [17] **SPD1**=Dimming Occupancy Sensor with Bluetooth Interface, 40' Mounting [18, 19] **SPD2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [18, 19] **SPD4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [4, 19, 20, 21] **WLL4EXP**=WaveLinx LITE, 4ft Driver, Dimming Motion and Daylight, Bluetooth Programmable, 3'-15' Mounting [19, 20] **WLL4EXU**=WaveLinx LITE, 5ft Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 20] **WPEXXP**=WaveLinx PRO, 5ft Driver, Dimming Motion and Daylight, WAC Programmable, 3'-15' Mounting [19, 20] **WPEXXU**=WaveLinx PRO, 5ft Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 20]	**MA1253**=120V Circuit Module Replacement **MA1253-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1254-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **WSLC-TP-10A**=WaveLinx Outdoor Control Module (7-pin) [19, 20]

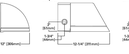
NOTES:
1. DesignLight Consortium® Qualified. Refer to www.designlights.org. Qualified Products List under Family Models for details.
2. Not available with ELO option.
3. Choose Drive Current "A" for Amber 590nm, which is provided at 350mA only.
4. Not available with 347V, 480V or 800K CCT. 1200mA not for luminaires wattage available in IES files. Available with SWD, SWQ, SLL, SLR and SLR distributions. Can be used with HSS option.
5. 4000 nit to be used with ungrounded or impedance grounded systems.
6. Not available with XMP CCT.
7. Cannot be used in conjunction with other control options.
8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less.
9. Requires the use of photocontrol. Not available with 350mA drive current. See Filter Vision Dim supplemental guide for additional information.
10. Not available with L3R (45° mounting), L3S (0° (0° mounting) or L4WR (21'-40' mounting).
11. The TSM-15B configuration tool is required to adjust sensors including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
12. Not available with fusing.
13. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes.
14. Must specify 120V or 277V.
15. Must specify 120V, 277V, SWQ or RW option. A black trim plate is used when HSS is selected.
16. Removes additional optics module.
17. Replaces XX with sensor color (WH, BZ, or BK).
18. For WaveLinx applications, WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LCS) applications.
19. Coastal construction finish salt spray tested to over 3,000 hours per ASTM B117, with a scribe rating of 8 per ASTM D1654.
20. Not available with motion sensor controls, including SPD, MS/DIM or WaveLinx.
21. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
22. Not available with motion sensor controls previously analyzed under domestic preference requirements.
23. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
24. Only available in 3000K, 4000K or 5000K CCT.
25. Not available with motion sensor controls, including SPD, MS/DIM or WaveLinx.
26. Not available with PA1 configuration.
27. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. Not available with PA1 configuration.

Thruway Back Box

Cylinder



Quarter Sphere



Trapezoid



Wedge

Product Specifications

Construction
- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- Vandal resistant with IK10 impact rated housing and optic

Optics
- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions

Electrical
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in 40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Compliance
- IDA Certified for 3000K CCT and warmer only
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Buy America Build America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

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PS500049EN page 2
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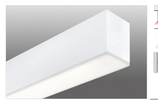
AREA LIGHTS 'B' DETAIL

NOT TO SCALE

2

PINNACLE ARCHITECTURAL LIGHTING®

Project Name
Date
Type



EDGE EX3WET

3" Suspended Direct Linear WET



Key Features

- Approved for wet location unless otherwise noted. IP66 and IK10 rated
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- ETL listed conforming to UL 1598 in US and CSA 250 in Canada

Example Part #: EX3-WET-N-830HO-8'-UNO-AC40GI-U-FSD-1-0-W

EX3 - WET - N - - - - - - - - - - - -

DIRECT SHIELDING · INDIRECT SHIELDING · CRI, CCT & OUTPUT · LENGTH · MOUNTING · VOLTAGE · DRIVER · CIRCUITING · BATTERY & EMERGENCY · FINISH · FIXTURE OPTIONS

WET	N	_ _ _ _	_ _ _ _
DIRECT SHIELDING	**INDIRECT SHIELDING**	**CRI, CCT & OUTPUT** [1]	**LENGTH** [2]
WET - Satine Wet Lens *Shielding pg. 2*	**N** - None *Shielding pg. 2*	**27_** - 2700K **30_** - 3000K **35_** - 3500K **40_** - 4000K **50_** - 5000K **CL_ _ _** - Custom Lumens **CW_ _ _** - Custom Watts *Lumen Output pg. 2*	**_ _** - Individual Fixture *Length pg. 2*

_ _ _	_ _ _ _ _ _ _	_ _	_ _ _
POSITION [3]	**MOUNTING** [4,5]	**VOLTAGE**	**DRIVER**
IND - Individual Fixture **BOR** - Beginning of Row **MOR** - Middle of Row **EOR** - End of Row *Position pg. 3*	**PP _ JB** - Pendant to J Box **PP _ ST** - Pendant to Structure **WA** - Wall Mount **S** - Surface Mount *Mounting pg. 3*	**U** - Universal (120 thru 277V) **1** - 120V **2** - 277V **3** - 347V *Voltage pg. 3*	**FSD** - Factory Select Driver (1%, 0-10v) **PLX** - Advance Xitanium (1%, 0-10v) **OLX** - eldoLED Optidronic (1%, 0-10v) **OLS** - eldoLED Optidronic 347v (1%, 0-10v) **ECO** - eldoLED ECOdrive (1%, 0-10v) **SOLX** - eldoLED SOLOdrive (0.1%, 0-10v) **LHX** - Lutron Hi-lume (1%, EcoSystem) **PXL** - Advance Xitanium (50%/100%) *Driver pg. 3*

_	_ _ _	_ _	_ _ _ _ _ _ _	_ _ _
CIRCUITING	**BATTERY & EMERGENCY** [6]	**FINISH**	**FIXTURE OPTIONS** [7,8]	**CONTROLS**
1 - Single Circuit **M** - Multi Circuit **E** - Emergency (entire fixture) **N** - Night Light (entire fixture) *Circuiting pg. 4*	**0** - None **FSG** - Factory Select ALCR **GI** - Iota ETG DR **GB** - Bodine GTD **ILL** - Iota 10w Integral **IRC** - Iota 10w Remote, Dual Circuit **E** - Emergency Section **N** - Night Light Section **L** - Life Safety Section *Battery and Emergency pg. 4*	**W** - White **BL** - Matte Silver **BL** - Textured Black **BR** - Bronze **GR** - Graphite **CC** - Custom Color *Finish pg. 4*	**GLR** - Internal Fast Blow Fuse **EPF** - End Power Feed **DSP** - Customer Supplied Battery/ Driver/Sensor **N** - Nationalism (Exception resistant hardware) **BA** - Buy America(n) Act and/or Build America Buy America Compliant *Fixture Options pg. 4*	*Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.*

[1]When specifying OUTPUT the first _ is for specifying either 0 - 80CRI or 9 - 90CRI. The ending _ _ _ are for specifying output, example HO - High Output. See output charts for more information. [2]Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', 8' lengths, see pg. 2 for actual lengths. [3]Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. [4]Specify pendant length of either 12", 18" or 24". [5]Enter quantity for Battery and Emergency. Example (EL), [6]Nationalism only available with surface mount option. [7]Compliance is configuration dependent; consult factory for conformance.

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.

PINNACLE ARCHITECTURAL LIGHTING®

EDGE EX3 Suspended Linear WET

Direct Shielding

WET
Satine Wet Lens



Indirect Shielding

N
None

Output

- Specify either 80 or 90 CRI
- Longer lead-time may apply for 90 CRI. Consult factory
- 90 CRI = R92/50

Custom Output- Lumens OR Wattage

CL_ _ _ _	Specify CRI, CCT and desired lumens (i.e. CL835500)	*Specify lumens between standard offering listed below. Lumens are specified per color temp*
CW_ _ _	Specify CRI, CCT and desired wattage (i.e. CW9407)	*Specify watts between standard offering listed below*

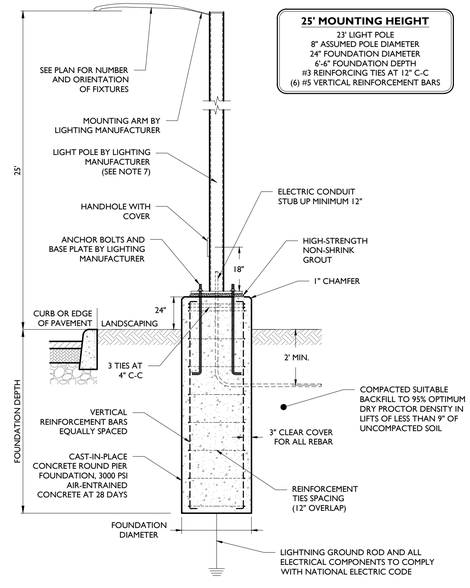
	Color	Output	Watts per foot	Shielding WET Satine Wet Lumens/ft	Shielding WET Satine Wet LPW/ft
80 CRI					
830	3000K	Standard	4.7	436	92.8
830HO	3000K	High	8.7	788	91.1
835	3500K	Standard	4.7	445	94.7
835HO	3500K	High	8.7	804	92.9
840	4000K	Standard	4.7	457	97.2
840HO	4000K	High	8.7	827	95.6
850	5000K	Standard	4.7	456	97.0
850HO	5000K	High	8.7	825	95.4
90 CRI					
927	2700K	Standard	4.7	344	73.2
927HO	2700K	High	8.7	623	72.0
930	3000K	Standard	4.7	370	78.7
930HO	3000K	High	8.7	668	77.2
935	3500K	Standard	4.7	391	83.2
935HO	3500K	High	8.7	706	81.6
940	4000K	Standard	4.7	391	83.2
940HO	4000K	High	8.7	706	81.6

Length

2	3	4	5	6	7	8
Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture
23-1/8" (589mm)	39" (991mm)	50-3/4" (1289mm)	62-5/8" (1591mm)	74-5/8" (1895mm)	86-1/2" (2197mm)	98-1/8" (2499mm)

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.

3



NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

STANDARD LIGHT POLE DETAIL

NOT TO SCALE

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

Anchor Base Poles

RTS

ROUND TAPERED STEEL FLORIDA RATINGS

BAA

FEATURES & SPECIFICATIONS

INTENDED USE — Round tapered steel general purpose pole for up to 50-foot mounting heights.

CONSTRUCTION —

Pole Shaft: Weldable-grade hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Uniform wall thickness of 11-gauge 1 (0.120") or 7-gauge (0.179"). Shafts are one-piece construction with a full-length longitudinal high-frequency electric resistance weld. Round in cross-section having a uniform taper of approximately .14" per foot.

Pole Top: Options include tenon top, drilled for side-mount fixture, tenon with drilling (includes extra handhole) and open top. Side-drilled and open top poles include a removable steel top cap with set screws.

Handhole: Rectangular reinforced handhole having nominal dimensions of 3 x 5" for 5.9" shaft and oval shaped 4 x 6.12" for all other shafts. Cover with attachment screws included. Handhole is located 18" above the base.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly on pole shaft diameters of 9" or less. Shaft sized greater than 9" have a sheet steel two-piece base cover. Additional base cover options are available upon factory request. Bolt cover caps can be substituted on most pole shaft sizes. Options include heavy duty two-piece cast aluminum full base cover and bolt cover caps. All base covers and bolt cover caps are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms to ASTM A36 that meets or exceeds a minimum yield of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi. Each anchor bolt is furnished with two hex nuts and two flat washers.

HARDWARE — Fasteners are high-strength galvanized, zinc plated or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GROUNDING — Provision located inside handhole rim. Grounding hardware is not included (provided by others).

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without backing fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

Accessories: *Order as separate catalog number.*	
PLDT20	Plugs for ESX drillings
PLDT8	Plugs for DMaxS drillings

RTS-FLA Round Tapered Steel Poles - Florida Ratings

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RTS 30 6-6B DM19 DDBXD

RTS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness**	**Mounting** [1]	**Options**	**Finish** [2]
RTS	20'-50' (for 1/2 ft increments, add -6 to the pole height.) **Ex:** 20-6 equals 20ft 6in.) (See Technical Information Table for complete ordering information.)	5-9B (120")	Tenon mounting	Shipped installed	Super durable paint colors
		6-5B (120)	PT Open top	LIRB Less anchor bolts (Include when anchor bolts are not needed)	DDBXD Dark bronze
		6-6B (120")	T20 2-3/8" O.D. (2" NPS) [3]	VD Vibration damper	DBLXD Black
		7-5B (120")	T25 2-7/8" O.D. (2-1/2" NPS) [3]	TP Tamper-proof	DNAXD Natural aluminum
		7-6F (179")	T30 3-1/2" O.D. (3" NPS) [3]	HAxy Horizontal arm bracket. (1 fixture) [4, 5]	DWHXD White
		7-7B (120")	T35 4" O.D. (3-1/2" NPS) [3]	FXLxy Festoon outlet less electrical [6, 7]	DSBTXD Textured dark bronze
		8-6B (120")	KAX/KASX/KSX/KVX/KVF Drill mounting [8]	CPL13/xy 1/2" coupling [9]	DBLRXD Textured black
		8-7B (120")	DM19 1 at 90°	CPL34/xy 3/4" coupling [9]	DNATXD Textured natural aluminum
		8-6F (179")	DM28 2 at 180°	CPL1/xy 1" coupling [9]	DWHXD Textured white
		8-7B (120")	DM28PL 2 at 180° with one side plugged	NPL1/xy 1/2" threaded nipple [9]	Other finishes
		9-6B (120")	DM29 2 at 90° [3]	NPL34/xy 3/4" threaded nipple [9]	GALV Galvanized finish
		9-6F (179")	DM32 3 at 120° [3]	NPL1/xy 1" threaded nipple [9]	Architectural colors and special finishes
		9-5B (120")	DM39 3 at 90° [3]	DHXxy Extra handhole [10]	Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.
		10-6B (120")	DM49 4 at 90° [3]	BAA Buy America(n) Act Compliant	
		10-5F (179")	CSX/DSX/RSX/AERO™/OMERO™/ HLA/KAX Drill mounting [8]	IC Interior coating [9]	
			DM29AS 1 at 90°		
			DM28AS 2 at 180°		
			DM29AS 2 at 90°		
			DM32AS 3 at 120°		
			DM39AS 3 at 90°		
			DM49AS 4 at 90°		
			ESX Drill mounting [8]		
			DM19ESX 1 at 90°		
			DM28ESX 2 at 180°		
			DM29ESX 2 at 90°		
			DM39ESX 3 at 90°		
			DM49ESX 4 at 90°		
			AERO™ Suspend drill mounting [8]		
			DMAeAST_		
			OMERO™ Suspend drill mounting [8]		
			DMAeMRT_		

NOTES:
1. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM2H720. The combination includes a required extra handhole.
2. N/A with RTS 20 5-9B, RTS 30 6-6B, RTS 35 7-6B, RTS 39 7-8B because pole top is too small.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatability.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AS72.
5. Specify location and orientation when ordering option.
   For "x": Specify the height in feet above base of pole.
   Example: 28 = 5 and 20ft = 20
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 3' & 7', orientation C — CPL12/5-XC
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
7. FOL does not come with GFCI outlet or handhole cover.
8. Combination of tenon-top and drill mount includes extra handhole.
9. Use where mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. PA4.3).

LITHONIA LIGHTING®

OUTDOOR One Lithonia Way Conyers, GA 30012 Phone: 770-922-9000 www.lithonia.com

POLE-RTS-FLA

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RTS-FLA Round Tapered Steel Poles - Florida Ratings

TECHNICAL INFORMATION

Catalog Number	09 AASHTO 100 MPH FL Ultimate 120 mph		09 AASHTO 110 MPH FL Ultimate 130 & 140 mph		09 AASHTO 120 MPH FL Ultimate 150 mph		09 AASHTO 130 MPH FL Ultimate 160 mph		09 AASHTO 140 MPH FL Ultimate 170 & 180 mph		09 AASHTO 150 MPH	
	Max. EPA (ft²)*	Max weight (lbs)	Max. EPA (ft²)	Max weight (lbs)	Max. EPA (ft²)	Max weight (lbs)	Max. EPA (ft²)	Max weight (lbs)	Max. EPA (ft²)	Max weight (lbs)	Max. EPA (ft²)	Max weight (lbs)
RTS 20 5-9B	15.8	395	13.0	325	10.7	268	9.0	225	7.7	193	6.6	165
RTS 20 6-6B	19.9	498	16.4	410	13.7	343	11.6	290	10.0	250	8.7	218
RTS 25 5-9B	10.8	270	8.9	223	7.3	183	6.1	153	5.1	128	4.2	105
RTS 25 7-6B	16.9	423	13.9	348	11.5	288	9.7	243	8.3	208	7.2	180
RTS 25 7-7F	18.1	453	14.7	368	12.2	305	10.3	258	8.8	220	7.6	190
RTS 30 6-6B	10.2	255	8.5	210	6.9	173	5.7	143	4.7	118	3.9	98
RTS 30 8-6B	14.8	370	12.0	300	9.9	248	8.3	208	7.1	178	6.0	150
RTS 30 8-8F	26.1	653	21.6	540	18.1	453	15.4	385	13.2	330	11.4	285
RTS 35 7-3B	9.7	243	8.0	200	6.6	165	5.4	135	4.4	110	3.6	90
RTS 35 8-5B	11.7	293	9.3	233	7.6	190	6.2	155	5.2	130	4.3	108
RTS 35 9-5B	14.1	353	11.5	288	9.4	235	7.8	195	6.5	163	5.4

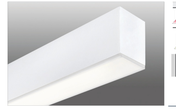
PINNACLE ARCHITECTURAL LIGHTING®

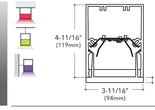
Project Name

Date Type

EDGE EX3WET

3" Suspended Direct Linear WET





Key Features

- Approved for wet location unless otherwise noted. IP66 and IK10 rated
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- ETL listed conforming to UL 1598 in US and CSA 250 in Canada

Example Part #: EX3-WET-N-830HO-8'-IND-AC40G1-U-FSD-1-0-W

EX3 - WET - N - - - - - - - - - - - -

(DIRECT SHIELDING) (INDIRECT SHIELDING) (CRI, CCT & OUTPUT) (LENGTH) (MOUNTING) (VOLTAGE) (DRIVER) (CIRCUITING) (BATTERY & EMERGENCY) (FINISH) (FIXTURE OPTIONS)

WET

N

DIRECT SHIELDING

WET - Satine Wet Lens
Shielding pg. 2

INDIRECT SHIELDING

N - None
Shielding pg. 2

CRI, CCT & OUTPUT[1]

_27 _ - 2700K
_30 _ - 3000K
_35 _ - 3500K
_40 _ - 4000K
_50 _ - 5000K
CL _ _ _ _ - Custom Lumens
CW _ _ _ _ - Custom Watts
Lumen Output pg. 2

LENGTH[2]

_ _ - Individual Fixture
Length pg. 3

POSITION[3]

IND - Individual Fixture
BOR - Beginning of Row
MOR - Middle of Row
EOR - End of Row
Position pg. 3

MOUNTING[4,8]

PP _ JB - Pendant to J Box
PP _ _ ST - Pendant to Structure
WA - Wall Mount
S - Surface Mount
Mounting pg. 3

VOLTAGE

U - Universal (120 thru 277V)
1 - 120V
2 - 277V
3 - 347V
Voltage pg. 3

DRIVER

FSD - Factory Select Driver (1%, 0-10V)
PLZ - eldoLED Xitanium (1%, 0-10V)
OL2 - eldoLED Optotronic (1%, 0-10V)
OL4 - eldoLED Optotronic 347V (1%, 0-10V)
EE1 - eldoLED ECOdrive (1%, 0-10V)
SL1 - eldoLED SOLOdrive (0.5%, 0-10V)
LH1 - Lutron HA-lume (1%, EcoSystem)
PS1 - Advance Xitanium (50%/100%)
Driver pg. 3

CIRCUITING

1 - Single Circuit
M - Multi Circuit
E - Emergency *(entire fixture)*
N - Night Light *(entire fixture)*
Circuiting pg. 4

BATTERY & EMERGENCY[6]

0 - None
_FSEC - Factory Select ALCR
_GU - Iota ETS DR
_GB - Bodine GTD
_ILL - Iota 10w Integral
_IRC - Iota 10w Remote, Dual Conduit
_E - Emergency Section
_N - Night Light Section
_L - Life Safety Section
Battery and Emergency pg. 4

FINISH

W - White
S - Metallic Silver
BL - Textured Black
BR - Bronze
GR - Graphite
CC - Custom Color
Finish pg. 4

FIXTURE OPTIONS[4,7]

GLR - Internal Fast Blow Fuse
EPF - End Power Feed
DSP - Customer Supplied Battery/Driver/Sensor
N - Natatorium
(corrosion resistant hardware)
BA - Buy America(n) Act and/or Build America Buy America Compliant
Fixture Options pg. 4

CONTROLS

Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.

[1]When specifying OUTPUT the first _ is for specifying either 8 - 80CRI or 9 -90CRI. The ending _ _ are for specifying output, example HO - High Output. See output charts for more information. [2]Individual fixtures come in nominal (C.E.4/C.E.6/C.E.8/ 8' lengths, see pg. 3 for actual lengths. [3]Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. [4]Specify pendant length of either 12", 18" or 24". [5]Enter quantity for Battery and Emergency. Example 2ILL. [6]Natatorium only available with surface mount option. [7]Compliance is configuration dependent; consult factory for confirmation.
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EX3_WET_LED_SPEC_SEPTEMBER2025

A brand of legrand

PINNACLE ARCHITECTURAL LIGHTING®

EDGE EX3 Suspended Linear WET

Direct Shielding

WET
Satine Wet Lens



Indirect Shielding

N
None

Output

- Specify either 80 or 90 CRI
- Longer lead-time may apply for 90 CRI. Consult factory
- 90 CRI = R9≥50

Custom Output- Lumens OR Wattage

CL _ _ _ _	Specify CRI, CCT and desired lumens (i.e. CL835500)	*Specify lumens between standard offering listed below. Lumens are specified per color temp*
CW _ _ _ _	Specify CRI, CCT and desired wattage (i.e. CW940)	*Specify watts between standard offering listed below*

80 CRI

	Color	Output	Watts per foot	Shielding WET Satine Wet Lumens/ft	LPW
830	3000K	Standard	4.7	436	92.8
830HO	3000K	High	8.7	788	91
835	3500K	Standard	4.7	445	94.7
835HO	3500K	High	8.7	804	92.9
840	4000K	Standard	4.7	457	97.2
840HO	4000K	High	8.7	827	95.6
850	5000K	Standard	4.7	456	97.0
850HO	5000K	High	8.7	825	95.4

90 CRI

927	2700K	High	8.7	623	72.0
927HO	2700K	High	8.7	623	72.0
930	3000K	Standard	4.7	370	78.7
930HO	3000K	High	8.7	668	77.2
935	3500K	Standard	4.7	391	83.2
935HO	3500K	High	8.7	706	81.6
940	4000K	Standard	4.7	391	83.2
940HO	4000K	High	8.7	706	81.6

Length

2	3	4	5	6	7	8
Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture	Individual Fixture
21-1/8" (689mm)	39" (991mm)	50-3/4" (1289mm)	62-5/8" (1591mm)	74-5/8" (1895mm)	86-1/2" (2197mm)	98-3/8" (2499mm)

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EX3_WET_LED_SPEC_SEPTEMBER2025

page 2



d-series

D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)

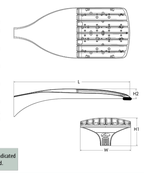
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

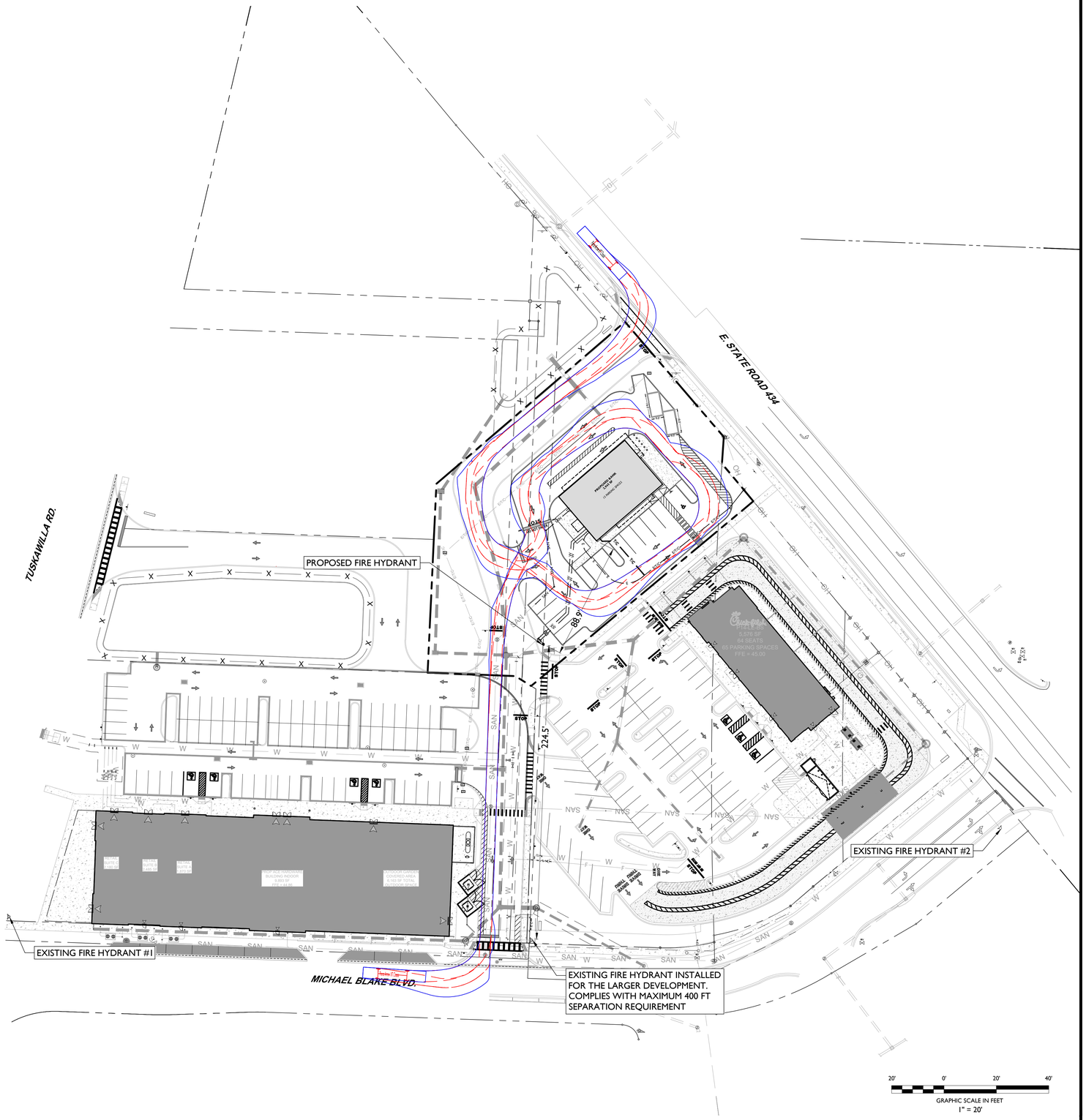
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

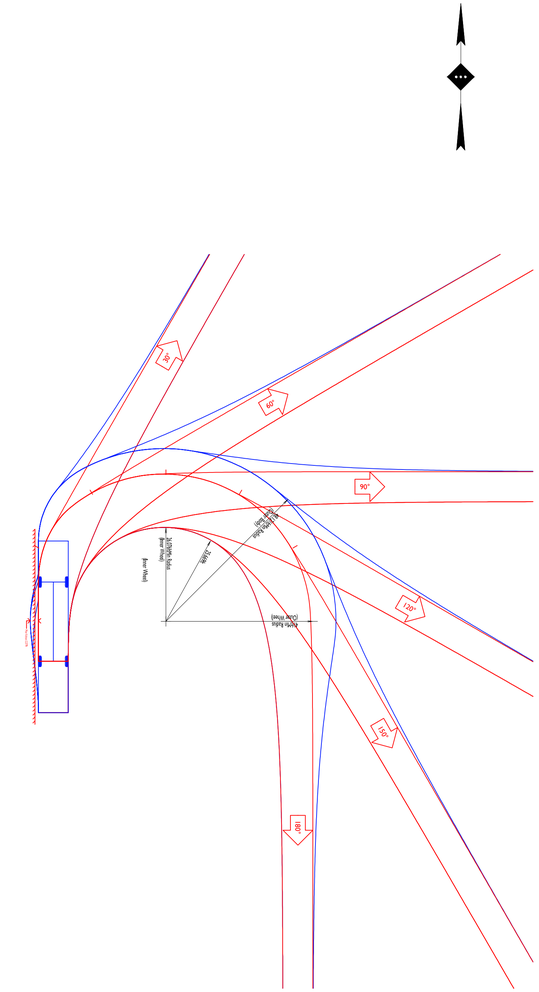
DSX1 LED

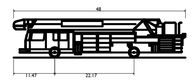
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** (this section 70CRI only)		70CRI	AFR Automotive front row	MVOLT (120V-277V)[2]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	TSG Type V low glare	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control	SPAS Square pole mounting #5 drilling[3]
	P4 P9			T4M Type IV medium	BLC4 Type IV backlight control	RPAS Round pole mounting #5 drilling[3]
	P5	27K 2700K	80CRI	T4LG Type IV low glare	LCCO Left corner cutoff	SPARN Square narrow pole mounting #8 drilling
	Rotated optics	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff	WBA Wall bracket
	P10 P12	35K 3500K	80CRI			MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11 P13	40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[4,5,10,11]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[4,10,11]	HS Houseside shield (black finish standard)[22]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately)[11]	L90 Left rotated optics[1]	DWHXD White
PERS Five-pin receptacle only (controls ordered separately)[14,21]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separately)[14,21]	CCE Coastal Construction[23]	DBLBXD Textured black
FAO Field adjustable output[15,17]	HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30%[4,11]	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD Textured white
BL50 Bi-level switched dimming, 50%[4,11]	SF Single fuse (120, 277, 347V)[9]	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[11]	DF Double fuse (208, 240, 480V)[9]	
DS Dual switching[16,18,21]	**Shipped separately**	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	

[1]Refer to Color Temperature and Color Rendering Index sections on page 3 for more information. [2]Not available with PIR, PIRH, PIR1FC3V, PIRHN, PIR1FC3VHN, PIRH1FC3V, PIRH1FC3VHN, PIRBTDP, PIRHBTDP, PIR1FC3VBTDP, PIRH1FC3VBTDP, PIRBTDP-DALI-2, PIRHBTDP-DALI-2, PIR1FC3VBTDP-DALI-2, PIRH1FC3VBTDP-DALI-2, PIRBTDP-SD, PIRHBTDP-SD, PIR1FC3VBTDP-SD, PIRH1FC3VBTDP-SD, PIRBTDP-DALI-2-SD, PIRHBTDP-DALI-2-SD, PIR1FC3VBTDP-DALI-2-SD, PIRH1FC3VBTDP-DALI-2-SD, PIRBTDP-DALI-2-SD, PIRHBTDP-DALI-2-SD, PIR1FC3VBTDP-DALI-2-SD, PIRH1FC3VBTDP-DALI-2-SD







PIERCE ARROW XT CHASSIS	
OVERALL LENGTH	48.000 FT
OVERALL WIDTH	8.000 FT
OVERALL BODY HEIGHT	10.685 FT
MIN BODY GROUND CLEARANCE	0.920 FT
TRACK WIDTH	8.333 FT
LOCK-TO-LOCK TIME	6.00 S
CURB TO CURB TURNING RADIUS	41.000 FT

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
3	02/25/2026	KGR	FOR MUNICIPAL RESUBMISSION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE:
VEHICLE CIRCULATION (FIRE TRUCK)

DRAWING:
C-23

Z:\PROJECTS\2025\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\SDP-23-TRCK.DWG

INVASIVE EXOTIC PLANTS: SITE OWNER SHALL MAINTAIN THIS SITE FREE FROM INVASIVE EXOTIC PLANTS IN PERPETUITY.

SPECIES TO BE REMOVED PER CODE SECTION 5-19 APPENDIX A:

MIMOSA, SILK TREE	ALBIZIA JULIBRISSIN
WOMAN'S TONGUE	ALBIZIA LEBBECK
ORCHID TREE	BAUHINIA VARIEGATA
BISHOPWOOD	BISCHOFIA JAVANICA
CARROTWOOD	CUPIANOPSIS ANACARDIODES
AUSTRALIAN PINE	ALL CASUARIAN SPECIES
CAMPHOR TREE	CINNAMOMUM CAMPHORA
LAUREL FIG	FICUS NIGROCARPA
GLOSSY PRIVET	LIGUSTRUM LUCIDUM
CHINESE PRIVET	LIGUSTRUM SINENSE
MELALEUCA	MELALEUCA QUINQUENERVIA
CHINABERRY	MELIA AZEDARACH
CATCLAW MIMOSA	MIMOSA PIGRA
STRAWBERRY GUAVA	PSIDIUM GUAJAVA
GUAVA	PSIDIUM MONTANA
DOWNY ROSE-MYRTLE	RHODOMYRTUS TOMENTOSA
POPCOM TREE	SAPIUM SEBIFERUM
SCHEFFLERA	SCHEFFLERE ACTINOPHYLLA
BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLUS
TUNG-OIL TREE	ALEURITES FORDII
PAPER MULBERRY	BROUSSONCTIA PAPYRIFERA
AUSTRALIAN PINE	CASUARINA CUNNINGHAMIANA
INDIAN ROSEWOOD	DALBERGIA SISSOO
EAR-POD TREE	ENTEROLOBIUM CONTORTISILQUUM
GOLDENRAIN TREE	KOELREUTERIA ELEGANS
LEAD TREE	LEUCAENA LEUCOCEPHALA
SENEGAL DATE PALM	PHOENIX RECLINATA
CASTOR BEAN	CASTOR BEAN
ROSE-APPLE	SYZYGIUM JAMBOS

PLANT SCHEDULE

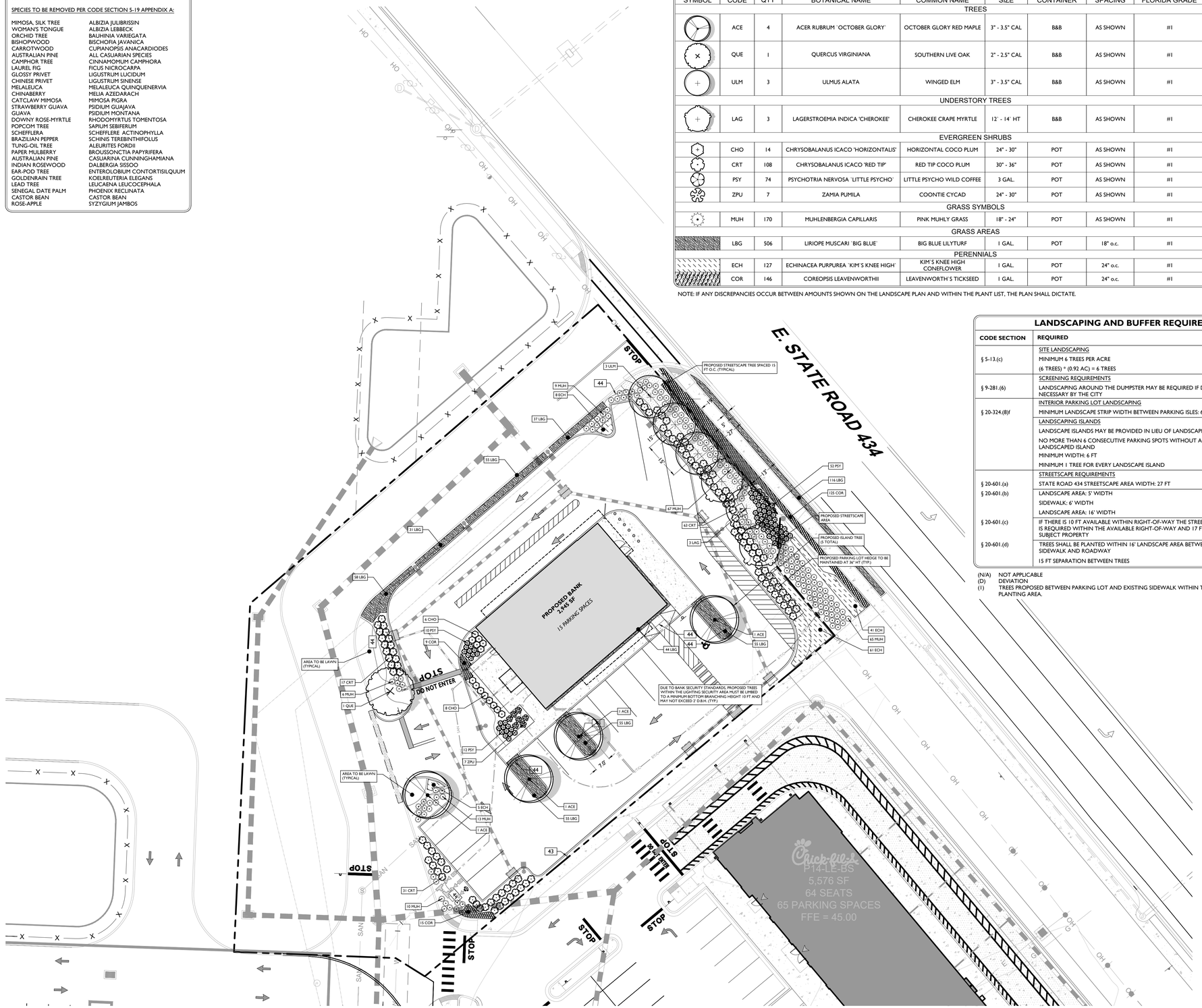
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	FLORIDA GRADE	REMARKS
TREES									
	ACE	4	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	3" - 3.5" CAL	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE CANOPY TREE
	QUE	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2" - 2.5" CAL	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE CANOPY TREE
	ULM	3	ULMUS ALATA	WINGED ELM	3" - 3.5" CAL	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE CANOPY TREE
UNDERSTORY TREES									
	LAG	3	LAGERSTROEMIA INDICA `CHEROKEE`	CHEROKEE CRAPE MYRTLE	12` - 14` HT	B&B	AS SHOWN	#1	APPROVED SPECIES; STREETSCAPE UNDERSTORY TREE
EVERGREEN SHRUBS									
	CHO	14	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCO PLUM	24" - 30"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
	CRT	108	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCO PLUM	30" - 36"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
	PSY	74	PSYCHOTRIA NERVOSA `LITTLE PSYCHO`	LITTLE PSYCHO WILD COFFEE	3 GAL.	POT	AS SHOWN	#1	FLORIDA FRIENDLY
	ZPU	7	ZAMIA PUMILA	COONTIE CYCAD	24" - 30"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
GRASS SYMBOLS									
	MUH	170	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	18" - 24"	POT	AS SHOWN	#1	FLORIDA FRIENDLY
GRASS AREAS									
	LBG	506	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	1 GAL.	POT	18" o.c.	#1	FLORIDA FRIENDLY
PERENNIALS									
	ECH	127	ECHINACEA PURPUREA `KIM`S KNEE HIGH`	KIM`S KNEE HIGH CONEFLOWER	1 GAL.	POT	24" o.c.	#1	FLORIDA FRIENDLY
	COR	146	COREOPSIS LEAVENWORTHII	LEAVENWORTH`S TICKSEED	1 GAL.	POT	24" o.c.	#1	FLORIDA FRIENDLY

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 5-13.(c)	SITE LANDSCAPING MINIMUM 6 TREES PER ACRE (6 TREES) * (0.92 AC.) = 6 TREES	 10 TREES
§ 9-281.(6)	SCREENING REQUIREMENTS LANDSCAPING AROUND THE DUMPSTER MAY BE REQUIRED IF DEEMED NECESSARY BY THE CITY	 COMPLIES
§ 20-324.(8)f	INTERIOR PARKING LOT LANDSCAPING MINIMUM LANDSCAPE STRIP WIDTH BETWEEN PARKING ISLES: 6 FT	 N/A
	LANDSCAPING ISLANDS LANDSCAPE ISLANDS MAY BE PROVIDED IN LIEU OF LANDSCAPE STRIPS NO MORE THAN 6 CONSECUTIVE PARKING SPOTS WITHOUT A LANDSCAPED ISLAND MINIMUM WIDTH: 6 FT MINIMUM 1 TREE FOR EVERY LANDSCAPE ISLAND	 COMPLIES COMPLIES 7.0 FT COMPLIES
§ 20-601.(a)	STREETSCAPE REQUIREMENTS STATE ROAD 434 STREETSCAPE AREA WIDTH: 27 FT	 27.0 FT
§ 20-601.(b)	LANDSCAPE AREA: 5' WIDTH SIDEWALK: 6' WIDTH LANDSCAPE AREA: 16' WIDTH	3.0 FT (D) 5.0 FT (D) 19.0 FT
§ 20-601.(c)	IF THERE IS 10 FT AVAILABLE WITHIN RIGHT-OF-WAY THE STREETSCAPE IS REQUIRED WITHIN THE AVAILABLE RIGHT-OF-WAY AND 17 FT OF SUBJECT PROPERTY	COMPLIES
§ 20-601.(d)	TREES SHALL BE PLANTED WITHIN 16' LANDSCAPE AREA BETWEEN SIDEWALK AND ROADWAY 15 FT SEPARATION BETWEEN TREES	LOCATION VARIES (D)(1) COMPLIES

(N/A) NOT APPLICABLE
(D) DEVIATION
(1) TREES PROPOSED BETWEEN PARKING LOT AND EXISTING SIDEWALK WITHIN THE AVAILABLE LANDSCAPE PLANTING AREA.



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

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 04-21-31-509-0000-040
1215 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PAUL DEVITTO, L.L.A.
FLORIDA LICENSE No. LA6667607
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

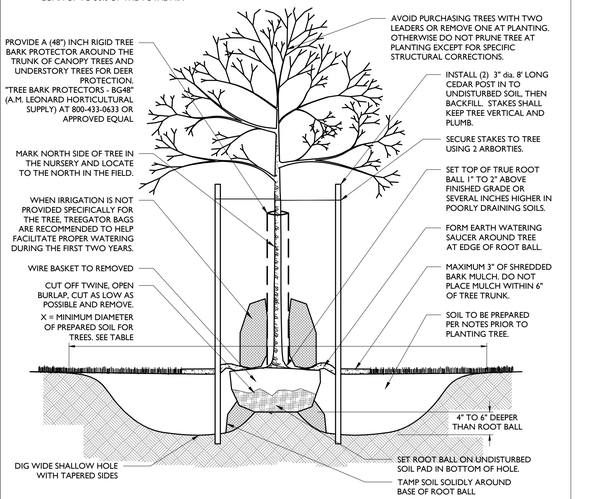
TITLE: **LANDSCAPING PLAN**

DRAWING: **C-12**

Z:\TAMPA\TAM\2025\TAM-250062 FERBER COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\DP-13-LAND.DWG

NOTES:

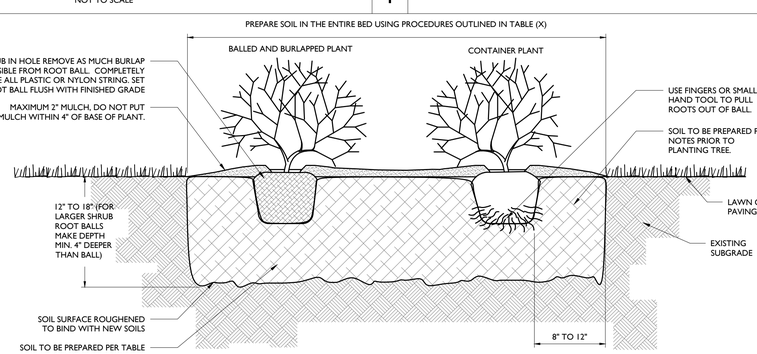
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1



NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

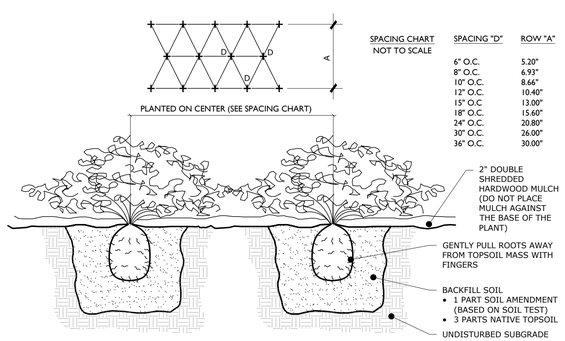
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

2

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



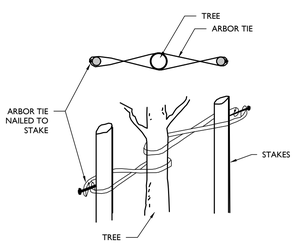
SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"

GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

3



INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

ARBORTIE DETAIL

NOT TO SCALE

4

GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION ZONE, THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER STRUCTURES EITHER EXISTING, PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

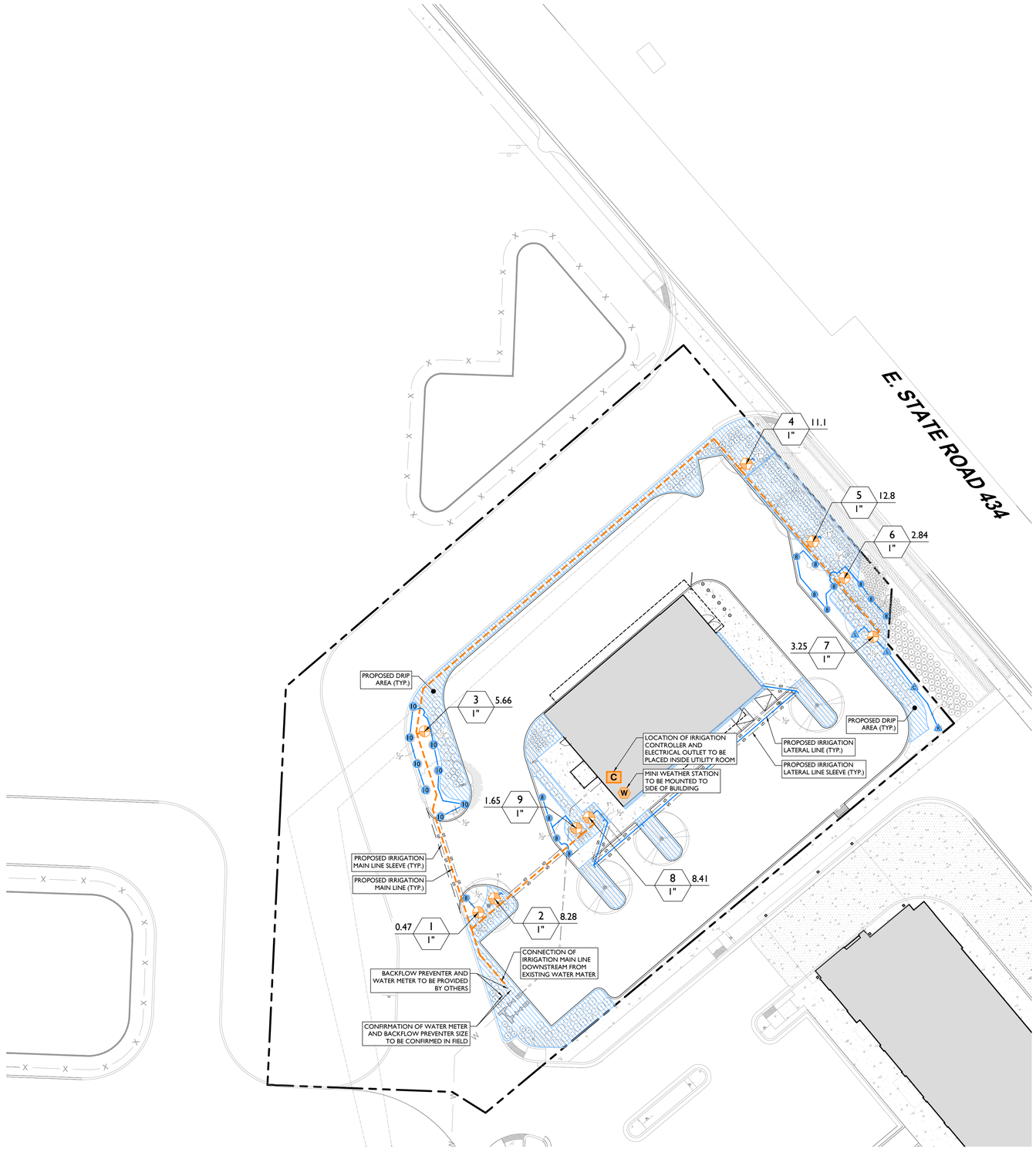
3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX B REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH TH



CONFIRMATION OF WATER METER AND BACKFLOW PREVENTER SIZE TO BE CONFIRMED IN FIELD

IRRIGATION SYSTEM RUNS ARE DESIGNED TO MAXIMUM 15 GALLONS PER MINUTE. IRRIGATION SYSTEM PRESSURE AND AVAILABLE GALLONS PER MINUTE TO BE CONFIRMED BY MEP ENGINEER.

IRRIGATION SYSTEM DEMAND TO BE CONTRACTOR RESPONSIBILITY. CONTRACTOR TO CONFIRM LOAD DEMANDS AND CONNECTION DESIGN BY MEP ENGINEER.

UNDER NO CIRCUMSTANCE SHALL THE IRRIGATION SYSTEM CONNECTION BE INSTALLED DOWNSTREAM FROM A WATER SOFTENER SYSTEM.

VALVE CALLOUT

VALVE NUMBER
VALVE FLOW
VALVE SIZE

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
A	HUNTER PROS-04-PRS30 CS-530	1	CST	30	1.3	5'x30'
A	HUNTER PROS-04-PRS30 LCS-515	2	LCS	30	0.65	5'x15'
A	HUNTER PROS-04-PRS30 RCS-515	1	RCS	30	0.65	5'x15'
8	HUNTER PROS-04-PRS30 08H	8	180	30	0.47	8'
8	HUNTER PROS-04-PRS30 08Q	5	90	30	0.24	8'
10	HUNTER PROS-04-PRS30 10H	5	180	30	0.88	10'
10	HUNTER PROS-04-PRS30 10Q	3	90	30	0.42	10'
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-CV	4,066 LF	-	40	-	-
	HUNTER ICV-G 1"	4	-	-	-	-
	HUNTER PGV-101A 1"	5	-	-	-	-
C	HUNTER P2C-400 W/ (01) PCM-300 & (01) PCM-1600	1	-	-	-	-
W	HUNTER MWS-FR	1	-	-	-	-
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 (AS SHOWN)	430 LF	-	-	-	-
	IRRIGATION MAINLINE: PVC SCHEDULE 40	434 LF	-	-	-	-
SS SS SS SS	PIPE SLEEVE: PVC CLASS 200 SDR 21	181 LF	-	-	-	-

IRRIGATION NOTES:

1. SYSTEM WAS DESIGNED TO ASSUMED 50 PSI (PRESSURE AVAILABLE: 47.8 PSI), 8" SERVICE LINE, 1" METER AND 15 GALLONS PER MINUTE AND LOAM TYPE SOILS. ALTERATIONS MAY BE NEEDED BASED ON SITE CONDITIONS.
2. SYSTEM RUNS ARE DESIGNED TO MAXIMUM 15 GALLONS PER MINUTE.
3. AVAILABLE GALLONS PER MINUTE DEMAND TO BE DETERMINED BY MEP ENGINEER AND COORDINATED BY CONTRACTOR.
4. A FLOW TEST SHALL BE PREFORMED ON SITE PRIOR TO INSTALLATION TO CONFIRM STATIC PSI.
5. APPROVED ALTERNATES TO BE SUBMITTED AND APPROVED.
6. 1" RPZ BACKFLOW PREVENTOR TO BE INSTALLED AS PER LOCAL PLUMBING CODES.
7. MAIN LINE PIPE AND WIRE TO BE TRENCHED 18" BELOW FINISH GRADE. BACKFILL MATERIAL SHALL BE FREE OF ALL ROCKS, TAMP TO 95% COMPACTION IN 6" LIFTS. ALL GRADING OVER THE IRRIGATION LINES SHALL BE FLUSH WITH THE ADJACENT SOIL AND BE FREE OF ROCKS AND DEBRIS. LATERAL PIPE TO BE 12" BELOW FINISH GRAD. TAMP AND RAKE PLOWED AREAS. REMOVE ANY LARGE ROCKS AND FILL ANY VOIDS.
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXISTING UTILITY LOCATIONS WITH THE "CALL BEFORE YOU DIG" SERVICE AND SITE SUBCONTRACTORS.
9. ALL ELECTRIC ZONE VALVES TO BE PLACED BELOW GRADE IN APPROPRIATELY SIZED VALVE BOXES AND WITHIN MULCHED BEDS.
10. CONTRACTOR TO SUPPLY 100% COVERAGE GUARANTEE.
11. LOCATION OF CONTROLLER, BACKFLOW DEVICE, MASTER VALVE AND RAIN SENSOR ARE CONCEPTUAL. ACTUAL LOCATION TO BE DETERMINED ON SITE BASED UPON EXISTING CONDITIONS.
12. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.
13. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
14. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
15. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.
16. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
17. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
18. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
19. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
20. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE "MICRO-SPRAY" LOCATED ABOVE EXISTING GRADE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE CONTRACTOR SHALL ALSO PERMIT AND PROVIDE AN IRRIGATION WELL AND CONTROLLER SYSTEM INCLUDING ALL NECESSARY POWER. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
22. THE BACKFLOW PREVENTER SHALL BE THAT OF AN ASSE 1013 APPROVED REDUCED PRESSURE ZONE ASSEMBLY (RPZ). THE ASSEMBLY MUST BE INSTALLED A MINIMUM OF 12-INCHES ABOVE FINISHED GRADE MEASURED FROM THE BOTTOM OF THE RELIEVE VALVE.
23. THE ASSEMBLY MUST BE INSTALLED BY A LICENSED PLUMBER. AFTER INSTALLATION, THE NEW ASSEMBLY MUST BE TESTED BY A LICENSED PLUMBER WHO ALSO IS ASSE 5110 CERTIFIED TO TEST.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
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Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

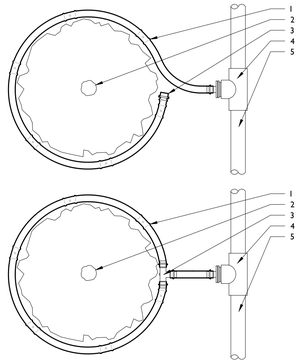
TITLE:

IRRIGATION PLAN

DRAWING:

C-14

Z:\TAMPA\TAM\2025\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOT\DWG\TAM-250062 FISHER COMPANY - 1205 E STATE ROAD 434, WINTER SPRING, FL\CAD\PLOT\DWG\C-14 IRRIG.DWG



LEGEND:

1. PROFESSIONAL LANDSCAPE DRIPLINE PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR OLD-LOC FITTING TYP.
4. PVC TO DROP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

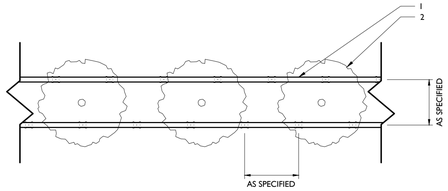
NOTES:

1. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE IAR RELIEF VALVES MAY BE NEEDED TO ACCOMODATE DIFFERENCES IN GRADE.
2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
3. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

DRIPLINE - TREE RING

NOT TO SCALE

1



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. HEDGE ROW (SEE LANDSCAPING PLAN)

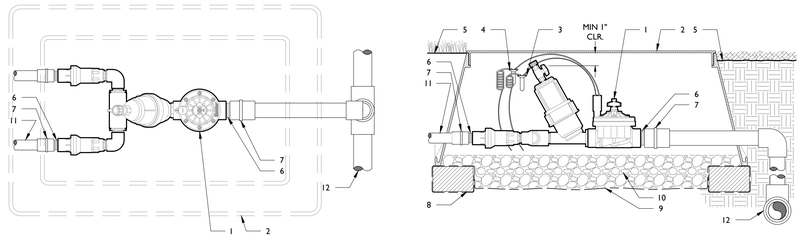
NOTES:

1. TRIANGULATE EMITTERS TO MAXIMIZE COVERAGE

DRIPLINE - HEDGE ROW

NOT TO SCALE

2



LEGEND:

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX; HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC ADAPTOR SLIP X FPT
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS

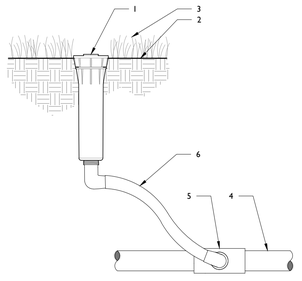
DRIP CONTROL ZONE KIT (ICZ-151)

NOT TO SCALE

3

LEGEND:

1. HUNTER POP-UP BODY PROS-04: NOZZLE AND CAP PER PLAN
2. FINISHED GRADE
3. ADJACENT LANDSCAPE
4. LATERAL PIPE PER PLAN
5. LATERAL FITTING PER PLAN
6. FIELD BUILT SWIM ARM WITH (FLEXSG) TUBING AND SPIRAL ELBOWS (HSBE)



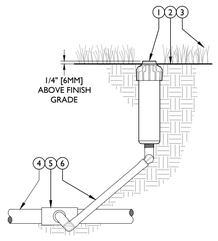
POP-UP BODY (PROS-04)

NOT TO SCALE

4

LEGEND:

1. HUNTER ROTOR (PGJ-04), NOZZLE AND CAP PER PLAN
2. FINISHED GRADE
3. ADJACENT LANDSCAPE
4. LATERAL PIPE PER PLAN
5. LATERAL FITTING PER PLAN
6. PRE-MANUFACTURED SWING ARM (HUNTER SJ OR PER PLAN)



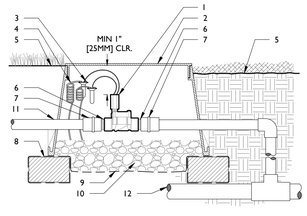
POP-UP ROTOR (PGJ-04)

NOT TO SCALE

5

LEGEND:

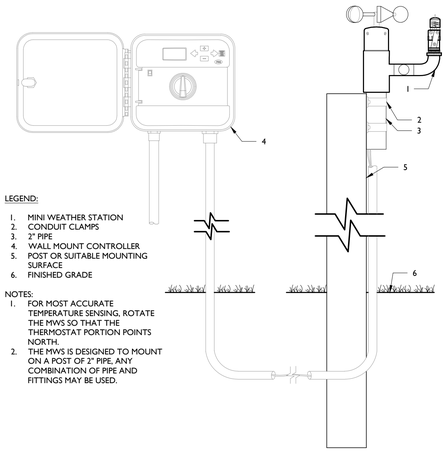
1. HUNTER REMOTE CONTROL VALVE (PGV)
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



IN-LINE VALVE (PGV-151)

NOT TO SCALE

6



LEGEND:

1. MINI WEATHER STATION
2. CONDUIT CLAMPS
3. 2" PIPE
4. WALL MOUNT CONTROLLER
5. POST OR SUITABLE MOUNTING SURFACE
6. FINISHED GRADE

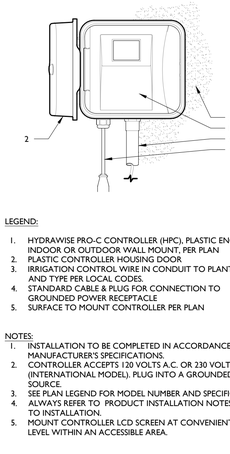
NOTES:

1. FOR MOST ACCURATE TEMPERATURE SENSING, ROTATE THE MWS SO THAT THE THERMOSTAT PORTION POINTS NORTH.
2. THE MWS IS DESIGNED TO MOUNT ON A POST OF 2" PIPE. ANY COMBINATION OF PIPE AND FITTINGS MAY BE USED.

MINI WEATHER STATION WITH GENERIC MOUNT CONTROLLER

NOT TO SCALE

7



LEGEND:

1. HYDRAWISE PRO-C CONTROLLER (HPC), PLASTIC ENCLOSURE, INDOOR OR OUTDOOR WALL MOUNT, PER PLAN
2. PLASTIC CONTROLLER HOUSING DOOR
3. IRRIGATION CONTROL WIRE IN CONDUIT TO PLANTER, SIZE AND TYPE PER LOCAL CODES.
4. STANDARD CABLE & PLUG FOR CONNECTION TO GROUNDED POWER RECEPTACLE
5. SURFACE TO MOUNT CONTROLLER PER PLAN

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL). PLUG INTO A GROUNDED POWER SOURCE.
3. SEE PLAN LEGEND FOR MODEL NUMBER AND SPECIFICATIONS.
4. ALWAYS REFER TO PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.
5. MOUNT CONTROLLER LCD SCREEN AT CONVENIENT EYE LEVEL WITHIN AN ACCESSIBLE AREA.

HYDRAWISE PRO-C CONTROLLER

NOT TO SCALE

8

Job Name _____ Contractor _____

Job Location _____ Approval _____

Engineer _____ Contractor's P.O. No. _____

Approval _____ Representative _____

Series 825Y

Reduced Pressure Zone Assemblies

Size: ¾" - 2" (20mm - 50mm)

The FEBCO Series 825Y Reduced Pressure Zone Assemblies are used to protect against high hazard (toxic) fluids in water services from backflow caused by backpressure or backsiphonage in normal plants. They are also used in irrigation systems, boiler feed, water lines and other installations requiring maximum protection.

Features

- Ultimate mechanical protection of potable water, against "Actions of cross-connection contamination."
- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.
- Modular relief valve for ease of maintenance.
- Simple Sonnea procedures. All internal parts serviceable in line, without tools.
- Spring loaded "Y" type check valves.
- Internal relief valve pressure sensing passages.
- Replaceable seat rings on all sizes.
- End connection - NPT ANSI / ASME B1.20.1

Specifications

The reduced pressure zone assembly shall consist of two independently operating, spring loaded, "Y" pattern check valves and one hydraulically dependent differential relief valve. The assembly shall automatically reduce the pressure in the "zone" between the check valves to at least 'spill (pass' than inlet pressure. In the event that supply pressure fluctuations, or full shut off of the unit drop to zero, the differential relief valve shall open and maintain the proper differential.

Maintee valve body and caps including relief valve body and cover shall be bronze. Check valve moving member shall be center stem guided. All hydraulic sensing passages shall be internally located within this maintee and relief valve bodies and relief valve cover. The relief valve shall be of the modular type, such that all wetted parts shall have a removable seat ring. Check valve and relief valve components shall be constructed so they may be serviced without removing the valve body from the line. All seat discs shall be reversible. Shutoff valves and test cocks shall be full ported ball valves.

The assembly shall be rated to 175psi (12.1 bar) working pressure and water temperatures range from 33°F to 140°F (0°C - 60°C).

The assembly shall be constructed in accordance with AWWA 1013, AWWA Standard Code C511, CSA Standard B64.4, and approved by the Foundation for Cross Connection Control and Hydraulic Hydraulic Research at the University of Southern California.



Operation

In flow condition the check valves are open with the pressure between the checks, called the zone, being maintained at least 5.0psi lower than the inlet pressure and the relief valve is maintained closed.

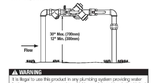
Should abnormal conditions arise under no flow or reverse of flow, the differential relief valve will open and discharge to maintain the zone at least 2psi lower than the supply.

When normal flow resumes, the zone's differential pressure will resume and the relief valve will close.

Typical Installation

Reduced pressure zone assemblies should be installed with minimum clearance of 12" (300mm) between relief valve discharge port and floor or grade. They must be installed where discharge will not be objectionable and can be positively drained away. They should be installed where easily accessible for testing and service. Do not install in a pit or vault. Provide for thermal water expansion and/or water hammer downstream of the backflow preventer can cause excessive pressure. Excessive pressure situations should be eliminated to avoid possible damage to the system and assembly.

Refer to local codes only for specific installation requirements. Some codes may prohibit vertical installation.



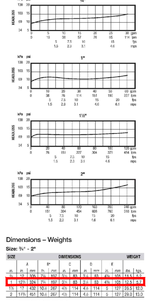
⚠ WARNING

It is illegal to use this product in any plumbing system providing water for human consumption, such as drinking or dishwashing, in the United States, unless installing electrical power to product, consult your local water authority, building and plumbing codes.

FEBCO
A WATTS Brand

FEBCO and all specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact FEBCO Technical Service. FEBCO reserves the right to change or modify product design, construction, specifications, or materials without prior notice and shall not incur any obligation to make such changes and modifications on FEBCO products previously or subsequently sold.

Capacity



Dimensions – Weights

Size: ¾" - 2"

SIZE	DIMENSIONS								WEIGHT	
	A		B*		C		E			
	in	mm	in	mm	in	mm	in	mm	lbs	kg
¾	13	330	6¾	171	4¾	121	3	76	20	9.1
1	13	330	6¾	171	4¾	121	3	76	20	9.1
1¼	14	356	7¾	197	5¼	133	3¼	83	27	12.3
1½	14	356	7¾	197	5¼	133	3¼	83	27	12.3
2	15¾	406	9¼	267	6¼	159	4	102	37	16.8

* Bi Dimension is size sinuofs

NOTICE

Weights shown are approximate. Dimensions shown are nominal, allowance must be made for normal manufacturing tolerances.

Temperature – Pressure

Maximum working pressure: 175psi (12.1 bar)
Hydrostatic test pressure: 350psi (24.1 bar)
Temperature range: 32°F to 140°F (0°C to 60°C)

Materials

Main valve body:	Bronze
Relief valve body:	Bronze
Elastomers:	Nitrile Seat Discs
Diaphragms:	Nitrile, fabric reinforced
Springs:	Stainless Steel

Approvals – Standards

- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.
- AWWA C511 Conformance



FEBCO
A WATTS Brand

ES-F 825Y 1615

USA tel (800) 767-7233 • fax (800) 788-1401 • FEBCOonline.com
Canada tel (905) 332-4090 • fax (905) 332-7068 • FEBCOonline.com
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NOTE: RPZ TO BE CONFIRMED FOR SIZE AND TYPE BY CITY

FEBCO - MODEL 825 RPZ SERVICE INSTRUCTIONS

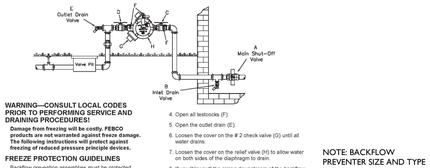
NOT TO SCALE

9

FREEZE PROTECTION MODEL 825Y

FEBCO
An SPX Process Equipment Operation

Reduced Pressure Assembly
Draining Procedure for Freeze Protection



WARNING—CONSULT LOCAL CODES PRIOR TO PERFORMING SERVICE AND DRAINING PROCEDURES!

Damage from freezing will be costly. FEBCO products are not warranted against freeze damage. The following instructions will protect against freezing of reduced pressure principle devices.

FREEZE PROTECTION GUIDELINES

Backflow prevention assemblies must be protected against freezing for the winter in areas where freezing temperatures may occur. If the water inside the assembly freezes, damage to the assembly and the system may occur. Proper draining, insulation using heat tape and thermostatically controlled enclosures are all acceptable methods of freeze protection.

When draining an assembly to prevent freezing, several important points must be remembered:

1. The assembly cannot be adequately drained through the testcocks. For proper draining follow the instructions detailed in the Drain Procedure section below.
2. Drain valves must be added on the inlet and outlet sides of the assembly, below the assembly (and preferably below the freeze line if the remainder of the system is to be drained).

DRAIN PROCEDURE

1. Close the main shut-off valve (A).
2. Open the inlet drain (B).
3. Open the inlet and outlet ball valves (C & D) 45° degrees (half open, half closed).
4. Open all testcocks (F)
5. Open the outlet drain (E).
6. Loosen the cover on the # 2 check valve (G) until all water drains.
7. Loosen the cover on the relief valve (H) to allow water on both sides of the diaphragm to drain.
8. If you "blowout" the piping downstream of the backflow assembly using compressed air:
   - Connect the air supply to the outlet drain (E) and close the outlet ball valve (D).
   - After clearing the system with air, partially open the outlet ball valve (D).
   - Leave all drain valves (E & B), testcocks (F) and ball valves (C & D) in a half open, half closed position for the winter. (See ball valve freeze protection instructions for more details.)
   - Make sure the main shut-off valve (A) remains closed and does not leak.

SPRING "START-UP" PROCEDURE

When there is no more chance of freeze damage:

1. Close all drain valves (E & B), testcocks (F) and ball valves (C & D).
2. Retighten the relief valve cover (H), then slowly open the main shut off valve (A) and the inlet ball valve (C).
3. Slightly open, then close, all testcocks (F) one at a time to empty air from the device.
4. Slowly open the outlet ball valve (D) and refill the system.

FEBCO Backflow Prevention
An SPX Process Equipment Operation
3618 South Willow • Fresno, CA 93725
Email: febco@processequipment.spx.com • www.spxpe.com • www.FEBCOonline.com

SPX Process Equipment
ISO 9001 Certified

SSFF0307 0305 Copyright 2009

NOTE: BACKFLOW PREVENTER, SIZE AND TYPE TO BE CONFIRMED BY CITY

FEBCO - MODEL 825Y RPZ SERVICE INSTRUCTIONS

NOT TO SCALE

10

ISSUE	DATE	BY	DESCRIPTION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design

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www.stonefieldeng.com

Rivergate Tower, 400 N Ashley Drive, Suite 1950, Tampa, FL 33602
Phone 813.792.2200

SITE DEVELOPMENT PLANS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PAUL DEVITTO, L.L.A.
NEW JERSEY LICENSE No. 21AS00123500
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: TAM-250062

TITLE:

IRRIGATION DETAILS

DRAWING:

C-15

Z:\TAMPA\TAM\2025\TAM-250062 FEBRUARY\COMPANY - 1205 E STATE ROAD 434, WINTER SPRINGS, FL\CAD\PLOT\SDP-1-IRRIG.DWG

SignCHART

PNC BAU Signage

PNC BANK

Site Number: BAU697
Site Name: Winter Springs FL
Address: E SR 434 & Michael Blake Blvd
Winter Springs, FL 32708

Recommendation Completed: 06-12-2025
Approved:
Date Print: 10/30/2025
Leased/Owned:



EAST ELEVATION
PNC BANK
LETTERSET DETAIL



NORTH ELEVATION
PNC BANK
LETTERSET DETAIL

Recommendations Report

Sign Number	Sign Type	Description	Action Code
P001	IL-24-B	24' Illuminated Blue Channel Letterset (46.35 sq.ft.)	New
P002	IL-24-B	24' Illuminated Blue Channel Letterset (46.35 sq.ft.)	New
P003	IL-24-B	24' Illuminated Blue Channel Letterset (46.35 sq.ft.)	New
P004	IL-24-B	24' Illuminated Blue Channel Letterset (46.35 sq.ft.)	New
P005	M-50	Monument Sign - 42.5 sq. ft.	New
P006	Custom	Custom Muti-tenant Monument provided by development (D/S)	New
P007	Custom	Custom Muti-tenant Monument provided by development (D/S)	New
V001	V-6C-O1	Sliding Door Vinyl Hours System With Marketing Inserts	New
W001	P2-OC-V	Phase 2 Offer Clings - Perforated Vinyl	New
W001A	P2-OC-V	Phase 2 Offer Clings - Perforated Vinyl	New
W001B	P2-OC-V	Phase 2 Offer Clings - Perforated Vinyl	New
W002	RW-0-ATM	ATM support vinyl	New
W003	RW-5	Card Swipe Message Plaque	New
W004	RW-4	Night Deposit Message Sign	New
W005	Custom	Exterior facing 2'-0' x 4'-0' dual sided LED light box	Not In Scope
W006	D-3-NL-EN	3 sq.ft. Non-Illuminated Directional Sign - 'Entrance'	New
W007	D-3-NL	3 sq.ft. Non-Illuminated Directional Sign	New
X001	IP-7-ADA	Interior Plaque Emergency Exit	New
X002	IP-7-ADA	Interior Plaque Emergency Exit	New

(continued on next page)

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Recommendations Report (continued)

Sign Number	Sign Type	Description	Action Code
X003	IP-12-ADA	Interior Plaque Unisex and Handicap	New
X004	IP-12-ADA	Interior Plaque Unisex and Handicap	New
X005	T-M	Trash Medallion	New
X006	R-M	Recycling Medallion	New
X007	IP-9-ADA	Interior Plaque Employees Only	New
X008	IP-10-ADA	Interior Plaque electrical Room	New
X009	IP-13	Receipt Disposal Plaque	New
X010	INT-W	Welcome Letterset	New
X011	INT-12-BA	12' Horizontally Brushed Aluminum Teller Letters	New

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Open Issues Report

Nothing to report.

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Closed Issues Report

Sign Number	Issue Type	Created Date	Created By	Issue	Resolution	Resolved By	Comments
P001	Pre-Rec	07-29-2025	Brice Sullivan	Updated IL-24-W white letterset to IL-24-B blue letterset and update elevations to reflect elevations shown in sign package sent 7/22.	Updated IL-24-W white letterset to IL-24-B blue letterset and update elevations to reflect elevations shown in sign package sent 7/22.	Brice Sullivan	
P001	Pre-Rec	10-28-2025	Mariel Wong	Update to new test-fit	Updated test fit	Mariel Wong	
W001	Pre-Rec	10-16-2025	Brice Sullivan	Update W001- W001A- W001B to P2-OC-V and include offer clings and map images	Changed to P2-OC-V and added offer clings	Mariel Wong	
W002	Pre-Rec	10-16-2025	Brice Sullivan	Update to RW-0-ATM 24hour ATM vinyl and add new recommendation for RW-5 card reader plaque	Changed to RW-0-ATM and added RW5	Mariel Wong	
X003	Pre-Rec	07-29-2025	Brice Sullivan	Change restroom plaque to unisex plaque and remove IP-9B 'Employees Only' plaque.	Changed restroom plaque to unisex plaque and removed IP-9B	Brice Sullivan	
X004	Pre-Rec	07-29-2025	Brice Sullivan	Change restroom plaque to unisex plaque and remove IP-9B 'Employees Only' plaque.	Changed restroom plaque to unisex plaque and removed IP-9B	Brice Sullivan	
X011	Pre-Rec	10-16-2025	Brice Sullivan	Remove INT-VBM letterset from sign package	Deleting this recommendation	Mariel Wong	
X009	Pre-Rec	10-16-2025	Brice Sullivan	Add interior PNC BANK letterset and Welcome letterset to sign package	See X010 and X011	Mariel Wong	

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Code Document

PRE-PERMIT SIGN INFO — Property ID: BAU697

A.) Project Name:	PNC Bank - Winter Springs FL	Date Completed:	3/12/25
B.) Street Address:	E SR 434 & Michael Blake Blvd		
C.) City, State Zip:	Winter Springs, FL 32708		
D.) Municipal Contact:	John, planner on call		
E.) Contact Phone:	407-327-5963	Link:	https://www.winterspringsfl.org/email
F.) Address, City, ST Zip:	1126 East State Road 434, Winter Springs, FL 32708		
G.) Jurisdiction:	City/Town of: Winter Springs	Fax:	

		Yes/No
H.) Zone/Category/Class:	Town Center District & T5 Urban Center Zone	
I.) Overlay / MSP?	No	
J.) Permit app fee:	Based on value	
K.) Permit Process time:	30 days	
L.) Permit required to Reface?		Yes
M.) Property Owner approval req'd?	Yes — Sealed Engineer Plans?	OnRequest
N.) Temp./coming-soon Banners allowed? Size:	64 sf	Yes
O.) Temp. freestanding Signs allowed? Size:	Menu Board only: 6sf/face, height 4.5 ft	Yes
P.) Temp Signs require Permit? Time allowed:	45 calendar days	Yes

Notes:

ATTACHED SIGNS

1.) Formula(Max- Main ID & Secondary):	Band Sign: 1.5 sf per lineal ft./facade; max 90% width of facade. Maximum gross area of signs on a given facade shall not exceed 10% of the applicant's facade area. See note 1.
2.) Bldg sides/rear:	Apply Formula Above
3.) Transferrable?	No
4.) # allowed: 1 band sign on each first story façade	Illumination: External, internal or back-lit
5.) Max. Overall Height:	Roofline
6.) Calculation Method:	See note 2
7.) Spec'l. Wall sign codes:	Raceways, conduits and wiring shall not be exposed.
8.) Storefront Bldg colors:	None Specified in regs.

FREESTANDING SIGNS

1.) Formula(Max- Main ID & Secondary):	Sign copy area shall not exceed sixty-four (64) square feet per face - monument sign only
2.) # allowed: (1) per lot under 1 acre, less than 1 ingress/egress	Illumination: not stipulated
3.) Height Max: 12 feet	Grade-to-sign Clearance:
4.) Set-back: 10 feet from property lines	Calc. Method:

DIRECTIONAL SIGNS

1.) # Allowed:	Not specified in this district; consult city.	Illumination:	
2.) Max. SqFt:		Max. Height:	
3.) Permit:		Custom Logo:	

TEMPORARY DOOR / WINDOW SIGNS / VINYL

1.) # Allowed:	1/window	Max. SqFt:	25% of glass
2.) How long may signs be up?:	Not Regulated		
3.) Are Logos included in Sign Area:	Yes		
4.) Is color, design or illumination restricted? explain:	None stipulated; see note 3		
5.) Are there different requirements for temp. marketing vs. temp. signage?	No		
6.) If temp. marketing is applied to **interior** of windows for **exterior** viewing, is permit required?	No		
7.) If temp. marketing is applied to **exterior** of windows for **exterior** viewing, is permit required?	No		

8.) How many times/year can temporary marketing be installed? Not stipulated

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PRE-PERMIT SIGN INFO - Page 2 — Property ID: BAU697

PERMANENT WINDOW SIGNS

1.) # Allowed:	1/window; see note 3	Min. Setback:	Not stipulated
2.) Max. SF/Coverage:	25% of glass	Illumination:	Not addressed in code; submit for review
3.) Window signs count toward exterior sign allowance?	No		

SIGN PERMIT

Permit required for:	Interior Door/Window Vinyl	No	Interior Window lightboxes	Submit for review	
	Exter. Door/Window Vinyl	No	Exterior Window lightboxes	Submit for review	
Required for Permit:	☑ Sign Details	☑ Site Plan	☑ Owner Auth. Ltr.	☐ Legal Description	☐ UL Number
	☑ Property ID#	☑ Building Elevations	☐ Engineering Seal	☐ Addl Prof Seals	
# of Sets	1				
Other:					

VARIANCE

1. Variance Meeting:	2nd & 4th Monday of the month	App. Deadline:	30 Days Prior to Meeting
2. Processing Time:	60-90 days	Est. Var. Fees:	Min. $500
3. Attorney or expeditor required?	☐ Yes ☒ No		
4. Documents: # of Sets	1	☑ Sign Details	☐ Engineering Seal ☐ UL Number
5. Probability of approval?	Contact would not Speculate	☑ Building Elevations	☑ Owner Authorization Ltr. ☐ Property ID#
		☑ Site Plan	☐ Legal Description ☐ Addl Prof Seals
Note:			

Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.

NOTES

Note 1 *Specific to band signs.*

a. All businesses are permitted one (1) band sign on each first story facade.

b. Band signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band Signs shall not list products, sales, or other promotional messages, or contact information.

c. The following band sign construction types are permitted:

1. *Cut-out letters.* Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.
2. *Flat panel.* Letters shall be printed or etched on same surface as the background, which is then affixed to the wall and externally illuminated.

d. Height and width shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.

e. Band signs shall not be wider than ninety (90) percent of the width of the building facade or tenant space.

f. Band signs shall not project vertically above the roof line.

g. Band signs that are illuminated shall be shielded from direct view to reduce glare.

h. Electrical raceways, conduits and wiring shall not be exposed. Internal lighting elements shall be contained completely within the sign assembly or inside the wall.

i. Band signs should be placed where the architectural features suggest the best placement for signage. They should be vertically aligned with the center of an architectural feature such as a storefront window, entry portal, or width of a bay or overall retail space. They shall not interrupt or obscure these features or cause visual disharmony.

j. Where multiple band signs are present on a single building (i.e., corner building), signage shall be

coordinated in terms of scale, placement, colors and materials.

PRE-PERMIT SIGN INFO - Additional Notes - Page 3 **Property ID:** **BAU697**

Note 2 *Copy area* or *sign area* shall mean the entire area of the sign occupied by copy. Copy area or sign area is measured by enclosing by one continuous perimeter line the extreme limits of the sign which contains copy, including all ornamental attachments, insignias, symbols, logos, trademarks, interconnecting links and the like, and any stripe, frame or border. Sign area does not include the main support structure of the sign unless it contains copy. The calculation for a double faced sign shall be the area of one (1) face only. The calculation for wall signs, if permitted hereunder, comprises individual letters, numbers, symbols and the like, where the exterior wall of the building upon which it is affixed acts as the background of the sign, shall be calculated within the smallest regular geometric figure needed to encompass the sign display.

Note 3 *Specific to window signs.*

a. Only the following window sign types shall be permitted:
   1. Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.
   2. Letters painted directly on the window.
   3. Hanging signs that hang from the ceiling behind the window.
   4. Door signs applied to or hanging inside the glass portion of an entrance doorway.

b. Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.

c. Window signs shall be no larger than twenty-five (25) percent of the total area of the window onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.

d. Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.

e. Letters on window signs shall be no taller than eight (8) inches.

PRE-PERMIT SIGN INFO - Additional Notes - Page 4 **Property ID:** **BAU697**

IL-24-B



EAST ELEVATION

PNC BANK

LETTERSET DETAIL

Asset Type: Exterior

Asset Zone: Sign

Sign Number: P001

Sign Type: IL-24-B

Description: 24" Illuminated Blue Channel Letterset (46.35 sq.ft.)

Action: New

Overall Height: 2'-8 1/8"

Overall Width: 17'-3 3/4"

Logo Height:

Letter Height: 2'-0"

Illuminated: Illuminated

Restoration Notes:
New electrical work required. Field verify available circuits and access prior to fabrication. Using the technical audit information, and prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. See control documents for product specification and master agreement for installation requirements.

Comments:

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IL-24-B



NORTH ELEVATION



LETTERSET DETAIL

Asset Type: Exterior

Asset Zone: Sign

Sign Number: P002

Sign Type: IL-24-B

Description: 24" Illuminated Blue Channel Letterset (46.35 sq.ft.)

Action: New

Overall Height: 2'-8 1/8"

Overall Width: 17'-3 3/4"

Logo Height:

Letter Height: 2'-0"

Illuminated: Illuminated

Restoration Notes:
New electrical work required. Field verify available circuits and access prior to fabrication. Using the technical audit information, and prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. See control documents for product specification and master agreement for installation requirements.

Comments:

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IL-24-B



SOUTH ELEVATION



LETTERSET DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: P003
Sign Type: IL-24-B
Description: 24" Illuminated Blue Channel Letterset (46.35 sq.ft.)
Action: New
Overall Height: 2'-8 1/8"
Overall Width: 17'-3 3/4"
Logo Height:
Letter Height: 2'-0"
Illuminated: Illuminated
Restoration Notes:
New electrical work required. Field verify available circuits and access prior to fabrication. Using the technical audit information, and prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. See control documents for product specification and master agreement for installation requirements.
Comments:

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MAVEN

IL-24-B



EAST ELEVATION

PNC BANK

LETTERSET DETAIL

Asset Type: Exterior
Asset Zone: Sign
Sign Number: P004
Sign Type: IL-24-B
Description: 24" Illuminated Blue Channel Letterset (46.35 sq.ft.)
Action: New
Overall Height: 2'-8 1/8"
Overall Width: 17'-3 3/4"
Logo Height:
Letter Height: 2'-0"
Illuminated: Illuminated
Restoration Notes:
New electrical work required. Field verify available circuits and access prior to fabrication. Using the technical audit information, and prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. See control documents for product specification and master agreement for installation requirements.
Comments:

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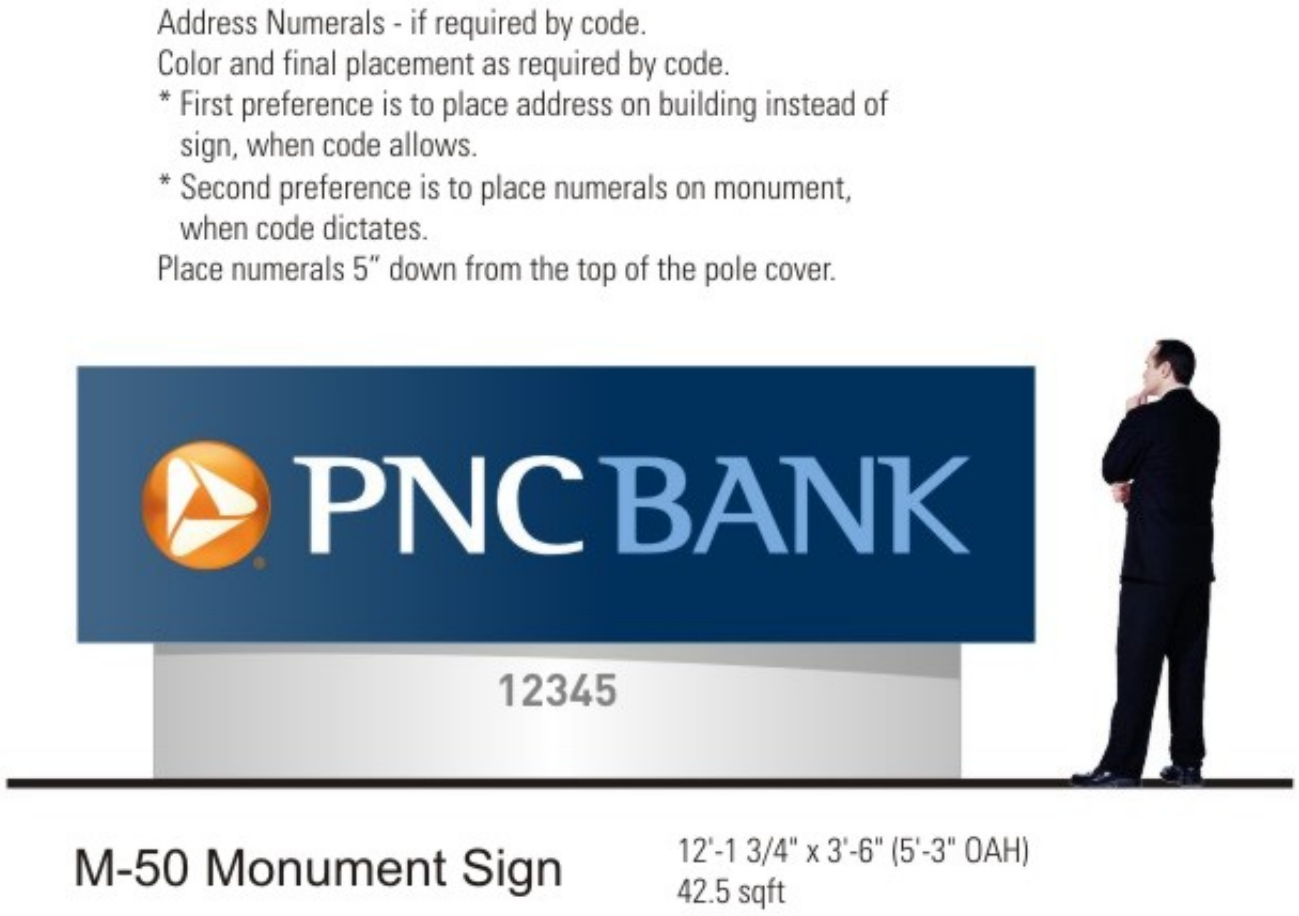
M-50



Asset Type: Exterior

Asset Zone: Sign

Sign Number: P005

Sign Type: M-50

Description: Monument Sign - 42.5 sq. ft.

Action: New

Overall Height: 5'-3"

Overall Width: 12'-1 3/4"

Logo Height:

Letter Height: 3'-6"

Illuminated: Illuminated

Restoration Notes:
Perform utility locates and verify setbacks prior to fabrication / installation. New electrical work required. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Comments:

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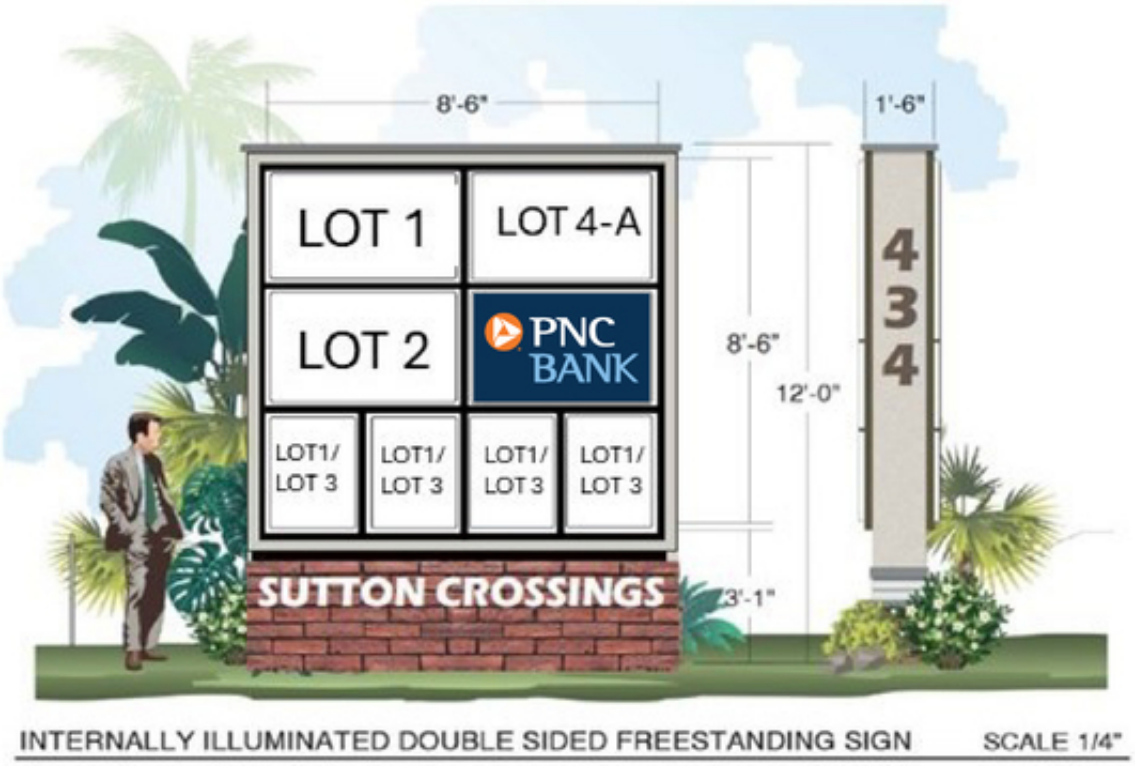
Custom





Asset Type: Exterior

Asset Zone: Sign

Sign Number: P006

Sign Type: Custom

Description: Custom Muti-tenant Monument provided by development (D/S)

Action: New

Overall Height: 2'-3 7/8"

Overall Width: 3'-9 3/8"

Logo Height:

Letter Height:

Illuminated: Illuminated

Restoration Notes:
Comments:
Install new faces on monument sign provided by development.
First surface applied vinyl on white acrylic panels.

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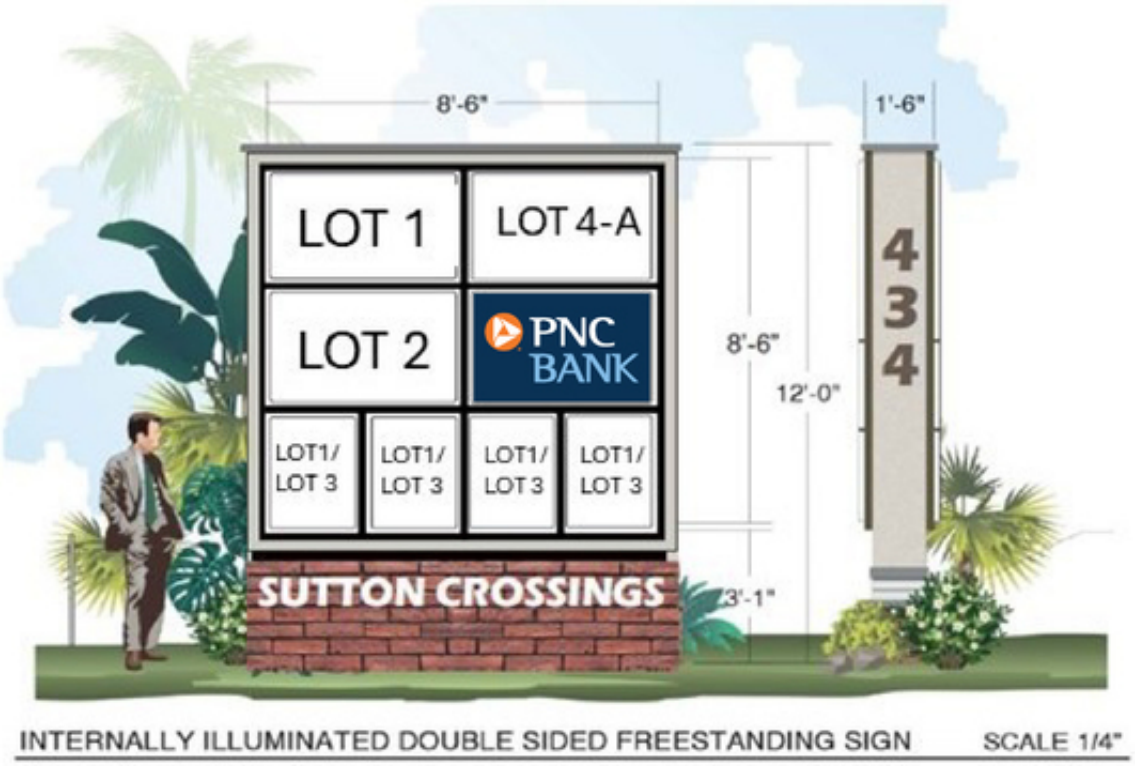
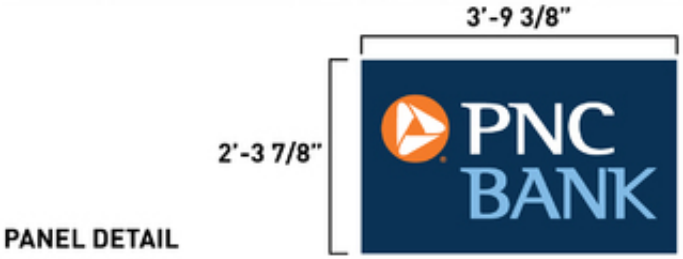
Custom



INTERNALLY ILLUMINATED DOUBLE SIDED FREESTANDING SIGN SCALE 1/4"



PANEL DETAIL

Asset Type: Exterior

Asset Zone: Sign

Sign Number: P007

Sign Type: Custom

Description: Custom Muti-tenant Monument provided by development (D/S)

Action: New

Overall Height: 2'-3 7/8"

Overall Width: 3'-9 3/8"

Logo Height:

Letter Height:

Illuminated: Illuminated

Restoration Notes:
Comments:
Custom Muti-tenant Monument provided by development (D/S)

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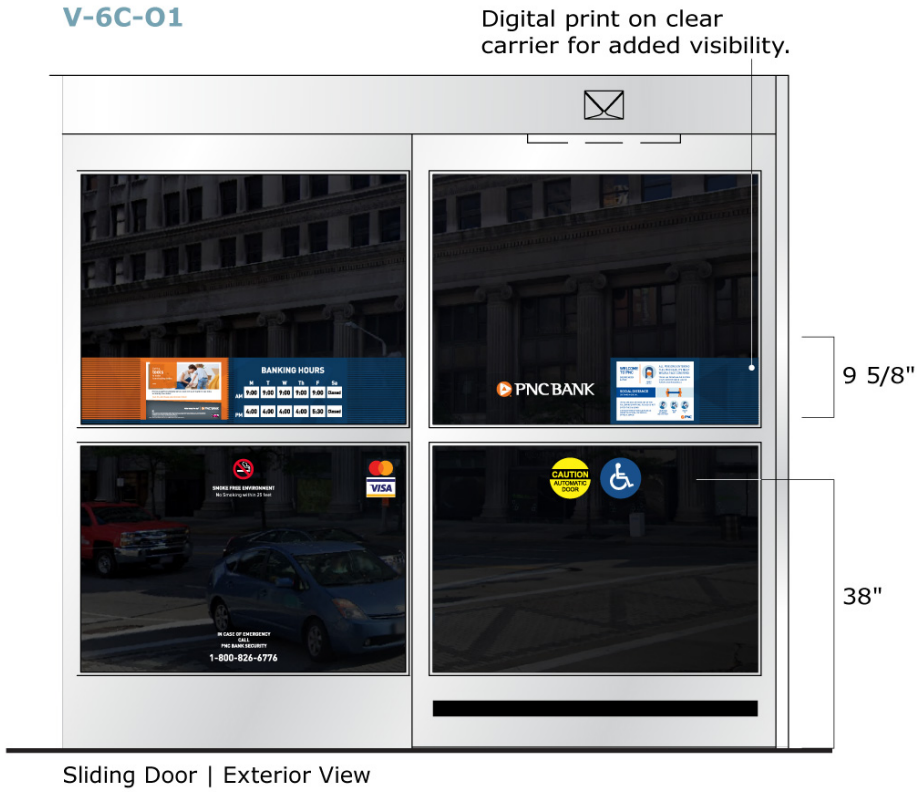
V-6C-O1



Sliding Door | Exterior View

Asset Type: Exterior

Asset Zone: Sign

Sign Number: V001

Sign Type: V-6C-O1

Description: Sliding Door Vinyl Hours System With Marketing Inserts

Action: New

Overall Height: 9 5/8"

Overall Width: Varies

Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents. Verify emergency phone number with regional PM prior to fabrication. PNC PM to provide branch specific hours.

Comments:
Marketing inserts to be printed on 100# McCoy Silk Cover stock and provided by installer.

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P2-OC-V





Asset Type: Exterior

Asset Zone: Sign

Sign Number: W001

Sign Type: P2-OC-V

Description: Phase 2 Offer Clings - Perforated Vinyl

Action: New

Overall Height: See Art

Overall Width: See Art

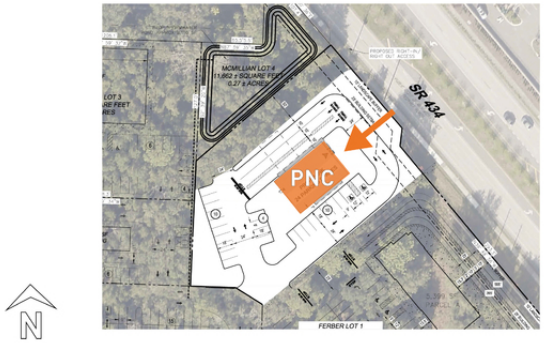
Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
3M Scotchcal perforated window film 8170-P40. Artwork to be provided by Maven. If recommendation conflicts with existing vinyl contact PNC Marketing for direction.



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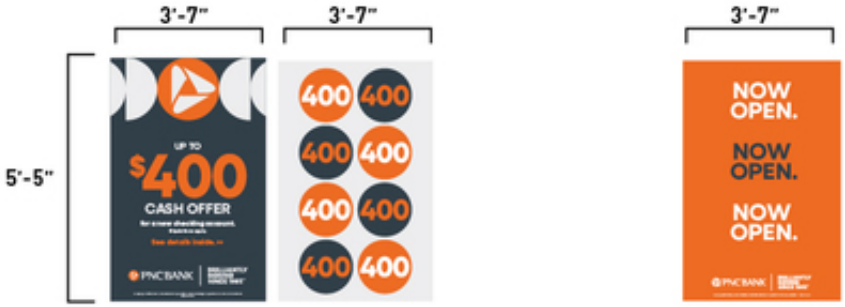
P2-OC-V



NORTH ELEVATION



Asset Type: Exterior

Asset Zone: Sign

Sign Number: W001A

Sign Type: P2-OC-V

Description: Phase 2 Offer Clings - Perforated Vinyl

Action: New

Overall Height: See Art

Overall Width: See Art

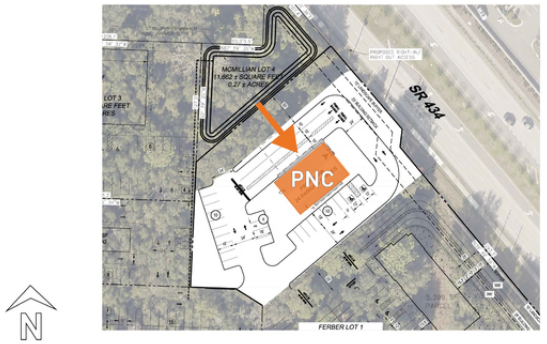
Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
3M Scotchcal perforated window film 8170-P40. Artwork to be provided by Maven. If recommendation conflicts with existing vinyl contact PNC Marketing for direction.



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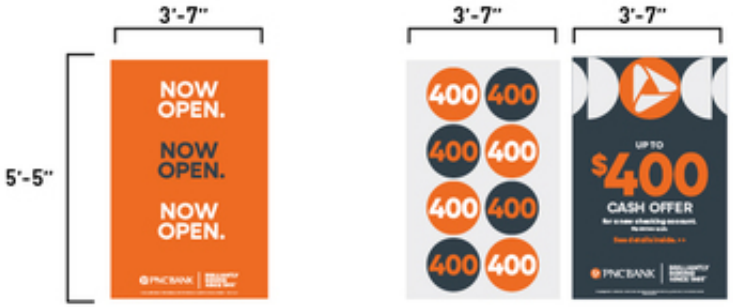
P2-OC-V



SOUTH ELEVATION



Asset Type: Exterior

Asset Zone: Sign

Sign Number: W001B

Sign Type: P2-OC-V

Description: Phase 2 Offer Clings - Perforated Vinyl

Action: New

Overall Height: See Art

Overall Width: See Art

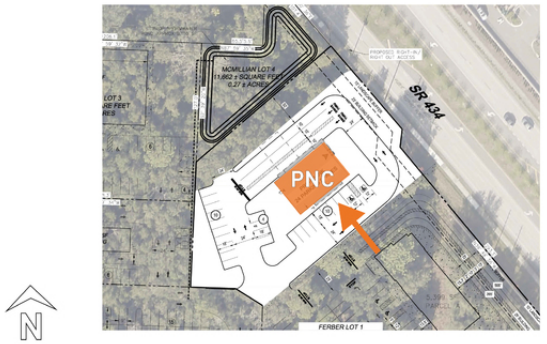
Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
3M Scotchcal perforated window film 8170-P40. Artwork to be provided by Maven. If recommendation conflicts with existing vinyl contact PNC Marketing for direction.



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RW-0-ATM



EAST ELEVATION

Asset Type: Exterior

Asset Zone: Sign

Sign Number: W002

Sign Type: RW-0-ATM

Description: ATM support vinyl

Action: New

Overall Height: 1'-0"

Overall Width: 1'-0"

Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Clean and prepare glass per vinyl product specifications. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:

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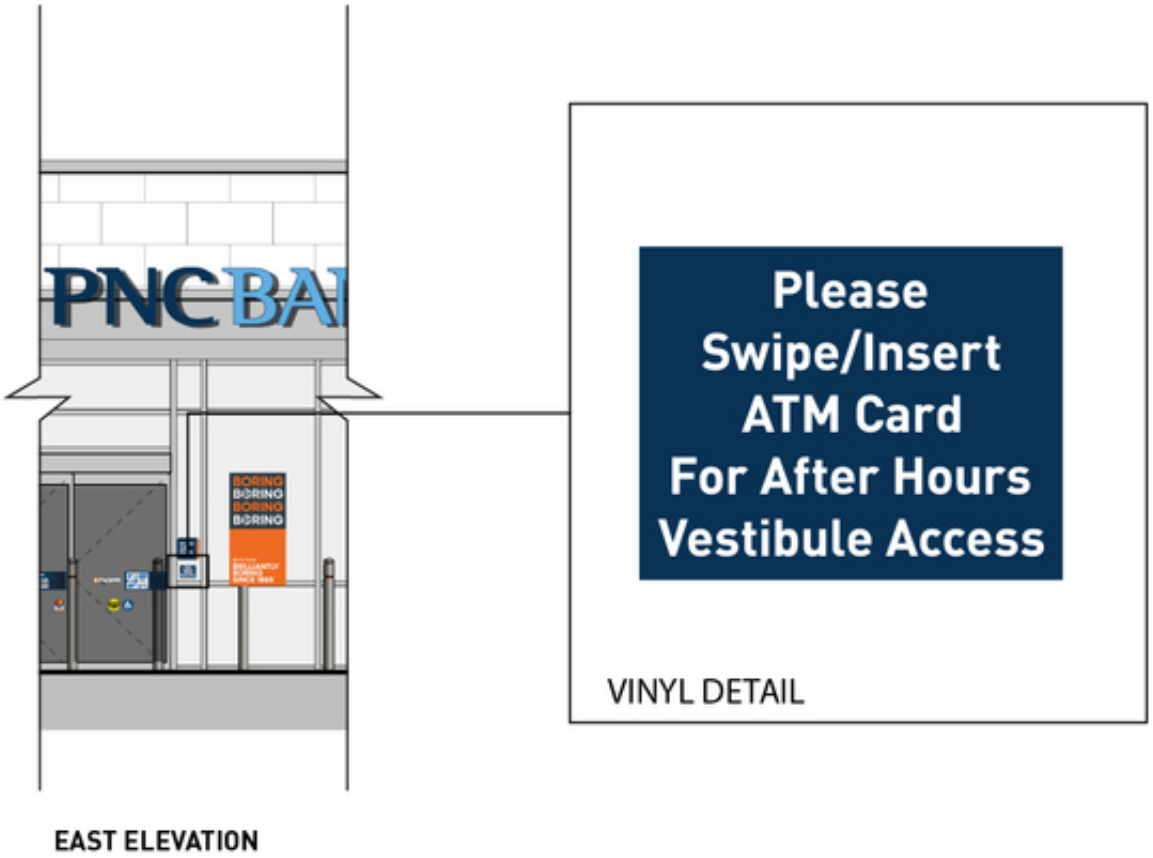
RW-5



EAST ELEVATION

Asset Type: Exterior

Asset Zone: Sign

Sign Number: W003

Sign Type: RW-5

Description: Card Swipe Message Plaque

Action: New

Overall Height: 7"

Overall Width: 5 1/2"

Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
Install near card reader. If sign is to be installed on glass, add blue backer panel to cover adhesive on other side.

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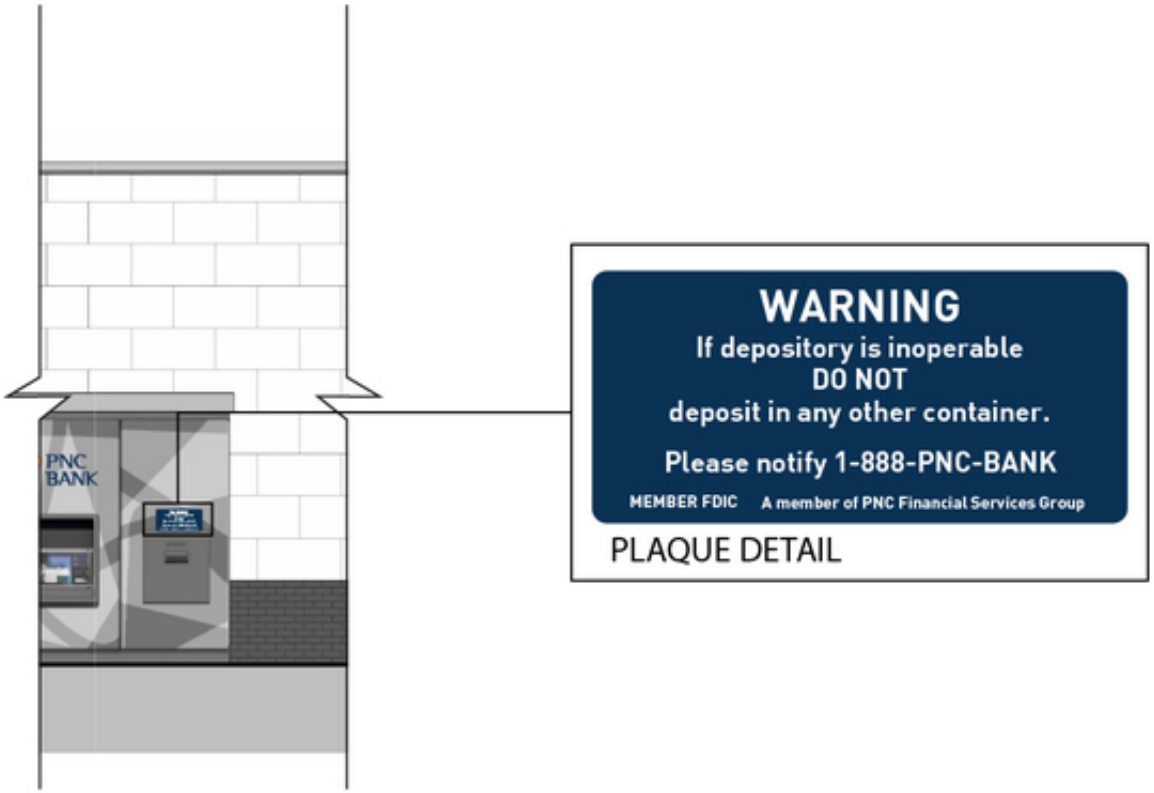
RW-4



Asset Type: Exterior

Asset Zone: Sign

Sign Number: W004

Sign Type: RW-4

Description: Night Deposit Message Sign

Action: New

Overall Height: 8"

Overall Width: 1'-5"

Logo Height:

Letter Height:

Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:

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Custom



Asset Type: Exterior

Asset Zone: Sign

Sign Number: W005

Sign Type: Custom

Description: Exterior facing 2'-0" x 4'-0" dual sided LED light box

Action: Not In Scope

Overall Height: 4'-0"

Overall Width: 2'-0"

Logo Height:

Letter Height:

Illuminated: Illuminated

Restoration Notes:
Mount behind storefront glass at ADA compliant distance. Refer to site plan for location. Final message/artwork TBD. Produced by RR Donnelley, installed by others.

Comments:
Not in scope

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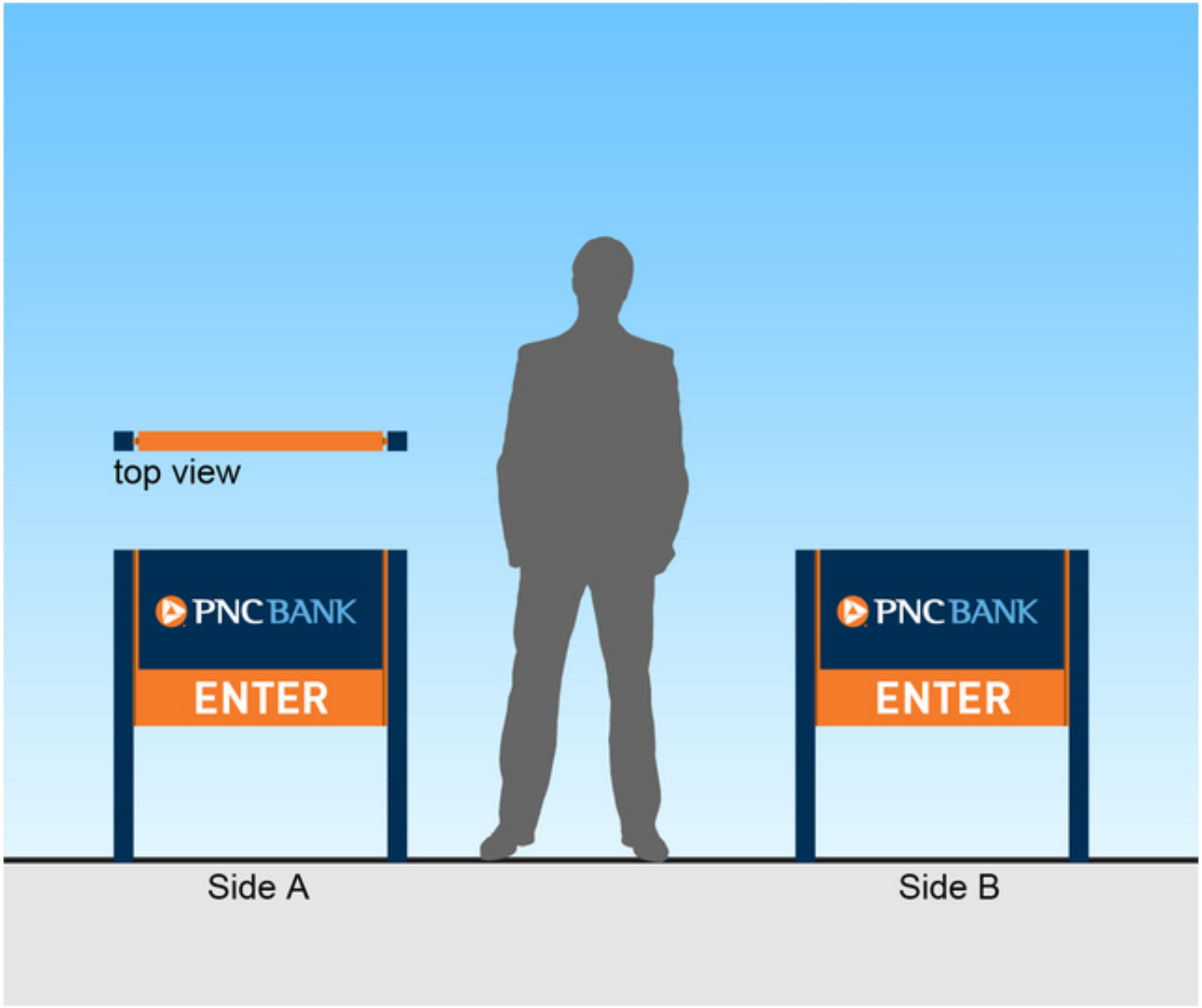
D-3-NL-EN



Asset Type: Exterior

Asset Zone: Sign

Sign Number: W006

Sign Type: D-3-NL-EN

Description: 3 sq.ft. Non-Illuminated Directional Sign - "Entrance"

Action: New

Overall Height: 3'-0"

Overall Width: 2'-1 1/2"

Logo Height:

Letter Height: 1'-5"

Illuminated: Non Illuminated

Restoration Notes:
Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Comments:

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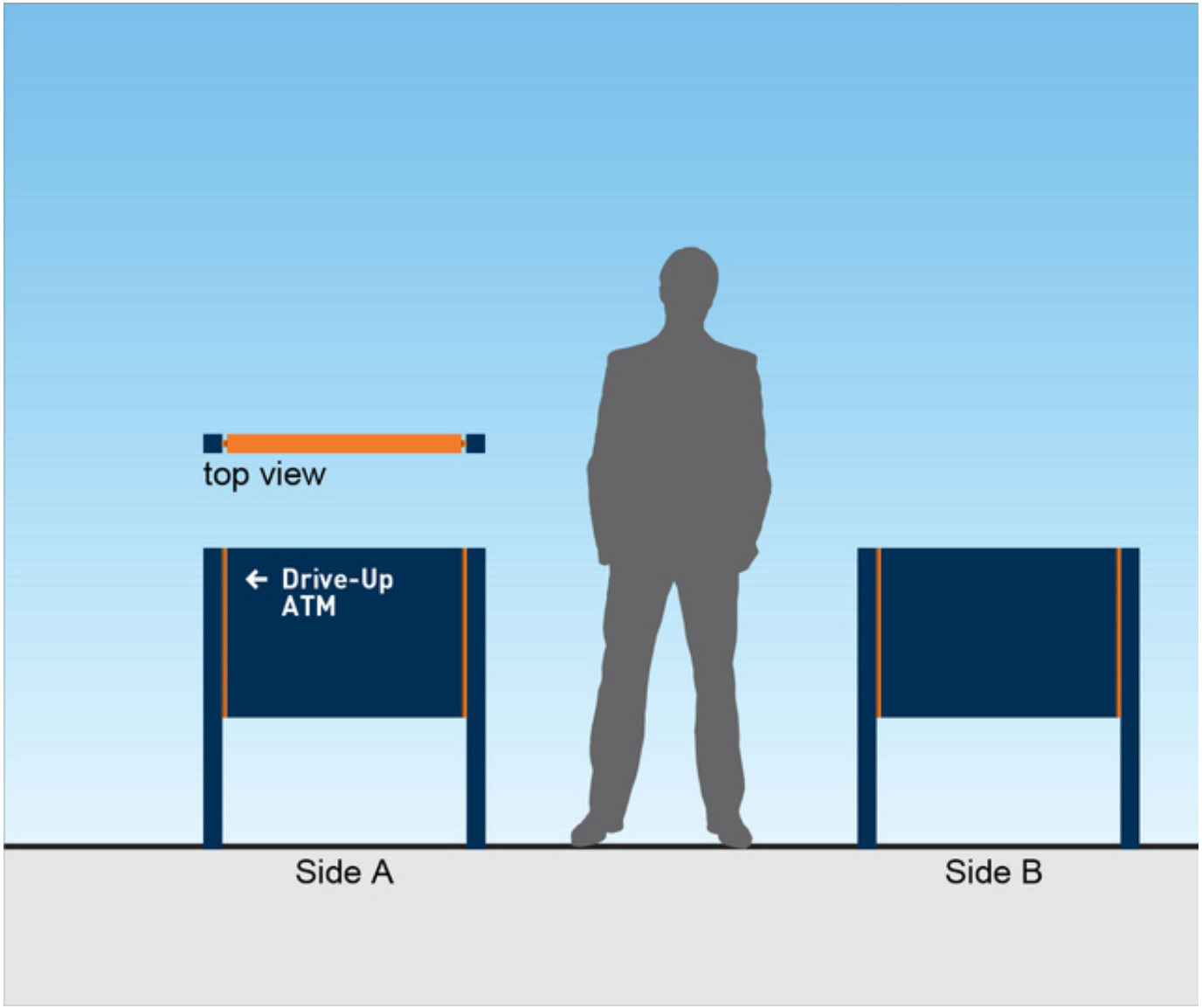
D-3-NL



Asset Type: Exterior

Asset Zone: Sign

Sign Number: W007

Sign Type: D-3-NL

Description: 3 sq.ft. Non-Illuminated Directional Sign

Action: New

Overall Height: 3'-0"

Overall Width: 2'-1 1/2"

Logo Height:

Letter Height: 1'-5"

Illuminated: Non Illuminated

Restoration Notes:
Perform utility locates and verify setbacks prior to fabrication / installation. Manufacturer to verify if secondary signage branding is permitted with landlord and municipalities prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Comments:

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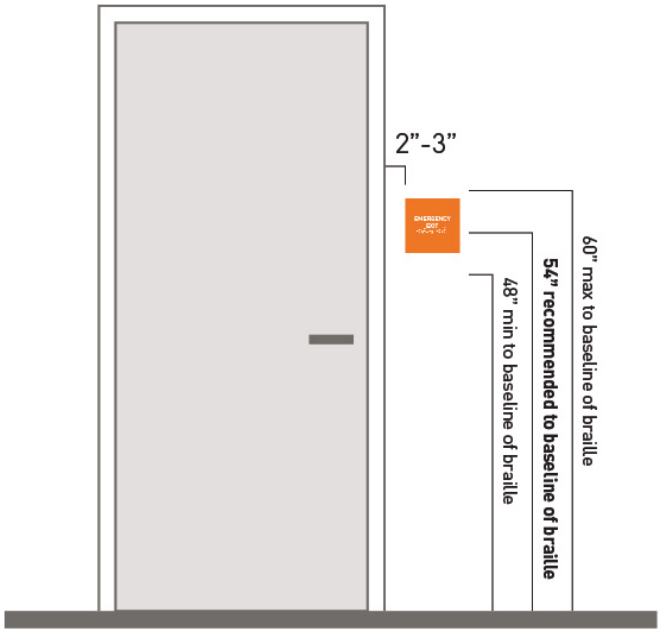
IP-7-ADA



Tactile Sign to go on Handle Side of Door



IP-7-ADA
Orange interior plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X001
Sign Type: IP-7-ADA
Description: Interior Plaque Emergency Exit
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:
If sign is to be installed on glass, add orange backer panel to cover adhesive on other side.

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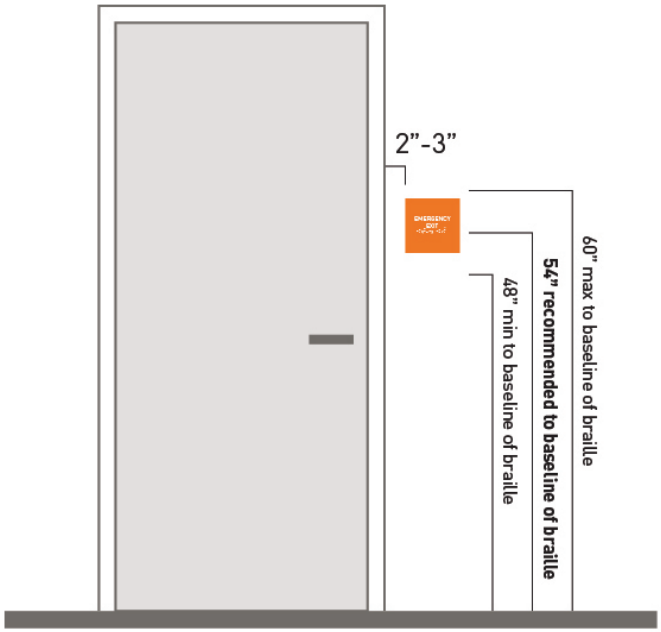
IP-7-ADA



Tactile Sign to go on Handle Side of Door



IP-7-ADA
Orange interior plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X002
Sign Type: IP-7-ADA
Description: Interior Plaque Emergency Exit
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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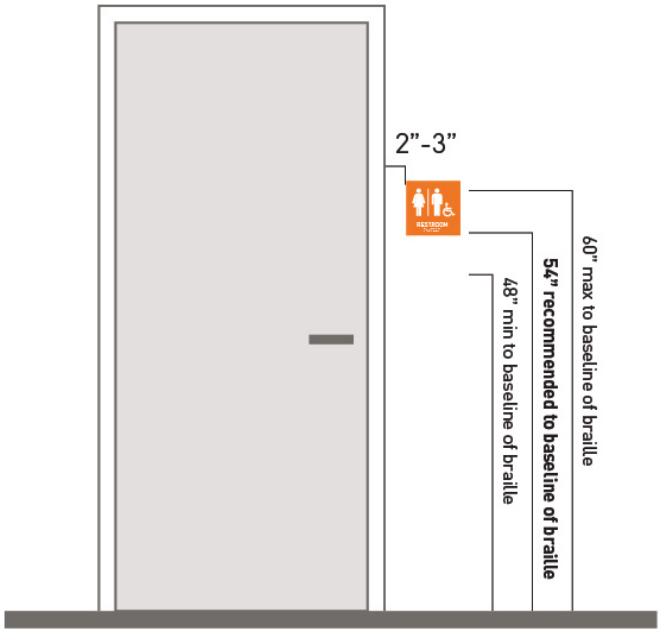
IP-12-ADA



Tactile Sign to go on Handle Side of Door



IP-12-ADA
Orange interior plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X003
Sign Type: IP-12-ADA
Description: Interior Plaque Unisex and Handicap
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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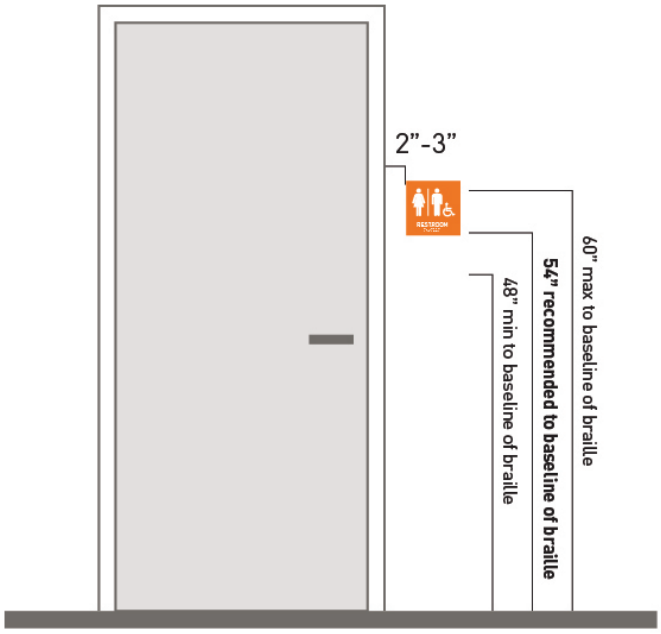
IP-12-ADA



Tactile Sign to go on Handle Side of Door



IP-12-ADA
Orange interior plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X004
Sign Type: IP-12-ADA
Description: Interior Plaque Unisex and Handicap
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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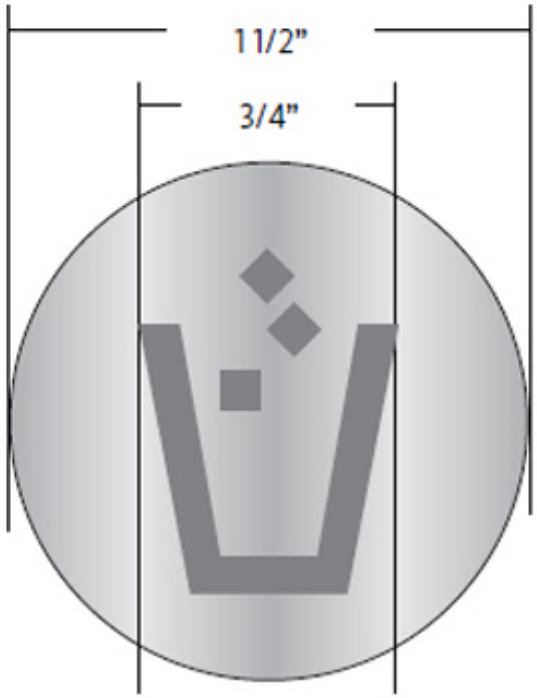
T-M



FRONT VIEW
Scale: Full Scale



SIDE VIEW
Scale: Full Scale

Asset Type: Interior
Asset Zone: Sign
Sign Number: X005
Sign Type: T-M
Description: Trash Medallion
Action: New
Overall Height: 1 1/2"
Overall Width: 1 1/2"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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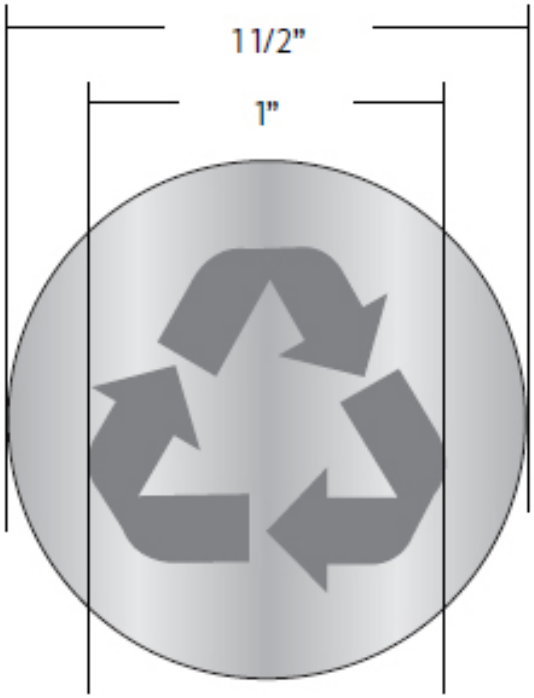
R-M



FRONT VIEW
Scale: Full Scale



SIDE VIEW
Scale: Full Scale

Asset Type: Interior
Asset Zone: Sign
Sign Number: X006
Sign Type: R-M
Description: Recycling Medallion
Action: New
Overall Height: 1 1/2"
Overall Width: 1 1/2"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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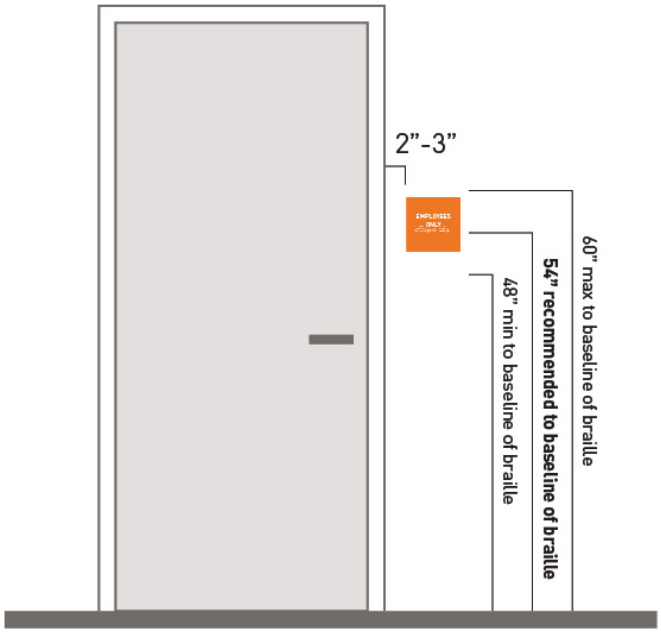
IP-9-ADA



Tactile Sign to go on Handle Side of Door



IP-9-ADA
Orange interior plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X007
Sign Type: IP-9-ADA
Description: Interior Plaque Employees Only
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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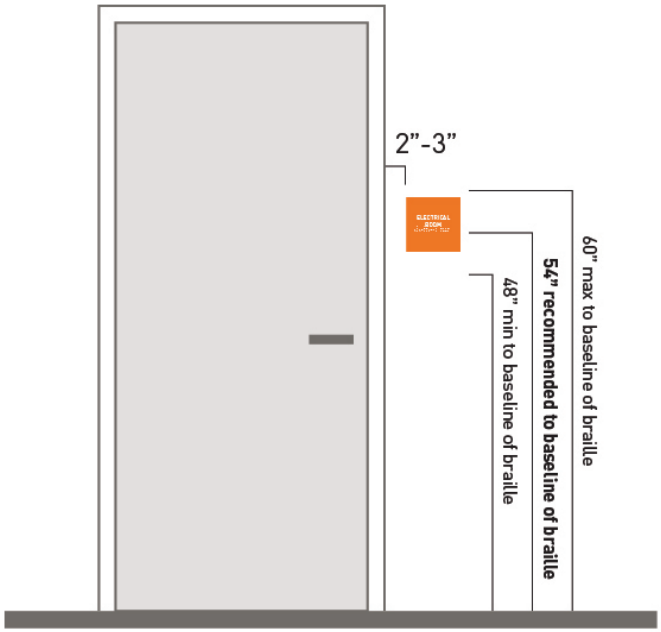
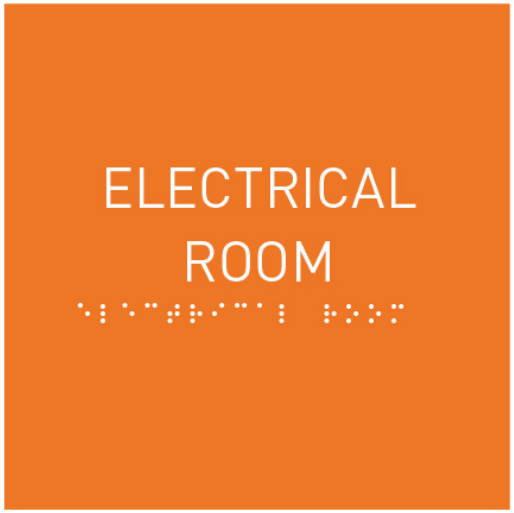
IP-10-ADA



Tactile Sign to go on Handle Side of Door



IP-10-ADA
Orange interior plaque
7 3/4" x 7 3/4"

Asset Type: Interior
Asset Zone: Sign
Sign Number: X008
Sign Type: IP-10-ADA
Description: Interior Plaque electrical Room
Action: New
Overall Height: 7 3/4"
Overall Width: 7 3/4"
Logo Height:
Letter Height:
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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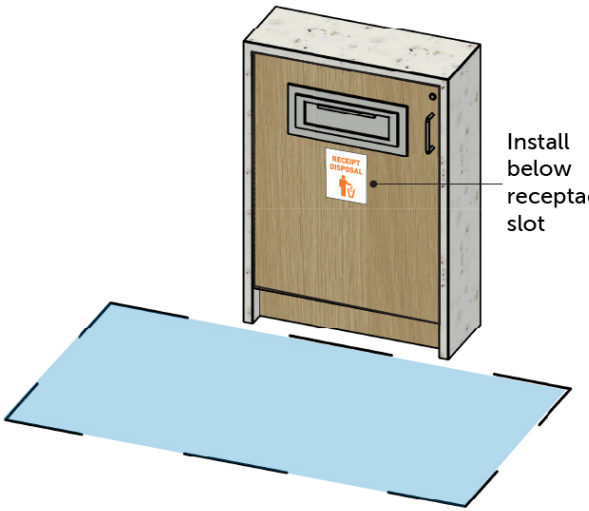
IP-13





Asset Type: Interior
Asset Zone: Sign
Sign Number: X009
Sign Type: IP-13
Description: Receipt Disposal Plaque
Action: New
Overall Height: 6"
Overall Width: `5"
Logo Height:
Letter Height: 5/8"
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:

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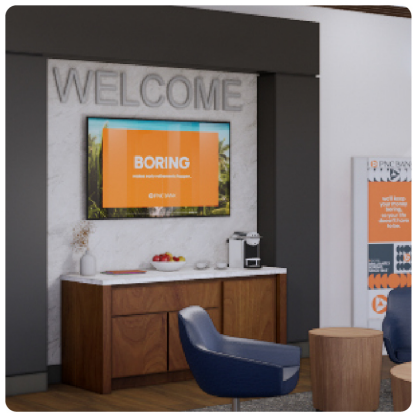
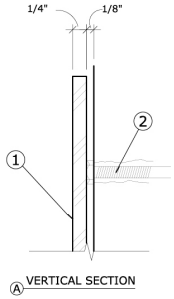
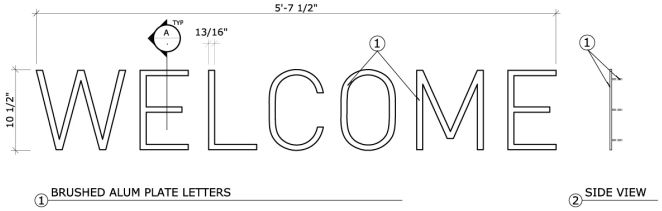
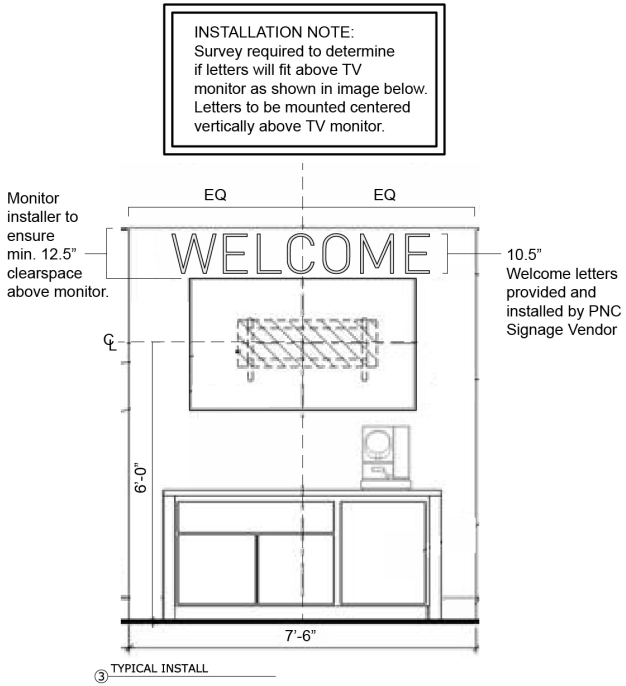
INT-W









Asset Type: Interior

Asset Zone: Sign

Sign Number: X010

Sign Type: INT-W

Description: Welcome Letterset

Action: New

Overall Height:

Overall Width: 5'-8 5/8"

Logo Height:

Letter Height: 10 1/2"

Illuminated: Non Illuminated

Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.

Comments:
Install on wood wall above television. Install to be centered between ring lights and top of TV opening. If ring lights are not installed when technicians are onsite, coordinate with GC. Not to be installed on decorative wallpaper.

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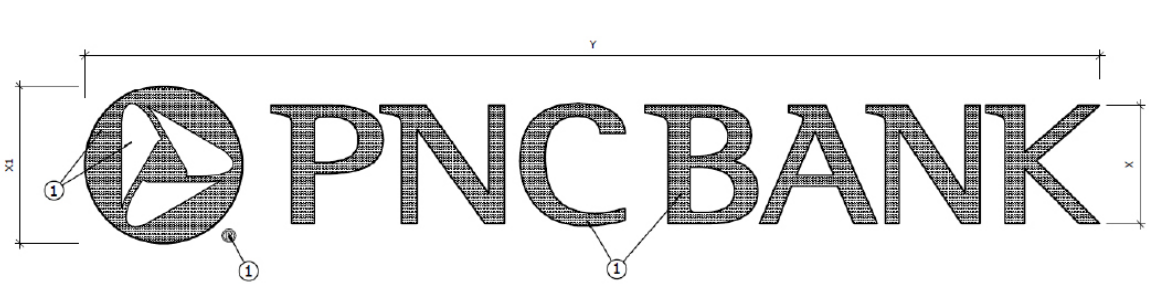
INT-12-BA

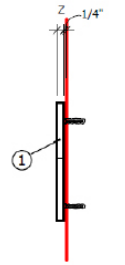
To be mounted on the wall behind the banking bar.
Coordinate exact location with GC prior to installation.



Asset Type: Interior
Asset Zone: Sign
Sign Number: X011
Sign Type: INT-12-BA
Description: 12" Horizontally Brushed Aluminum Teller Letters
Action: New
Overall Height:
Overall Width: 8'-7 7/8"
Logo Height: 1'-4 1/8"
Letter Height: 1'-0"
Illuminated: Non Illuminated
Restoration Notes:
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified sign will fit in area – refer to Control Documents.
Comments:



1 INTERIOR ALL BRUSHED ALUMINUM PLATE LETTERS



2 SIDE VIEW

Sign Type	X	X1	Y	Z	Z2
INT-6-BA	6"	8"	4'-4"	1/2"	1/2"
INT-9-BA	9"	1'-0"	6'-5 7/8"	1/2"	1/2"
INT-12-BA	1'-0"	1'-4 1/8"	8'-7 7/8"	1/2"	1/2"
INT-15-BA	1'-3"	1'-8 1/8"	10'-9 7/8"	1/2"	1/2"

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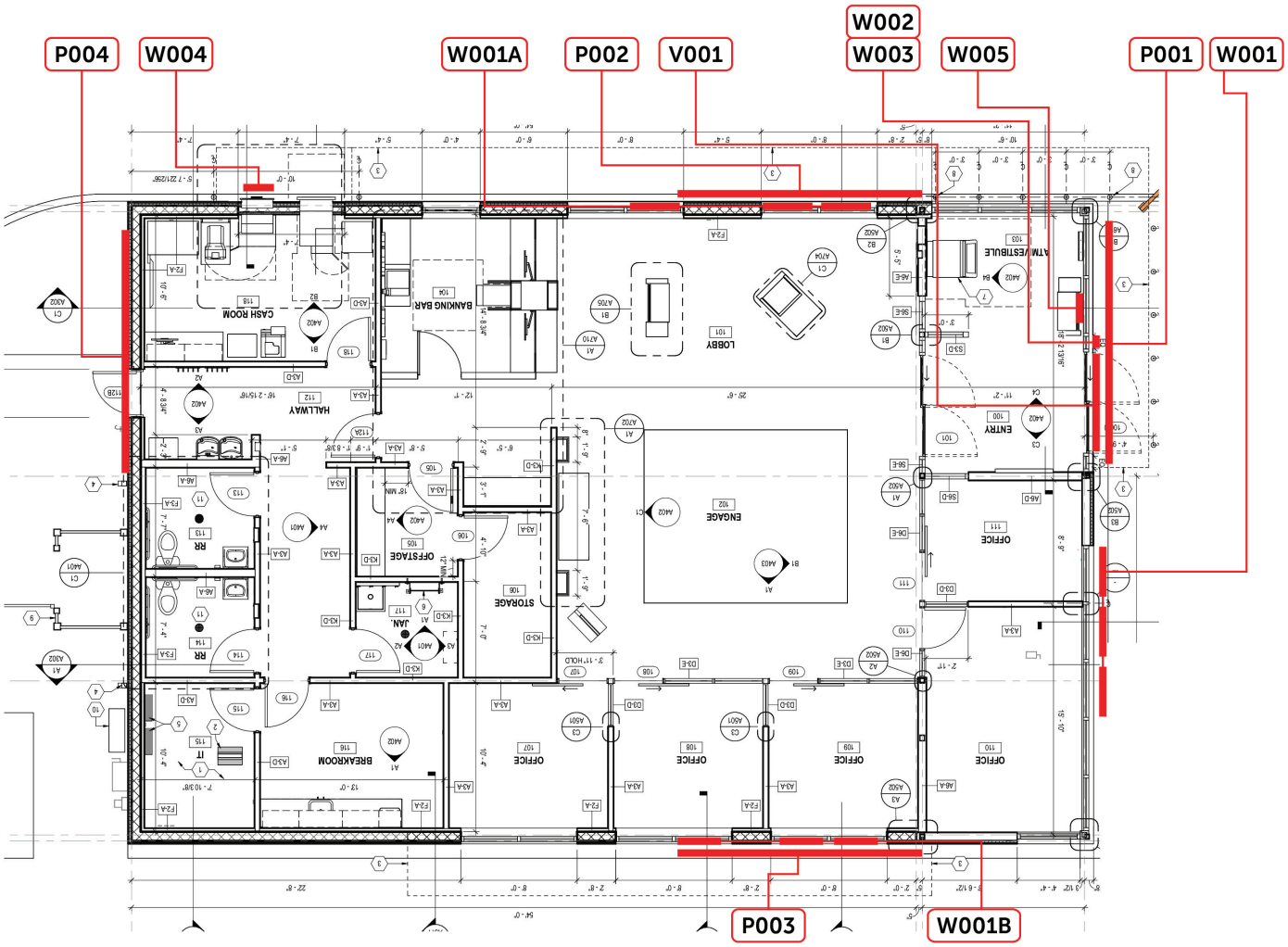

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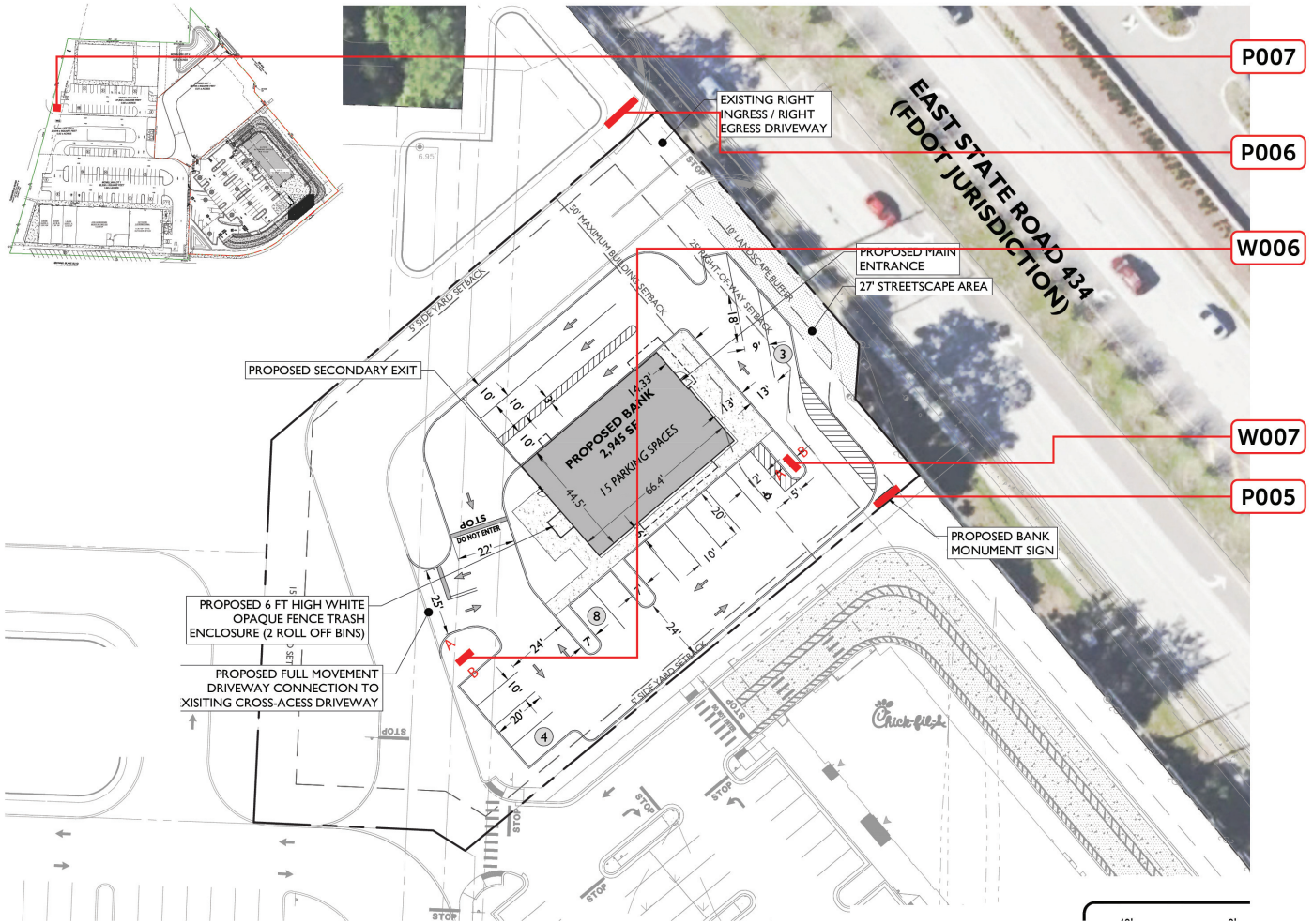

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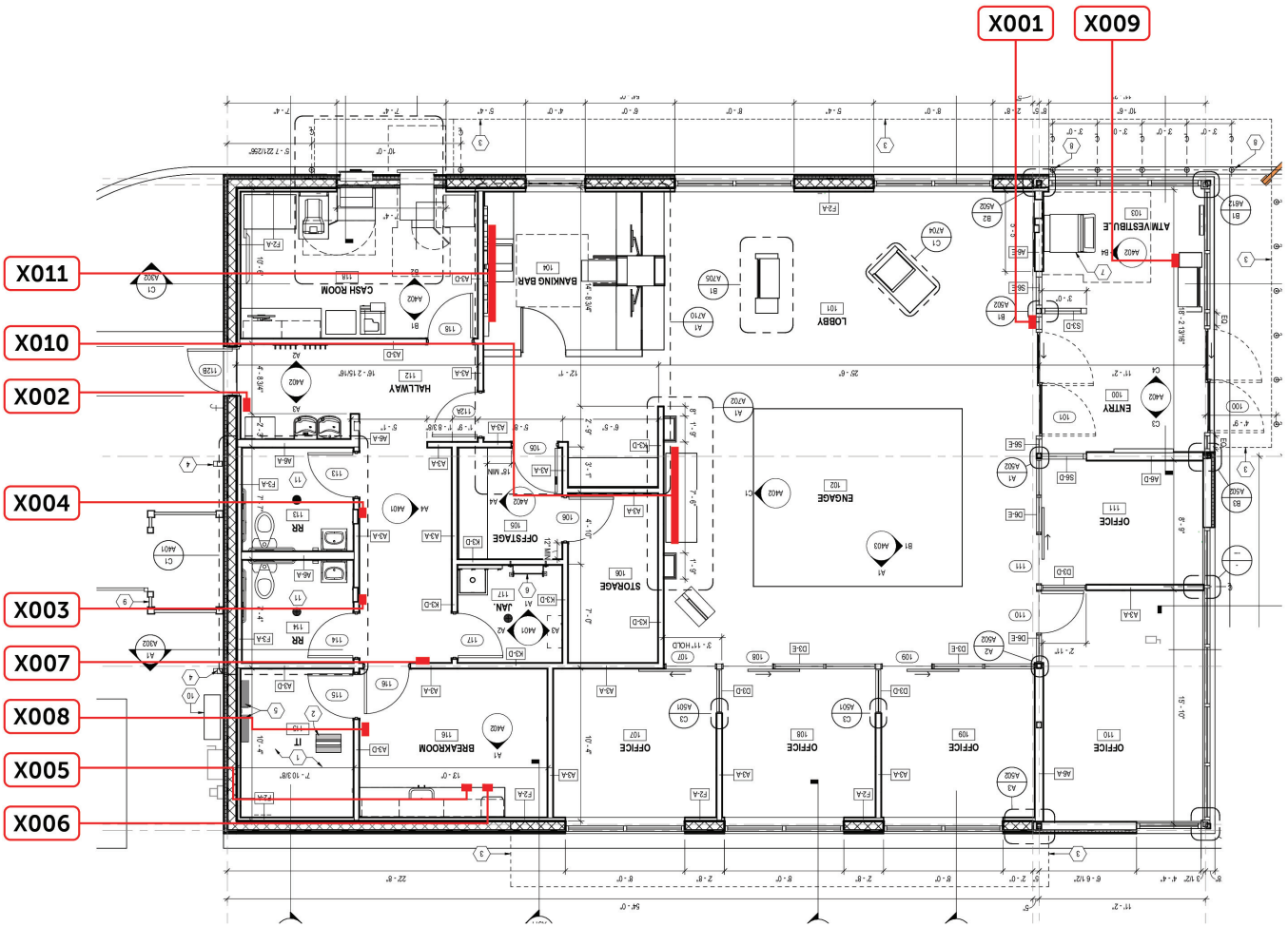

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STONEFIELD

STORMWATER MANAGEMENT REPORT

PROPOSED BANK WITH DRIVE-UP ATM FACILITIES
PARCEL ID: 06-21-31-509-0000-040
SECTION 38, TOWNSHIP 21 SOUTH, RANGE 31 EAST
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

PREPARED FOR:

2025 MICHAEL BLAKE WINTER SPRINGS, LLC

PREPARED BY:

JAMES KINOSIAN, PE
STONEFIELD ENGINEERING & DESIGN, LLC
FEBRUARY 11, 2026
TAM-250062

James S. Kinosian, Professional Engineer, State of Florida, License No. 86000. This Item has been digitally signed and sealed by James S. Kinosian, PE, on 3/25/2026. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2026.03.25 20:16:49-04'00'

JAMES KINOSIAN PE
FLORIDA PROFESSIONAL ENGINEER LICENSE # 86000

REPORT CONTENTS

1.0 PROJECT DESCRIPTION 1

2.0 EXISTING CONDITIONS 1

2.1 EXISTING DRAINAGE AREAS 1

2.2 PROJECT SOILS 2

3.0 PROPOSED CONDITIONS 2

3.1 PROPOSED DRAINAGE AREAS 3

4.0 ANALYSIS METHODOLOGY & DESIGN PARAMETERS 3

4.1 HYDROLOGIC & HYDRAULIC ANALYSES 3

4.2 SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD) STORMWATER DESIGN PARAMETERS 4

4.3 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STORMWATER DESIGN PARAMETERS 4

5.0 PROJECT ANALYSIS RESULTS 5

5.1 STORMWATER QUANTITY CONTROL 5

5.2 STORMWATER TREATMENT 6

5.3 STORMWATER CONVEYANCE SYSTEMS 6

6.0 CONCLUSIONS 6

APPENDICIES

PROJECT FIGURES ..... **A**

USGS QUADRANGLE MAP ..... *FIGURE 1*

AERIAL MAP ..... *FIGURE 2*

TAX MAP ..... *FIGURE 3*

ZONING MAP ..... *FIGURE 4*

FUTURE LAND USE MAP ..... *FIGURE 5*

FEMA FLOOD MAP ..... *FIGURE 6*

NRCS COUNTY SOILS SURVEY ..... **B**

DESIGN CALCULATIONS & DIAGRAMS ..... **C**

HYDROCAD ROUTING DIAGRAM *C-1*

SJRWMD 25-YEAR STORM EVENT HYDROGRAPHS *C-2*

CRITICAL STORM EVENTS *C-3*

APPROVED ERP PERMIT & STORMWATER REPORT ..... **D**

DRAINAGE AREA MAPS ..... **E**

EXISTING DRAINAGE AREA MAP ..... *1 OF 3*

PROPOSED INLET DRAINAGE AREA MAP ..... *2 OF 3*

PROPOSED INLET DRAINAGE AREA MAP ..... *3 OF 3*

1.0 PROJECT DESCRIPTION

2025 Michael Blake Winter Springs, LLC is proposing the construction of a bank with drive-up ATM facilities. The subject property is designated 06-21-31-509-0000-040, commonly known as 1205 East State Road 434 and located at the northwest corner of State Road 434 & Michael Blake Boulevard intersection.

The total project area is 40,264 SF (0.92 acres), the total area of impervious surfaces is 29,712 SF (0.68 acres) and the total area of disturbance is 25,189 SF (0.58 acres). Project Figures can be found in **Appendix A** of this Report.

This Stormwater Management Report has been prepared to analyze the potential stormwater runoff impacts of the proposed project and discuss the measures proposed to confirm the stormwater management requirements set forth by the City of Winter Springs, Florida Department of Transportation (FDOT), and the Saint John's River Water Management District (SJRWMD).

2.0 EXISTING CONDITIONS

The project site consists of a vacant lot cleared and prepped for commercial development as part of the larger Sutton Crossings. Access to the lot is provided by the shared cross access connection from the installed as part of the Suttin Crossings Planned Development infrastructure plans. Providing the subject site access to the larger Sutton Crossings Development, Tuskawilla Road, State Road 434, and Michael Blake Boulevard.

2.1 EXISTING DRAINAGE AREAS

Under existing conditions, the site is comprised of two (2) drainage areas accounted for in the Sutton Crossings stormwater infrastructure design last revised under SJRWMD ERP 193231-3 approved July 11, 2025. The ERP assumed the commercial lots would have a maximum CN of 89.2 for developed conditions. Investigation of existing topography shows that the majority of the lot drains toward the installed Sutton Crossings infrastructure with a small portion directed overland to State Road 434 right-of-way. The approved Sutton Crossings stormwater management systems were designed in compliance with SJRWMD attenuation and treatment standards and was approved under FDOT Drainage Permit 2024-D-593-00026.

TABLE 1: APPROVED LOT 4-B DRAINAGE AREAS PER ERP 193231

Drainage Area	Description	Area Extents (SF)	Impervious Area (SF)	Impervious Coverage
E-APP-1	Existing Drainage Area Directed to Sutton Crossings Basin 4-B	36,421	9,352	-
E-APP-2	Existing Drainage Area That Overland Flows to State Road 434 (Bypass Area)	3,843	866	-
E-APP (Total)	Approved Sutton Crossings Stormwater Management System Drainage Area	40,264	10,218	85%
E-R	Remaining Approved Area	-	24,006	-

2.2 PROJECT SOILS

Per the National Resource Conservation Service (NRCS) data, the soil underlying the project site consists of:

TABLE 2: NRCS PROJECT SOILS

Soil Unit Code	Soil Description	Approximate Project Coverage	Hydrologic Soil Group
27	Pomello Fine Sand, 0 to 5 Percent Slopes	40.7	A
31	Tavares-Millhopper Fine Sands, 0 to 5 Percent Slopes	59.3	A

The hydrologic soil group classifications above have been utilized in the landcover data for the stormwater analysis performed on the project.

3.0 PROPOSED CONDITIONS

Under the proposed development plan, the 0.92-acre lot 4-B will be developed with a 2,945 SF bank with drive-up ATM facilities. Additional site improvements include parking, lighting, utilities, landscaping, and stormwater improvements. Stormwater improvements include a stormwater conveyance system that collects runoff through a series of parking lot inlets. The entire proposed development will discharge the Sutton Crossings stormwater infrastructure approved under SJRWMD ERP 193231.

3.1 PROPOSED DRAINAGE AREAS

Under proposed conditions, the site is comprised of two (2) drainage areas that are maintained from existing conditions as the proposed development will connect into the Sutton Crossings stormwater infrastructure provided at the storm stub installed at the northeast corner of the lot with a small portion of the site directed to State Road 434. This stub will be converted to an inlet and be connected via underground conveyance to a series of parking lot inlets and the roof leaders that surround the building. The flow directed to State Road 434 is overland flow matching existing conditions.

TABLE 3: PROPOSED LOT 4-B DRAINAGE AREAS

Drainage Area	Description	Area Extents (SF)	Impervious Area (SF)	Weighted Curve Number
P-1A	Proposed Drainage Area Directed to Sutton Crossings Basin 4-B	37,278	28,911	-
P-1B	Proposed Drainage Area That Overland Flows to State Road 434 (Bypass Area)	2,986	801	-
P-1 (Total)	Proposed Sutton Crossings Stormwater Management System Drainage Area	40,264	29,712	83

Detailed information regarding each drainage area can be found on the Proposed Drainage Area Map in **Appendix E** of this Report.

4.0 ANALYSIS METHODOLOGY & DESIGN PARAMETERS

4.1 HYDROLOGIC & HYDRAULIC ANALYSES

The existing and proposed drainage areas have been analyzed utilizing a modified version of the NRCS SCS TR-20 method. The analysis program "HydroCAD" Version 9.10 by HydroCAD Software Solutions LLC was used to calculate and plot the runoff hydrographs. The program incorporates the time of concentration, CN values, 24-hour rainfall events, and project drainage areas to calculate the runoff characteristics. Key variables utilized include the SCS Unit Hydrograph, a minimum time of concentration of 10 minutes, separate runoff calculations for impervious and pervious areas, and dynamic storage and conveyance routing to account for any variable tailwater conditions.

4.2 SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD) STORMWATER DESIGN PARAMETERS

The stormwater management for the site falls under the jurisdiction of SJRWMD and the design criteria is as follows:

- NRCS Method
- Required stormwater treatment is for the site was accounted for in the Sutton Crossings drainage system. The Sutton Crossings drainage system provides the SJRWMD treatment volume equal to 1.25" times the area of impervious plus 0.5" of runoff from the drainage area.
- For attenuation standards, SJRWMD requires peak discharge for post-development conditions be maintained or reduced from pre-development conditions for the SJRWMD 25yr-24hr storm and the Mean Annual storm. The stormwater infrastructure for the Sutton Crossings Development accounted for the proposed development in its attenuation design for a development with a CN of 89.2 or lower.
- Minimum time of concentration is 10 minutes.

4.3 FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STORMWATER DESIGN PARAMETERS

The stormwater management for the site falls under the jurisdiction of FDOT and the design criteria is as follows:

- NRCS Method
- All runoff discharge or drainage areas from predevelopment conditions are maintained or reduced in post development conditions. (Refer to **Table 6**)
- This site was apart of the larger development with a master stormwater system that was approved under FDOT Drainage Permit (2024-D-593-00026).
- The FDOT critical storm events analyzed in that permit were the 25 Year-24 Hour and 100 Year-24 Hour storms.
- Per the Rational Method Q=C*I*A, since there is no change to either the basin area (A) nor the runoff coefficient (C), and the proposed C x A product is the same as the existing, therefore, all frequencies and durations, the proposed discharges to FDOT are not increased.

5.0 PROJECT ANALYSIS RESULTS

5.1 STORMWATER QUANTITY CONTROL

Runoff is controlled through the implementation of stormwater management system, which consists of inlets connected to an underground conveyance system. To analyze runoff quantities between the existing and proposed drainage areas, one (1) point of interest was selected:

TABLE 4: QUANTITY COMPARISON POINTS OF INTEREST

Point of Interest	Area Description	Proposed Tributary Drainage Areas
POI - 1	Runoff to Sutton Crossings Development Drainage System	P-1A, P-1B

The following table shows compliance with the allowable impervious area approved in ERP 193231 (Approved July 11, 2025)

TABLE 5: SJRWMD ERP # 193231 ALLOWABLE CURVE NUMBER (LOT 4-B)

Approved Project Area (AC)	Approved Allowable Impervious Area (AC)	Proposed Impervious Area (AC)	Approved Allowable CN-Value	Proposed CN-Value
0.92	0.78	0.68	89.2	83.0

Table 6 identifies that the drainage area directed to State Road 434 has been reduced and the impervious area maintained from the approved system reducing flow to the right-of-way.

TABLE 6: DISCHARGE AREA TO FDOT RIGHT-OF-WAY

Description	Area Extents (SF)	Impervious Area (SF)
Existing Runoff Area to State Road 434	3,843	867
Proposed Runoff Area to State Road 434	2,986	801

5.2 STORMWATER TREATMENT

The previously approved ERP accounted for the proposed development's stormwater treatment requirements within the stormwater infrastructure installed for the overall development. The Sutton Crossings approved ERP and stormwater report have been provided as **Appendix D.**

5.3 STORMWATER CONVEYANCE SYSTEMS

The stormwater conveyance system has been sized for the analyzed for the 100-year-24-hr, 25yr-24hr and the 10yr-6hr storms, and is able to safely convey runoff to stormwater management facilities without overflowing. A summary of the pipe network and pipe profiles can be found in **Appendix C** of the Report.

6.0 CONCLUSIONS

The proposed project complies with all applicable stormwater management regulations and standards. As such, the project is not anticipated to have any adverse impacts or neighboring properties, downstream watercourses, or conveyance systems within the watershed.

APPENDIX A
PROJECT FIGURES

INVENTORY

USGS QUADRANGLE MAP

AERIAL MAP

TAX MAP

ZONING MAP

FUTURE LAND USE MAP

FEMA FLOOD MAP



USGS QUADRANGLE MAP

1,000' 0' 1,000' 2000'

GRAPHIC SCALE IN FEET

1"= 1,000'

SOURCE: USGS TOPOGRAPHIC MAP, CASSELBERRY QUADRANGLE
MAP, 7.5 MINUTE SERIES, FLORIDA, DATED 2024.

PROPOSED BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

DRAWN BY:	KLS
CHECKED BY:	MTP
DATE:	10/24/2025
SCALE:	1" = 1,000'
PROJECT ID:	TAM-250062

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AERIAL MAP

200' 0' 200' 400'

GRAPHIC SCALE IN FEET

1" = 200'

SOURCE: GOOGLE EARTH AERIAL, OBTAINED OCTOBER 17, 2025..

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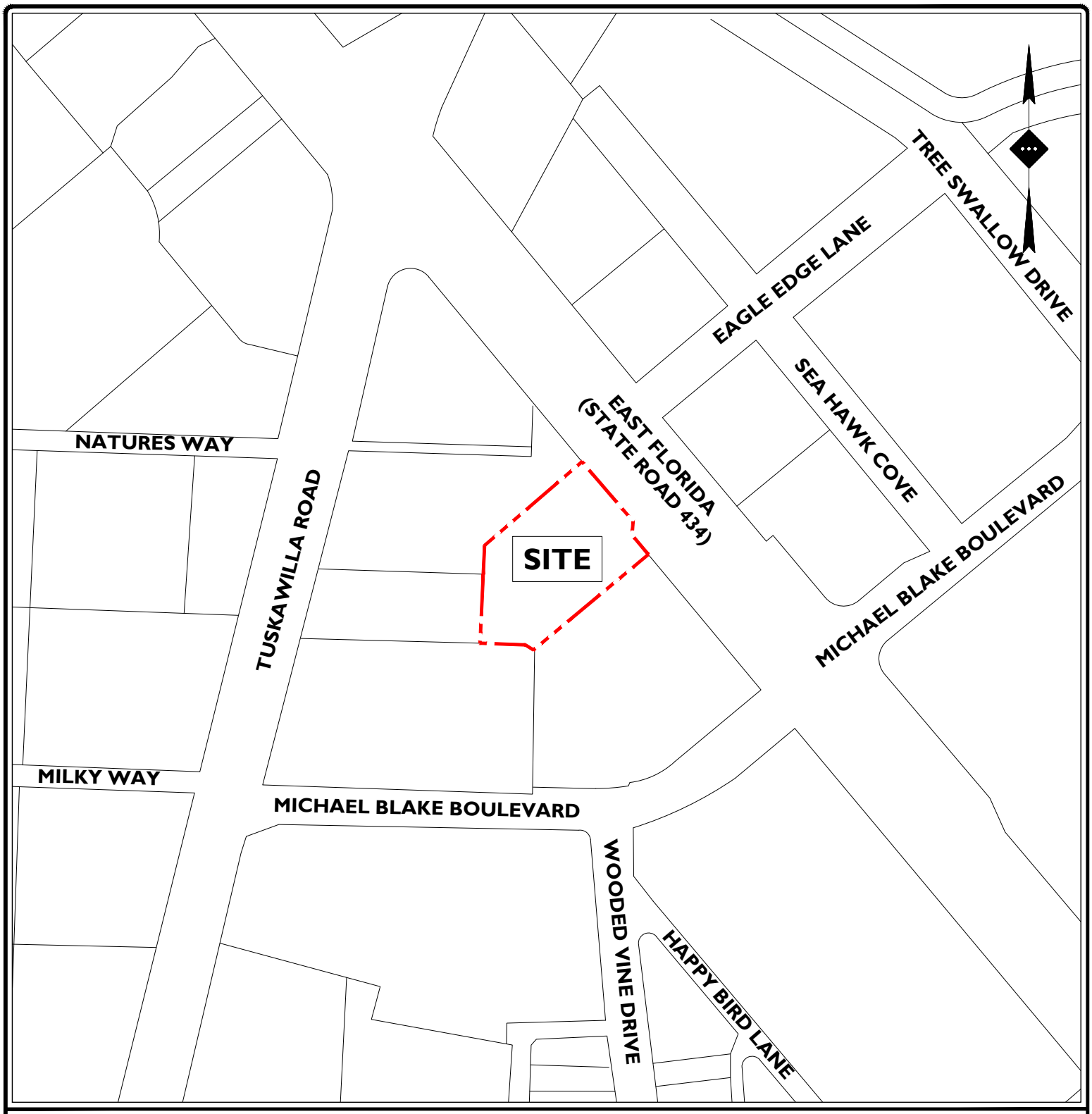

TAX MAP

200' 0' 200' 400'

GRAPHIC SCALE IN FEET

1" = 200'

SOURCE: CITY OF WINTER SPRINGS INTERACTIVE TAX MAP, OBTAINED OCTOBER 17, 2025.

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SEMINOLE COUNTY, FLORIDA

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DATE:	10/24/2025
SCALE:	1" = 200'
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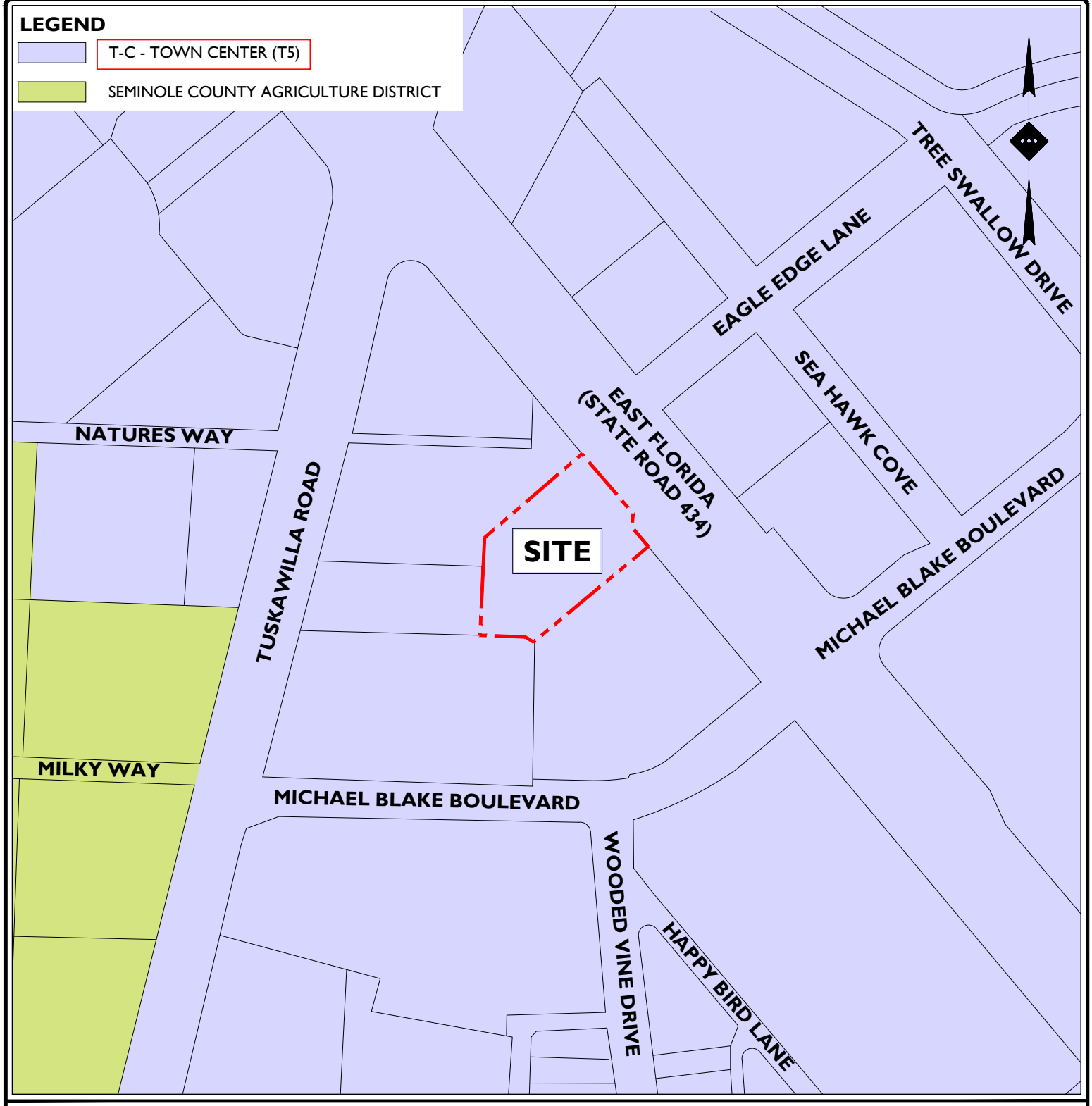

ZONING MAP

200' 0' 200' 400'

GRAPHIC SCALE IN FEET

1" = 200'

SOURCE: CITY OF WINTER SPRINGS INTERACTIVE ZONING MAP, OBTAINED OCTOBER 17, 2025.

PROPOSED BANK WITH DRIVE-UP ATM FACILITIES

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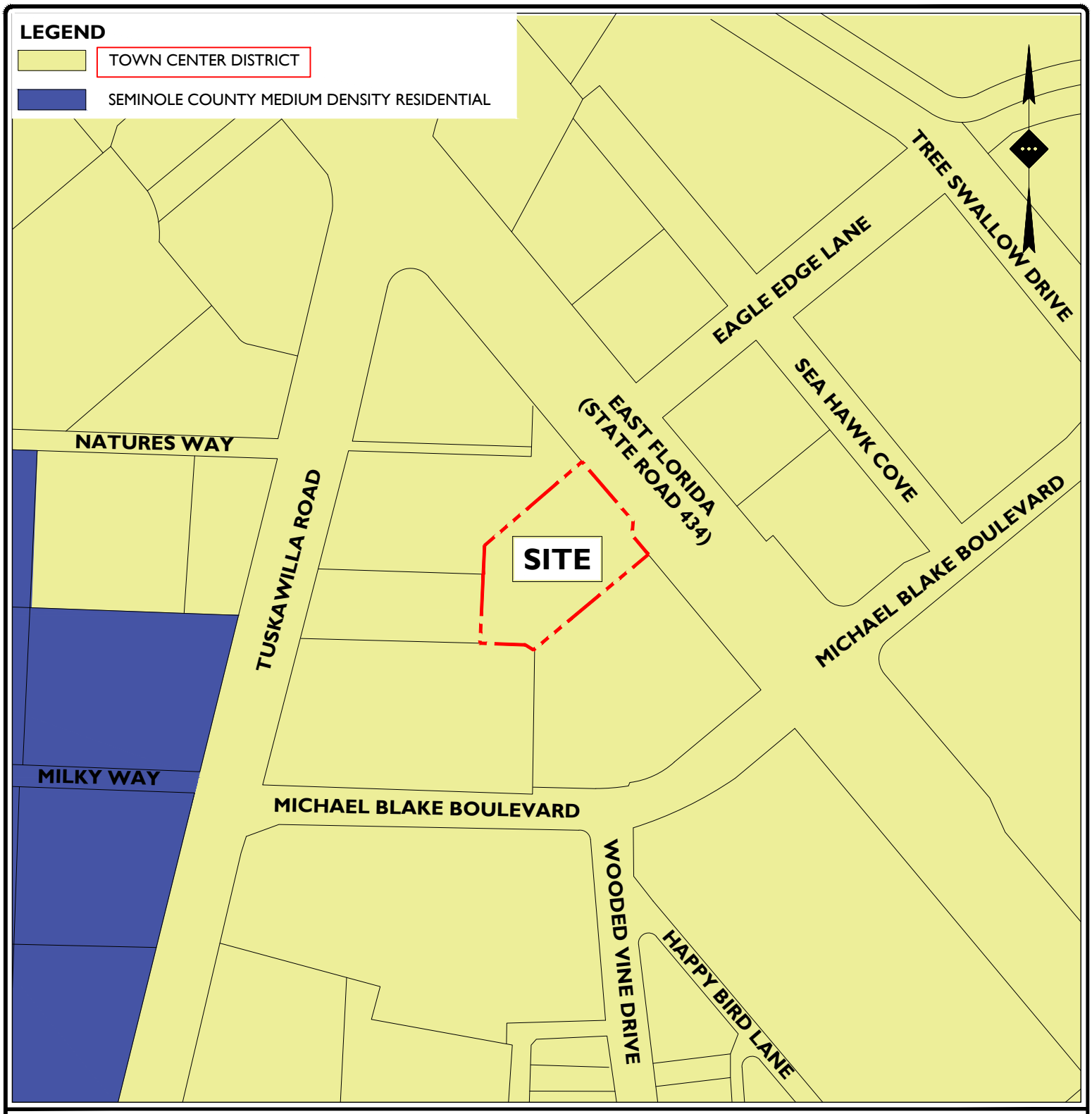

FUTURE LAND USE MAP

200' 0' 200' 400'

GRAPHIC SCALE IN FEET
1" = 200'

SOURCE: CITY OF WINTER SPRINGS INTERACTIVE FUTURE LAND USE MAP, OBTAINED OCTOBER 17, 2025.

PROPOSED BANK WITH DRIVE-UP ATM FACILITIES

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SCALE:	1" = 200'
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FEMA MAP

100' 0' 100' 200'

GRAPHIC SCALE IN FEET

1" = 100'

SOURCE: FEMA FIRM NO. 12117C0160F, DATED SEPTEMBER 28, 2007.

PROPOSED BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 06-21-31-509-0000-040
1205 EAST STATE ROAD 434
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SEMINOLE COUNTY, FLORIDA

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PROJECT ID:	TAM-250062

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APPENDIX B
NRCS COUNTY SOIL SURVEY

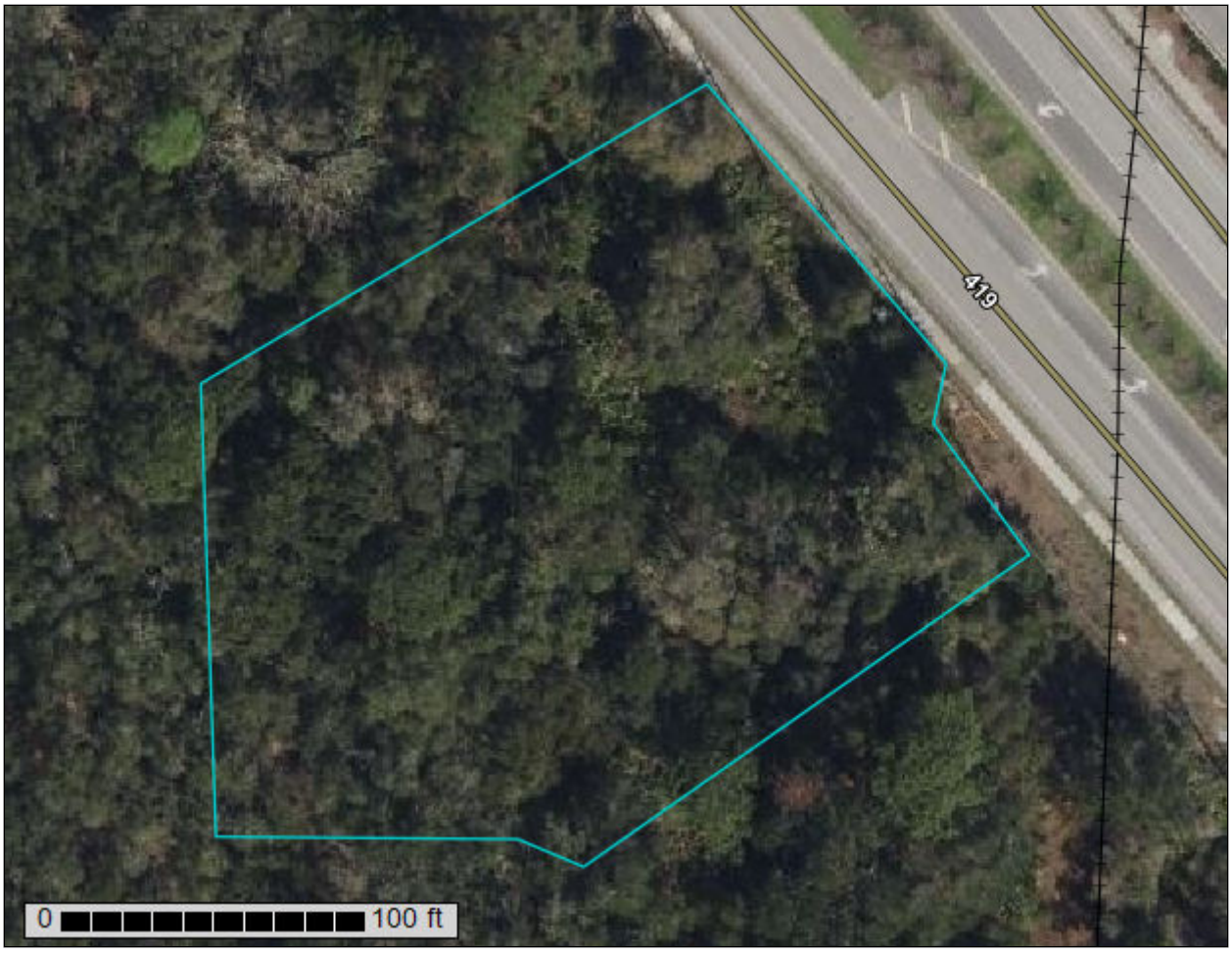
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Seminole County, Florida



Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Seminole County, Florida.....13
24—Paola-St. Lucie sands, 0 to 5 percent slopes.....13
27—Pomello fine sand, 0 to 5 percent slopes.....15
31—Tavares-Millhopper fine sands, 0 to 5 percent slopes.....17
References.....21

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:664 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 24, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Paola-St. Lucie sands, 0 to 5 percent slopes	0.0	0.5%
27	Pomello fine sand, 0 to 5 percent slopes	0.4	40.7%
31	Tavares-Millhopper fine sands, 0 to 5 percent slopes	0.6	58.8%
Totals for Area of Interest		**1.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Seminole County, Florida

24—Paola-St. Lucie sands, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1lmq8
Elevation: 20 to 130 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 332 to 362 days
Farmland classification: Not prime farmland

Map Unit Composition

Paola and similar soils: 52 percent
St. lucie and similar soils: 43 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paola

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 3 inches: sand
E - 3 to 25 inches: sand
C - 25 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sand Pine Scrub (R155XY001FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Description of St. Lucie

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 2 inches: sand
C - 2 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Tavares

Percent of map unit: 5 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Hydric soil rating: No

27—Pomello fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2v16w
Elevation: 0 to 130 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 287 to 317 days
Farmland classification: Not prime farmland

Map Unit Composition

Pomello and similar soils: 91 percent
Minor components: 9 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pomello

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 55 inches: fine sand
Bh - 55 to 67 inches: fine sand
Bw - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A

Ecological site: F154XA008FL - Moist Sandy Scrubby Flatwoods
Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Other vegetative classification: South Florida Flatwoods (R154XY003FL), Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

Minor Components

Myakka, non-hydric
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Eaugallie, non-hydric
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Basinger, hydric
Percent of map unit: 2 percent
Landform: Drainageways
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Sparr
Percent of map unit: 1 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

31—Tavares-Millhopper fine sands, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2w4gz
Elevation: 20 to 150 feet
Mean annual precipitation: 45 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Tavares and similar soils: 58 percent
Millhopper and similar soils: 32 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tavares

Setting

Landform: Flats on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits and/or eolian deposits

Typical profile

A - 0 to 6 inches: fine sand
C - 6 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands

Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Hydric soil rating: No

Description of Millhopper

Setting

Landform: Rises on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 64 inches: fine sand
Bt - 64 to 76 inches: fine sandy loam
Btg - 76 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R155XY002FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Hydric soil rating: No

Minor Components

Candler

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, hills on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Myakka

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Felda

Percent of map unit: 2 percent
Landform: Flats on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Astatula

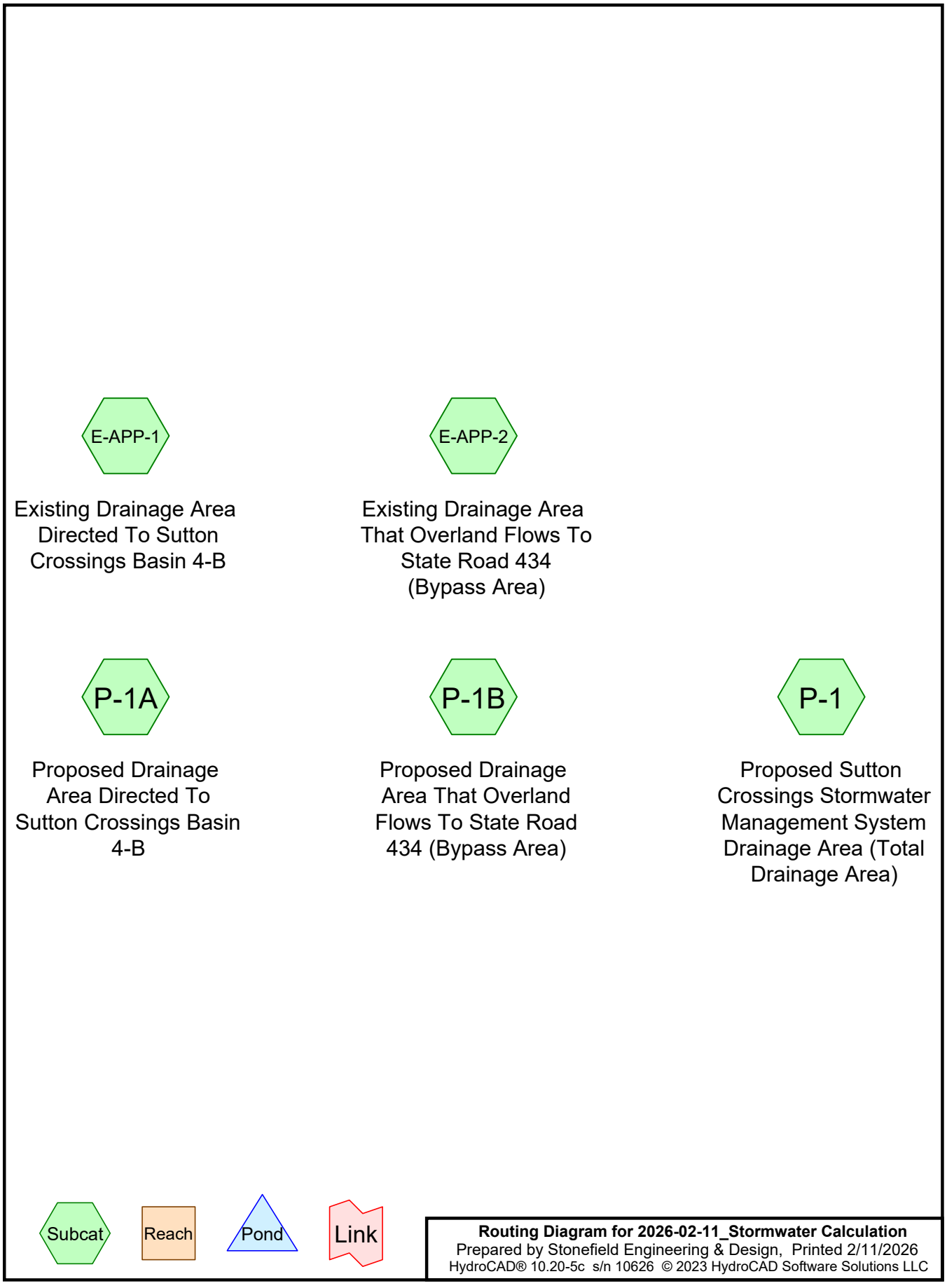
Percent of map unit: 2 percent
Landform: Knolls on marine terraces, ridges on marine terraces, hills on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Pomello

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope, summit
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

APPENDIX C
DESIGN CALCULATIONS & DIAGRAMS

APPENDIX C-1
HydroCAD Routing Diagram


E-APP-1
Existing Drainage Area Directed To Sutton Crossings Basin 4-B
E-APP-2
Existing Drainage Area That Overland Flows To State Road 434 (Bypass Area)
P-1A
Proposed Drainage Area Directed To Sutton Crossings Basin 4-B
P-1B
Proposed Drainage Area That Overland Flows To State Road 434 (Bypass Area)
P-1
Proposed Sutton Crossings Stormwater Management System Drainage Area (Total Drainage Area)
Subcat
Reach
Pond
Link
Routing Diagram for 2026-02-11_Stormwater Calculation
Prepared by Stonefield Engineering & Design, Printed 2/11/2026
HydroCAD® 10.20-5c s/n 10626 © 2023 HydroCAD Software Solutions LLC

APPENDIX C-2
SJRWMD 25-YEAR STORM EVENT HYDROGRAPHS

Summary for Subcatchment E-APP-1: Existing Drainage Area Directed To Sutton Crossings Basin 4-

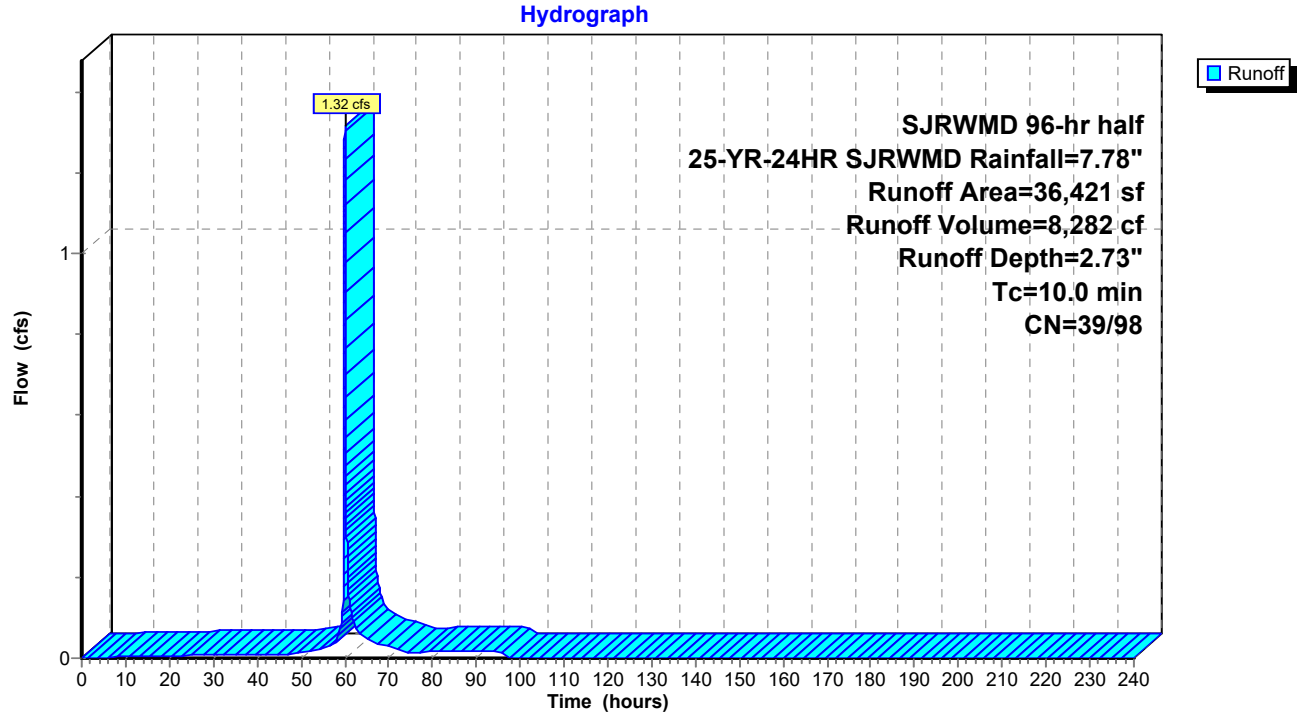
Runoff = 1.32 cfs @ 60.04 hrs, Volume= 8,282 cf, Depth= 2.73"
Routed to nonexistent node E-1

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
9,352	98	Paved parking, HSG A
27,069	39	>75% Grass cover, Good, HSG A
36,421	54	Weighted Average
27,069	39	74.32% Pervious Area
9,352	98	25.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment E-APP-1: Existing Drainage Area Directed To Sutton Crossings Basin 4-B



mary for Subcatchment E-APP-2: Existing Drainage Area That Overland Flows To State Road 434 (Bypa

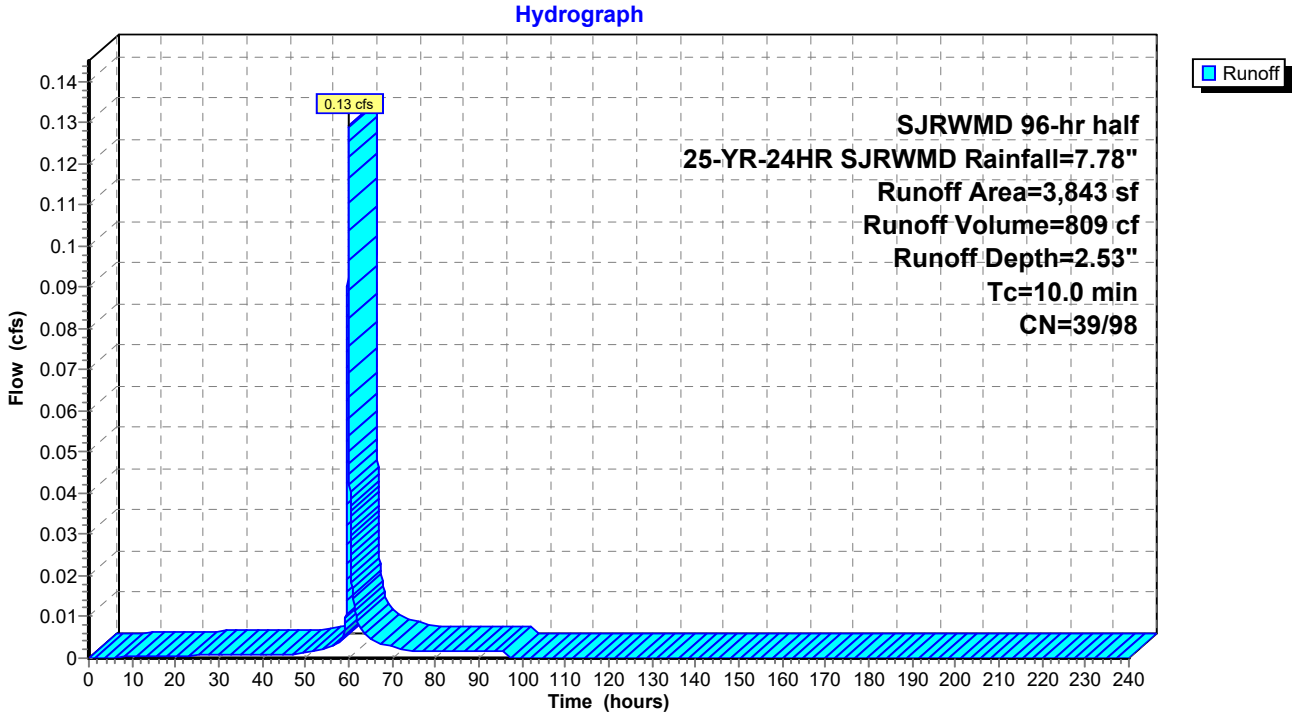
Runoff = 0.13 cfs @ 60.04 hrs, Volume= 809 cf, Depth= 2.53"
Routed to nonexistent node E-2

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

	Area (sf)	CN	Description
*	866	98	Paved parking, HSG A
	2,977	39	>75% Grass cover, Good, HSG A
	3,843	52	Weighted Average
	2,977	39	77.47% Pervious Area
	866	98	22.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment E-APP-2: Existing Drainage Area That Overland Flows To State Road 434 (Bypass Are



r Subcatchment P-1: Proposed Sutton Crossings Stormwater Management System Drainage Area (Tota

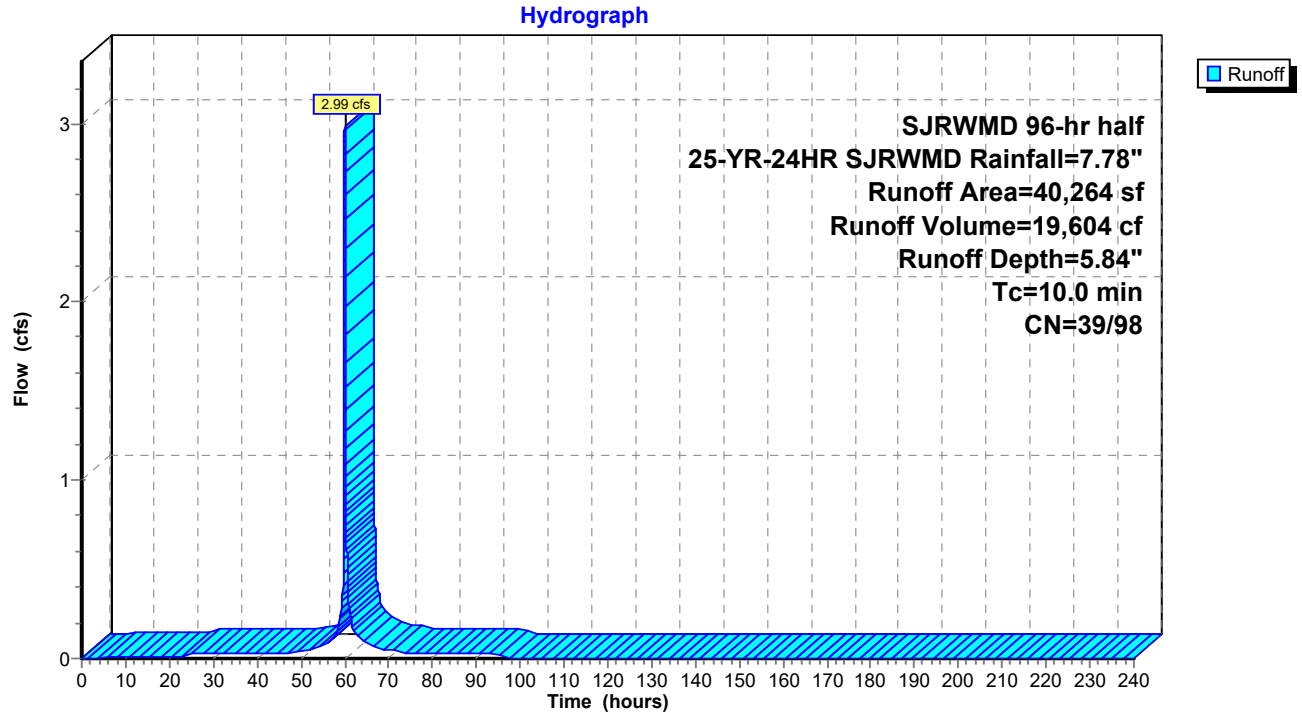
Runoff = 2.99 cfs @ 60.02 hrs, Volume= 19,604 cf, Depth= 5.84"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
29,706	98	Paved parking, HSG A
10,558	39	>75% Grass cover, Good, HSG A
40,264	83	Weighted Average
10,558	39	26.22% Pervious Area
29,706	98	73.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

atchment P-1: Proposed Sutton Crossings Stormwater Management System Drainage Area (Total Drain



Summary for Subcatchment P-1A: Proposed Drainage Area Directed To Sutton Crossings Basin 4-B

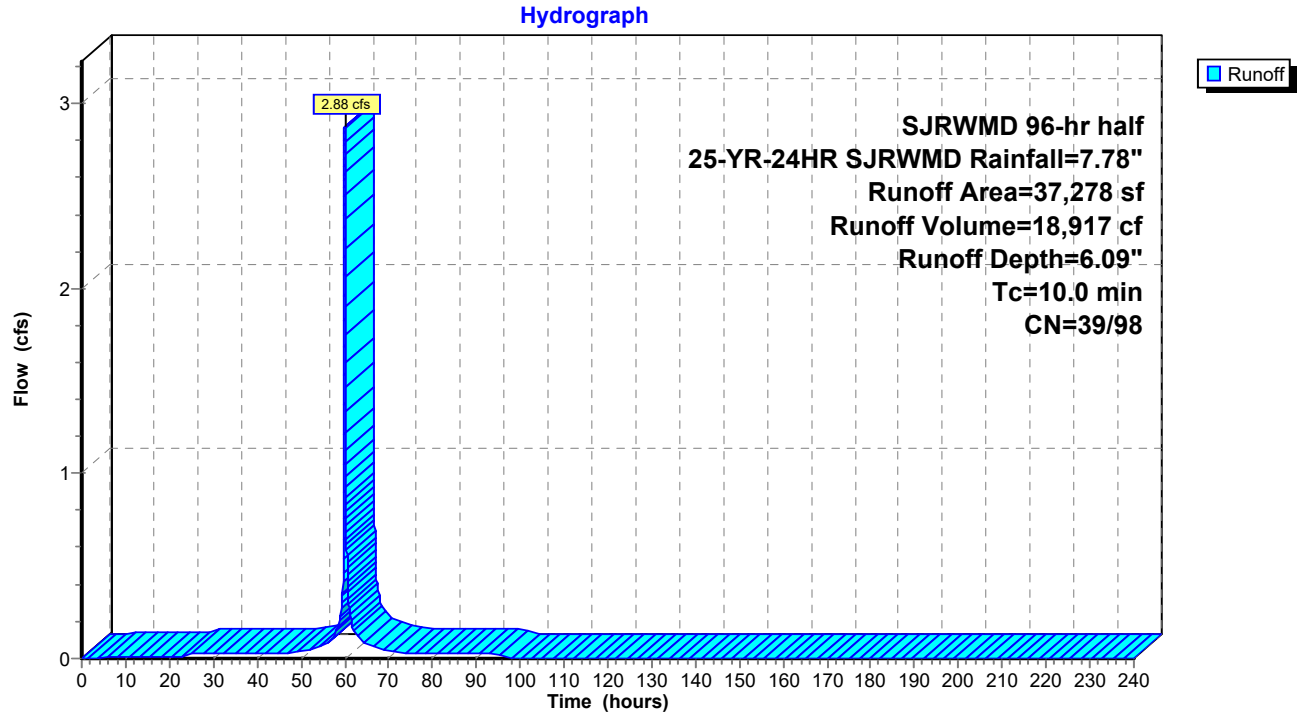
Runoff = 2.88 cfs @ 60.02 hrs, Volume= 18,917 cf, Depth= 6.09"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
28,924	98	Paved parking, HSG A
8,354	39	>75% Grass cover, Good, HSG A
37,278	85	Weighted Average
8,354	39	22.41% Pervious Area
28,924	98	77.59% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment P-1A: Proposed Drainage Area Directed To Sutton Crossings Basin 4-B



mmary for Subcatchment P-1B: Proposed Drainage Area That Overland Flows To State Road 434 (Bypas

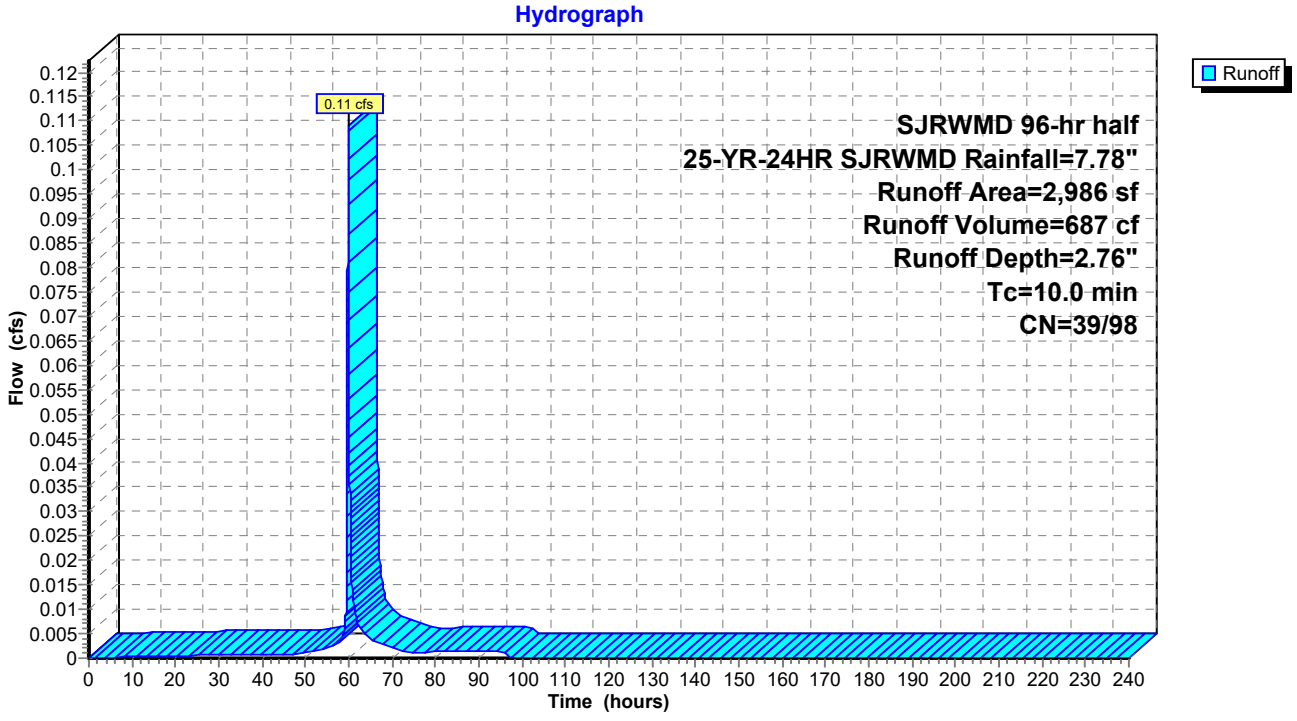
Runoff = 0.11 cfs @ 60.04 hrs, Volume= 687 cf, Depth= 2.76"
Routed to nonexistent node P-2

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
782	98	Paved parking, HSG A
2,204	39	>75% Grass cover, Good, HSG A
2,986	54	Weighted Average
2,204	39	73.81% Pervious Area
782	98	26.19% Impervious Area

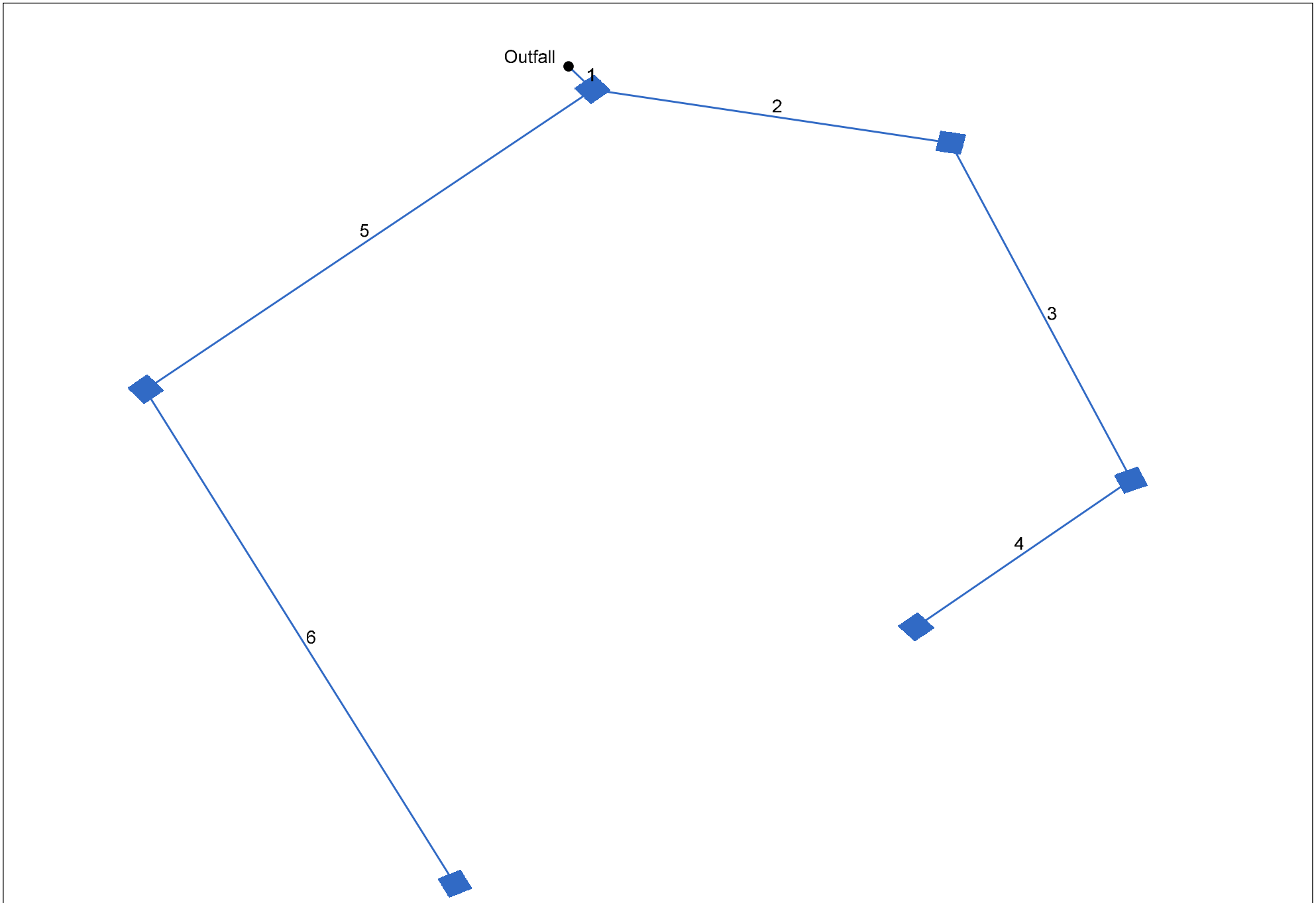
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment P-1B: Proposed Drainage Area That Overland Flows To State Road 434 (Bypass Area



APPENDIX C-3
CRITICAL STORM EVENTS

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: 2026-02-11_Pipe Sizing.stm	Number of lines: 6	Date: 3/6/2026

FL-DOT Report

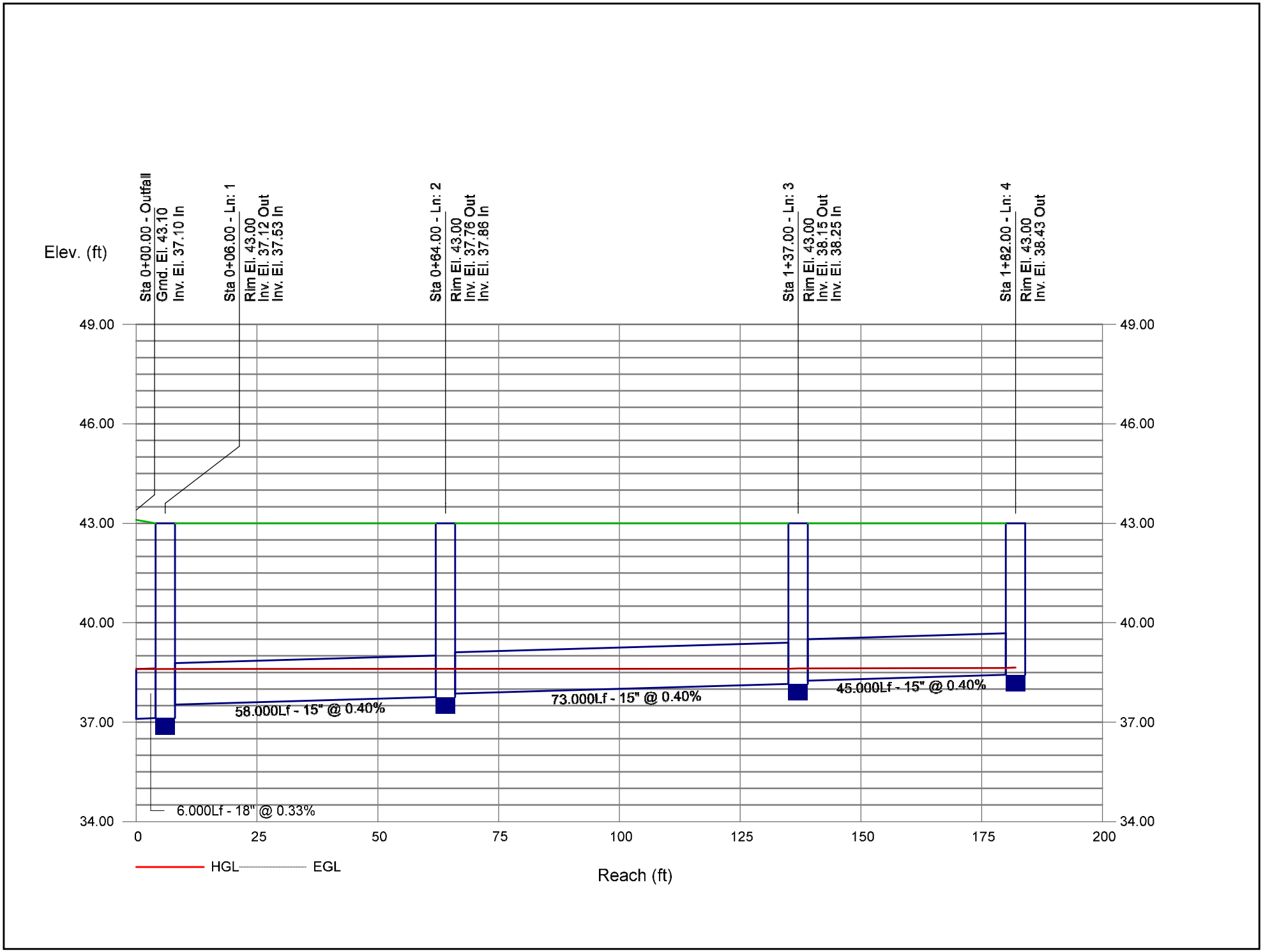
Line No	To Line	Type of struc	n - Value	Len	Drainage Area C1 = 0.2 C2 = 0.5 C3 = 0.95			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q / Total Flow	Inlet elev	Elev of HGL / Elev of Crown / Elev of Invert			Rise / Span	HGL / Pipe	ADD / Full Flow		Date: 3/6/2026 / Frequency: 100 yrs / Proj: 2026-02-11_Pipe Sizin
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	Grate	0.012	6.000	0.06 0.00 0.00	0.41 0.00 0.02	0.08 0.00 0.02	16.98	0.22	7.64	0.11	0.00 0.81	43.00	38.60 38.62 37.12	38.60 38.60 37.10	0.00 0.02	18 18 Cir	0.01 0.33	0.46 3.72	0.81 6.57	Outfall to D-100
2	1	Grate	0.012	58.000	0.06 0.00 0.00	0.16 0.00 0.01	0.03 0.00 0.00	13.94	3.03	8.33	0.04	0.00 0.31	43.00	38.61 39.01 37.76	38.61 38.78 37.53	0.00 0.23	15 15 Cir	0.00 0.40	0.32 3.59	0.31 4.41	D-100 TO D-101
3	2	Grate	0.012	73.000	0.05 0.00 0.00	0.11 0.00 0.00	0.02 0.00 0.00	11.11	2.83	9.15	0.03	0.00 0.23	43.00	38.61 39.40 38.15	38.61 39.11 37.86	0.00 0.29	15 15 Cir	0.00 0.40	0.43 3.59	0.23 4.41	D-101 TO D-102
4	3	Grate	0.012	45.000	0.06 0.00 0.00	0.06 0.00 0.00	0.01 0.00 0.00	10.00	1.11	9.52	0.01	0.00 0.12	43.00	38.63 39.68 38.43	38.62 39.50 38.25	0.01 0.18	15 15 Cir	0.03 0.40	0.67 3.61	0.12 4.42	D-102 TO D-103
5	1	Grate	0.012	93.000	0.10 0.00 0.00	0.19 0.00 0.02	0.04 0.00 0.02	11.24	2.81	9.10	0.06	0.00 0.50	43.00	38.61 39.12 37.87	38.61 38.75 37.50	0.00 0.37	15 15 Cir	0.00 0.40	0.55 3.60	0.50 4.41	D-100 TO D-200
6	5	Grate	0.012	110.000	0.09 0.00 0.02	0.09 0.00 0.02	0.02 0.00 0.01	10.00	1.24	9.52	0.03	0.00 0.30	43.00	38.85 39.89 38.64	38.62 39.45 38.20	0.23 0.44	15 15 Cir	0.21 0.40	1.48 3.61	0.30 4.42	D-200 TO D-201

NOTES: Intensity = 58.34 / (Inlet time + 7.00) ^ 0.64 (in/hr)

Project File: 2026-02-11_Pipe Sizing.stm

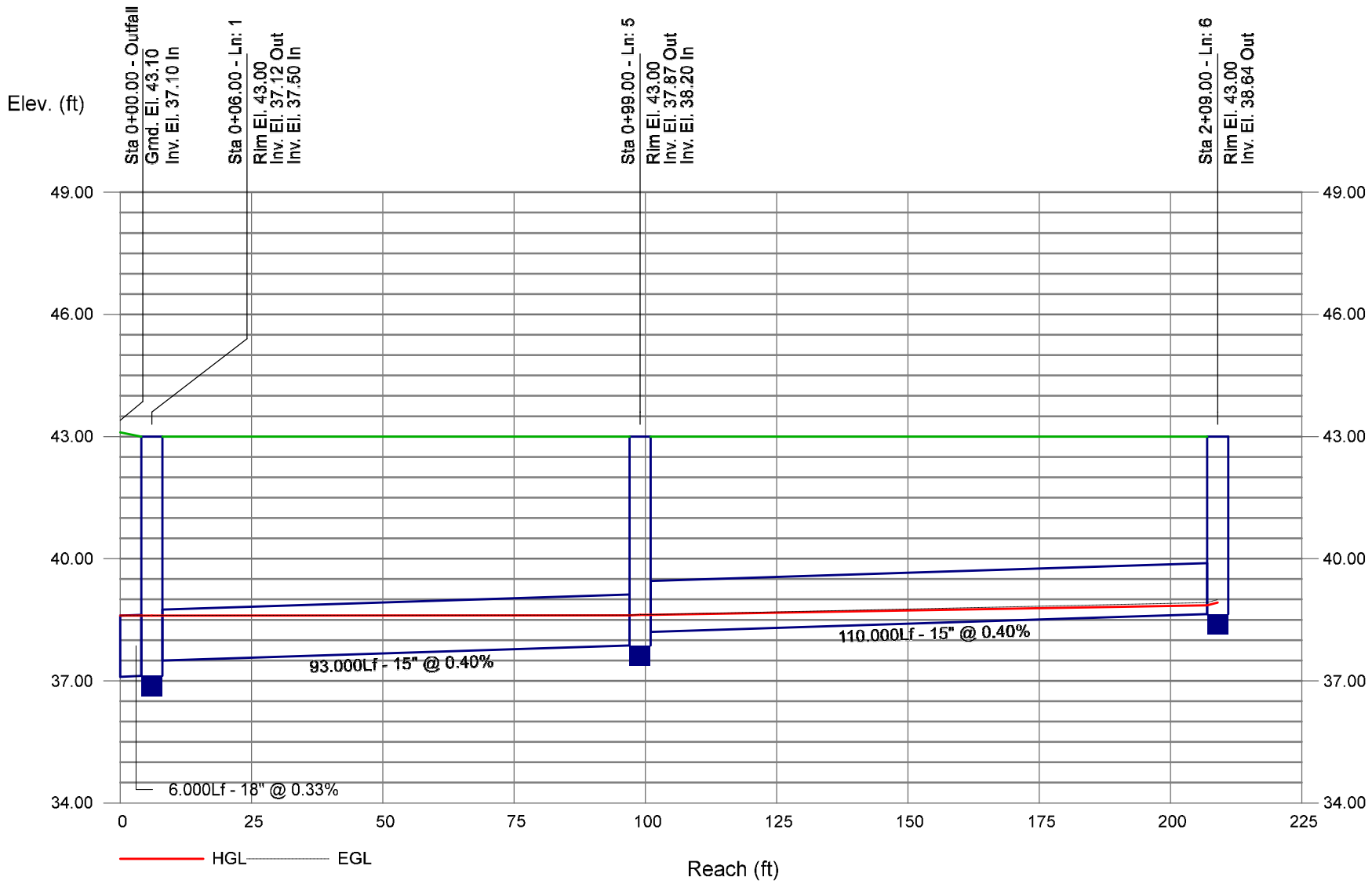
Storm Sewer Profile

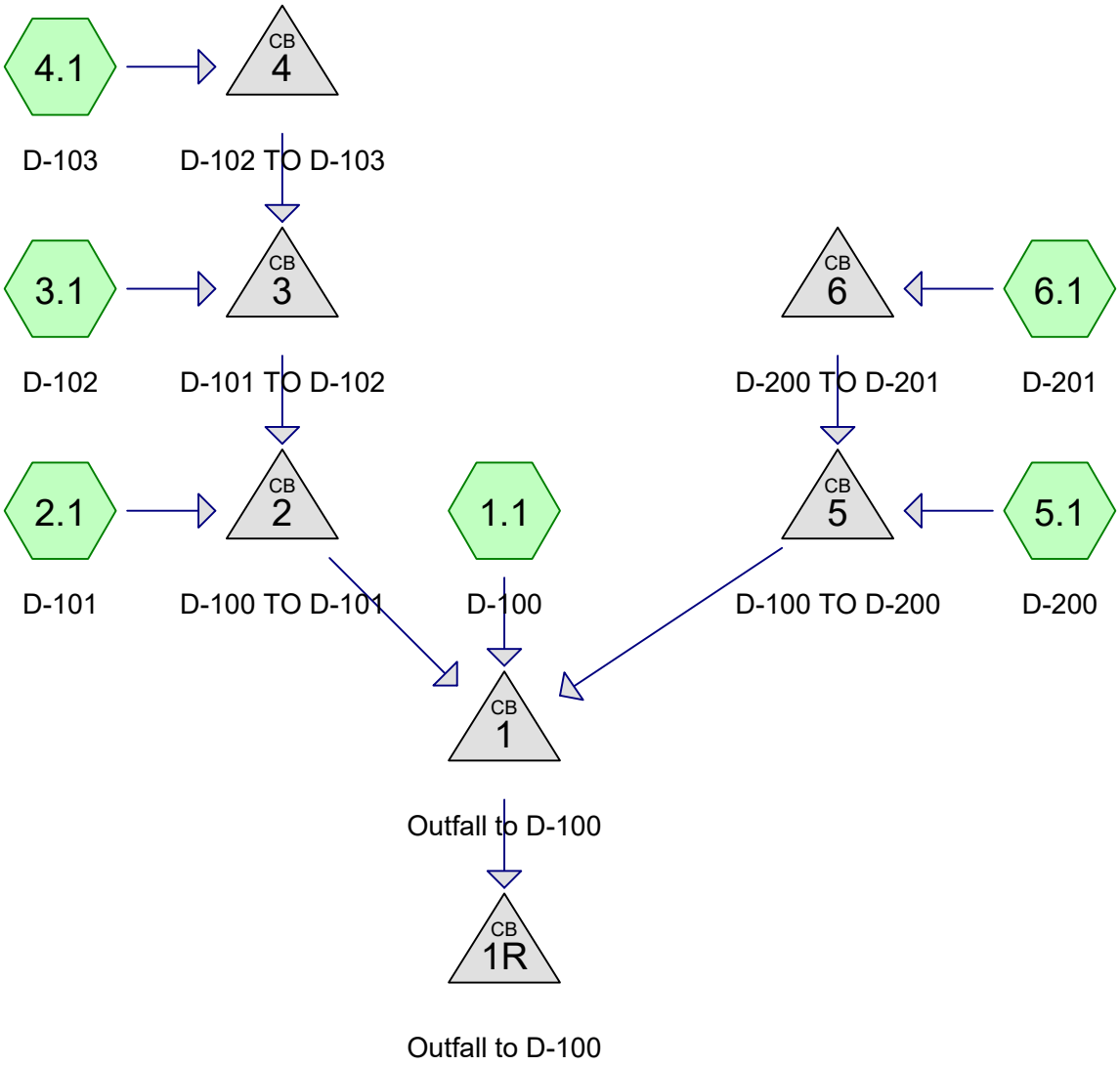
Proj. file: 2026-02-11_Pipe Sizing.stm



Storm Sewer Profile

Proj. file: 2026-02-11_Pipe Sizing.stm





Subcat Reach Pond Link

Routing Diagram for 2026-02-11_Stormwater Pond Calculation
Prepared by Stonefield Engineering & Design, Printed 2/11/2026
HydroCAD® 10.20-5c s/n 10626 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 1.1: D-100

Runoff = 0.25 cfs @ 59.99 hrs, Volume= 1,644 cf, Depth= 7.54"
Routed to Pond 1 : Outfall to D-100

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
2,616	98	Paved parking, HSG A
0	39	>75% Grass cover, Good, HSG A
2,616	98	Weighted Average
2,616	98	100.00% Impervious Area

Summary for Subcatchment 2.1: D-101

Runoff = 0.23 cfs @ 59.99 hrs, Volume= 1,505 cf, Depth= 7.47"
Routed to Pond 2 : D-100 TO D-101

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
2,392	98	Paved parking, HSG A
26	39	>75% Grass cover, Good, HSG A
2,418	97	Weighted Average
26	39	1.08% Pervious Area
2,392	98	98.92% Impervious Area

Summary for Subcatchment 3.1: D-102

Runoff = 0.19 cfs @ 59.99 hrs, Volume= 1,247 cf, Depth= 7.14"
Routed to Pond 3 : D-101 TO D-102

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
1,966	98	Paved parking, HSG A
128	39	>75% Grass cover, Good, HSG A
2,094	94	Weighted Average
128	39	6.11% Pervious Area
1,966	98	93.89% Impervious Area

Summary for Subcatchment 4.1: D-103

Runoff = 0.25 cfs @ 59.99 hrs, Volume= 1,656 cf, Depth= 7.42"
Routed to Pond 4 : D-102 TO D-103

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
2,628	98	Paved parking, HSG A
50	39	>75% Grass cover, Good, HSG A
2,678	97	Weighted Average
50	39	1.87% Pervious Area
2,628	98	98.13% Impervious Area

Summary for Subcatchment 5.1: D-200

Runoff = 0.43 cfs @ 59.99 hrs, Volume= 2,857 cf, Depth= 7.36"
Routed to Pond 5 : D-100 TO D-200

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
4,528	98	Paved parking, HSG A
132	39	>75% Grass cover, Good, HSG A
4,660	96	Weighted Average
132	39	2.83% Pervious Area
4,528	98	97.17% Impervious Area

Summary for Subcatchment 6.1: D-201

Runoff = 0.38 cfs @ 59.99 hrs, Volume= 2,478 cf, Depth= 6.61"
Routed to Pond 6 : D-200 TO D-201

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
SJRWMD 96-hr half 25-YR-24HR SJRWMD Rainfall=7.78"

Area (sf)	CN	Description
3,852	98	Paved parking, HSG A
650	39	>75% Grass cover, Good, HSG A
4,502	89	Weighted Average
650	39	14.44% Pervious Area
3,852	98	85.56% Impervious Area

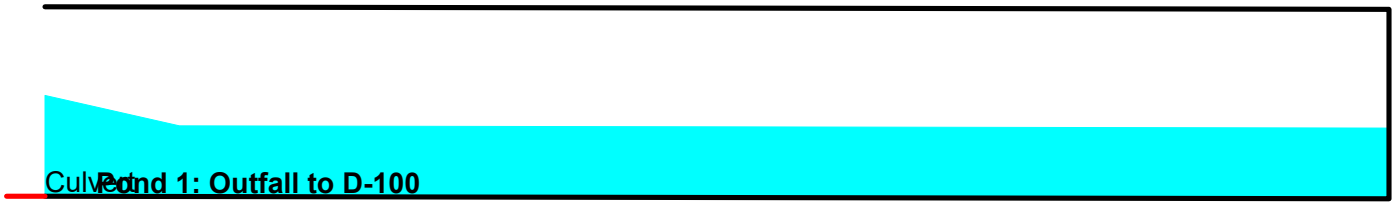
Summary for Pond 1: Outfall to D-100

Inflow Area = 18,968 sf, 94.80% Impervious, Inflow Depth = 7.20" for 25-YR-24HR SJRWMD event
Inflow = 1.73 cfs @ 59.99 hrs, Volume= 11,387 cf
Outflow = 1.73 cfs @ 59.99 hrs, Volume= 11,387 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.73 cfs @ 59.99 hrs, Volume= 11,387 cf
Routed to Pond 1R : Outfall to D-100

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 37.92' @ 59.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.12'	**18.0" Round Culvert** L= 6.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 37.12' / 37.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=1.73 cfs @ 59.99 hrs HW=37.92' TW=37.75' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 1.73 cfs @ 2.63 fps)



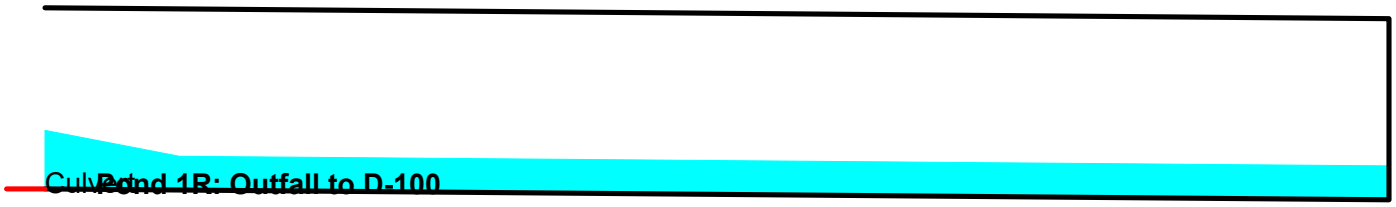
Summary for Pond 1R: Outfall to D-100

Inflow Area = 18,968 sf, 94.80% Impervious, Inflow Depth = 7.20" for 25-YR-24HR SJRWMD event
Inflow = 1.73 cfs @ 59.99 hrs, Volume= 11,387 cf
Outflow = 1.73 cfs @ 59.99 hrs, Volume= 11,387 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.73 cfs @ 59.99 hrs, Volume= 11,387 cf
Routed to nonexistent node B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 37.75' @ 59.99 hrs
Flood Elev= 39.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	37.10'	**24.0" Round Culvert** L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 37.10' / 36.98' S= 0.0046 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf

Primary OutFlow Max=1.73 cfs @ 59.99 hrs HW=37.75' (Free Discharge)
└**1=Culvert** (Barrel Controls 1.73 cfs @ 2.95 fps)



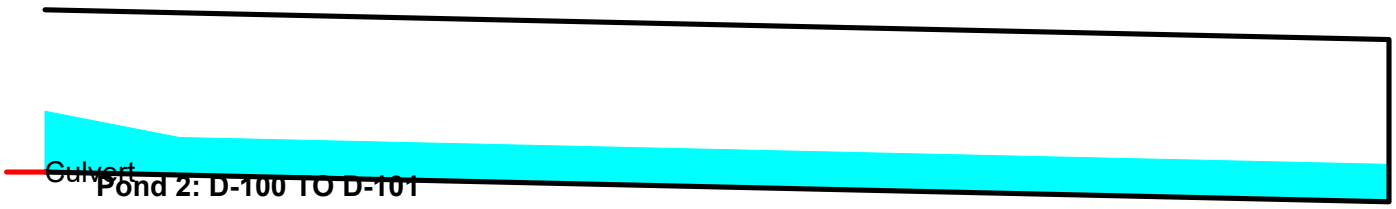
Summary for Pond 2: D-100 TO D-101

Inflow Area = 7,190 sf, 97.16% Impervious, Inflow Depth = 7.36" for 25-YR-24HR SJRWMD event
Inflow = 0.67 cfs @ 59.99 hrs, Volume= 4,408 cf
Outflow = 0.67 cfs @ 59.99 hrs, Volume= 4,408 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.67 cfs @ 59.99 hrs, Volume= 4,408 cf
Routed to Pond 1 : Outfall to D-100

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.23' @ 59.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.76'	**15.0" Round Culvert** L= 58.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 37.76' / 37.53' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.67 cfs @ 59.99 hrs HW=38.23' TW=37.92' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 0.67 cfs @ 2.37 fps)



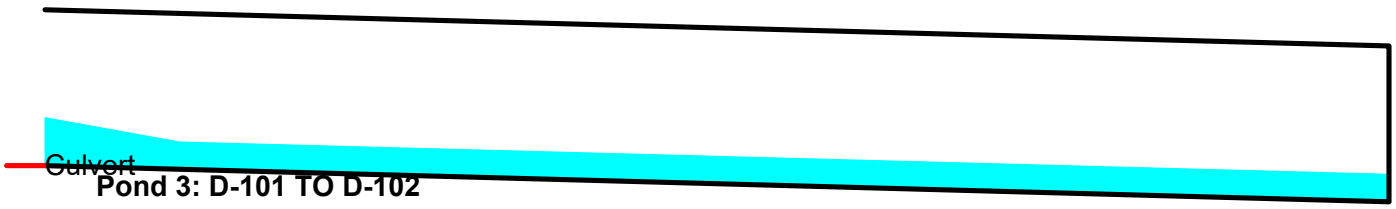
Summary for Pond 3: D-101 TO D-102

Inflow Area = 4,772 sf, 96.27% Impervious, Inflow Depth = 7.30" for 25-YR-24HR SJRWMD event
Inflow = 0.44 cfs @ 59.99 hrs, Volume= 2,903 cf
Outflow = 0.44 cfs @ 59.99 hrs, Volume= 2,903 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.44 cfs @ 59.99 hrs, Volume= 2,903 cf
Routed to Pond 2 : D-100 TO D-101

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.54' @ 59.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	38.15'	**15.0" Round Culvert** L= 73.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 38.15' / 37.86' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.44 cfs @ 59.99 hrs HW=38.54' TW=38.23' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.44 cfs @ 2.05 fps)



Pond 3: D-101 TO D-102

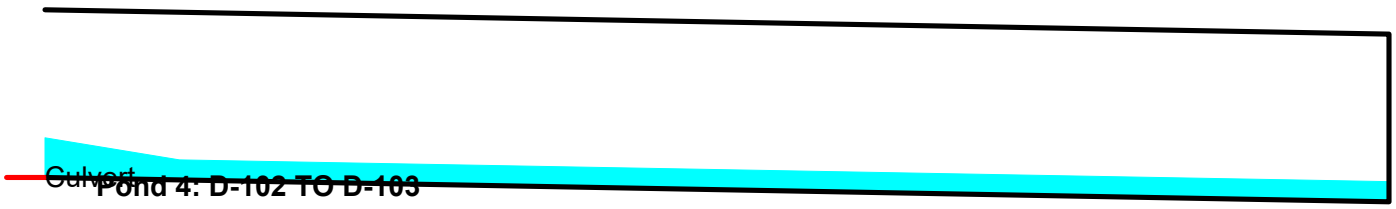
Summary for Pond 4: D-102 TO D-103

Inflow Area = 2,678 sf, 98.13% Impervious, Inflow Depth = 7.42" for 25-YR-24HR SJRWMD event
Inflow = 0.25 cfs @ 59.99 hrs, Volume= 1,656 cf
Outflow = 0.25 cfs @ 59.99 hrs, Volume= 1,656 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.25 cfs @ 59.99 hrs, Volume= 1,656 cf
Routed to Pond 3 : D-101 TO D-102

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.73' @ 59.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	38.43'	**15.0" Round Culvert** L= 45.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 38.43' / 38.25' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.25 cfs @ 59.99 hrs HW=38.73' TW=38.54' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.25 cfs @ 1.70 fps)



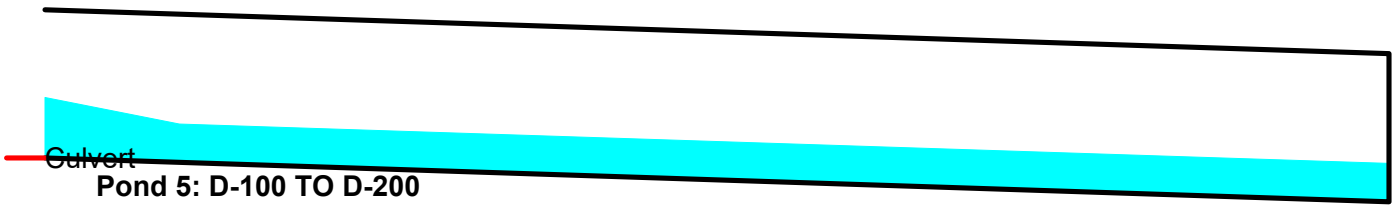
Summary for Pond 5: D-100 TO D-200

Inflow Area = 9,162 sf, 91.46% Impervious, Inflow Depth = 6.99" for 25-YR-24HR SJRWMD event
Inflow = 0.81 cfs @ 59.99 hrs, Volume= 5,335 cf
Outflow = 0.81 cfs @ 59.99 hrs, Volume= 5,335 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.81 cfs @ 59.99 hrs, Volume= 5,335 cf
Routed to Pond 1 : Outfall to D-100

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.38' @ 59.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.87'	**15.0" Round Culvert** L= 93.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 37.87' / 37.50' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.81 cfs @ 59.99 hrs HW=38.38' TW=37.92' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 0.81 cfs @ 2.56 fps)



Pond 5: D-100 TO D-200

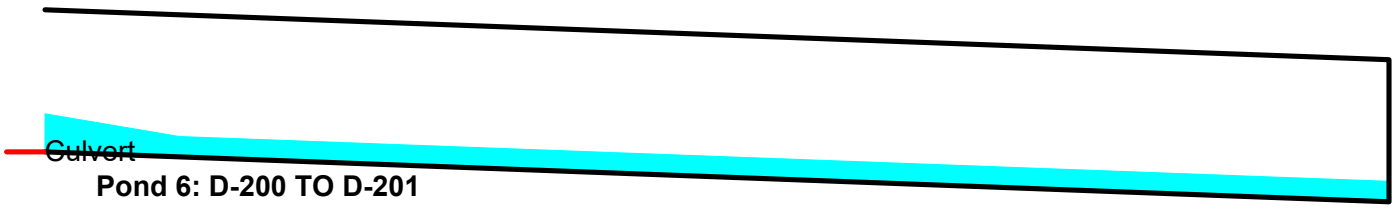
Summary for Pond 6: D-200 TO D-201

Inflow Area = 4,502 sf, 85.56% Impervious, Inflow Depth = 6.61" for 25-YR-24HR SJRWMD event
Inflow = 0.38 cfs @ 59.99 hrs, Volume= 2,478 cf
Outflow = 0.38 cfs @ 59.99 hrs, Volume= 2,478 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.38 cfs @ 59.99 hrs, Volume= 2,478 cf
Routed to Pond 5 : D-100 TO D-200

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.98' @ 59.99 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	38.64'	**15.0" Round Culvert** L= 110.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 38.64' / 38.20' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.38 cfs @ 59.99 hrs HW=38.98' TW=38.38' (Dynamic Tailwater)
↳**1=Culvert** (Barrel Controls 0.38 cfs @ 2.16 fps)



Pond 6: D-200 TO D-201

Summary for Subcatchment 1.1: D-100

Runoff = 0.58 cfs @ 2.90 hrs, Volume= 829 cf, Depth= 3.81"
Routed to Pond 1 : Outfall to D-100

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 6-hr 10YR-6HR Rainfall=4.04"

Area (sf)	CN	Description
2,616	98	Paved parking, HSG A
0	39	>75% Grass cover, Good, HSG A
2,616	98	Weighted Average
2,616	98	100.00% Impervious Area

Summary for Subcatchment 2.1: D-101

Runoff = 0.53 cfs @ 2.90 hrs, Volume= 759 cf, Depth= 3.76"
Routed to Pond 2 : D-100 TO D-101

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 6-hr 10YR-6HR Rainfall=4.04"

Area (sf)	CN	Description
2,392	98	Paved parking, HSG A
26	39	>75% Grass cover, Good, HSG A
2,418	97	Weighted Average
26	39	1.08% Pervious Area
2,392	98	98.92% Impervious Area

Summary for Subcatchment 3.1: D-102

Runoff = 0.44 cfs @ 2.90 hrs, Volume= 624 cf, Depth= 3.58"
Routed to Pond 3 : D-101 TO D-102

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 6-hr 10YR-6HR Rainfall=4.04"

Area (sf)	CN	Description
1,966	98	Paved parking, HSG A
128	39	>75% Grass cover, Good, HSG A
2,094	94	Weighted Average
128	39	6.11% Pervious Area
1,966	98	93.89% Impervious Area

Summary for Subcatchment 4.1: D-103

Runoff = 0.58 cfs @ 2.90 hrs, Volume= 834 cf, Depth= 3.73"
Routed to Pond 4 : D-102 TO D-103

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 6-hr 10YR-6HR Rainfall=4.04"

Area (sf)	CN	Description
2,628	98	Paved parking, HSG A
50	39	>75% Grass cover, Good, HSG A
2,678	97	Weighted Average
50	39	1.87% Pervious Area
2,628	98	98.13% Impervious Area

Summary for Subcatchment 5.1: D-200

Runoff = 1.00 cfs @ 2.90 hrs, Volume= 1,436 cf, Depth= 3.70"
Routed to Pond 5 : D-100 TO D-200

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 6-hr 10YR-6HR Rainfall=4.04"

Area (sf)	CN	Description
4,528	98	Paved parking, HSG A
132	39	>75% Grass cover, Good, HSG A
4,660	96	Weighted Average
132	39	2.83% Pervious Area
4,528	98	97.17% Impervious Area

Summary for Subcatchment 6.1: D-201

Runoff = 0.85 cfs @ 2.90 hrs, Volume= 1,224 cf, Depth= 3.26"
Routed to Pond 6 : D-200 TO D-201

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Type II 6-hr 10YR-6HR Rainfall=4.04"

Area (sf)	CN	Description
3,852	98	Paved parking, HSG A
650	39	>75% Grass cover, Good, HSG A
4,502	89	Weighted Average
650	39	14.44% Pervious Area
3,852	98	85.56% Impervious Area

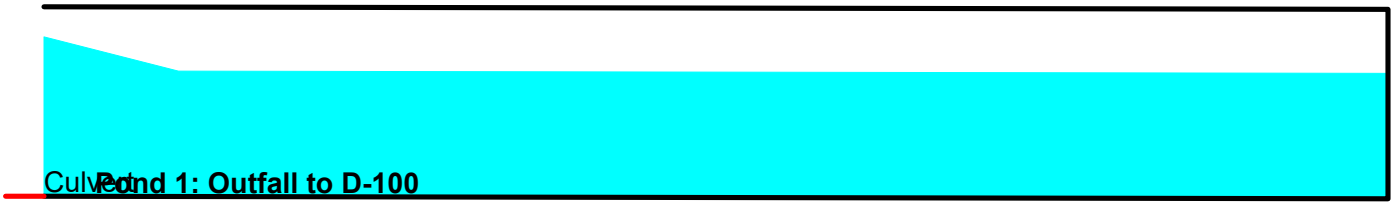
Summary for Pond 1: Outfall to D-100

Inflow Area = 18,968 sf, 94.80% Impervious, Inflow Depth = 3.61" for 10YR-6HR event
Inflow = 3.99 cfs @ 2.90 hrs, Volume= 5,706 cf
Outflow = 3.99 cfs @ 2.90 hrs, Volume= 5,706 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.99 cfs @ 2.90 hrs, Volume= 5,706 cf
Routed to Pond 1R : Outfall to D-100

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.38' @ 2.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.12'	**18.0" Round Culvert** L= 6.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 37.12' / 37.10' S= 0.0033 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=3.82 cfs @ 2.90 hrs HW=38.38' TW=38.11' (Dynamic Tailwater)
↳**1=Culvert** (Outlet Controls 3.82 cfs @ 3.27 fps)



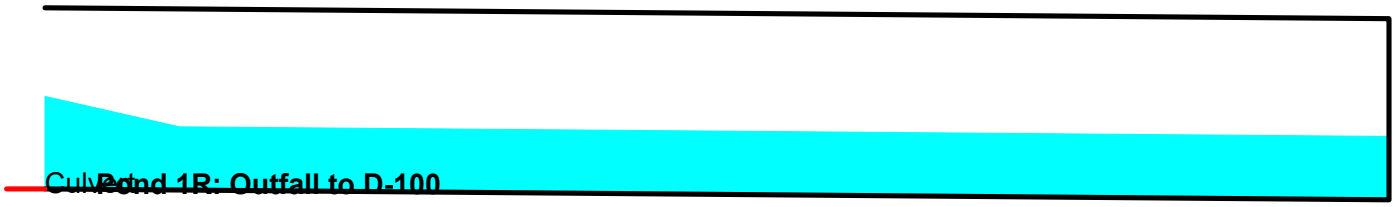
Summary for Pond 1R: Outfall to D-100

Inflow Area = 18,968 sf, 94.80% Impervious, Inflow Depth = 3.61" for 10YR-6HR event
Inflow = 3.99 cfs @ 2.90 hrs, Volume= 5,706 cf
Outflow = 3.99 cfs @ 2.90 hrs, Volume= 5,706 cf, Atten= 0%, Lag= 0.0 min
Primary = 3.99 cfs @ 2.90 hrs, Volume= 5,706 cf
Routed to nonexistent node B

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.12' @ 2.90 hrs
Flood Elev= 39.10'

Device	Routing	Invert	Outlet Devices
#1	Primary	37.10'	**24.0" Round Culvert** L= 26.0' Ke= 0.500 Inlet / Outlet Invert= 37.10' / 36.98' S= 0.0046 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf

Primary OutFlow Max=3.95 cfs @ 2.90 hrs HW=38.11' (Free Discharge)
└**1=Culvert** (Barrel Controls 3.95 cfs @ 3.60 fps)



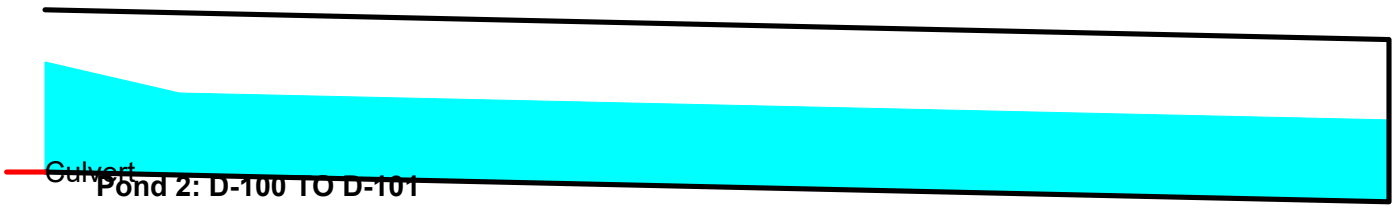
Summary for Pond 2: D-100 TO D-101

Inflow Area = 7,190 sf, 97.16% Impervious, Inflow Depth = 3.70" for 10YR-6HR event
Inflow = 1.55 cfs @ 2.90 hrs, Volume= 2,216 cf
Outflow = 1.55 cfs @ 2.90 hrs, Volume= 2,216 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.55 cfs @ 2.90 hrs, Volume= 2,216 cf
Routed to Pond 1 : Outfall to D-100

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.61' @ 2.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.76'	**15.0" Round Culvert** L= 58.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 37.76' / 37.53' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=1.45 cfs @ 2.90 hrs HW=38.60' TW=38.38' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 1.45 cfs @ 2.34 fps)



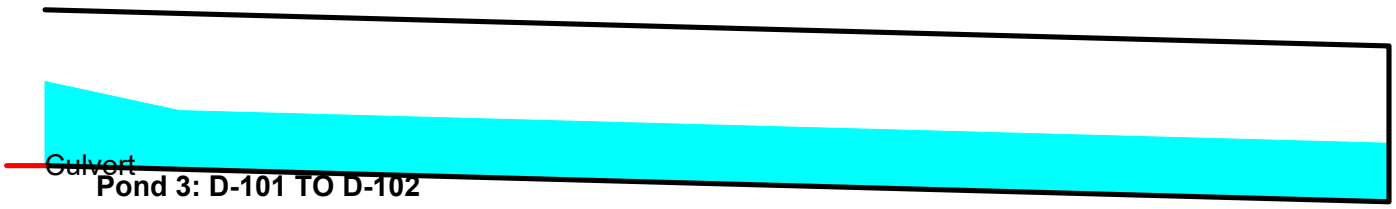
Summary for Pond 3: D-101 TO D-102

Inflow Area = 4,772 sf, 96.27% Impervious, Inflow Depth = 3.66" for 10YR-6HR event
Inflow = 1.02 cfs @ 2.90 hrs, Volume= 1,457 cf
Outflow = 1.02 cfs @ 2.90 hrs, Volume= 1,457 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.02 cfs @ 2.90 hrs, Volume= 1,457 cf
Routed to Pond 2 : D-100 TO D-101

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.83' @ 2.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	38.15'	**15.0" Round Culvert** L= 73.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 38.15' / 37.86' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.96 cfs @ 2.90 hrs HW=38.82' TW=38.60' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.96 cfs @ 2.08 fps)



Pond 3: D-101 TO D-102

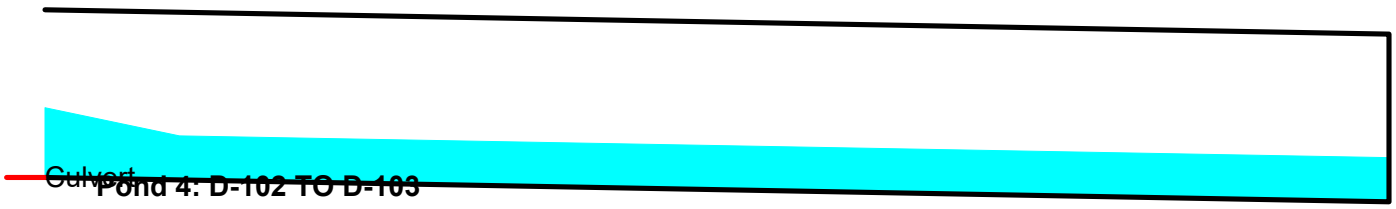
Summary for Pond 4: D-102 TO D-103

Inflow Area = 2,678 sf, 98.13% Impervious, Inflow Depth = 3.73" for 10YR-6HR event
Inflow = 0.58 cfs @ 2.90 hrs, Volume= 834 cf
Outflow = 0.58 cfs @ 2.90 hrs, Volume= 834 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 2.90 hrs, Volume= 834 cf
Routed to Pond 3 : D-101 TO D-102

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.95' @ 2.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	38.43'	**15.0" Round Culvert** L= 45.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 38.43' / 38.25' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.54 cfs @ 2.90 hrs HW=38.95' TW=38.82' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.54 cfs @ 1.66 fps)



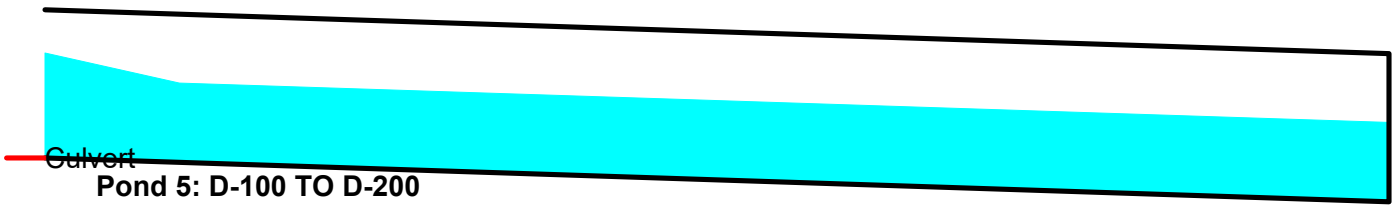
Summary for Pond 5: D-100 TO D-200

Inflow Area = 9,162 sf, 91.46% Impervious, Inflow Depth = 3.48" for 10YR-6HR event
Inflow = 1.86 cfs @ 2.90 hrs, Volume= 2,660 cf
Outflow = 1.86 cfs @ 2.90 hrs, Volume= 2,660 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.86 cfs @ 2.90 hrs, Volume= 2,660 cf
Routed to Pond 1 : Outfall to D-100

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 38.75' @ 2.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.87'	**15.0" Round Culvert** L= 93.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 37.87' / 37.50' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=1.78 cfs @ 2.90 hrs HW=38.75' TW=38.38' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 1.78 cfs @ 2.71 fps)



Pond 5: D-100 TO D-200

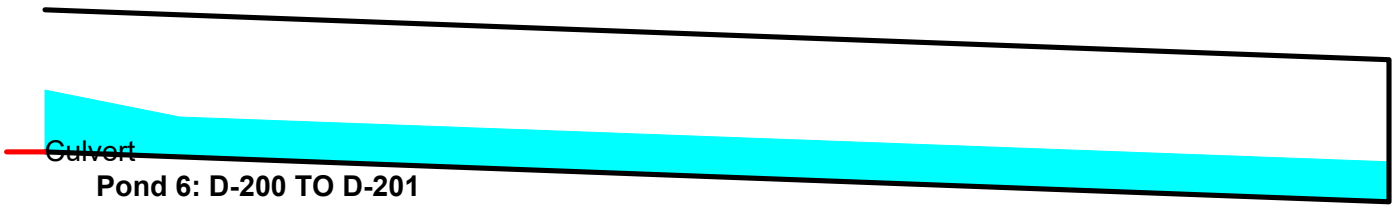
Summary for Pond 6: D-200 TO D-201

Inflow Area = 4,502 sf, 85.56% Impervious, Inflow Depth = 3.26" for 10YR-6HR event
Inflow = 0.85 cfs @ 2.90 hrs, Volume= 1,224 cf
Outflow = 0.85 cfs @ 2.90 hrs, Volume= 1,224 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.85 cfs @ 2.90 hrs, Volume= 1,224 cf
Routed to Pond 5 : D-100 TO D-200

Routing by Dyn-Stor-Ind method, Time Span= 0.00-240.00 hrs, dt= 0.01 hrs
Peak Elev= 39.18' @ 2.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	38.64'	**15.0" Round Culvert** L= 110.0' Square-edged headwall, Ke= 0.500 Inlet / Outlet Invert= 38.64' / 38.20' S= 0.0040 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.82 cfs @ 2.90 hrs HW=39.18' TW=38.75' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.82 cfs @ 2.39 fps)



Pond 6: D-200 TO D-201

APPENDIX D
APPROVED ERP PERMIT & STORMWATER REPORT

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

July 11, 2025

John Wesley McMillan
Blue Orange Holdings, LLC
3440 Edgewater Drive
Orlando, FL 32804

SUBJECT: 193231-2
Sutton Crossings - Phase 1 (Winter Springs Ace Hardware)

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on July 11, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

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Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at https://www.sjrwmd.com/documents/permitting/ .

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at https://www.sjrwmd.com/documents/permitting/. You can apply for a permit transfer on our the District's ePermit portal at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, Fl 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 193231-2 **DATE ISSUED:** July 11, 2025

PROJECT NAME: Sutton Crossings - Phase 1 (Winter Springs Ace Hardware)

A PERMIT AUTHORIZING:
Construction and operation of a Stormwater Management System for a 6.23-acre project known as Sutton Crossings - Phase 1 (Winter Springs Ace Hardware) as per plans received by the District on July 9, 2025.

LOCATION:
Section(s): 38 Township(s): 21S Range(s): 31E
Seminole County

Receiving Water Body:

Name	Class
Howell Creek	III Fresh, IW

ISSUED TO:
Blue Orange Holdings, LLC
3440 Edgewater Drive
Orlando, FL 32804

EPB Engineering & Construction, PLLC
PO Box 1013
Oakland, FL 34760-1013

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:
See conditions on attached “Exhibit A”, dated July 11, 2025

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: _____
David Miracle
Regulatory Manager

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 193231-2
Sutton Crossings - Phase 1 (Winter Springs Ace Hardware)
DATED July 11, 2025

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant

associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

22. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

23. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

24. This permit authorizes the impact to a 0.13 acre isolated wetland.

25. The proposed project must be constructed and operated as per plans received by the District on July 9, 2025.

26. The permittee shall submit a soils analysis of the exfiltration trenches and Pond 1 verifying that the ponds and trenches provide the specified permeability rates. The analysis shall be submitted as part of the as-built certification in accordance with rule 62-330.310, F.A.C. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 62-330, F.A.C. are met.

27. The operation and maintenance entity shall meet the operation and maintenance inspection requirements in accordance with Sections 12.5 and 12.5.1, A.H. Vol I, effective June 28, 2024.

28. A permit modification will be required prior to the placement of any impervious area not shown on the construction plans.

29. Prior to commencing construction, the permittee must provide the District a copy of an instrument recorded in the Official Records of Seminole County, Florida, demonstrating that the permittee has sufficient legal authorization, pursuant to Section 4.2.3(d), ERP Applicant’s Handbook Volume I, to discharge stormwater runoff to the City of Winter Springs’ stormwater drainage system for Michael Blake Boulevard and then ultimately to Pond 1 in Tuskawilla Crossings. Written approval from the District must be obtained prior to commencing construction.

30. The permittee is not authorized to discharge stormwater runoff to the City of Winter Springs’ stormwater drainage system for Michael Blake Boulevard and then ultimately to Pond 1 in Tuskawilla Crossings until: (a) the City of Winter Springs has completed construction of the repairs to Pond 1 in Tuscawilla Crossings pursuant to permit number 148395-4, and (b) the District has approved an as-built form or certification for the Pond 1 repairs.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

St. Johns River
Water Management District
Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

July 11, 2025

John Wesley McMillan
EPB Engineering & Construction, PLLC
PO Box 1013
Oakland, FL 34760-1013

SUBJECT: 193231-2
Sutton Crossings - Phase 1 (Winter Springs Ace Hardware)

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on July 11, 2025. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to receive a copy of a Technical Staff Report (TSR) that provides the District staff's analysis of the permit application, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep, and then click on "Regulatory Search" from the Search option on the blue bar. From the search page, enter the Application/Permit #, and the Sequence # in the appropriate boxes and then click on Search. Click on the application/permit number hyperlink, to take you to a listing of all documents, including the TSR, for this permit.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to our ePermit portal on the District's website at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in to your account go to the "Processed Applications" panel and click on the hyperlink in the "Items Due" column. If you don't see your permit on this panel, you can add it as a "Favorite" by clicking on the "Favorite" icon at the top of the dashboard. This hyperlink will take you to a list of pending submittals due, and choose the appropriate submittal and click on the "Edit" icon to add necessary documents or information, and then submit. You can also submit this compliance data from the "Services" menu after logging in to your account. You will find the link under "Miscellaneous" services

GOVERNING BOARD

Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Cole Oliver, TREASURER MERRITT ISLAND
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Ron Howse COCOA
Janet Price FERNANDINA BEACH

menu. The associated compliance forms to comply with your permit conditions are available at https://www.sjrwmd.com/documents/permitting/ .

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at https://www.sjrwmd.com/documents/permitting/. You can apply for a permit transfer on our the District's ePermit portal at https://permitting.sjrwmd.com/ep/#/ep. Once you have logged in, click on "Transfer Request" from the "SWERP/ERP Applications" Services menu.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Jeff Prather, Division Director
Division of Regulatory Services
St. Johns River Water Management District
2501 S. Binion Rd
Apopka, Fl 32703
321-676-6609

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 193231-2 **DATE ISSUED:** July 11, 2025

PROJECT NAME: Sutton Crossings - Phase 1 (Winter Springs Ace Hardware)

A PERMIT AUTHORIZING:
Construction and operation of a Stormwater Management System for a 6.23-acre project known as Sutton Crossings - Phase 1 (Winter Springs Ace Hardware) as per plans received by the District on July 9, 2025.

LOCATION:
Section(s): 38 Township(s): 21S Range(s): 31E
Seminole County

Receiving Water Body:

Name	Class
Howell Creek	III Fresh, IW

ISSUED TO:
Blue Orange Holdings, LLC
3440 Edgewater Drive
Orlando, FL 32804

EPB Engineering & Construction, PLLC
PO Box 1013
Oakland, FL 34760-1013

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:
See conditions on attached “Exhibit A”, dated July 11, 2025

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: _____
David Miracle
Regulatory Manager

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 193231-2
Sutton Crossings - Phase 1 (Winter Springs Ace Hardware)
DATED July 11, 2025

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant

associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

22. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

23. The operation and maintenance entity shall submit inspection reports to the District one year after the operation phase of the permit becomes effective and every two years thereafter on form 62-330.311(1), "Operation and Maintenance Inspection Certification". The inspection form must be signed and sealed by an appropriate registered professional.

24. This permit authorizes the impact to a 0.13 acre isolated wetland.

25. The proposed project must be constructed and operated as per plans received by the District on July 9, 2025.

26. The permittee shall submit a soils analysis of the exfiltration trenches and Pond 1 verifying that the ponds and trenches provide the specified permeability rates. The analysis shall be submitted as part of the as-built certification in accordance with rule 62-330.310, F.A.C. If the design permeability rates cannot be verified, the permittee must obtain a modification of this permit demonstrating that the design criteria and objectives of Chapter 62-330, F.A.C. are met.

27. The operation and maintenance entity shall meet the operation and maintenance inspection requirements in accordance with Sections 12.5 and 12.5.1, A.H. Vol I, effective June 28, 2024.

28. A permit modification will be required prior to the placement of any impervious area not shown on the construction plans.

29. Prior to commencing construction, the permittee must provide the District a copy of an instrument recorded in the Official Records of Seminole County, Florida, demonstrating that the permittee has sufficient legal authorization, pursuant to Section 4.2.3(d), ERP Applicant’s Handbook Volume I, to discharge stormwater runoff to the City of Winter Springs’ stormwater drainage system for Michael Blake Boulevard and then ultimately to Pond 1 in Tuskawilla Crossings. Written approval from the District must be obtained prior to commencing construction.

30. The permittee is not authorized to discharge stormwater runoff to the City of Winter Springs’ stormwater drainage system for Michael Blake Boulevard and then ultimately to Pond 1 in Tuskawilla Crossings until: (a) the City of Winter Springs has completed construction of the repairs to Pond 1 in Tuscawilla Crossings pursuant to permit number 148395-4, and (b) the District has approved an as-built form or certification for the Pond 1 repairs.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun, Legal Advertising
2700 SW 13th Street
Gainesville, FL 32608
866-858-9652

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 3206 3
904-259-2400/ fax 904-259-6502

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

DRAINAGE CALCULATION BOOK

For

Sutton Crossings
Tuskawilla Rd and Micheal Blake Blvd.
SEC 38/TWN 21 S/RGE 31 E

Winter Springs, FL 32708

Seminole County

Prepared For:

Prepared By

Florida Business COA # 30780

600 North Westshore Blvd., Suite 950
Tampa, FL 33609

This item has been digitally signed and sealed by Kyle Steven Morel, PE, 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.

Kyle Morel, P.E.
Florida Professional Engineer License No. 77085

January 14, 2025

Table of Contents

Stormwater Narrative

Appendix A..... Project Maps

- Vicinity Map
- Aerial Map
- Pre-Basin Exhibit
- Post-Basin Exhibit
- Perimeter Rings Exhibit
- FEMA Map
- USGS Soils Map

Appendix B.....Stormwater Calculations

Appendix C .....ICPR4 – Summary Tables

STORMWATER NARRATIVE

Project Name: Ace Hardware
Location: Winter Springs, Fl 32708
Permittee: EPB Engineering & Construction, PLLC
Operating Entity: EPB Engineering & Construction, PLLC
Project Area: 6.13 acres
Project Land Use: Commercial use (Zoning T-5)

I. INTRODUCTION

This report provides the necessary engineering information to support the construction plan approval for the Ace Hardware project in Winter Springs, Florida. It addresses drainage and related engineering considerations required for approval.

The project involves the construction of a commercial development, including a 17,170 sq-ft building, a 6,163 sq-ft outdoor storage area, parking, and utility infrastructure. The site comprises Parcel Numbers 01-21-30-501-0000-001 (Schoen property) and 26-20-30-5AR-0A00-008D/H (Schrimsher property), located northeast of the intersection of Tuskawilla Road and Michael Blake Boulevard, and south of State Route 434.

In addition to the Ace Hardware development, the remainder of the site will be cleared, graded, and seeded for future mixed-use commercial development. Proposed drive aisles will provide access from Tuskawilla Road and Michael Blake Boulevard.

II. SUMMARY

The Sutton Crossings – Ace Hardware project is a 6.13-acre development located in Winter Springs, Florida, northeast of Tuskawilla Road and Michael Blake Boulevard, and south of State Route 434. The undeveloped site is primarily wooded with sporadic grass cover. Aerial imagery illustrating the project location is included in the Aerial Exhibit.

Stormwater management for the development will utilize two interconnected stormwater chamber systems and two interconnected dry retention ponds. These systems will discharge via a control structure into the existing stormwater infrastructure along Michael Blake Boulevard. The design complies with the requirements of the St. John's River Water Management District (SJRWMD) and the City of Winter Springs.

III. OFF-SITE STORMWATER ANALYSIS

Currently, most stormwater runoff from the site flows south toward Michael Blake Boulevard, where it is collected by the existing stormwater system and directed to "Pond 1" within the Tuskawilla Crossings Subdivision.

A review of previously approved downstream projects indicates that runoff from this site was not accounted for. Pegasus Engineering has been tasked with designing repairs and rehabilitation for Pond 1 and evaluating stormwater management options for the Sutton Crossings development.

A Stormwater Management Design Criteria Memo, dated May 8, 2024, concluded that stormwater runoff from Sutton Crossings must be regulated to prevent adverse impacts on existing infrastructure, specifically drainage structures CB-1 and CB-3 in the Tuskawilla Crossings Construction Plans. The memo specifies:

- Maximum Discharge Rate: 15 cfs to Pond 1 with upsized pipes (CB-3 to CB-4 and CB-4 to CB-6) to 24-inch RCP storm sewer pipes.
- Alternative Discharge Rate: 12 cfs without upsizing the existing pipes.

Off-site pipe upsizing will be addressed by Pegasus Engineering.

IV. EXISTING CONDITIONS

Topography:
The Schoen property slopes gently from approximately elevation 45 ft in the northwest to 42 ft in the southeast. Runoff generally flows toward Michael Blake Boulevard.

Flood Zone:
The site lies within FEMA Zone “X” per Map Panel No. 12117C0160F, dated September 28, 2007.

Soil Conditions:
Geotechnical evaluations by Yovaish Engineering Services identified fine sands classified as Paola-St. Lucie sands (#24) and Tavares-Millhopper fine sands (#31). Permeability tests showed vertical hydraulic conductivity ranging from 17 to 38 ft/day, with horizontal conductivity estimated at 1.5 to 2 times the vertical rate.

The project site covers approximately 6.13 acres and is located northeast of the intersection of Tuskawilla Road and Michael Blake Boulevard and south of State Route 434 in Winter Springs, Florida. The site is currently undeveloped. Vegetation consists of mostly woods with sporadic grass coverage across the site.

Summary of Groundwater Observations

Boring	Depth to Encountered Groundwater (feet)	Boring	Depth to Encountered Groundwater (feet)
TB-1	6.2	RB-2	5.8
TB-2	6.7	RB-3	6.7
TB-3	5.9	RB-4	6.7
PB-1	4.5	RB-5	6.1
PB-2	5.5		

V. DEVELOPED SITE CONDITIONS

The proposed development includes:

- A 17,170 sq-ft Ace Hardware building with three additional units and a covered outdoor area.
- Utilities, parking, and drive aisles.
- Stormwater and water quality BMPs designed for the entire 6.13-acre site.

Approximately 1.57 acres of impervious surfaces are proposed for the Ace Hardware site, with future commercial parcels modeled at 85% impervious coverage. Stormwater will drain to either the storm chamber system or dry retention ponds.

VI. STORMWATER MANAGEMENT & FLOW CONTROL

Pre-Development Conditions:
The site consists of a single undeveloped basin with a pervious CN of 30. Runoff flows southeast toward Michael Blake Boulevard.

Post-Development Conditions:
Stormwater will be managed using storm chambers and dry retention ponds designed to attenuate runoff and meet water quality requirements. The 25-year post-development flow rate is limited to 15 cfs, complying with the Stormwater Management Design Criteria Memo.

Runoff calculations and detailed analyses for pre- and post-development conditions are included in Appendices B and C.

Water Quality Treatment:
Storm chambers and dry retention ponds will provide water quality treatment by infiltrating the first flush of runoff. The treatment volume is designed for the greater of 0.5 inches of runoff or 1.25 inches from impervious areas.

PRE-DEVELOPMENT FLOOD ROUTING MODEL

The site pre-development condition consists of a single-basin undeveloped parcel with a pervious CN of 30.0. The basin is modeled as a hydrograph and flows southeast towards the Michael Blake Blvd right-of-way via sheet and overland flows. Basin (PRE) is 6.13 acres with a time of concentration of 28.1 minutes and discharges at Node (PRE).

Drainage calculations including the pervious CN, time of concentration, and ICPR analysis for pre-development conditions can be found in Appendix B of this report.

POST-DEVELOPMENT FLOOD ROUTING MODEL

The post-development condition incorporates storm chambers and two dry retention ponds to meet water quality and quantity requirements. Infiltration into the underlying soils will be utilized for additional treatment and attenuation.

Due to the existing site topography, a portion of the off-site developed area and some on-site areas on the southern portion of the project site cannot be captured and directed to the proposed on-site stormwater system. These areas will discharge unretained into the existing stormwater infrastructure within the Michael Blake Blvd right-of-way. This bypassed area was modeled as directly discharging off-site and included in the total runoff rate leaving the site.

The post-development site consists of a mixed-use commercial development divided into six drainage basins. A summary of the post-development conditions is provided below:

Post Development Basin	Basin Area (acres)	Impervious Area (acres)	Curve Number, CN	Time of Concentration (Minutes)
Basin 1	1.52	1.45	95.30	10
Basin 2	0.52	0.17	58.3	10
Basin 3	1.13	0.96	89.2	10
Basin 4A	1.66	1.41	89.2	10
Basin 4B	0.91	0.77	89.2	10
Bypass	0.49	0.16	57.2	10

ICPR modeling was used to calculate the 25-year flow under developed conditions. The maximum discharge rate for the combined basins was determined to be less than 15 cfs. Detailed drainage calculations, including pervious CN, required treatment volume, and stage-storage volumes for storm chambers and ponds, are provided in Appendix B, while the ICPR analysis for post-development conditions is included in Appendix C..

TAILWATER CONSIDERATIONS

Stormwater from the treatment and attenuation systems will discharge into an existing catch basin located on the north side of Michael Blake Blvd. The catch basin has an invert elevation of 37.67 feet.

WATER QUALITY TREATMENT VOLUME

The stormwater treatment system incorporates storm chambers and dry retention ponds as BMPs to reduce discharges to the downstream basin. The first flush of runoff will be collected within the aggregate storage layer and infiltrated into the surrounding soils to meet water quality treatment volume requirements. The design treatment volume is based on the greater of:

- The first 0.5 inches of runoff from the total site area, or
- 1.25 inches of runoff from the impervious area.

Detailed calculations and treatment volume requirements are included in Appendix B.

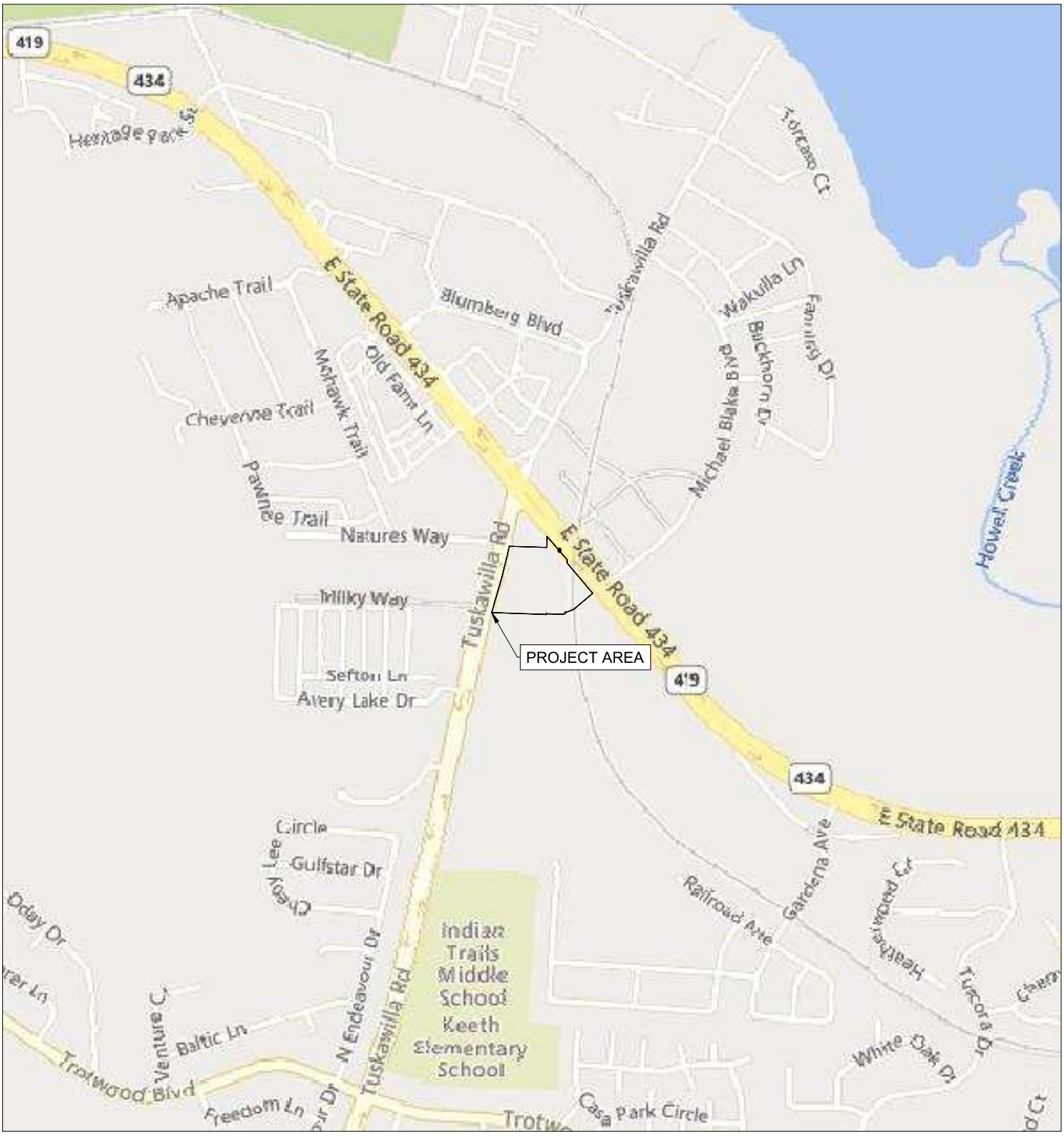
EROSION AND SEDIMENT CONTROL PLANS

Erosion and sediment control measures will be implemented to minimize soil loss and prevent off-site sediment transport during construction. These measures include:

- Planting trees, shrubs, and sod on all pervious surfaces.
- Installing a 1.5-foot sump in all inlets to trap sediment and fines.
- Sodding or seeding and mulching all lawn and pervious areas.
- Providing a temporary gravel construction entrance to prevent the tracking of fines and sands onto adjacent roadways.
- Installing silt fencing around the site perimeter and inlets to retain sediment on-site.

These measures will ensure compliance with state water quality standards and prevent violations from sediment-laden discharges.

Appendix A
Project Maps



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VICINITY MAP

1/8/25| LS | P-EXHA-FLA240162.00-0A | Rev. 0

BOHLER

600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

1000 500 250 0 1000

1"=1000'



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AERIAL EXHIBIT

1/14/25| LS | P-EXHA-FLA240162.00-0A | Rev. 0

BOHLER

600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

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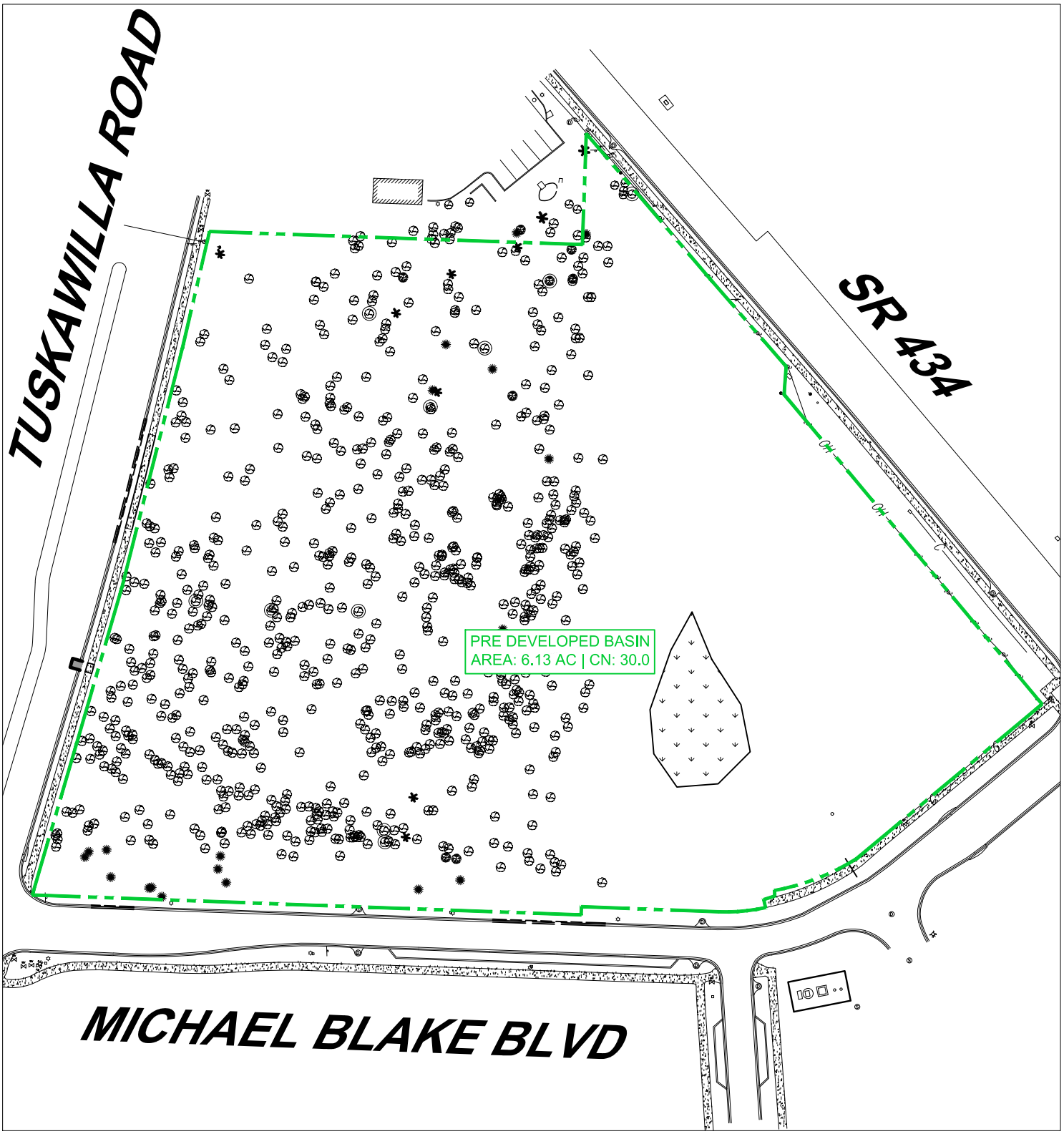

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PRE-BASIN EXHIBIT

7/2/2024 | LS | P-EXHA-FLA240162.00-0A | Rev. 0

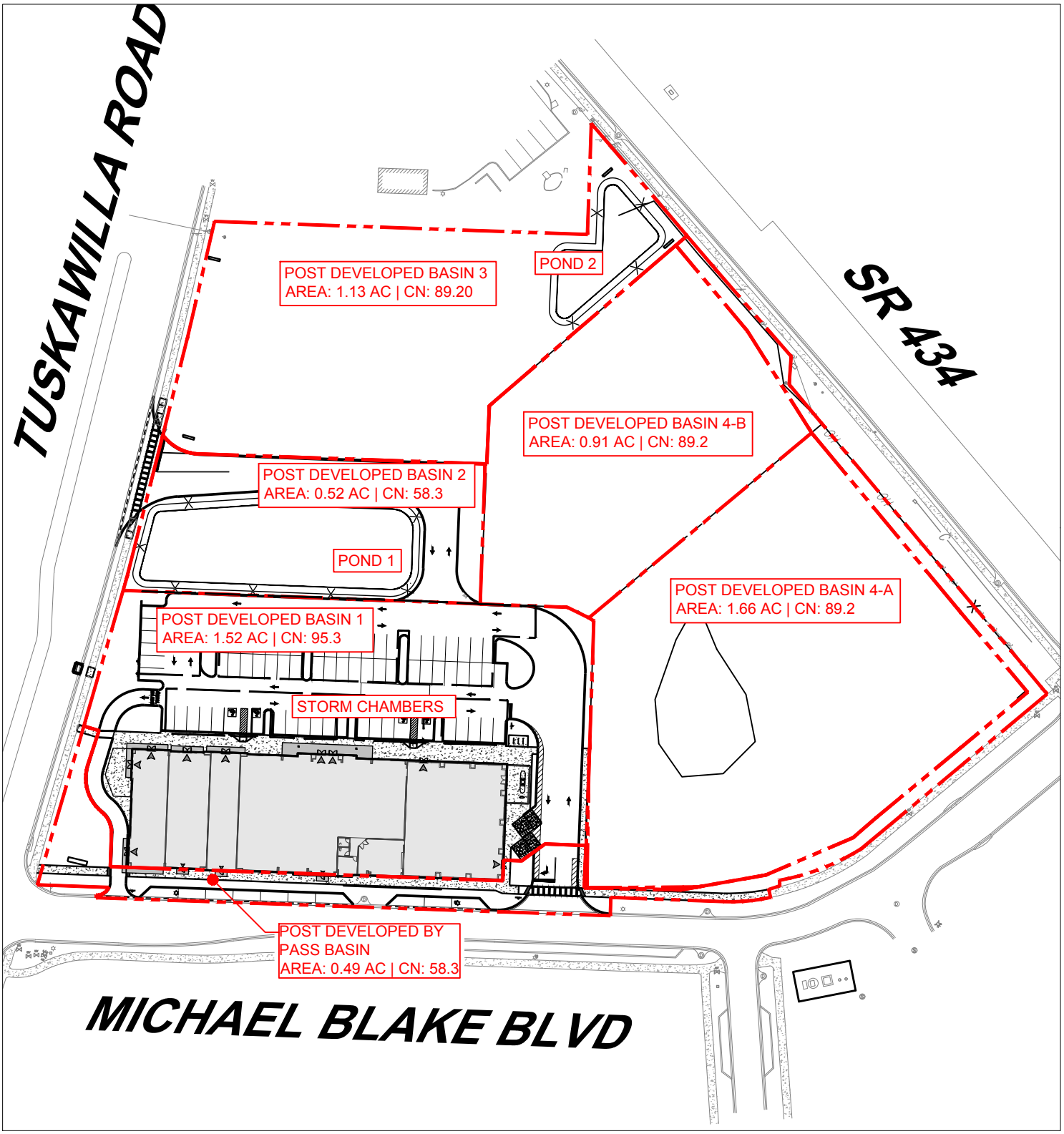
BOHLER

600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

100 50 25 0
1"= 100'



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POST-BASIN EXHIBIT

7/2/2024 | LS | P-EXHA-FLA240162.00-0AKK | Rev. 0

BOHLER

600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

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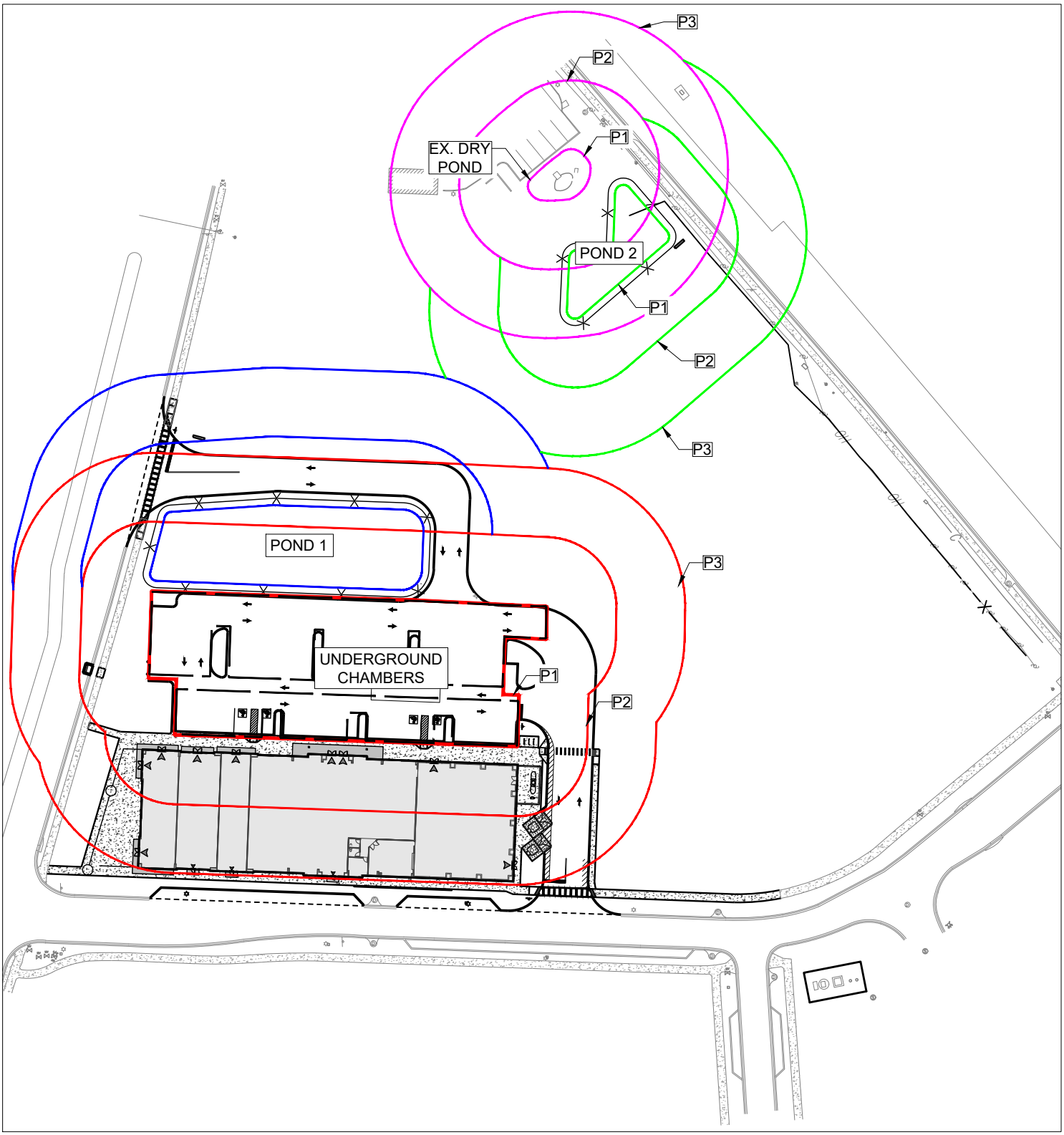
1"= 100'



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7/3/2025 | LS | P-EXHA-FLA240162.00-0AKK | Rev. 0

PERIMETER RINGS EXHIBIT

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

BOHLER
600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

100 50 25 0
1"= 100'

National Flood Hazard Layer FIRMette

FEMA

81°16'2"W 28°41'58"N



81°15'25"W 28°41'26"N

246

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/9/2025 at 6:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Map Scale: 1:1,420 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Paola-St. Lucie sands, 0 to 5 percent slopes	1.7	23.4%
27	Pomello fine sand, 0 to 5 percent slopes	1.6	22.1%
31	Tavares-Millhopper fine sands, 0 to 5 percent slopes	4.0	54.6%
Totals for Area of Interest		**7.2**	**100.0%**

Seminole County, Florida

24—Paola-St. Lucie sands, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1lmq8
Elevation: 20 to 130 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 332 to 362 days
Farmland classification: Not prime farmland

Map Unit Composition

Paola and similar soils: 52 percent
St. lucie and similar soils: 43 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paola

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 3 inches: sand
E - 3 to 25 inches: sand
C - 25 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Description of St. Lucie

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 2 inches: sand
C - 2 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Tavares

Percent of map unit: 5 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Seminole County, Florida

27—Pomello fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2v16w
Elevation: 0 to 130 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 287 to 317 days
Farmland classification: Not prime farmland

Map Unit Composition

Pomello and similar soils: 91 percent
Minor components: 9 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pomello

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 55 inches: fine sand
Bh - 55 to 67 inches: fine sand
Bw - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A
Ecological site: F154XA008FL - Moist Sandy Scrubby Flatwoods
Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL), South Florida Flatwoods (R154XY003FL)
Hydric soil rating: No

Minor Components

Myakka, non-hydric
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Eaugallie, non-hydric
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Basinger, hydric
Percent of map unit: 2 percent
Landform: Drainageways
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Sparr
Percent of map unit: 1 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Seminole County, Florida

31—Tavares-Millhopper fine sands, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2w4gz
Elevation: 20 to 150 feet
Mean annual precipitation: 45 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Tavares and similar soils: 58 percent
Millhopper and similar soils: 32 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tavares

Setting

Landform: Flats on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits and/or eolian deposits

Typical profile

A - 0 to 6 inches: fine sand
C - 6 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Description of Millhopper

Setting

Landform: Rises on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 64 inches: fine sand
Bt - 64 to 76 inches: fine sandy loam
Btg - 76 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Minor Components

Candler

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, hills on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Felda

Percent of map unit: 2 percent
Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Astatula

Percent of map unit: 2 percent
Landform: Knolls on marine terraces, ridges on marine terraces, hills on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Myakka

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pomello

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope, summit
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Appendix B
Stormwater Calculations

PROJECT NAME: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

SUMMARY OF GROUND COVER DATA

ON-SITE AREA

BASIN	Land Use Description	Runoff Coefficient	CN	Area (ac.)	Total Area (ac)	Weighted CN	Weighted Runoff Coefficient
PRE-DEVELOPMENT BASIN	Impervious	0.95	98	0.00	6.13	**30.0**	**0.3**
	Woods (Hydrologic Soil Group A)	0.30	30	6.13			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 1	Impervious	0.95	98	1.45	1.52	**95.3**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.07			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 2	Impervious	0.95	98	0.17	0.52	**58.3**	**0.5**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.35			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 3	Impervious	0.95	98	0.96	1.13	**89.2**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.17			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 4-A	Impervious	0.95	98	1.41	1.66	**89.2**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.25			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 4-B	Impervious	0.95	98	0.77	0.91	**89.2**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.14			
	Open Water	1.00	100	0.00			
POST-BP BYPASS	Impervious	0.95	98	0.16	0.49	**58.3**	**0.5**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.33			
	Open Water	1.00	100	0.00			

Notes:
1.) See Appendix D for NRCS Soils Map
2.) CN Values based on Hydrologic Soil Group information provided within the geotechnical report
3.) CN numbers per TR-55, Urban Hydrology for Small Watersheds

IMPERVIOUS ALLOCATION TABLE FOR ALL

BASIN	BASIN AREA (AC)	ALLOWABLE IMPERVIOUS AREA (AC)	CONSTRUCTED IMPERVIOUS AREA (AC)	PROPOSED IMPERVIOUS AREA (AC)	REMAINING IMPERVIOUS AREA (AC)
BASIN 1	1.52	1.45	0	1.45	0
BASIN 2	0.52	0.17	0	0.17	0
BASIN 3	1.13	0.96	0	0	0.96
BASIN 4A	1.66	1.41	0	0	1.41
BASIN 4B	0.91	0.77	0	0	0.77
BASIN BP	0.49	0.16	0	0.16	0
TOTAL:	6.23	4.92	0	1.78	3.14

PROJECT: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

PRE DEVELOPMENT - Time of Concentration (Tc) Summary

Flow Parameter	Pre Development
Overland Flow	
Length (ft)	100
Slope (%)	1.00%
Manning n (1)	0.4
P (in) (2)	4.50
Tc (min) (3)	23.89
Shallow Concentrated Flow	
Swale Length (ft)	425
Swale Slope (%)	1.10%
Tc (min) (4)	4.19
TOTAL Tc	**28.1**

NOTES:

(1) From Table 2.2 of FDOT Drainage Manual, 2020 dense grass
(2) 2yr/24hr rainfall depth from NOAA rainfall data
(3) From Eq. 1 of "Tc Methodology by Flow Regime"
(4) From Eqs. 2 and 3 of "Tc Methodology by Flow Regime"
(5) Cross sectional area of inner pipe
(6) Perimeter of inner pipe
(7) Hydraulic Radius where R=A/P
(8) From Table T-1 of FDOT Hydrology Handbook, 2000

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 1)

IMPERVIOUS AREA	**(ac)**	1.45
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.151 6579

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 1)

BASIN AREA	**(ac)**	1.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.063 2759

SJRWMD ADDTIONAL REQUIRED TREATMENT

BASIN AREA	**(ac)**	1.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.063 2759

TOTAL REQUIRED TREATMENT (BASIN 1)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.214 9338

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 2)

IMPERVIOUS AREA	**(ac)**	0.17
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.018 771

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 2)

BASIN AREA	**(ac)**	0.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.022 946

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 2)

BASIN AREA	**(ac)**	0.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.022 946

TOTAL REQUIRED TREATMENT (BASIN 2)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.043 1891

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 3)

IMPERVIOUS AREA	**(ac)**	0.96
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.100 4356

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 3)

BASIN AREA	**(ac)**	1.13
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.047 2051

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 3)

BASIN AREA	**(ac)**	1.13
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.047 2051

TOTAL REQUIRED TREATMENT (BASIN 3)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.147 6407

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 4-A)

IMPERVIOUS AREA	**(ac)**	1.41
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.147 6398

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 4-A)

BASIN AREA	**(ac)**	1.66
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.069 3013

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 4-A)

BASIN AREA	**(ac)**	1.66
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.069 3013

TOTAL REQUIRED TREATMENT (BASIN 4-A)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.216 9411

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 4-B)

IMPERVIOUS AREA	**(ac)**	0.77
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.080 3494

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 4-B)

BASIN AREA	**(ac)**	0.91
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.038 1652

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 4-B)

BASIN AREA	**(ac)**	0.91
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.038 1652

TOTAL REQUIRED TREATMENT (BASIN 4-B)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.118 5146

PROJECT NAME: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BYPASS BASIN)

IMPERVIOUS AREA	**(ac)**	0.16
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.017 726

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BYPASS BASIN)

BASIN AREA	**(ac)**	0.49
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.020 889

SJRWMD ADDTIONAL REQUIRED TREATMENT (BYPASS BASIN)

BASIN AREA	**(ac)**	0.49
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.020 889

TOTAL REQUIRED TREATMENT (BYPASS BASIN)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.041 1779

PROJECT NAME: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

OVERTREATMENT CALCULATIONS:

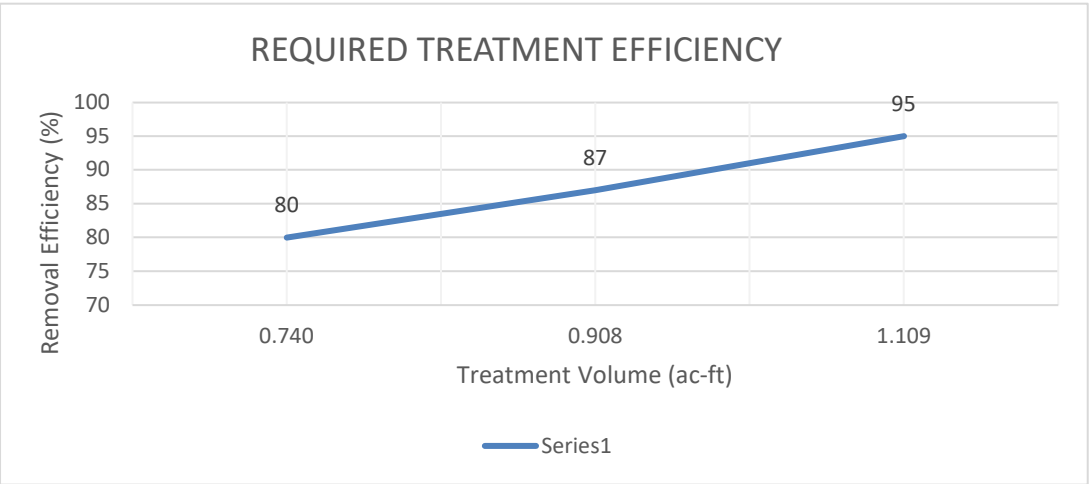
	80%	95%
BASIN 1	0.214	0.322
BASIN 2	0.043	0.065
BASIN 3	0.147	0.221
BASIN 4-A	0.216	0.324
BASIN 4-B	0.118	0.178
TOTAL TREATMENT (ac-ft)	0.740	1.109

* 95% Treatment Volume = 1.5 x (80% Volume)

BYPASS	AREA	0.49	ac
	REMOVAL EFFICIENCY	0%	
TOTAL	AREA	6.23	ac
	REMOVAL EFFICIENCY	80%	
TREATED BASINS	AREA	5.74	ac
	REQUIRED REMOVAL EFFICIENCY	87%	

where
m = 0.406
Vr = Required Treatment Volume at 87% removal efficiency

OVERTREATMENT WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	**0.168** **7334**
TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	**0.908** **39549**



PROJECT NAME: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

Stage - Storage Calculations

DRY RETENTION - POND 1

Elevation+7:787:185 (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
40.00	10,800	0.248	0.000	0.000	0
40.07	10,800	0.248	0.017	0.017	720
40.15	10,800	0.248	0.021	0.037	1620
40.23	10,800	0.248	0.021	0.058	2520
40.32	10,800	0.248	0.021	0.079	3420
40.40	10,800	0.248	0.021	0.099	4320
40.48	10,800	0.248	0.021	0.120	5220
40.57	10,800	0.248	0.021	0.140	6120
40.65	10,800	0.248	0.021	0.161	7020
40.73	10,800	0.248	0.021	0.182	7920
40.82	10,800	0.248	0.021	0.202	8820
40.90	10,800	0.248	0.021	0.223	9720
40.98	10,800	0.248	0.021	0.244	10620
41.07	10,800	0.248	0.021	0.264	11520
41.15	10,800	0.248	0.021	0.285	12420
41.23	10,800	0.248	0.021	0.306	13320
41.32	10,800	0.248	0.021	0.326	14220
41.40	10,800	0.248	0.021	0.347	15120
41.48	10,800	0.248	0.021	0.368	16020
41.57	10,800	0.248	0.021	0.388	16920
41.65	10,800	0.248	0.021	0.409	17820
41.73	10,800	0.248	0.021	0.430	18720
41.82	10,800	0.248	0.021	0.450	19620
41.90	10,800	0.248	0.021	0.471	20520
41.98	10,800	0.248	0.021	0.492	21420
42.07	10,800	0.248	0.021	0.512	22320
42.15	10,800	0.248	0.021	0.533	23220
42.23	10,800	0.248	0.021	0.554	24120
44.00	10,800	0.248	0.438	0.992	43200

DRY RETENTION - POND 2

Elevation (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
40.00	3,104	0.071	0.000	0.000	0
40.07	3,104	0.071	0.005	0.005	207
40.15	3,104	0.071	0.006	0.011	466
40.23	3,104	0.071	0.006	0.017	724
40.32	3,104	0.071	0.006	0.023	983
40.40	3,104	0.071	0.006	0.029	1242
40.48	3,104	0.071	0.006	0.034	1500
40.57	3,104	0.071	0.006	0.040	1759
40.65	3,104	0.071	0.006	0.046	2018
40.73	3,104	0.071	0.006	0.052	2276
40.82	3,104	0.071	0.006	0.058	2535
40.90	3,104	0.071	0.006	0.064	2794
40.98	3,104	0.071	0.006	0.070	3052
41.07	3,104	0.071	0.006	0.076	3311
41.15	3,104	0.071	0.006	0.082	3570
41.23	3,104	0.071	0.006	0.088	3828
41.32	3,104	0.071	0.006	0.094	4087
41.40	3,104	0.071	0.006	0.100	4346
41.48	3,104	0.071	0.006	0.106	4604
41.57	3,104	0.071	0.006	0.112	4863
41.65	3,104	0.071	0.006	0.118	5122
41.73	3,104	0.071	0.006	0.124	5380
41.82	3,104	0.071	0.006	0.129	5639
41.90	3,104	0.071	0.006	0.135	5898
41.98	3,104	0.071	0.006	0.141	6156
42.07	3,104	0.071	0.006	0.147	6415
42.15	3,104	0.071	0.006	0.153	6674
42.23	3,104	0.071	0.006	0.159	6932
44.00	3,104	0.071	0.126	0.285	12416

DRY RETENTION - UNDERGROUND CHAMBERS

Elevation (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
39.90	8961.54	0.206	**0**	**0**	**0**
39.98	8961.54	0.206	0.017	0.017	747
40.00	8961.54	0.206	0.003	0.021	896
40.07	8961.54	0.206	0.014	0.034	1494
40.15	8961.54	0.206	0.017	0.051	2240
40.23	8961.54	0.206	0.017	0.069	2987
40.32	8961.54	0.206	0.017	0.086	3734
40.40	8961.54	0.206	0.017	0.103	4481
40.48	19507.70	0.448	0.027	0.130	5667
40.57	19289.96	0.443	0.037	0.167	7284
40.65	18995.82	0.436	0.037	0.204	8879
40.73	18698.69	0.429	0.036	0.240	10449
40.82	18333.45	0.421	0.035	0.275	11992
40.90	17892.81	0.411	0.035	0.310	13502
40.98	17446.90	0.401	0.034	0.344	14974
41.07	17007.82	0.390	0.033	0.377	16410
41.15	16422.99	0.377	0.032	0.409	17803
41.23	15758.15	0.362	0.031	0.439	19144
41.32	15022.83	0.345	0.029	0.469	20426
41.40	14137.10	0.325	0.028	0.497	21641
41.48	12966.42	0.298	0.026	0.523	22771
41.57	10915.95	0.251	0.023	0.546	23766
41.65	10098.87	0.232	0.020	0.566	24641
41.73	9393.81	0.216	0.019	0.584	25454
41.82	8961.54	0.206	0.018	0.602	26218
41.90	8961.54	0.206	0.017	0.619	26965
41.98	8961.54	0.206	0.017	0.636	27712
42.07	8961.54	0.206	0.017	0.653	28459
42.15	8961.54	0.206	0.017	0.670	29206
42.23	8961.54	0.206	0.017	0.688	29952

TOTAL STAGE VOLUME

Elevation (ft NGVD)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
39.90	0.000	0.000	0
39.98	0.017	0.017	747
40.00	0.003	0.021	896
40.07	0.035	0.056	2421
40.15	0.044	0.099	4326
40.23	0.044	0.143	6231
40.32	0.044	0.187	8137
40.40	0.044	0.231	10042
40.48	0.054	0.284	12387
40.57	0.064	0.348	15162
40.65	0.063	0.411	17916
40.73	0.063	0.474	20646
40.82	0.062	0.536	23347
40.90	0.061	0.597	26015
40.98	0.060	0.658	28647
41.07	0.060	0.717	31241
41.15	0.059	0.776	33792
41.23	0.057	0.833	36292
41.32	0.056	0.889	38733
41.40	0.054	0.944	41107
41.48	0.053	0.996	43395
41.57	0.049	1.046	45549
41.65	0.047	1.092	47583
41.73	0.045	1.138	49554
41.82	0.044	1.182	51477
41.90	0.044	1.225	53383
41.98	0.044	1.269	55288
42.07	0.044	1.313	57194
42.15	0.044	1.357	59099
42.23	0.044	1.400	61005
44.00	0.564	1.964	85568

BASIN 1		
QUALITY WATER	**(ac-ft)**	0.214
VOLUME	**(cu-ft)**	9338
BASIN 2		
QUALITY WATER	**(ac-ft)**	0.043
VOLUME	**(cu-ft)**	1891
BASIN 3		
QUALITY WATER	**(ac-ft)**	0.147
VOLUME	**(cu-ft)**	6409
BASIN 4-A		
QUALITY WATER	**(ac-ft)**	0.216
VOLUME	**(cu-ft)**	9415
BASIN 4-B		
QUALITY WATER	**(ac-ft)**	0.118
VOLUME	**(cu-ft)**	5161

REQUIRED WATER QUALITY

TOTAL			
QUALITY WATER	**(ac-ft)**	0.740	**<- Presumptive criteria for 80% removal**
VOLUME	**(cu-ft)**	32215	
OVERTREATMENT			
QUALITY WATER	**(ac-ft)**	0.168	
VOLUME	**(cu-ft)**	7334	

FINAL WATER QUALITY (+ OVER-TREATMENT VOLUME)

TOTAL		
QUALITY WATER	**(ac-ft)**	0.908
VOLUME	**(cu-ft)**	39549
WATER		
QUALITY	**(ft)**	41.35
ELEVATION		

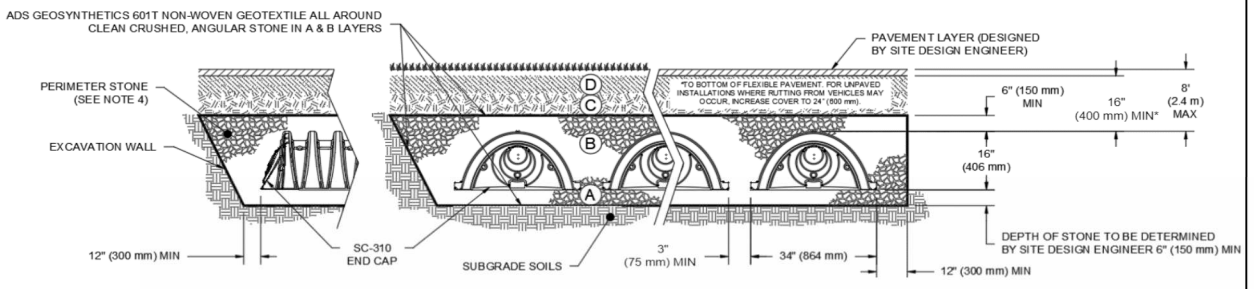
Project: SUTTON CROSSINGS

Area of System	22405	*sf*
Stone Porosity	40	*%*
Bottom of System EL	39.90	*ft*
Top of Storage EL		*ft*
Bottom of Storage EL		*ft*
Chamber Height	16	*in*
Chamber Length	85.4	*in*
Chamber Width	34	*in*
Row Space	3	*in*
Chamber Installed Footprint	21.9	*sf*
Stone Above Chambers	6	*in*
Stone Below Chambers	6	*in*
Chamber Total in System Area	1021	*qty*

Total Volume	
29952.32	
Vol. Below Top EL	
29952.32	
Vol. Below Bot EL	
0.00	
Design Volume	
29952.32	

StormTech SC-310 Cumulative Storage Volumes

Height of System *(inches)*	Incremental Chamber Storage *(cubic feet)*	Incremental Stone Storage *(cubic feet)*	Incremental Chamber & Stone *(cubic feet)*	Cumulative Total *(cubic feet)*	Elevation *(feet)*
28	0.00	746.80	746.80	29952.32	42.23
27	0.00	746.80	746.80	29205.52	42.15
26	0.00	746.80	746.80	28458.73	42.07
25	0.00	746.80	746.80	27711.93	41.98
24	0.00	746.80	746.80	26965.14	41.90
23	0.00	746.80	746.80	26218.34	41.82
22	60.04	722.78	782.82	25471.54	41.73
21	157.96	683.61	841.57	24688.73	41.65
20	271.45	638.22	909.66	23847.16	41.57
19	556.23	524.30	1080.54	22937.49	41.48
18	718.83	459.26	1178.09	21856.96	41.40
17	841.85	410.06	1251.90	20678.87	41.32
16	943.97	369.21	1313.18	19426.96	41.23
15	1036.31	332.27	1368.58	18113.78	41.15
14	1117.54	299.78	1417.32	16745.20	41.07
13	1178.52	275.39	1453.91	15327.88	40.98
12	1240.45	250.61	1491.07	13873.97	40.90
11	1301.65	226.13	1527.79	12382.91	40.82
10	1352.38	205.84	1558.22	10855.12	40.73
9	1393.65	189.34	1582.99	9296.90	40.65
8	1434.50	172.99	1607.50	7713.91	40.57
7	1464.74	160.90	1625.64	6106.41	40.48
6	0.00	746.80	746.80	4480.77	40.40
5	0.00	746.80	746.80	3733.98	40.32
4	0.00	746.80	746.80	2987.18	40.23
3	0.00	746.80	746.80	2240.39	40.15
2	0.00	746.80	746.80	1493.59	40.07
1	0.00	746.80	746.80	746.80	39.98



NOTE: If the software program being used allows for Stage Volume data, it is recommended to use the stage volume data from this spreadsheet. Software programs typically use linear interpolation to take stage area data and estimate stage volume data. Due to rounding differences over the total number of stages provided in this spreadsheet, the accuracy of the estimated volume could be off as much as 1%. It is recommended that the user check the software estimated volume and compare it to the volume listed in this spreadsheet to ensure the accuracy is within acceptable levels.

Stage Area Data

Height of System *(inches)*	Depth *(feet)*	Elevation *(feet)*	Area *(ft^2)*	Area *(acres)*
28	2.33	42.23	8961.54	0.2057
27	2.25	42.15	8961.54	0.2057
26	2.17	42.07	8961.54	0.2057
25	2.08	41.98	8961.54	0.2057
24	2.00	41.90	8961.54	0.2057
23	1.92	41.82	8961.54	0.2057
22	1.83	41.73	9393.81	0.2157
21	1.75	41.65	10098.87	0.2318
20	1.67	41.57	10915.95	0.2506
19	1.58	41.48	12966.42	0.2977
18	1.50	41.40	14137.10	0.3245
17	1.42	41.32	15022.83	0.3449
16	1.33	41.23	15758.15	0.3618
15	1.25	41.15	16422.99	0.3770
14	1.17	41.07	17007.82	0.3904
13	1.08	40.98	17446.90	0.4005
12	1.00	40.90	17892.81	0.4108
11	0.92	40.82	18333.45	0.4209
10	0.83	40.73	18698.69	0.4293
9	0.75	40.65	18995.82	0.4361
8	0.67	40.57	19289.96	0.4428
7	0.58	40.48	19507.70	0.4478
6	0.50	40.40	8961.54	0.2057
5	0.42	40.32	8961.54	0.2057
4	0.33	40.23	8961.54	0.2057
3	0.25	40.15	8961.54	0.2057
2	0.17	40.07	8961.54	0.2057
1	0.08	39.98	8961.54	0.2057
0	0.00	39.90	8961.54	0.2057

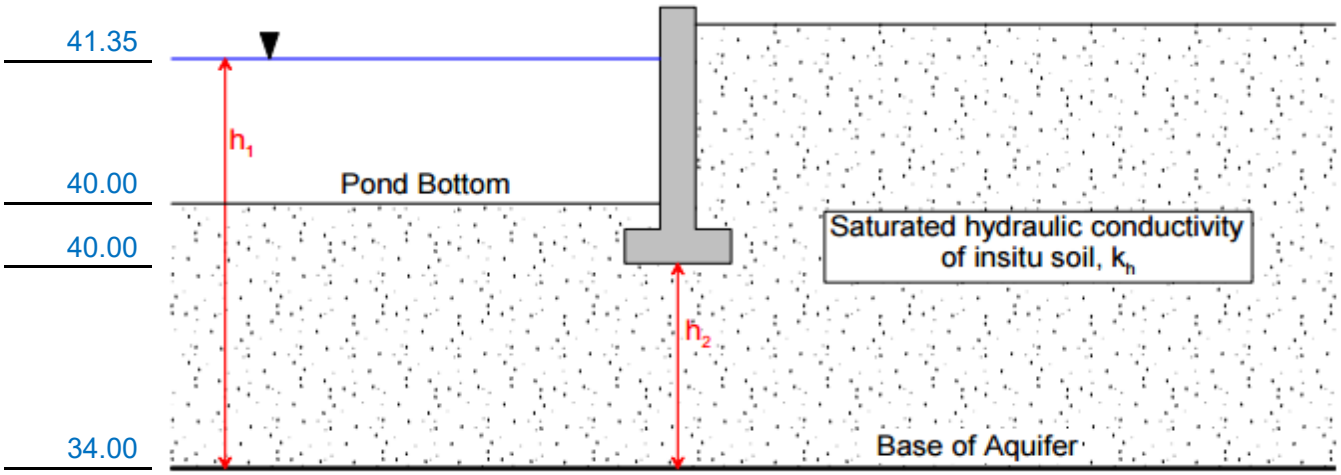
PROJECT NAME: **SUTTON CROSSINGS**
PROJECT NUMBER: **FLA240162.00**

Max Stage		
Simulation	**Node Name**	**Pond Stage (ft)**
010Y-24H	POND 1	41.74
010Y-24H	POND 2	41.74
010Y-24H	STORM CHAMBER	41.74
100Y-24H	POND 1	42.94
100Y-24H	POND 2	42.88
100Y-24H	STORM CHAMBER	42.94
025Y-24H	POND 1	42.32
025Y-24H	POND 2	42.29
025Y-24H	STORM CHAMBER	42.32
MEAN	POND 1	41.18
MEAN	POND 2	41.18
MEAN	STORM CHAMBER	41.18

Simulation	**Pre Q (cfs)**	**Post Q (cfs)**
MEAN	0	0.36
010Y-24H	0.14	3.10
025Y-24H	0.57	9.51
100Y-24H	2.01	15.35

PROJECT: **Sutton Crossings**
PROJECT #: **FLA240162.00**

K Value Calculations Pond 1



$$k_{avg} = \left(\frac{L_{Unwalled}}{L_{Total}} X\ k_h\right) + \left(\frac{L_{Walled}}{L_{Total}} X\ \frac{h_2}{h_1} X\ k_h\right)$$

L_{Total} is the total perimeter

L_{Walled} is the total perimeter

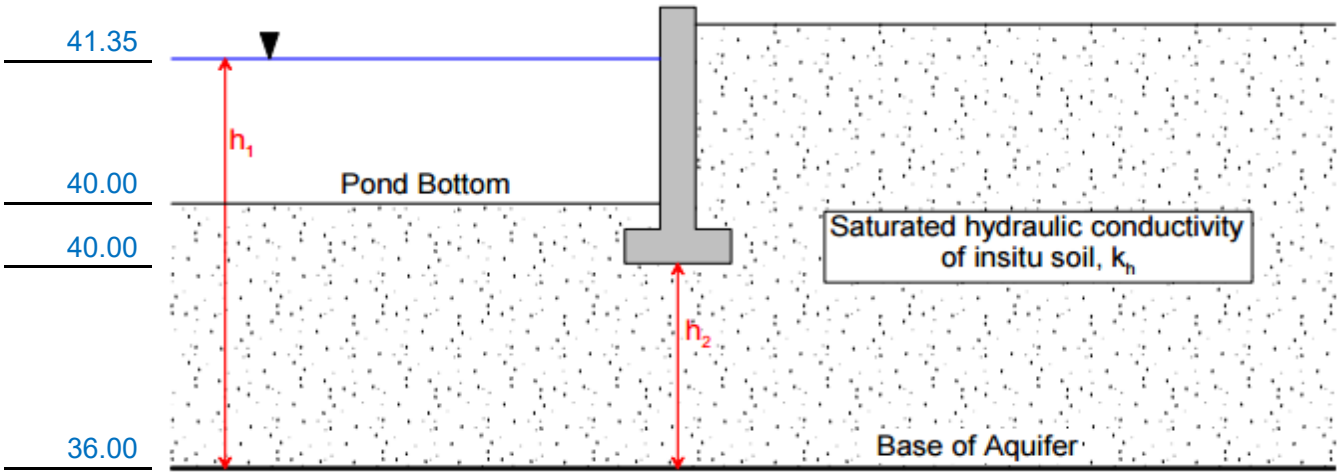
$L_{Unwalled}$ is the total perimeter

L_{Total} (Ft)	479
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	479
h_1 (Ft)	7.35
h_2 (Ft)	6
k_h (Ft/day)	22.5
k_{avg} (Ft/day)	**18.37**

L_{Total} (Ft)	479
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	479
h_1 (Ft)	7.35
h_2 (Ft)	6
k_v (Ft/day)	14
k_{avg} (Ft/day)	**11.43**

PROJECT: **QSR - Shepherd**
PROJECT #: **FLA230288.00**

K Value Calculations Basin 1



$$k_{avg} = \left(\frac{L_{Unwalled}}{L_{Total}} X\ k_h\right) + \left(\frac{L_{Walled}}{L_{Total}} X\ \frac{h_2}{h_1} X\ k_h\right)$$

L_{Total} is the total perimeter

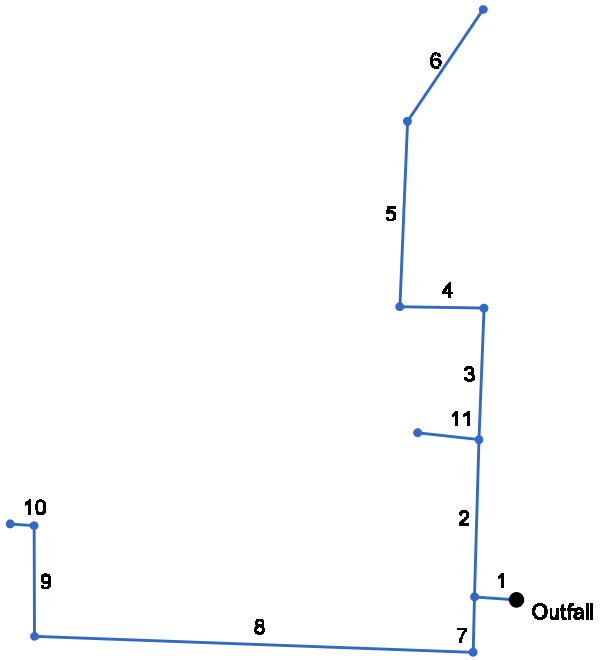
L_{Walled} is the total perimeter

$L_{Unwalled}$ is the total perimeter

L_{Total} (Ft)	277
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	277
h_1 (Ft)	5.35
h_2 (Ft)	4
k_h (Ft/day)	22.5
k_{avg} (Ft/day)	**16.82**

L_{Total} (Ft)	277
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	277
h_1 (Ft)	5.35
h_2 (Ft)	4
k_v (Ft/day)	14
k_{avg} (Ft/day)	**10.47**

Sutton Crossings



Project File: Sutton Crossings Storm Tabs.stm	Number of lines: 11	Date: 2/11/2025

FL-DOT Report 25 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len (ft)	Drainage Area C1 = 0.3 C2 = 0.95 C3 = 0.9 Increment (ac)	Drainage Area Sub-Total (ac)	Drainage Area Sum CA	Time of conc (min)	Time of Flow In sect (min)	Inten (I) (in/hr)	Total CA	Add Q / Total Flow Q (cfs)	Inlet elev (ft)	Elev of HGL / Elev of Crown / Elev of Invert Up (ft)	Down (ft)	Fall (ft)	Rise / Span Size (in)	HGL / Pipe Slope (%)	ADD / Full Flow Vel (ft/s)	Cap (cfs)	Date: 2/11/2025 / Frequency: 25 yrs / Proj: Sutton Crossings Sto Line description
1	End	Grate	0.012	28.000	0.00	1.13	0.34	18.01	0.17	6.78	1.98	0.00	42.55	42.42	42.39	0.03	30	0.09	2.74	13.45	
					0.07	1.73	1.64					13.45		40.64	40.50		30	0.50	6.40	31.42	
					0.00	0.00	0.00							38.14	38.00	0.14	Cir				
2	1	Grate	0.012	105.000	0.00	1.13	0.34	16.77	0.59	7.03	1.31	0.00	43.17	42.74	42.59	0.15	24	0.14	2.93	9.20	
					0.14	1.02	0.97					9.20		40.98	40.14		24	0.80	6.98	21.92	
					0.00	0.00	0.00							38.98	38.14	0.84	Cir				
3	2	MH	0.013	88.000	0.00	1.13	0.34	14.96	1.81	7.44	0.34	0.00	43.40	42.95	42.94	0.01	24	0.01	0.80	2.52	
					0.00	0.00	0.00					2.52		41.24	40.98		24	0.30	3.91	12.29	
					0.00	0.00	0.00							39.24	38.98	0.26	Cir				
4	3	MH	0.013	56.000	0.00	1.13	0.34	13.84	1.12	7.72	0.34	0.00	43.85	42.97	42.96	0.01	24	0.01	0.83	2.62	
					0.00	0.00	0.00					2.62		41.41	41.24		24	0.30	3.97	12.46	
					0.00	0.00	0.00							39.41	39.24	0.17	Cir				
5	4	MH	0.012	124.000	0.00	1.13	0.34	11.56	2.28	8.39	0.34	0.00	43.85	42.99	42.98	0.02	24	0.01	0.91	2.84	
					0.00	0.00	0.00					2.84		41.66	41.41		24	0.20	3.50	11.00	
					0.00	0.00	0.00							39.66	39.41	0.25	Cir				
6	5	Genr	0.012	90.000	1.13	1.13	0.34	10.00	1.56	8.92	0.34	0.00	44.00	43.02	43.00	0.01	24	0.02	0.96	3.03	
					0.00	0.00	0.00					3.03		42.00	41.66		24	0.38	4.79	15.06	
					0.00	0.00	0.00							40.00	39.66	0.34	Cir				
7	1	MH	0.013	37.000	0.00	0.00	0.00	17.55	0.46	6.87	0.61	0.00	43.00	42.60	42.59	0.01	24	0.03	1.33	4.18	
					0.00	0.64	0.61					4.18		40.27	40.14		24	0.35	4.27	13.41	
					0.00	0.00	0.00							38.27	38.14	0.13	Cir				
8	7	Grate	0.013	292.000	0.00	0.00	0.00	14.26	3.29	7.62	0.61	0.00	44.10	42.75	42.63	0.12	24	0.04	1.47	4.63	
					0.56	0.64	0.61					4.63		41.16	40.27		24	0.30	3.97	12.49	
					0.00	0.00	0.00							39.16	38.27	0.89	Cir				
9	8	Grate	0.013	74.000	0.00	0.00	0.00	10.93	3.34	8.60	0.08	0.00	44.66	42.81	42.80	0.00	18	0.00	0.37	0.65	
					0.02	0.08	0.08					0.65		41.03	40.66		18	0.50	4.20	7.43	
					0.00	0.00	0.00							39.53	39.16	0.37	Cir				
10	9	Grate	0.013	16.000	0.00	0.00	0.00	10.00	0.93	8.92	0.06	0.00	43.54	42.81	42.81	0.00	18	0.00	0.29	0.51	
					0.06	0.06	0.06					0.51		41.08	41.03		18	0.31	3.32	5.87	
					0.00	0.00	0.00							39.58	39.53	0.05	Cir				

NOTES: Intensity = 73.72 / (Inlet time + 7.70) ^ 0.73 (in/hr)

Sutton Crossings

FL-DOT Report 25 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow In sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 2/11/2025
					C1 = 0.3 C2 = 0.95 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 25 yrs
														Elev of Invert							Proj: Sutton Crossings Sto
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
11	2	Grate	0.012	41.000	0.00 0.88 0.00	0.00 0.88 0.00	0.00 0.84 0.00	10.00	0.29	8.92	0.84	0.00 7.46	43.12	42.98 41.50 39.50	42.94 40.98 38.98	0.04 0.52	24 24 Cir	0.09 1.27	2.37 8.78	7.46 27.59	

NOTES: Intensity = 73.72 / (Inlet time + 7.70) ^ 0.73 (in/hr)

FL-DOT Report

100 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow In sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 2/11/2025
					C1 = 0.3 C2 = 0.95 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 100 yrs
														Elev of Invert							Proj: Sutton Crossings Sto
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	Grate	0.012	28.000	0.00 0.07 0.00	1.13 1.73 0.00	0.34 1.64 0.00	17.60	0.16	7.27	1.98	0.00 14.42	42.55	43.09 40.64 38.14	43.06 40.50 38.00	0.03 0.14	30 30 Cir	0.11 0.50	2.94 6.40	14.42 31.42	
2	1	Grate	0.012	105.000	0.00 0.14 0.00	1.13 1.02 0.00	0.34 0.97 0.00	16.43	0.55	7.51	1.31	0.00 9.83	43.17	43.46 40.98 38.98	43.29 40.14 38.14	0.17 0.84	24 24 Cir	0.16 0.60	3.13 6.98	9.83 21.92	
3	2	MH	0.013	88.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	14.72	1.71	7.90	0.34	0.00 2.68	43.40	43.70 41.24 39.24	43.69 40.98 38.98	0.01 0.26	24 24 Cir	0.01 0.30	0.85 3.91	2.68 12.29	
4	3	MH	0.013	56.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	13.66	1.06	8.17	0.34	0.00 2.77	43.85	43.72 41.41 39.41	43.71 41.24 39.24	0.01 0.17	24 24 Cir	0.02 0.30	0.88 3.97	2.77 12.46	
5	4	MH	0.012	124.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	11.49	2.17	8.81	0.34	0.00 2.99	43.85	43.75 41.66 39.66	43.73 41.41 39.41	0.02 0.25	24 24 Cir	0.01 0.20	0.95 3.50	2.99 11.00	
6	5	Genr	0.012	90.000	1.13 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	10.00	1.49	9.33	0.34	0.00 3.16	44.00	43.77 42.00 40.00	43.76 41.66 39.66	0.01 0.34	24 24 Cir	0.02 0.38	1.01 4.79	3.16 15.06	
7	1	MH	0.013	37.000	0.00 0.00 0.00	0.00 0.64 0.00	0.00 0.61 0.00	17.18	0.43	7.36	0.61	0.00 4.47	43.00	43.31 40.27 38.27	43.29 40.14 38.14	0.01 0.13	24 24 Cir	0.04 0.35	1.42 4.27	4.47 13.41	
8	7	Grate	0.013	292.000	0.00 0.56 0.00	0.00 0.64 0.00	0.00 0.61 0.00	14.07	3.11	8.07	0.61	0.00 4.90	44.10	43.47 41.16 39.16	43.34 40.27 38.27	0.14 0.89	24 24 Cir	0.05 0.30	1.56 3.97	4.90 12.49	
9	8	Grate	0.013	74.000	0.00 0.02 0.00	0.00 0.08 0.00	0.00 0.08 0.00	10.89	3.18	9.01	0.08	0.00 0.68	44.66	43.53 41.03 39.53	43.53 40.66 39.16	0.00 0.37	18 18 Cir	0.00 0.50	0.39 4.20	0.68 7.43	
10	9	Grate	0.013	16.000	0.00 0.06 0.00	0.00 0.06 0.00	0.00 0.06 0.00	10.00	0.89	9.33	0.06	0.00 0.53	43.54	43.54 41.08 39.58	43.54 41.03 39.53	0.00 0.05	18 18 Cir	0.00 0.31	0.30 3.32	0.53 5.87	

NOTES: Intensity = 52.22 / (Inlet time + 5.60) ^ 0.63 (in/hr)

Sutton Crossings

FL-DOT Report

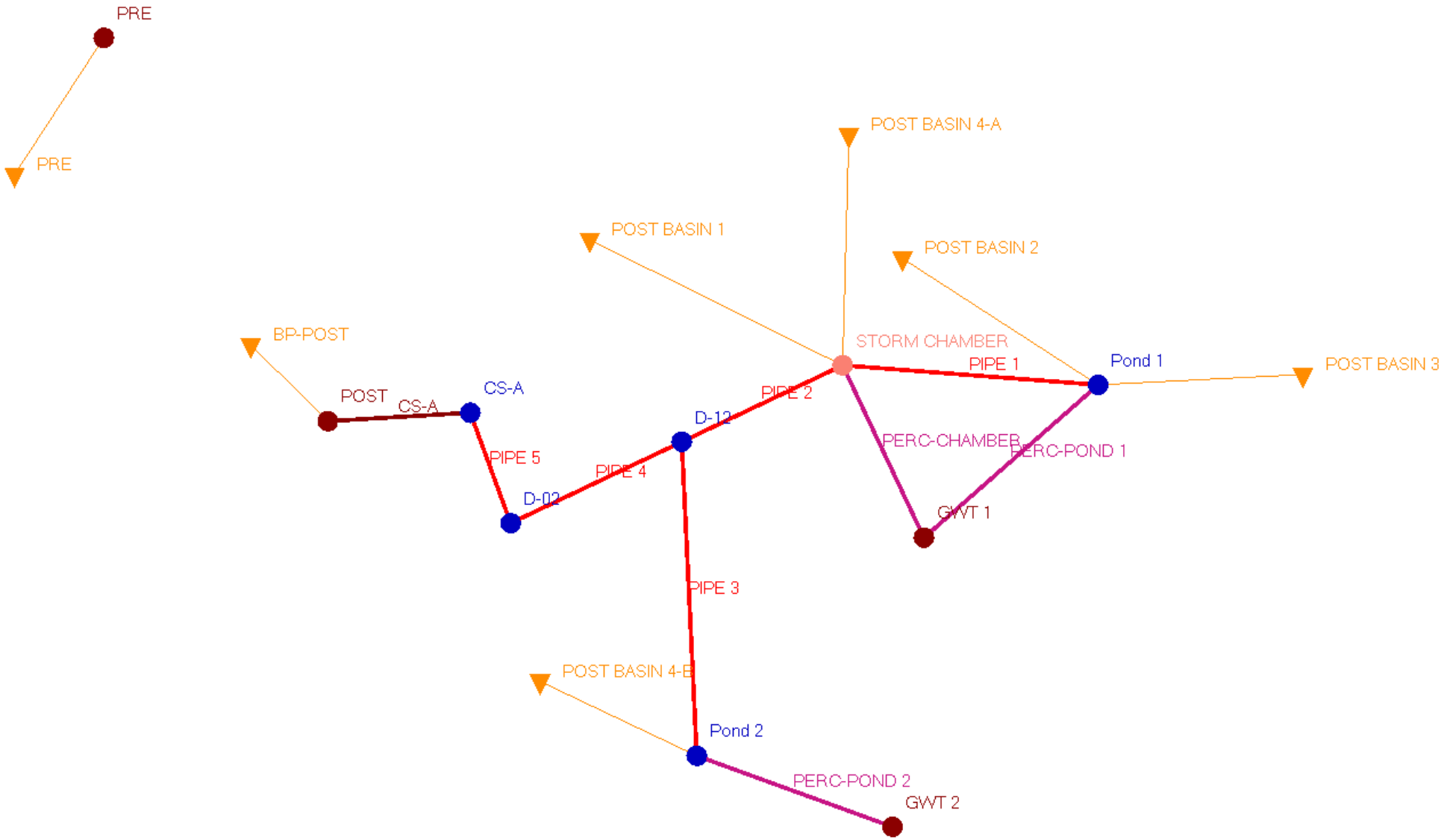
100 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow In sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 2/11/2025
					C1 = 0.3 C2 = 0.95 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 100 yrs
														Elev of Invert							Proj: Sutton Crossings Sto
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
11	2	Grate	0.012	41.000	0.00 0.88 0.00	0.00 0.88 0.00	0.00 0.84 0.00	10.00	0.28	9.33	0.84	0.00 7.80	43.12	43.73 41.50 39.50	43.69 40.98 38.98	0.04 0.52	24 24 Cir	0.10 1.27	2.48 8.78	7.80 27.59	

NOTES: Intensity = 52.22 / (Inlet time + 5.60) ^ 0.63 (in/hr)

Appendix C

ICPR4 - Summary Tables


PRE
PRE
POST BASIN 4-A
POST BASIN 1
POST BASIN 2
BP-POST
STORM CHAMBER
PIPE 1
Pond 1
POST BASIN 3
POST
CS-A
CS-A
PIPE 2
D-12
PERC-CHAMBER
PERC-POND 1
PIPE 5
PIPE 4
D-02
GWT 1
PIPE 3
POST BASIN 4-B
Pond 2
PERC-POND 2
GWT 2

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POST	010Y-24H	0.00	0.00	0.0000	3.10	0.00	0
PRE	010Y-24H	0.00	0.00	0.0000	0.14	0.00	0
Pond 1	010Y-24H	44.00	41.74	0.0009	10.67	1.43	10811
Pond 2	010Y-24H	44.00	41.74	0.0005	3.91	2.08	3431
STORM CHAMBER	010Y-24H	44.00	41.74	0.0010	15.50	5.60	19919
POST	025Y-24H	0.00	0.00	0.0000	9.51	0.00	0
PRE	025Y-24H	0.00	0.00	0.0000	0.57	0.00	0
Pond 1	025Y-24H	44.00	42.32	0.0006	12.74	3.14	10811
Pond 2	025Y-24H	44.00	42.29	0.0006	5.05	2.20	3431
STORM CHAMBER	025Y-24H	44.00	42.32	0.0010	19.17	8.89	19920
POST	100Y-24H	0.00	0.00	0.0000	15.35	0.00	0
PRE	100Y-24H	0.00	0.00	0.0000	2.01	0.00	0
Pond 1	100Y-24H	44.00	42.94	0.0010	16.36	5.16	10811
Pond 2	100Y-24H	44.00	42.88	0.0009	6.98	3.35	3430
STORM CHAMBER	100Y-24H	44.00	42.94	0.0010	24.71	12.90	19919
POST	MEAN	0.00	0.00	0.0000	0.36	0.00	0
PRE	MEAN	0.00	0.00	0.0000	0.00	0.00	0
Pond 1	MEAN	44.00	41.18	0.0010	6.11	1.43	10811
Pond 2	MEAN	44.00	41.18	0.0009	2.60	1.38	3431
STORM CHAMBER	MEAN	44.00	41.18	0.0010	10.36	4.30	19919

Simple Basin:

Scenario:	Scenario1
Node:	
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	0.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	
Peaking Factor:	0.0
Area:	0.0000 ac
Curve Number:	0.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BP-POST

Scenario:	Scenario1
Node:	POST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.4900 ac
Curve Number:	58.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 1

Scenario:	Scenario1
Node:	STORM CHAMBER
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.5200 ac
Curve Number:	95.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 2

Scenario:	Scenario1
Node:	Pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.5200 ac
Curve Number:	58.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 3

Scenario:	Scenario1
Node:	Pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.1300 ac
Curve Number:	89.2
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 4-A

Scenario:	Scenario1
Node:	STORM CHAMBER
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.6600 ac
Curve Number:	89.2
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 4-B

Scenario:	Scenario1
Node:	Pond 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.9100 ac
Curve Number:	89.2
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: PRE

Scenario:	Scenario1
Node:	PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	28.1000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.1300 ac
Curve Number:	30.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: CS-A

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	38.90 ft
Warning Stage:	44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
38.00	0.0001	4
43.50	0.0001	4

Comment:

Node: D-02

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	38.90 ft
Warning Stage:	44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
38.14	0.0001	4
42.55	0.0001	4

Comment:

Node: D-12

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
38.98	0.0001	4
43.17	0.0001	4

Comment:

Node: GWT 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 38.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	38.90
0	0	0	120.0000	38.90

Comment:

Node: GWT 2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 38.07 ft
Warning Stage: 38.07 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	38.07
0	0	0	120.0000	38.07

Comment:

Node: POST

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: PRE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
40.00	0.2480	10803
41.00	0.2480	10803
42.00	0.2480	10803
43.00	0.2480	10803
44.00	0.2480	10803

Comment:

Node: Pond 2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft

Warning Stage: 44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
40.00	0.0710	3093
41.00	0.0710	3093
42.00	0.0710	3093
43.00	0.0710	3093
44.00	0.0710	3093

Comment:

Node: STORM CHAMBER

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
39.90	0.00	0
39.98	0.02	741
40.00	0.02	915
40.07	0.03	1481
40.15	0.05	2222
40.23	0.07	3006
40.32	0.09	3746
40.40	0.10	4487
40.48	0.13	5663
40.57	0.17	7275
40.65	0.20	8886
40.73	0.24	10454
40.82	0.28	11979
40.90	0.31	13504
40.98	0.34	14985
41.07	0.38	16422
41.15	0.41	17816
41.23	0.44	19123
41.32	0.47	20430
41.40	0.50	21649
41.48	0.52	22782
41.57	0.55	23784
41.65	0.57	24655
41.73	0.58	25439
41.82	0.60	26223
41.90	0.62	26964
41.98	0.64	27704
42.07	0.65	28445

Stage [ft]	Volume [ac-ft]	Volume [ft3]
42.15	0.67	29185
42.23	0.69	29969

Comment: Used StormTech Calculator to developed Z-V table.

SC-310 chambers

Drop Structure Link: CS-A		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	38.00 ft	Invert:	37.67 ft
From Node:	CS-A	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	94.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	41.35 ft	Ref Node:	
Control Elevation:	41.35 ft	Discharge Coefficients	
Max Depth:	9999.00 ft	Weir Default:	3.200
Max Width:	4.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Percolation Link: PERC-CHAMBER

Scenario:	Scenario1	Surface Area Option:	User Specified
From Node:	STORM CHAMBER	Bottom Elevation:	39.90 ft
To Node:	GWT 1	Surface Area:	0.6000 ac
Link Count:	1	Vertical Flow Termination:	Horizontal Flow Algorithm
Flow Direction:	Both	Perimeter 1:	807.00 ft
Aquifer Base Elevation:	34.00 ft	Perimeter 2:	1074.00 ft
Water Table Elevation:	38.90 ft	Perimeter 3:	1385.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	22.500 fpd	Distance P2 to P3:	50.00 ft
Vertical Conductivity:	14.830 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.300	# of Cells P2 to P3:	29
Layer Thickness:	1.00 ft		

Comment:

Percolation Link: PERC-POND 1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GWT 1	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	480.00 ft
Flow Direction:	Both	Perimeter 2:	740.00 ft
Aquifer Base Elevation:	34.00 ft	Perimeter 3:	975.00 ft
Water Table Elevation:	38.90 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	50.00 ft
Horizontal Conductivity:	18.370 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	11.430 fpd	# of Cells P2 to P3:	29
Fillable Porosity:	0.300		
Layer Thickness:	1.10 ft		

Comment:

Percolation Link: PERC-POND 2

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GWT 2	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	280.00 ft
Flow Direction:	Both	Perimeter 2:	620.00 ft
Aquifer Base Elevation:	36.00 ft	Perimeter 3:	990.00 ft
Water Table Elevation:	38.07 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	50.00 ft
Horizontal Conductivity:	16.820 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	10.470 fpd	# of Cells P2 to P3:	29
Fillable Porosity:	0.300		
Layer Thickness:	1.93 ft		

Comment:

Pipe Link: PIPE 1		Upstream		Downstream	
Scenario:	Scenario1	Invert:	40.00 ft	Invert:	40.00 ft
From Node:	Pond 1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	STORM CHAMBER	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	8.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: PIPE 2		Upstream		Downstream	
Scenario:	Scenario1	Invert:	39.50 ft	Invert:	38.98 ft
From Node:	STORM CHAMBER	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	D-12	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: PIPE 3		Upstream		Downstream	
Scenario:	Scenario1	Invert:	40.00 ft	Invert:	38.98 ft
From Node:	Pond 2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	D-12	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	349.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PIPE 4		Upstream		Downstream	
Scenario:	Scenario1	Invert:	38.98 ft	Invert:	38.14 ft
From Node:	D-12	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	D-02	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	106.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PIPE 5		Upstream		Downstream	
Scenario:	Scenario1	Invert:	38.14 ft	Invert:	38.00 ft
From Node:	D-02	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	CS-A	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	28.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 010Y-24H

Scenario: Scenario1

Run Date/Time: 7/7/2025 9:47:44 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	6.80 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-24H

Scenario: Scenario1
Run Date/Time: 7/7/2025 9:50:03 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	365.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	8.60 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-24H

Scenario:	Scenario1
Run Date/Time:	7/7/2025 10:00:56 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 10.80 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: MEAN

Scenario: Scenario1
Run Date/Time: 7/7/2025 10:03:03 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 4.50 in

Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: RECOVERY

Scenario: Scenario1
Run Date/Time: 7/7/2025 10:03:55 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	80.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.0100
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Folder:			
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	No Rainfall
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft		
Edge Length Option:	Automatic		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	0.0000	41.31
RECOVERY	Pond 1	0.2501	40.94
RECOVERY	Pond 1	0.5007	40.87
RECOVERY	Pond 1	0.7503	40.81
RECOVERY	Pond 1	1.0002	40.78
RECOVERY	Pond 1	1.2505	40.75
RECOVERY	Pond 1	1.5003	40.73
RECOVERY	Pond 1	1.7501	40.71
RECOVERY	Pond 1	2.0001	40.70
RECOVERY	Pond 1	2.2503	40.69
RECOVERY	Pond 1	2.5002	40.67
RECOVERY	Pond 1	2.7511	40.66
RECOVERY	Pond 1	3.0013	40.65
RECOVERY	Pond 1	3.2501	40.64
RECOVERY	Pond 1	3.5000	40.64
RECOVERY	Pond 1	3.7503	40.63
RECOVERY	Pond 1	4.0015	40.62
RECOVERY	Pond 1	4.2521	40.61
RECOVERY	Pond 1	4.5006	40.60
RECOVERY	Pond 1	4.7509	40.60
RECOVERY	Pond 1	5.0024	40.59
RECOVERY	Pond 1	5.2508	40.58
RECOVERY	Pond 1	5.5018	40.58
RECOVERY	Pond 1	5.7514	40.57
RECOVERY	Pond 1	6.0032	40.57
RECOVERY	Pond 1	6.2516	40.56
RECOVERY	Pond 1	6.5023	40.55
RECOVERY	Pond 1	6.7505	40.55
RECOVERY	Pond 1	7.0004	40.54
RECOVERY	Pond 1	7.2514	40.54
RECOVERY	Pond 1	7.5036	40.53
RECOVERY	Pond 1	7.7513	40.53
RECOVERY	Pond 1	8.0020	40.52
RECOVERY	Pond 1	8.2520	40.52
RECOVERY	Pond 1	8.5005	40.51
RECOVERY	Pond 1	8.7516	40.51
RECOVERY	Pond 1	9.0024	40.50
RECOVERY	Pond 1	9.2511	40.50
RECOVERY	Pond 1	9.5011	40.49
RECOVERY	Pond 1	9.7504	40.49
RECOVERY	Pond 1	10.0027	40.48
RECOVERY	Pond 1	10.2517	40.48

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	10.5004	40.48
RECOVERY	Pond 1	10.7510	40.47
RECOVERY	Pond 1	11.0047	40.47
RECOVERY	Pond 1	11.2515	40.46
RECOVERY	Pond 1	11.5009	40.46
RECOVERY	Pond 1	11.7520	40.45
RECOVERY	Pond 1	12.0005	40.45
RECOVERY	Pond 1	12.2540	40.45
RECOVERY	Pond 1	12.5002	40.44
RECOVERY	Pond 1	12.7500	40.44
RECOVERY	Pond 1	13.0010	40.43
RECOVERY	Pond 1	13.2526	40.43
RECOVERY	Pond 1	13.5027	40.43
RECOVERY	Pond 1	13.7516	40.42
RECOVERY	Pond 1	14.0027	40.42
RECOVERY	Pond 1	14.2505	40.41
RECOVERY	Pond 1	14.5047	40.41
RECOVERY	Pond 1	14.7522	40.41
RECOVERY	Pond 1	15.0038	40.40
RECOVERY	Pond 1	15.2513	40.40
RECOVERY	Pond 1	15.5029	40.39
RECOVERY	Pond 1	15.7500	40.39
RECOVERY	Pond 1	16.0039	40.39
RECOVERY	Pond 1	16.2535	40.38
RECOVERY	Pond 1	16.5001	40.38
RECOVERY	Pond 1	16.7517	40.37
RECOVERY	Pond 1	17.0021	40.37
RECOVERY	Pond 1	17.2570	40.37
RECOVERY	Pond 1	17.5016	40.36
RECOVERY	Pond 1	17.7505	40.36
RECOVERY	Pond 1	18.0027	40.36
RECOVERY	Pond 1	18.2545	40.35
RECOVERY	Pond 1	18.5002	40.35
RECOVERY	Pond 1	18.7503	40.35
RECOVERY	Pond 1	19.0006	40.34
RECOVERY	Pond 1	19.2517	40.34
RECOVERY	Pond 1	19.5004	40.34
RECOVERY	Pond 1	19.7533	40.33
RECOVERY	Pond 1	20.0012	40.33
RECOVERY	Pond 1	20.2503	40.32
RECOVERY	Pond 1	20.5028	40.32
RECOVERY	Pond 1	20.7513	40.32

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	21.0008	40.31
RECOVERY	Pond 1	21.2515	40.31
RECOVERY	Pond 1	21.5013	40.31
RECOVERY	Pond 1	21.7508	40.30
RECOVERY	Pond 1	22.0003	40.30
RECOVERY	Pond 1	22.2532	40.30
RECOVERY	Pond 1	22.5012	40.29
RECOVERY	Pond 1	22.7523	40.29
RECOVERY	Pond 1	23.0009	40.29
RECOVERY	Pond 1	23.2514	40.29
RECOVERY	Pond 1	23.5002	40.28
RECOVERY	Pond 1	23.7514	40.28
RECOVERY	Pond 1	24.0028	40.28
RECOVERY	Pond 1	24.2522	40.27
RECOVERY	Pond 1	24.5029	40.27
RECOVERY	Pond 1	24.7511	40.27
RECOVERY	Pond 1	25.0027	40.26
RECOVERY	Pond 1	25.2530	40.26
RECOVERY	Pond 1	25.5028	40.26
RECOVERY	Pond 1	25.7568	40.26
RECOVERY	Pond 1	26.0023	40.25
RECOVERY	Pond 1	26.2524	40.25
RECOVERY	Pond 1	26.5005	40.25
RECOVERY	Pond 1	26.7513	40.24
RECOVERY	Pond 1	27.0017	40.24
RECOVERY	Pond 1	27.2502	40.24
RECOVERY	Pond 1	27.5013	40.24
RECOVERY	Pond 1	27.7543	40.23
RECOVERY	Pond 1	28.0026	40.23
RECOVERY	Pond 1	28.2504	40.23
RECOVERY	Pond 1	28.5021	40.23
RECOVERY	Pond 1	28.7519	40.22
RECOVERY	Pond 1	29.0045	40.22
RECOVERY	Pond 1	29.2521	40.22
RECOVERY	Pond 1	29.5027	40.22
RECOVERY	Pond 1	29.7514	40.21
RECOVERY	Pond 1	30.0013	40.21
RECOVERY	Pond 1	30.2508	40.21
RECOVERY	Pond 1	30.5033	40.21
RECOVERY	Pond 1	30.7541	40.20
RECOVERY	Pond 1	31.0017	40.20
RECOVERY	Pond 1	31.2527	40.20

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	31.5041	40.20
RECOVERY	Pond 1	31.7508	40.19
RECOVERY	Pond 1	32.0035	40.19
RECOVERY	Pond 1	32.2581	40.19
RECOVERY	Pond 1	32.5044	40.19
RECOVERY	Pond 1	32.7525	40.18
RECOVERY	Pond 1	33.0005	40.18
RECOVERY	Pond 1	33.2525	40.18
RECOVERY	Pond 1	33.5039	40.18
RECOVERY	Pond 1	33.7503	40.17
RECOVERY	Pond 1	34.0026	40.17
RECOVERY	Pond 1	34.2506	40.17
RECOVERY	Pond 1	34.5060	40.17
RECOVERY	Pond 1	34.7504	40.17
RECOVERY	Pond 1	35.0029	40.16
RECOVERY	Pond 1	35.2550	40.16
RECOVERY	Pond 1	35.5002	40.16
RECOVERY	Pond 1	35.7505	40.16
RECOVERY	Pond 1	36.0035	40.16
RECOVERY	Pond 1	36.2569	40.15
RECOVERY	Pond 1	36.5045	40.15
RECOVERY	Pond 1	36.7548	40.15
RECOVERY	Pond 1	37.0063	40.15
RECOVERY	Pond 1	37.2544	40.14
RECOVERY	Pond 1	37.5048	40.14
RECOVERY	Pond 1	37.7527	40.14
RECOVERY	Pond 1	38.0031	40.14
RECOVERY	Pond 1	38.2520	40.14
RECOVERY	Pond 1	38.5005	40.13
RECOVERY	Pond 1	38.7534	40.13
RECOVERY	Pond 1	39.0012	40.13
RECOVERY	Pond 1	39.2529	40.13
RECOVERY	Pond 1	39.5019	40.13
RECOVERY	Pond 1	39.7519	40.12
RECOVERY	Pond 1	40.0027	40.12
RECOVERY	Pond 1	40.2542	40.12
RECOVERY	Pond 1	40.5028	40.12
RECOVERY	Pond 1	40.7547	40.12
RECOVERY	Pond 1	41.0036	40.11
RECOVERY	Pond 1	41.2510	40.11
RECOVERY	Pond 1	41.5005	40.11
RECOVERY	Pond 1	41.7515	40.11

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	42.0019	40.11
RECOVERY	Pond 1	42.2578	40.10
RECOVERY	Pond 1	42.5014	40.10
RECOVERY	Pond 1	42.7544	40.10
RECOVERY	Pond 1	43.0029	40.10
RECOVERY	Pond 1	43.2530	40.10
RECOVERY	Pond 1	43.5023	40.10
RECOVERY	Pond 1	43.7538	40.09
RECOVERY	Pond 1	44.0048	40.09
RECOVERY	Pond 1	44.2525	40.09
RECOVERY	Pond 1	44.5025	40.09
RECOVERY	Pond 1	44.7505	40.09
RECOVERY	Pond 1	45.0019	40.08
RECOVERY	Pond 1	45.2515	40.08
RECOVERY	Pond 1	45.5028	40.08
RECOVERY	Pond 1	45.7552	40.08
RECOVERY	Pond 1	46.0011	40.08
RECOVERY	Pond 1	46.2523	40.08
RECOVERY	Pond 1	46.5028	40.07
RECOVERY	Pond 1	46.7559	40.07
RECOVERY	Pond 1	47.0004	40.07
RECOVERY	Pond 1	47.2507	40.07
RECOVERY	Pond 1	47.5037	40.07
RECOVERY	Pond 1	47.7510	40.07
RECOVERY	Pond 1	48.0072	40.06
RECOVERY	Pond 1	48.2505	40.06
RECOVERY	Pond 1	48.5006	40.06
RECOVERY	Pond 1	48.7527	40.06
RECOVERY	Pond 1	49.0015	40.06
RECOVERY	Pond 1	49.2519	40.06
RECOVERY	Pond 1	49.5045	40.05
RECOVERY	Pond 1	49.7526	40.05
RECOVERY	Pond 1	50.0046	40.05
RECOVERY	Pond 1	50.2501	40.05
RECOVERY	Pond 1	50.5027	40.05
RECOVERY	Pond 1	50.7512	40.05
RECOVERY	Pond 1	51.0011	40.04
RECOVERY	Pond 1	51.2510	40.04
RECOVERY	Pond 1	51.5020	40.04
RECOVERY	Pond 1	51.7528	40.04
RECOVERY	Pond 1	52.0009	40.04
RECOVERY	Pond 1	52.2545	40.04

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	52.5004	40.04
RECOVERY	Pond 1	52.7542	40.04
RECOVERY	Pond 1	53.0064	40.03
RECOVERY	Pond 1	53.2542	40.03
RECOVERY	Pond 1	53.5029	40.03
RECOVERY	Pond 1	53.7588	40.03
RECOVERY	Pond 1	54.0008	40.03
RECOVERY	Pond 1	54.2531	40.03
RECOVERY	Pond 1	54.5006	40.03
RECOVERY	Pond 1	54.7535	40.03
RECOVERY	Pond 1	55.0010	40.02
RECOVERY	Pond 1	55.2534	40.02
RECOVERY	Pond 1	55.5020	40.02
RECOVERY	Pond 1	55.7562	40.02
RECOVERY	Pond 1	56.0056	40.02
RECOVERY	Pond 1	56.2505	40.02
RECOVERY	Pond 1	56.5049	40.02
RECOVERY	Pond 1	56.7537	40.02
RECOVERY	Pond 1	57.0065	40.02
RECOVERY	Pond 1	57.2521	40.02
RECOVERY	Pond 1	57.5011	40.01
RECOVERY	Pond 1	57.7512	40.01
RECOVERY	Pond 1	58.0059	40.01
RECOVERY	Pond 1	58.2528	40.01
RECOVERY	Pond 1	58.5016	40.01
RECOVERY	Pond 1	58.7537	40.01
RECOVERY	Pond 1	59.0033	40.01
RECOVERY	Pond 1	59.2556	40.01
RECOVERY	Pond 1	59.5018	40.01
RECOVERY	Pond 1	59.7511	40.01
RECOVERY	Pond 1	60.0025	40.00
RECOVERY	Pond 1	60.2527	40.00
RECOVERY	Pond 1	60.5036	40.00
RECOVERY	Pond 1	60.7502	40.00
RECOVERY	Pond 1	61.0004	40.00
RECOVERY	Pond 1	61.2511	40.00
RECOVERY	Pond 1	61.5057	40.00
RECOVERY	Pond 1	61.7514	40.00
RECOVERY	Pond 1	62.0063	40.00
RECOVERY	Pond 1	62.2521	40.00
RECOVERY	Pond 1	62.5031	40.00
RECOVERY	Pond 1	62.7531	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	63.0019	40.00
RECOVERY	Pond 1	63.2515	40.00
RECOVERY	Pond 1	63.5022	40.00
RECOVERY	Pond 1	63.7547	40.00
RECOVERY	Pond 1	64.0019	40.00
RECOVERY	Pond 1	64.2510	40.00
RECOVERY	Pond 1	64.5054	40.00
RECOVERY	Pond 1	64.7530	40.00
RECOVERY	Pond 1	65.0041	40.00
RECOVERY	Pond 1	65.2524	40.00
RECOVERY	Pond 1	65.5035	40.00
RECOVERY	Pond 1	65.7518	40.00
RECOVERY	Pond 1	66.0008	40.00
RECOVERY	Pond 1	66.2505	40.00
RECOVERY	Pond 1	66.5008	40.00
RECOVERY	Pond 1	66.7529	40.00
RECOVERY	Pond 1	67.0004	40.00
RECOVERY	Pond 1	67.2530	40.00
RECOVERY	Pond 1	67.5019	40.00
RECOVERY	Pond 1	67.7502	40.00
RECOVERY	Pond 1	68.0034	40.00
RECOVERY	Pond 1	68.2505	40.00
RECOVERY	Pond 1	68.5013	40.00
RECOVERY	Pond 1	68.7523	40.00
RECOVERY	Pond 1	69.0006	40.00
RECOVERY	Pond 1	69.2522	40.00
RECOVERY	Pond 1	69.5010	40.00
RECOVERY	Pond 1	69.7504	40.00
RECOVERY	Pond 1	70.0037	40.00
RECOVERY	Pond 1	70.2543	40.00
RECOVERY	Pond 1	70.5062	40.00
RECOVERY	Pond 1	70.7512	40.00
RECOVERY	Pond 1	71.0003	40.00
RECOVERY	Pond 1	71.2543	40.00
RECOVERY	Pond 1	71.5005	40.00
RECOVERY	Pond 1	71.7542	40.00
RECOVERY	Pond 1	72.0036	40.00
RECOVERY	Pond 1	72.2548	40.00
RECOVERY	Pond 1	72.5002	40.00
RECOVERY	Pond 1	72.7503	40.00
RECOVERY	Pond 1	73.0035	40.00
RECOVERY	Pond 1	73.2519	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 1	73.5019	40.00
RECOVERY	Pond 1	73.7557	40.00
RECOVERY	Pond 1	74.0024	40.00
RECOVERY	Pond 1	74.2516	40.00
RECOVERY	Pond 1	74.5019	40.00
RECOVERY	Pond 1	74.7530	40.00
RECOVERY	Pond 1	75.0022	40.00
RECOVERY	Pond 1	75.2509	40.00
RECOVERY	Pond 1	75.5058	40.00
RECOVERY	Pond 1	75.7533	40.00
RECOVERY	Pond 1	76.0018	40.00
RECOVERY	Pond 1	76.2553	40.00
RECOVERY	Pond 1	76.5028	40.00
RECOVERY	Pond 1	76.7537	40.00
RECOVERY	Pond 1	77.0005	40.00
RECOVERY	Pond 1	77.2510	40.00
RECOVERY	Pond 1	77.5007	40.00
RECOVERY	Pond 1	77.7519	40.00
RECOVERY	Pond 1	78.0001	40.00
RECOVERY	Pond 1	78.2509	40.00
RECOVERY	Pond 1	78.5044	40.00
RECOVERY	Pond 1	78.7514	40.00
RECOVERY	Pond 1	79.0047	40.00
RECOVERY	Pond 1	79.2517	40.00
RECOVERY	Pond 1	79.5035	40.00
RECOVERY	Pond 1	79.7518	40.00
RECOVERY	Pond 1	80.0019	40.00
RECOVERY	Pond 2	0.0000	41.31
RECOVERY	Pond 2	0.2501	40.94
RECOVERY	Pond 2	0.5007	40.87
RECOVERY	Pond 2	0.7503	40.81
RECOVERY	Pond 2	1.0002	40.78
RECOVERY	Pond 2	1.2505	40.75
RECOVERY	Pond 2	1.5003	40.73
RECOVERY	Pond 2	1.7501	40.71
RECOVERY	Pond 2	2.0001	40.70
RECOVERY	Pond 2	2.2503	40.68
RECOVERY	Pond 2	2.5002	40.67
RECOVERY	Pond 2	2.7511	40.66
RECOVERY	Pond 2	3.0013	40.65
RECOVERY	Pond 2	3.2501	40.64
RECOVERY	Pond 2	3.5000	40.63

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	3.7503	40.62
RECOVERY	Pond 2	4.0015	40.62
RECOVERY	Pond 2	4.2521	40.61
RECOVERY	Pond 2	4.5006	40.60
RECOVERY	Pond 2	4.7509	40.59
RECOVERY	Pond 2	5.0024	40.59
RECOVERY	Pond 2	5.2508	40.58
RECOVERY	Pond 2	5.5018	40.58
RECOVERY	Pond 2	5.7514	40.57
RECOVERY	Pond 2	6.0032	40.56
RECOVERY	Pond 2	6.2516	40.56
RECOVERY	Pond 2	6.5023	40.55
RECOVERY	Pond 2	6.7505	40.55
RECOVERY	Pond 2	7.0004	40.54
RECOVERY	Pond 2	7.2514	40.54
RECOVERY	Pond 2	7.5036	40.53
RECOVERY	Pond 2	7.7513	40.53
RECOVERY	Pond 2	8.0020	40.52
RECOVERY	Pond 2	8.2520	40.51
RECOVERY	Pond 2	8.5005	40.51
RECOVERY	Pond 2	8.7516	40.50
RECOVERY	Pond 2	9.0024	40.50
RECOVERY	Pond 2	9.2511	40.50
RECOVERY	Pond 2	9.5011	40.49
RECOVERY	Pond 2	9.7504	40.49
RECOVERY	Pond 2	10.0027	40.48
RECOVERY	Pond 2	10.2517	40.48
RECOVERY	Pond 2	10.5004	40.47
RECOVERY	Pond 2	10.7510	40.47
RECOVERY	Pond 2	11.0047	40.46
RECOVERY	Pond 2	11.2515	40.46
RECOVERY	Pond 2	11.5009	40.46
RECOVERY	Pond 2	11.7520	40.45
RECOVERY	Pond 2	12.0005	40.45
RECOVERY	Pond 2	12.2540	40.44
RECOVERY	Pond 2	12.5002	40.44
RECOVERY	Pond 2	12.7500	40.43
RECOVERY	Pond 2	13.0010	40.43
RECOVERY	Pond 2	13.2526	40.43
RECOVERY	Pond 2	13.5027	40.42
RECOVERY	Pond 2	13.7516	40.42
RECOVERY	Pond 2	14.0027	40.41

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	14.2505	40.41
RECOVERY	Pond 2	14.5047	40.41
RECOVERY	Pond 2	14.7522	40.40
RECOVERY	Pond 2	15.0038	40.40
RECOVERY	Pond 2	15.2513	40.40
RECOVERY	Pond 2	15.5029	40.39
RECOVERY	Pond 2	15.7500	40.39
RECOVERY	Pond 2	16.0039	40.38
RECOVERY	Pond 2	16.2535	40.38
RECOVERY	Pond 2	16.5001	40.38
RECOVERY	Pond 2	16.7517	40.37
RECOVERY	Pond 2	17.0021	40.37
RECOVERY	Pond 2	17.2570	40.36
RECOVERY	Pond 2	17.5016	40.36
RECOVERY	Pond 2	17.7505	40.36
RECOVERY	Pond 2	18.0027	40.35
RECOVERY	Pond 2	18.2545	40.35
RECOVERY	Pond 2	18.5002	40.35
RECOVERY	Pond 2	18.7503	40.34
RECOVERY	Pond 2	19.0006	40.34
RECOVERY	Pond 2	19.2517	40.34
RECOVERY	Pond 2	19.5004	40.33
RECOVERY	Pond 2	19.7533	40.33
RECOVERY	Pond 2	20.0012	40.33
RECOVERY	Pond 2	20.2503	40.32
RECOVERY	Pond 2	20.5028	40.32
RECOVERY	Pond 2	20.7513	40.32
RECOVERY	Pond 2	21.0008	40.31
RECOVERY	Pond 2	21.2515	40.31
RECOVERY	Pond 2	21.5013	40.31
RECOVERY	Pond 2	21.7508	40.30
RECOVERY	Pond 2	22.0003	40.30
RECOVERY	Pond 2	22.2532	40.30
RECOVERY	Pond 2	22.5012	40.29
RECOVERY	Pond 2	22.7523	40.29
RECOVERY	Pond 2	23.0009	40.29
RECOVERY	Pond 2	23.2514	40.28
RECOVERY	Pond 2	23.5002	40.28
RECOVERY	Pond 2	23.7514	40.28
RECOVERY	Pond 2	24.0028	40.27
RECOVERY	Pond 2	24.2522	40.27
RECOVERY	Pond 2	24.5029	40.27

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	24.7511	40.26
RECOVERY	Pond 2	25.0027	40.26
RECOVERY	Pond 2	25.2530	40.26
RECOVERY	Pond 2	25.5028	40.26
RECOVERY	Pond 2	25.7568	40.25
RECOVERY	Pond 2	26.0023	40.25
RECOVERY	Pond 2	26.2524	40.25
RECOVERY	Pond 2	26.5005	40.24
RECOVERY	Pond 2	26.7513	40.24
RECOVERY	Pond 2	27.0017	40.24
RECOVERY	Pond 2	27.2502	40.24
RECOVERY	Pond 2	27.5013	40.23
RECOVERY	Pond 2	27.7543	40.23
RECOVERY	Pond 2	28.0026	40.23
RECOVERY	Pond 2	28.2504	40.23
RECOVERY	Pond 2	28.5021	40.22
RECOVERY	Pond 2	28.7519	40.22
RECOVERY	Pond 2	29.0045	40.22
RECOVERY	Pond 2	29.2521	40.21
RECOVERY	Pond 2	29.5027	40.21
RECOVERY	Pond 2	29.7514	40.21
RECOVERY	Pond 2	30.0013	40.21
RECOVERY	Pond 2	30.2508	40.20
RECOVERY	Pond 2	30.5033	40.20
RECOVERY	Pond 2	30.7541	40.20
RECOVERY	Pond 2	31.0017	40.20
RECOVERY	Pond 2	31.2527	40.19
RECOVERY	Pond 2	31.5041	40.19
RECOVERY	Pond 2	31.7508	40.19
RECOVERY	Pond 2	32.0035	40.19
RECOVERY	Pond 2	32.2581	40.19
RECOVERY	Pond 2	32.5044	40.18
RECOVERY	Pond 2	32.7525	40.18
RECOVERY	Pond 2	33.0005	40.18
RECOVERY	Pond 2	33.2525	40.18
RECOVERY	Pond 2	33.5039	40.17
RECOVERY	Pond 2	33.7503	40.17
RECOVERY	Pond 2	34.0026	40.17
RECOVERY	Pond 2	34.2506	40.17
RECOVERY	Pond 2	34.5060	40.16
RECOVERY	Pond 2	34.7504	40.16
RECOVERY	Pond 2	35.0029	40.16

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	35.2550	40.16
RECOVERY	Pond 2	35.5002	40.16
RECOVERY	Pond 2	35.7505	40.15
RECOVERY	Pond 2	36.0035	40.15
RECOVERY	Pond 2	36.2569	40.15
RECOVERY	Pond 2	36.5045	40.15
RECOVERY	Pond 2	36.7548	40.14
RECOVERY	Pond 2	37.0063	40.14
RECOVERY	Pond 2	37.2544	40.14
RECOVERY	Pond 2	37.5048	40.14
RECOVERY	Pond 2	37.7527	40.14
RECOVERY	Pond 2	38.0031	40.13
RECOVERY	Pond 2	38.2520	40.13
RECOVERY	Pond 2	38.5005	40.13
RECOVERY	Pond 2	38.7534	40.13
RECOVERY	Pond 2	39.0012	40.13
RECOVERY	Pond 2	39.2529	40.12
RECOVERY	Pond 2	39.5019	40.12
RECOVERY	Pond 2	39.7519	40.12
RECOVERY	Pond 2	40.0027	40.12
RECOVERY	Pond 2	40.2542	40.12
RECOVERY	Pond 2	40.5028	40.11
RECOVERY	Pond 2	40.7547	40.11
RECOVERY	Pond 2	41.0036	40.11
RECOVERY	Pond 2	41.2510	40.11
RECOVERY	Pond 2	41.5005	40.11
RECOVERY	Pond 2	41.7515	40.10
RECOVERY	Pond 2	42.0019	40.10
RECOVERY	Pond 2	42.2578	40.10
RECOVERY	Pond 2	42.5014	40.10
RECOVERY	Pond 2	42.7544	40.10
RECOVERY	Pond 2	43.0029	40.09
RECOVERY	Pond 2	43.2530	40.09
RECOVERY	Pond 2	43.5023	40.09
RECOVERY	Pond 2	43.7538	40.09
RECOVERY	Pond 2	44.0048	40.09
RECOVERY	Pond 2	44.2525	40.08
RECOVERY	Pond 2	44.5025	40.08
RECOVERY	Pond 2	44.7505	40.08
RECOVERY	Pond 2	45.0019	40.08
RECOVERY	Pond 2	45.2515	40.08
RECOVERY	Pond 2	45.5028	40.08

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	45.7552	40.07
RECOVERY	Pond 2	46.0011	40.07
RECOVERY	Pond 2	46.2523	40.07
RECOVERY	Pond 2	46.5028	40.07
RECOVERY	Pond 2	46.7559	40.07
RECOVERY	Pond 2	47.0004	40.06
RECOVERY	Pond 2	47.2507	40.06
RECOVERY	Pond 2	47.5037	40.06
RECOVERY	Pond 2	47.7510	40.06
RECOVERY	Pond 2	48.0072	40.06
RECOVERY	Pond 2	48.2505	40.06
RECOVERY	Pond 2	48.5006	40.05
RECOVERY	Pond 2	48.7527	40.05
RECOVERY	Pond 2	49.0015	40.05
RECOVERY	Pond 2	49.2519	40.05
RECOVERY	Pond 2	49.5045	40.05
RECOVERY	Pond 2	49.7526	40.04
RECOVERY	Pond 2	50.0046	40.04
RECOVERY	Pond 2	50.2501	40.04
RECOVERY	Pond 2	50.5027	40.04
RECOVERY	Pond 2	50.7512	40.04
RECOVERY	Pond 2	51.0011	40.03
RECOVERY	Pond 2	51.2510	40.03
RECOVERY	Pond 2	51.5020	40.03
RECOVERY	Pond 2	51.7528	40.03
RECOVERY	Pond 2	52.0009	40.03
RECOVERY	Pond 2	52.2545	40.02
RECOVERY	Pond 2	52.5004	40.02
RECOVERY	Pond 2	52.7542	40.02
RECOVERY	Pond 2	53.0064	40.02
RECOVERY	Pond 2	53.2542	40.02
RECOVERY	Pond 2	53.5029	40.01
RECOVERY	Pond 2	53.7588	40.01
RECOVERY	Pond 2	54.0008	40.01
RECOVERY	Pond 2	54.2531	40.01
RECOVERY	Pond 2	54.5006	40.00
RECOVERY	Pond 2	54.7535	40.00
RECOVERY	Pond 2	55.0010	40.00
RECOVERY	Pond 2	55.2534	40.00
RECOVERY	Pond 2	55.5020	40.00
RECOVERY	Pond 2	55.7562	40.00
RECOVERY	Pond 2	56.0056	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	56.2505	40.00
RECOVERY	Pond 2	56.5049	40.00
RECOVERY	Pond 2	56.7537	40.00
RECOVERY	Pond 2	57.0065	40.00
RECOVERY	Pond 2	57.2521	40.00
RECOVERY	Pond 2	57.5011	40.00
RECOVERY	Pond 2	57.7512	40.00
RECOVERY	Pond 2	58.0059	40.00
RECOVERY	Pond 2	58.2528	40.00
RECOVERY	Pond 2	58.5016	40.00
RECOVERY	Pond 2	58.7537	40.00
RECOVERY	Pond 2	59.0033	40.00
RECOVERY	Pond 2	59.2556	40.00
RECOVERY	Pond 2	59.5018	40.00
RECOVERY	Pond 2	59.7511	40.00
RECOVERY	Pond 2	60.0025	40.00
RECOVERY	Pond 2	60.2527	40.00
RECOVERY	Pond 2	60.5036	40.00
RECOVERY	Pond 2	60.7502	40.00
RECOVERY	Pond 2	61.0004	40.00
RECOVERY	Pond 2	61.2511	40.00
RECOVERY	Pond 2	61.5057	40.00
RECOVERY	Pond 2	61.7514	40.00
RECOVERY	Pond 2	62.0063	40.00
RECOVERY	Pond 2	62.2521	40.00
RECOVERY	Pond 2	62.5031	40.00
RECOVERY	Pond 2	62.7531	40.00
RECOVERY	Pond 2	63.0019	40.00
RECOVERY	Pond 2	63.2515	40.00
RECOVERY	Pond 2	63.5022	40.00
RECOVERY	Pond 2	63.7547	40.00
RECOVERY	Pond 2	64.0019	40.00
RECOVERY	Pond 2	64.2510	40.00
RECOVERY	Pond 2	64.5054	40.00
RECOVERY	Pond 2	64.7530	40.00
RECOVERY	Pond 2	65.0041	40.00
RECOVERY	Pond 2	65.2524	40.00
RECOVERY	Pond 2	65.5035	40.00
RECOVERY	Pond 2	65.7518	40.00
RECOVERY	Pond 2	66.0008	40.00
RECOVERY	Pond 2	66.2505	40.00
RECOVERY	Pond 2	66.5008	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	66.7529	40.00
RECOVERY	Pond 2	67.0004	40.00
RECOVERY	Pond 2	67.2530	40.00
RECOVERY	Pond 2	67.5019	40.00
RECOVERY	Pond 2	67.7502	40.00
RECOVERY	Pond 2	68.0034	40.00
RECOVERY	Pond 2	68.2505	40.00
RECOVERY	Pond 2	68.5013	40.00
RECOVERY	Pond 2	68.7523	40.00
RECOVERY	Pond 2	69.0006	40.00
RECOVERY	Pond 2	69.2522	40.00
RECOVERY	Pond 2	69.5010	40.00
RECOVERY	Pond 2	69.7504	40.00
RECOVERY	Pond 2	70.0037	40.00
RECOVERY	Pond 2	70.2543	40.00
RECOVERY	Pond 2	70.5062	40.00
RECOVERY	Pond 2	70.7512	40.00
RECOVERY	Pond 2	71.0003	40.00
RECOVERY	Pond 2	71.2543	40.00
RECOVERY	Pond 2	71.5005	40.00
RECOVERY	Pond 2	71.7542	40.00
RECOVERY	Pond 2	72.0036	40.00
RECOVERY	Pond 2	72.2548	40.00
RECOVERY	Pond 2	72.5002	40.00
RECOVERY	Pond 2	72.7503	40.00
RECOVERY	Pond 2	73.0035	40.00
RECOVERY	Pond 2	73.2519	40.00
RECOVERY	Pond 2	73.5019	40.00
RECOVERY	Pond 2	73.7557	40.00
RECOVERY	Pond 2	74.0024	40.00
RECOVERY	Pond 2	74.2516	40.00
RECOVERY	Pond 2	74.5019	40.00
RECOVERY	Pond 2	74.7530	40.00
RECOVERY	Pond 2	75.0022	40.00
RECOVERY	Pond 2	75.2509	40.00
RECOVERY	Pond 2	75.5058	40.00
RECOVERY	Pond 2	75.7533	40.00
RECOVERY	Pond 2	76.0018	40.00
RECOVERY	Pond 2	76.2553	40.00
RECOVERY	Pond 2	76.5028	40.00
RECOVERY	Pond 2	76.7537	40.00
RECOVERY	Pond 2	77.0005	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	Pond 2	77.2510	40.00
RECOVERY	Pond 2	77.5007	40.00
RECOVERY	Pond 2	77.7519	40.00
RECOVERY	Pond 2	78.0001	40.00
RECOVERY	Pond 2	78.2509	40.00
RECOVERY	Pond 2	78.5044	40.00
RECOVERY	Pond 2	78.7514	40.00
RECOVERY	Pond 2	79.0047	40.00
RECOVERY	Pond 2	79.2517	40.00
RECOVERY	Pond 2	79.5035	40.00
RECOVERY	Pond 2	79.7518	40.00
RECOVERY	Pond 2	80.0019	40.00
RECOVERY	STORM CHAMBER	0.0000	41.31
RECOVERY	STORM CHAMBER	0.2501	40.94
RECOVERY	STORM CHAMBER	0.5007	40.87
RECOVERY	STORM CHAMBER	0.7503	40.81
RECOVERY	STORM CHAMBER	1.0002	40.78
RECOVERY	STORM CHAMBER	1.2505	40.75
RECOVERY	STORM CHAMBER	1.5003	40.73
RECOVERY	STORM CHAMBER	1.7501	40.71
RECOVERY	STORM CHAMBER	2.0001	40.70
RECOVERY	STORM CHAMBER	2.2503	40.69
RECOVERY	STORM CHAMBER	2.5002	40.67
RECOVERY	STORM CHAMBER	2.7511	40.66
RECOVERY	STORM CHAMBER	3.0013	40.65
RECOVERY	STORM CHAMBER	3.2501	40.64
RECOVERY	STORM CHAMBER	3.5000	40.63
RECOVERY	STORM CHAMBER	3.7503	40.63
RECOVERY	STORM CHAMBER	4.0015	40.62
RECOVERY	STORM CHAMBER	4.2521	40.61
RECOVERY	STORM CHAMBER	4.5006	40.60
RECOVERY	STORM CHAMBER	4.7509	40.60
RECOVERY	STORM CHAMBER	5.0024	40.59
RECOVERY	STORM CHAMBER	5.2508	40.58
RECOVERY	STORM CHAMBER	5.5018	40.58
RECOVERY	STORM CHAMBER	5.7514	40.57
RECOVERY	STORM CHAMBER	6.0032	40.56
RECOVERY	STORM CHAMBER	6.2516	40.56
RECOVERY	STORM CHAMBER	6.5023	40.55
RECOVERY	STORM CHAMBER	6.7505	40.55
RECOVERY	STORM CHAMBER	7.0004	40.54
RECOVERY	STORM CHAMBER	7.2514	40.54

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	7.5036	40.53
RECOVERY	STORM CHAMBER	7.7513	40.53
RECOVERY	STORM CHAMBER	8.0020	40.52
RECOVERY	STORM CHAMBER	8.2520	40.52
RECOVERY	STORM CHAMBER	8.5005	40.51
RECOVERY	STORM CHAMBER	8.7516	40.51
RECOVERY	STORM CHAMBER	9.0024	40.50
RECOVERY	STORM CHAMBER	9.2511	40.50
RECOVERY	STORM CHAMBER	9.5011	40.49
RECOVERY	STORM CHAMBER	9.7504	40.49
RECOVERY	STORM CHAMBER	10.0027	40.48
RECOVERY	STORM CHAMBER	10.2517	40.48
RECOVERY	STORM CHAMBER	10.5004	40.47
RECOVERY	STORM CHAMBER	10.7510	40.47
RECOVERY	STORM CHAMBER	11.0047	40.47
RECOVERY	STORM CHAMBER	11.2515	40.46
RECOVERY	STORM CHAMBER	11.5009	40.46
RECOVERY	STORM CHAMBER	11.7520	40.45
RECOVERY	STORM CHAMBER	12.0005	40.45
RECOVERY	STORM CHAMBER	12.2540	40.44
RECOVERY	STORM CHAMBER	12.5002	40.44
RECOVERY	STORM CHAMBER	12.7500	40.44
RECOVERY	STORM CHAMBER	13.0010	40.43
RECOVERY	STORM CHAMBER	13.2526	40.43
RECOVERY	STORM CHAMBER	13.5027	40.42
RECOVERY	STORM CHAMBER	13.7516	40.42
RECOVERY	STORM CHAMBER	14.0027	40.42
RECOVERY	STORM CHAMBER	14.2505	40.41
RECOVERY	STORM CHAMBER	14.5047	40.41
RECOVERY	STORM CHAMBER	14.7522	40.40
RECOVERY	STORM CHAMBER	15.0038	40.40
RECOVERY	STORM CHAMBER	15.2513	40.40
RECOVERY	STORM CHAMBER	15.5029	40.39
RECOVERY	STORM CHAMBER	15.7500	40.39
RECOVERY	STORM CHAMBER	16.0039	40.39
RECOVERY	STORM CHAMBER	16.2535	40.38
RECOVERY	STORM CHAMBER	16.5001	40.38
RECOVERY	STORM CHAMBER	16.7517	40.37
RECOVERY	STORM CHAMBER	17.0021	40.37
RECOVERY	STORM CHAMBER	17.2570	40.37
RECOVERY	STORM CHAMBER	17.5016	40.36
RECOVERY	STORM CHAMBER	17.7505	40.36

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	18.0027	40.36
RECOVERY	STORM CHAMBER	18.2545	40.35
RECOVERY	STORM CHAMBER	18.5002	40.35
RECOVERY	STORM CHAMBER	18.7503	40.34
RECOVERY	STORM CHAMBER	19.0006	40.34
RECOVERY	STORM CHAMBER	19.2517	40.34
RECOVERY	STORM CHAMBER	19.5004	40.33
RECOVERY	STORM CHAMBER	19.7533	40.33
RECOVERY	STORM CHAMBER	20.0012	40.33
RECOVERY	STORM CHAMBER	20.2503	40.32
RECOVERY	STORM CHAMBER	20.5028	40.32
RECOVERY	STORM CHAMBER	20.7513	40.32
RECOVERY	STORM CHAMBER	21.0008	40.31
RECOVERY	STORM CHAMBER	21.2515	40.31
RECOVERY	STORM CHAMBER	21.5013	40.31
RECOVERY	STORM CHAMBER	21.7508	40.30
RECOVERY	STORM CHAMBER	22.0003	40.30
RECOVERY	STORM CHAMBER	22.2532	40.30
RECOVERY	STORM CHAMBER	22.5012	40.29
RECOVERY	STORM CHAMBER	22.7523	40.29
RECOVERY	STORM CHAMBER	23.0009	40.29
RECOVERY	STORM CHAMBER	23.2514	40.28
RECOVERY	STORM CHAMBER	23.5002	40.28
RECOVERY	STORM CHAMBER	23.7514	40.28
RECOVERY	STORM CHAMBER	24.0028	40.27
RECOVERY	STORM CHAMBER	24.2522	40.27
RECOVERY	STORM CHAMBER	24.5029	40.27
RECOVERY	STORM CHAMBER	24.7511	40.27
RECOVERY	STORM CHAMBER	25.0027	40.26
RECOVERY	STORM CHAMBER	25.2530	40.26
RECOVERY	STORM CHAMBER	25.5028	40.26
RECOVERY	STORM CHAMBER	25.7568	40.25
RECOVERY	STORM CHAMBER	26.0023	40.25
RECOVERY	STORM CHAMBER	26.2524	40.25
RECOVERY	STORM CHAMBER	26.5005	40.25
RECOVERY	STORM CHAMBER	26.7513	40.24
RECOVERY	STORM CHAMBER	27.0017	40.24
RECOVERY	STORM CHAMBER	27.2502	40.24
RECOVERY	STORM CHAMBER	27.5013	40.23
RECOVERY	STORM CHAMBER	27.7543	40.23
RECOVERY	STORM CHAMBER	28.0026	40.23
RECOVERY	STORM CHAMBER	28.2504	40.23

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	28.5021	40.22
RECOVERY	STORM CHAMBER	28.7519	40.22
RECOVERY	STORM CHAMBER	29.0045	40.22
RECOVERY	STORM CHAMBER	29.2521	40.22
RECOVERY	STORM CHAMBER	29.5027	40.21
RECOVERY	STORM CHAMBER	29.7514	40.21
RECOVERY	STORM CHAMBER	30.0013	40.21
RECOVERY	STORM CHAMBER	30.2508	40.21
RECOVERY	STORM CHAMBER	30.5033	40.20
RECOVERY	STORM CHAMBER	30.7541	40.20
RECOVERY	STORM CHAMBER	31.0017	40.20
RECOVERY	STORM CHAMBER	31.2527	40.20
RECOVERY	STORM CHAMBER	31.5041	40.19
RECOVERY	STORM CHAMBER	31.7508	40.19
RECOVERY	STORM CHAMBER	32.0035	40.19
RECOVERY	STORM CHAMBER	32.2581	40.19
RECOVERY	STORM CHAMBER	32.5044	40.18
RECOVERY	STORM CHAMBER	32.7525	40.18
RECOVERY	STORM CHAMBER	33.0005	40.18
RECOVERY	STORM CHAMBER	33.2525	40.18
RECOVERY	STORM CHAMBER	33.5039	40.18
RECOVERY	STORM CHAMBER	33.7503	40.17
RECOVERY	STORM CHAMBER	34.0026	40.17
RECOVERY	STORM CHAMBER	34.2506	40.17
RECOVERY	STORM CHAMBER	34.5060	40.17
RECOVERY	STORM CHAMBER	34.7504	40.16
RECOVERY	STORM CHAMBER	35.0029	40.16
RECOVERY	STORM CHAMBER	35.2550	40.16
RECOVERY	STORM CHAMBER	35.5002	40.16
RECOVERY	STORM CHAMBER	35.7505	40.16
RECOVERY	STORM CHAMBER	36.0035	40.15
RECOVERY	STORM CHAMBER	36.2569	40.15
RECOVERY	STORM CHAMBER	36.5045	40.15
RECOVERY	STORM CHAMBER	36.7548	40.15
RECOVERY	STORM CHAMBER	37.0063	40.14
RECOVERY	STORM CHAMBER	37.2544	40.14
RECOVERY	STORM CHAMBER	37.5048	40.14
RECOVERY	STORM CHAMBER	37.7527	40.14
RECOVERY	STORM CHAMBER	38.0031	40.14
RECOVERY	STORM CHAMBER	38.2520	40.13
RECOVERY	STORM CHAMBER	38.5005	40.13
RECOVERY	STORM CHAMBER	38.7534	40.13

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	39.0012	40.13
RECOVERY	STORM CHAMBER	39.2529	40.13
RECOVERY	STORM CHAMBER	39.5019	40.12
RECOVERY	STORM CHAMBER	39.7519	40.12
RECOVERY	STORM CHAMBER	40.0027	40.12
RECOVERY	STORM CHAMBER	40.2542	40.12
RECOVERY	STORM CHAMBER	40.5028	40.12
RECOVERY	STORM CHAMBER	40.7547	40.11
RECOVERY	STORM CHAMBER	41.0036	40.11
RECOVERY	STORM CHAMBER	41.2510	40.11
RECOVERY	STORM CHAMBER	41.5005	40.11
RECOVERY	STORM CHAMBER	41.7515	40.11
RECOVERY	STORM CHAMBER	42.0019	40.10
RECOVERY	STORM CHAMBER	42.2578	40.10
RECOVERY	STORM CHAMBER	42.5014	40.10
RECOVERY	STORM CHAMBER	42.7544	40.10
RECOVERY	STORM CHAMBER	43.0029	40.10
RECOVERY	STORM CHAMBER	43.2530	40.09
RECOVERY	STORM CHAMBER	43.5023	40.09
RECOVERY	STORM CHAMBER	43.7538	40.09
RECOVERY	STORM CHAMBER	44.0048	40.09
RECOVERY	STORM CHAMBER	44.2525	40.09
RECOVERY	STORM CHAMBER	44.5025	40.09
RECOVERY	STORM CHAMBER	44.7505	40.08
RECOVERY	STORM CHAMBER	45.0019	40.08
RECOVERY	STORM CHAMBER	45.2515	40.08
RECOVERY	STORM CHAMBER	45.5028	40.08
RECOVERY	STORM CHAMBER	45.7552	40.08
RECOVERY	STORM CHAMBER	46.0011	40.07
RECOVERY	STORM CHAMBER	46.2523	40.07
RECOVERY	STORM CHAMBER	46.5028	40.07
RECOVERY	STORM CHAMBER	46.7559	40.07
RECOVERY	STORM CHAMBER	47.0004	40.07
RECOVERY	STORM CHAMBER	47.2507	40.07
RECOVERY	STORM CHAMBER	47.5037	40.06
RECOVERY	STORM CHAMBER	47.7510	40.06
RECOVERY	STORM CHAMBER	48.0072	40.06
RECOVERY	STORM CHAMBER	48.2505	40.06
RECOVERY	STORM CHAMBER	48.5006	40.06
RECOVERY	STORM CHAMBER	48.7527	40.05
RECOVERY	STORM CHAMBER	49.0015	40.05
RECOVERY	STORM CHAMBER	49.2519	40.05

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	49.5045	40.05
RECOVERY	STORM CHAMBER	49.7526	40.05
RECOVERY	STORM CHAMBER	50.0046	40.05
RECOVERY	STORM CHAMBER	50.2501	40.04
RECOVERY	STORM CHAMBER	50.5027	40.04
RECOVERY	STORM CHAMBER	50.7512	40.04
RECOVERY	STORM CHAMBER	51.0011	40.04
RECOVERY	STORM CHAMBER	51.2510	40.04
RECOVERY	STORM CHAMBER	51.5020	40.03
RECOVERY	STORM CHAMBER	51.7528	40.03
RECOVERY	STORM CHAMBER	52.0009	40.03
RECOVERY	STORM CHAMBER	52.2545	40.03
RECOVERY	STORM CHAMBER	52.5004	40.03
RECOVERY	STORM CHAMBER	52.7542	40.02
RECOVERY	STORM CHAMBER	53.0064	40.02
RECOVERY	STORM CHAMBER	53.2542	40.02
RECOVERY	STORM CHAMBER	53.5029	40.02
RECOVERY	STORM CHAMBER	53.7588	40.02
RECOVERY	STORM CHAMBER	54.0008	40.02
RECOVERY	STORM CHAMBER	54.2531	40.01
RECOVERY	STORM CHAMBER	54.5006	40.01
RECOVERY	STORM CHAMBER	54.7535	40.01
RECOVERY	STORM CHAMBER	55.0010	40.01
RECOVERY	STORM CHAMBER	55.2534	40.01
RECOVERY	STORM CHAMBER	55.5020	40.01
RECOVERY	STORM CHAMBER	55.7562	40.00
RECOVERY	STORM CHAMBER	56.0056	40.00
RECOVERY	STORM CHAMBER	56.2505	40.00
RECOVERY	STORM CHAMBER	56.5049	40.00
RECOVERY	STORM CHAMBER	56.7537	40.00
RECOVERY	STORM CHAMBER	57.0065	40.00
RECOVERY	STORM CHAMBER	57.2521	39.99
RECOVERY	STORM CHAMBER	57.5011	39.99
RECOVERY	STORM CHAMBER	57.7512	39.99
RECOVERY	STORM CHAMBER	58.0059	39.99
RECOVERY	STORM CHAMBER	58.2528	39.99
RECOVERY	STORM CHAMBER	58.5016	39.99
RECOVERY	STORM CHAMBER	58.7537	39.98
RECOVERY	STORM CHAMBER	59.0033	39.98
RECOVERY	STORM CHAMBER	59.2556	39.98
RECOVERY	STORM CHAMBER	59.5018	39.98
RECOVERY	STORM CHAMBER	59.7511	39.98

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	60.0025	39.98
RECOVERY	STORM CHAMBER	60.2527	39.97
RECOVERY	STORM CHAMBER	60.5036	39.97
RECOVERY	STORM CHAMBER	60.7502	39.97
RECOVERY	STORM CHAMBER	61.0004	39.97
RECOVERY	STORM CHAMBER	61.2511	39.97
RECOVERY	STORM CHAMBER	61.5057	39.97
RECOVERY	STORM CHAMBER	61.7514	39.97
RECOVERY	STORM CHAMBER	62.0063	39.96
RECOVERY	STORM CHAMBER	62.2521	39.96
RECOVERY	STORM CHAMBER	62.5031	39.96
RECOVERY	STORM CHAMBER	62.7531	39.96
RECOVERY	STORM CHAMBER	63.0019	39.96
RECOVERY	STORM CHAMBER	63.2515	39.96
RECOVERY	STORM CHAMBER	63.5022	39.95
RECOVERY	STORM CHAMBER	63.7547	39.95
RECOVERY	STORM CHAMBER	64.0019	39.95
RECOVERY	STORM CHAMBER	64.2510	39.95
RECOVERY	STORM CHAMBER	64.5054	39.95
RECOVERY	STORM CHAMBER	64.7530	39.95
RECOVERY	STORM CHAMBER	65.0041	39.95
RECOVERY	STORM CHAMBER	65.2524	39.94
RECOVERY	STORM CHAMBER	65.5035	39.94
RECOVERY	STORM CHAMBER	65.7518	39.94
RECOVERY	STORM CHAMBER	66.0008	39.94
RECOVERY	STORM CHAMBER	66.2505	39.94
RECOVERY	STORM CHAMBER	66.5008	39.94
RECOVERY	STORM CHAMBER	66.7529	39.94
RECOVERY	STORM CHAMBER	67.0004	39.93
RECOVERY	STORM CHAMBER	67.2530	39.93
RECOVERY	STORM CHAMBER	67.5019	39.93
RECOVERY	STORM CHAMBER	67.7502	39.93
RECOVERY	STORM CHAMBER	68.0034	39.93
RECOVERY	STORM CHAMBER	68.2505	39.93
RECOVERY	STORM CHAMBER	68.5013	39.93
RECOVERY	STORM CHAMBER	68.7523	39.93
RECOVERY	STORM CHAMBER	69.0006	39.92
RECOVERY	STORM CHAMBER	69.2522	39.92
RECOVERY	STORM CHAMBER	69.5010	39.92
RECOVERY	STORM CHAMBER	69.7504	39.92
RECOVERY	STORM CHAMBER	70.0037	39.92
RECOVERY	STORM CHAMBER	70.2543	39.92

Sim	Node Name	Relative Time [hrs]	Stage [ft]
RECOVERY	STORM CHAMBER	70.5062	39.92
RECOVERY	STORM CHAMBER	70.7512	39.91
RECOVERY	STORM CHAMBER	71.0003	39.91
RECOVERY	STORM CHAMBER	71.2543	39.91
RECOVERY	STORM CHAMBER	71.5005	39.91
RECOVERY	STORM CHAMBER	71.7542	39.91
RECOVERY	STORM CHAMBER	72.0036	39.91
RECOVERY	STORM CHAMBER	72.2548	39.91
RECOVERY	STORM CHAMBER	72.5002	39.91
RECOVERY	STORM CHAMBER	72.7503	39.90
RECOVERY	STORM CHAMBER	73.0035	39.90
RECOVERY	STORM CHAMBER	73.2519	39.90
RECOVERY	STORM CHAMBER	73.5019	39.90
RECOVERY	STORM CHAMBER	73.7557	39.90
RECOVERY	STORM CHAMBER	74.0024	39.90
RECOVERY	STORM CHAMBER	74.2516	39.90
RECOVERY	STORM CHAMBER	74.5019	39.90
RECOVERY	STORM CHAMBER	74.7530	39.90
RECOVERY	STORM CHAMBER	75.0022	39.90
RECOVERY	STORM CHAMBER	75.2509	39.90
RECOVERY	STORM CHAMBER	75.5058	39.90
RECOVERY	STORM CHAMBER	75.7533	39.90
RECOVERY	STORM CHAMBER	76.0018	39.90
RECOVERY	STORM CHAMBER	76.2553	39.90
RECOVERY	STORM CHAMBER	76.5028	39.90
RECOVERY	STORM CHAMBER	76.7537	39.90
RECOVERY	STORM CHAMBER	77.0005	39.90
RECOVERY	STORM CHAMBER	77.2510	39.90
RECOVERY	STORM CHAMBER	77.5007	39.90
RECOVERY	STORM CHAMBER	77.7519	39.90
RECOVERY	STORM CHAMBER	78.0001	39.90
RECOVERY	STORM CHAMBER	78.2509	39.90
RECOVERY	STORM CHAMBER	78.5044	39.90
RECOVERY	STORM CHAMBER	78.7514	39.90
RECOVERY	STORM CHAMBER	79.0047	39.90
RECOVERY	STORM CHAMBER	79.2517	39.90
RECOVERY	STORM CHAMBER	79.5035	39.90
RECOVERY	STORM CHAMBER	79.7518	39.90
RECOVERY	STORM CHAMBER	80.0019	39.90

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	0.0000	40.00
025Y-24H	Pond 1	1.0052	40.00
025Y-24H	Pond 1	2.0005	40.00
025Y-24H	Pond 1	3.0007	40.00
025Y-24H	Pond 1	4.0001	40.00
025Y-24H	Pond 1	5.0024	40.00
025Y-24H	Pond 1	6.0019	40.00
025Y-24H	Pond 1	7.0053	40.00
025Y-24H	Pond 1	8.0010	40.00
025Y-24H	Pond 1	9.0007	40.00
025Y-24H	Pond 1	10.0005	40.00
025Y-24H	Pond 1	11.0005	40.13
025Y-24H	Pond 1	12.0001	41.02
025Y-24H	Pond 1	13.0001	42.07
025Y-24H	Pond 1	14.0000	41.77
025Y-24H	Pond 1	15.0000	41.64
025Y-24H	Pond 1	16.0000	41.59
025Y-24H	Pond 1	17.0000	41.55
025Y-24H	Pond 1	18.0000	41.50
025Y-24H	Pond 1	19.0000	41.48
025Y-24H	Pond 1	20.0000	41.46
025Y-24H	Pond 1	21.0000	41.45
025Y-24H	Pond 1	22.0000	41.45
025Y-24H	Pond 1	23.0000	41.44
025Y-24H	Pond 1	24.0000	41.43
025Y-24H	Pond 1	25.0001	41.39
025Y-24H	Pond 1	26.0003	41.36
025Y-24H	Pond 1	27.0008	41.33
025Y-24H	Pond 1	28.0005	41.31
025Y-24H	Pond 1	29.0001	41.29
025Y-24H	Pond 1	30.0002	41.27
025Y-24H	Pond 1	31.0003	41.25
025Y-24H	Pond 1	32.0001	41.23
025Y-24H	Pond 1	33.0004	41.21
025Y-24H	Pond 1	34.0005	41.20
025Y-24H	Pond 1	35.0007	41.18
025Y-24H	Pond 1	36.0001	41.17
025Y-24H	Pond 1	37.0001	41.15
025Y-24H	Pond 1	38.0007	41.13
025Y-24H	Pond 1	39.0000	41.12
025Y-24H	Pond 1	40.0003	41.11
025Y-24H	Pond 1	41.0007	41.09

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	42.0006	41.08
025Y-24H	Pond 1	43.0006	41.07
025Y-24H	Pond 1	44.0005	41.05
025Y-24H	Pond 1	45.0010	41.04
025Y-24H	Pond 1	46.0010	41.03
025Y-24H	Pond 1	47.0020	41.02
025Y-24H	Pond 1	48.0000	41.00
025Y-24H	Pond 1	49.0003	40.99
025Y-24H	Pond 1	50.0015	40.98
025Y-24H	Pond 1	51.0007	40.97
025Y-24H	Pond 1	52.0001	40.96
025Y-24H	Pond 1	53.0005	40.95
025Y-24H	Pond 1	54.0000	40.94
025Y-24H	Pond 1	55.0041	40.93
025Y-24H	Pond 1	56.0016	40.92
025Y-24H	Pond 1	57.0022	40.91
025Y-24H	Pond 1	58.0002	40.90
025Y-24H	Pond 1	59.0006	40.89
025Y-24H	Pond 1	60.0000	40.88
025Y-24H	Pond 1	61.0008	40.87
025Y-24H	Pond 1	62.0003	40.87
025Y-24H	Pond 1	63.0006	40.86
025Y-24H	Pond 1	64.0018	40.85
025Y-24H	Pond 1	65.0008	40.84
025Y-24H	Pond 1	66.0009	40.83
025Y-24H	Pond 1	67.0001	40.82
025Y-24H	Pond 1	68.0011	40.81
025Y-24H	Pond 1	69.0020	40.81
025Y-24H	Pond 1	70.0029	40.80
025Y-24H	Pond 1	71.0046	40.79
025Y-24H	Pond 1	72.0036	40.78
025Y-24H	Pond 1	73.0016	40.77
025Y-24H	Pond 1	74.0053	40.77
025Y-24H	Pond 1	75.0017	40.76
025Y-24H	Pond 1	76.0042	40.75
025Y-24H	Pond 1	77.0013	40.74
025Y-24H	Pond 1	78.0042	40.74
025Y-24H	Pond 1	79.0001	40.73
025Y-24H	Pond 1	80.0026	40.72
025Y-24H	Pond 1	81.0030	40.71
025Y-24H	Pond 1	82.0006	40.71
025Y-24H	Pond 1	83.0014	40.70

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	84.0019	40.69
025Y-24H	Pond 1	85.0040	40.69
025Y-24H	Pond 1	86.0041	40.68
025Y-24H	Pond 1	87.0040	40.67
025Y-24H	Pond 1	88.0068	40.67
025Y-24H	Pond 1	89.0021	40.66
025Y-24H	Pond 1	90.0016	40.66
025Y-24H	Pond 1	91.0002	40.65
025Y-24H	Pond 1	92.0023	40.64
025Y-24H	Pond 1	93.0015	40.64
025Y-24H	Pond 1	94.0034	40.63
025Y-24H	Pond 1	95.0061	40.62
025Y-24H	Pond 1	96.0004	40.62
025Y-24H	Pond 1	97.0005	40.61
025Y-24H	Pond 1	98.0045	40.61
025Y-24H	Pond 1	99.0008	40.60
025Y-24H	Pond 1	100.0039	40.60
025Y-24H	Pond 1	101.0013	40.59
025Y-24H	Pond 1	102.0025	40.58
025Y-24H	Pond 1	103.0043	40.58
025Y-24H	Pond 1	104.0041	40.57
025Y-24H	Pond 1	105.0042	40.57
025Y-24H	Pond 1	106.0023	40.56
025Y-24H	Pond 1	107.0011	40.56
025Y-24H	Pond 1	108.0011	40.55
025Y-24H	Pond 1	109.0016	40.54
025Y-24H	Pond 1	110.0046	40.54
025Y-24H	Pond 1	111.0013	40.53
025Y-24H	Pond 1	112.0012	40.53
025Y-24H	Pond 1	113.0045	40.52
025Y-24H	Pond 1	114.0050	40.52
025Y-24H	Pond 1	115.0012	40.51
025Y-24H	Pond 1	116.0053	40.51
025Y-24H	Pond 1	117.0082	40.50
025Y-24H	Pond 1	118.0021	40.49
025Y-24H	Pond 1	119.0039	40.49
025Y-24H	Pond 1	120.0001	40.48
025Y-24H	Pond 1	121.0007	40.48
025Y-24H	Pond 1	122.0016	40.47
025Y-24H	Pond 1	123.0011	40.47
025Y-24H	Pond 1	124.0063	40.46
025Y-24H	Pond 1	125.0057	40.46

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	126.0015	40.45
025Y-24H	Pond 1	127.0039	40.45
025Y-24H	Pond 1	128.0023	40.44
025Y-24H	Pond 1	129.0029	40.44
025Y-24H	Pond 1	130.0037	40.43
025Y-24H	Pond 1	131.0028	40.42
025Y-24H	Pond 1	132.0051	40.42
025Y-24H	Pond 1	133.0001	40.41
025Y-24H	Pond 1	134.0007	40.41
025Y-24H	Pond 1	135.0003	40.40
025Y-24H	Pond 1	136.0023	40.40
025Y-24H	Pond 1	137.0001	40.39
025Y-24H	Pond 1	138.0003	40.39
025Y-24H	Pond 1	139.0029	40.38
025Y-24H	Pond 1	140.0043	40.38
025Y-24H	Pond 1	141.0050	40.37
025Y-24H	Pond 1	142.0049	40.37
025Y-24H	Pond 1	143.0022	40.36
025Y-24H	Pond 1	144.0013	40.35
025Y-24H	Pond 1	145.0019	40.35
025Y-24H	Pond 1	146.0028	40.34
025Y-24H	Pond 1	147.0035	40.34
025Y-24H	Pond 1	148.0010	40.33
025Y-24H	Pond 1	149.0004	40.33
025Y-24H	Pond 1	150.0000	40.32
025Y-24H	Pond 1	151.0028	40.32
025Y-24H	Pond 1	152.0009	40.31
025Y-24H	Pond 1	153.0009	40.31
025Y-24H	Pond 1	154.0000	40.30
025Y-24H	Pond 1	155.0032	40.30
025Y-24H	Pond 1	156.0017	40.29
025Y-24H	Pond 1	157.0029	40.29
025Y-24H	Pond 1	158.0007	40.28
025Y-24H	Pond 1	159.0030	40.28
025Y-24H	Pond 1	160.0011	40.27
025Y-24H	Pond 1	161.0032	40.27
025Y-24H	Pond 1	162.0008	40.26
025Y-24H	Pond 1	163.0064	40.26
025Y-24H	Pond 1	164.0062	40.25
025Y-24H	Pond 1	165.0044	40.25
025Y-24H	Pond 1	166.0016	40.24
025Y-24H	Pond 1	167.0037	40.24

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	168.0024	40.23
025Y-24H	Pond 1	169.0078	40.23
025Y-24H	Pond 1	170.0025	40.22
025Y-24H	Pond 1	171.0007	40.22
025Y-24H	Pond 1	172.0050	40.21
025Y-24H	Pond 1	173.0013	40.21
025Y-24H	Pond 1	174.0005	40.20
025Y-24H	Pond 1	175.0021	40.20
025Y-24H	Pond 1	176.0046	40.20
025Y-24H	Pond 1	177.0076	40.19
025Y-24H	Pond 1	178.0010	40.19
025Y-24H	Pond 1	179.0008	40.18
025Y-24H	Pond 1	180.0008	40.18
025Y-24H	Pond 1	181.0024	40.17
025Y-24H	Pond 1	182.0052	40.17
025Y-24H	Pond 1	183.0029	40.17
025Y-24H	Pond 1	184.0016	40.16
025Y-24H	Pond 1	185.0074	40.16
025Y-24H	Pond 1	186.0049	40.15
025Y-24H	Pond 1	187.0032	40.15
025Y-24H	Pond 1	188.0032	40.15
025Y-24H	Pond 1	189.0004	40.14
025Y-24H	Pond 1	190.0014	40.14
025Y-24H	Pond 1	191.0006	40.13
025Y-24H	Pond 1	192.0010	40.13
025Y-24H	Pond 1	193.0012	40.13
025Y-24H	Pond 1	194.0011	40.12
025Y-24H	Pond 1	195.0043	40.12
025Y-24H	Pond 1	196.0012	40.11
025Y-24H	Pond 1	197.0024	40.11
025Y-24H	Pond 1	198.0036	40.11
025Y-24H	Pond 1	199.0023	40.10
025Y-24H	Pond 1	200.0023	40.10
025Y-24H	Pond 1	201.0019	40.10
025Y-24H	Pond 1	202.0003	40.09
025Y-24H	Pond 1	203.0018	40.09
025Y-24H	Pond 1	204.0061	40.08
025Y-24H	Pond 1	205.0014	40.08
025Y-24H	Pond 1	206.0008	40.08
025Y-24H	Pond 1	207.0043	40.07
025Y-24H	Pond 1	208.0004	40.07
025Y-24H	Pond 1	209.0004	40.07

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	210.0022	40.06
025Y-24H	Pond 1	211.0001	40.06
025Y-24H	Pond 1	212.0003	40.06
025Y-24H	Pond 1	213.0011	40.05
025Y-24H	Pond 1	214.0042	40.05
025Y-24H	Pond 1	215.0007	40.05
025Y-24H	Pond 1	216.0016	40.04
025Y-24H	Pond 1	217.0025	40.04
025Y-24H	Pond 1	218.0001	40.04
025Y-24H	Pond 1	219.0075	40.03
025Y-24H	Pond 1	220.0049	40.03
025Y-24H	Pond 1	221.0010	40.03
025Y-24H	Pond 1	222.0010	40.02
025Y-24H	Pond 1	223.0016	40.02
025Y-24H	Pond 1	224.0004	40.02
025Y-24H	Pond 1	225.0027	40.02
025Y-24H	Pond 1	226.0033	40.02
025Y-24H	Pond 1	227.0012	40.01
025Y-24H	Pond 1	228.0018	40.01
025Y-24H	Pond 1	229.0015	40.01
025Y-24H	Pond 1	230.0002	40.01
025Y-24H	Pond 1	231.0022	40.00
025Y-24H	Pond 1	232.0005	40.00
025Y-24H	Pond 1	233.0052	40.00
025Y-24H	Pond 1	234.0033	40.00
025Y-24H	Pond 1	235.0050	40.00
025Y-24H	Pond 1	236.0025	40.00
025Y-24H	Pond 1	237.0017	40.00
025Y-24H	Pond 1	238.0015	40.00
025Y-24H	Pond 1	239.0044	40.00
025Y-24H	Pond 1	240.0016	40.00
025Y-24H	Pond 1	241.0006	40.00
025Y-24H	Pond 1	242.0055	40.00
025Y-24H	Pond 1	243.0076	40.00
025Y-24H	Pond 1	244.0031	40.00
025Y-24H	Pond 1	245.0007	40.00
025Y-24H	Pond 1	246.0046	40.00
025Y-24H	Pond 1	247.0036	40.00
025Y-24H	Pond 1	248.0054	40.00
025Y-24H	Pond 1	249.0036	40.00
025Y-24H	Pond 1	250.0030	40.00
025Y-24H	Pond 1	251.0031	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	252.0065	40.00
025Y-24H	Pond 1	253.0033	40.00
025Y-24H	Pond 1	254.0015	40.00
025Y-24H	Pond 1	255.0068	40.00
025Y-24H	Pond 1	256.0061	40.00
025Y-24H	Pond 1	257.0041	40.00
025Y-24H	Pond 1	258.0023	40.00
025Y-24H	Pond 1	259.0003	40.00
025Y-24H	Pond 1	260.0026	40.00
025Y-24H	Pond 1	261.0027	40.00
025Y-24H	Pond 1	262.0046	40.00
025Y-24H	Pond 1	263.0019	40.00
025Y-24H	Pond 1	264.0037	40.00
025Y-24H	Pond 1	265.0041	40.00
025Y-24H	Pond 1	266.0029	40.00
025Y-24H	Pond 1	267.0048	40.00
025Y-24H	Pond 1	268.0008	40.00
025Y-24H	Pond 1	269.0030	40.00
025Y-24H	Pond 1	270.0019	40.00
025Y-24H	Pond 1	271.0010	40.00
025Y-24H	Pond 1	272.0050	40.00
025Y-24H	Pond 1	273.0034	40.00
025Y-24H	Pond 1	274.0001	40.00
025Y-24H	Pond 1	275.0041	40.00
025Y-24H	Pond 1	276.0002	40.00
025Y-24H	Pond 1	277.0063	40.00
025Y-24H	Pond 1	278.0010	40.00
025Y-24H	Pond 1	279.0002	40.00
025Y-24H	Pond 1	280.0037	40.00
025Y-24H	Pond 1	281.0031	40.00
025Y-24H	Pond 1	282.0039	40.00
025Y-24H	Pond 1	283.0001	40.00
025Y-24H	Pond 1	284.0006	40.00
025Y-24H	Pond 1	285.0003	40.00
025Y-24H	Pond 1	286.0049	40.00
025Y-24H	Pond 1	287.0019	40.00
025Y-24H	Pond 1	288.0030	40.00
025Y-24H	Pond 1	289.0002	40.00
025Y-24H	Pond 1	290.0014	40.00
025Y-24H	Pond 1	291.0026	40.00
025Y-24H	Pond 1	292.0030	40.00
025Y-24H	Pond 1	293.0041	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	294.0028	40.00
025Y-24H	Pond 1	295.0047	40.00
025Y-24H	Pond 1	296.0041	40.00
025Y-24H	Pond 1	297.0006	40.00
025Y-24H	Pond 1	298.0002	40.00
025Y-24H	Pond 1	299.0003	40.00
025Y-24H	Pond 1	300.0014	40.00
025Y-24H	Pond 1	301.0022	40.00
025Y-24H	Pond 1	302.0050	40.00
025Y-24H	Pond 1	303.0049	40.00
025Y-24H	Pond 1	304.0023	40.00
025Y-24H	Pond 1	305.0038	40.00
025Y-24H	Pond 1	306.0034	40.00
025Y-24H	Pond 1	307.0013	40.00
025Y-24H	Pond 1	308.0000	40.00
025Y-24H	Pond 1	309.0022	40.00
025Y-24H	Pond 1	310.0038	40.00
025Y-24H	Pond 1	311.0008	40.00
025Y-24H	Pond 1	312.0012	40.00
025Y-24H	Pond 1	313.0058	40.00
025Y-24H	Pond 1	314.0025	40.00
025Y-24H	Pond 1	315.0009	40.00
025Y-24H	Pond 1	316.0045	40.00
025Y-24H	Pond 1	317.0038	40.00
025Y-24H	Pond 1	318.0039	40.00
025Y-24H	Pond 1	319.0009	40.00
025Y-24H	Pond 1	320.0030	40.00
025Y-24H	Pond 1	321.0007	40.00
025Y-24H	Pond 1	322.0005	40.00
025Y-24H	Pond 1	323.0020	40.00
025Y-24H	Pond 1	324.0005	40.00
025Y-24H	Pond 1	325.0001	40.00
025Y-24H	Pond 1	326.0009	40.00
025Y-24H	Pond 1	327.0036	40.00
025Y-24H	Pond 1	328.0012	40.00
025Y-24H	Pond 1	329.0052	40.00
025Y-24H	Pond 1	330.0012	40.00
025Y-24H	Pond 1	331.0009	40.00
025Y-24H	Pond 1	332.0032	40.00
025Y-24H	Pond 1	333.0038	40.00
025Y-24H	Pond 1	334.0023	40.00
025Y-24H	Pond 1	335.0052	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 1	336.0005	40.00
025Y-24H	Pond 1	337.0009	40.00
025Y-24H	Pond 1	338.0008	40.00
025Y-24H	Pond 1	339.0040	40.00
025Y-24H	Pond 1	340.0019	40.00
025Y-24H	Pond 1	341.0037	40.00
025Y-24H	Pond 1	342.0025	40.00
025Y-24H	Pond 1	343.0004	40.00
025Y-24H	Pond 1	344.0010	40.00
025Y-24H	Pond 1	345.0000	40.00
025Y-24H	Pond 1	346.0008	40.00
025Y-24H	Pond 1	347.0012	40.00
025Y-24H	Pond 1	348.0019	40.00
025Y-24H	Pond 1	349.0012	40.00
025Y-24H	Pond 1	350.0019	40.00
025Y-24H	Pond 1	351.0001	40.00
025Y-24H	Pond 1	352.0041	40.00
025Y-24H	Pond 1	353.0044	40.00
025Y-24H	Pond 1	354.0002	40.00
025Y-24H	Pond 1	355.0006	40.00
025Y-24H	Pond 1	356.0016	40.00
025Y-24H	Pond 1	357.0035	40.00
025Y-24H	Pond 1	358.0042	40.00
025Y-24H	Pond 1	359.0001	40.00
025Y-24H	Pond 1	360.0012	40.00
025Y-24H	Pond 1	361.0022	40.00
025Y-24H	Pond 1	362.0007	40.00
025Y-24H	Pond 1	363.0004	40.00
025Y-24H	Pond 1	364.0017	40.00
025Y-24H	Pond 1	365.0043	40.00
025Y-24H	Pond 2	0.0000	40.00
025Y-24H	Pond 2	1.0052	40.00
025Y-24H	Pond 2	2.0005	40.00
025Y-24H	Pond 2	3.0007	40.00
025Y-24H	Pond 2	4.0001	40.00
025Y-24H	Pond 2	5.0024	40.00
025Y-24H	Pond 2	6.0019	40.00
025Y-24H	Pond 2	7.0053	40.00
025Y-24H	Pond 2	8.0010	40.00
025Y-24H	Pond 2	9.0007	40.00
025Y-24H	Pond 2	10.0005	40.07
025Y-24H	Pond 2	11.0005	40.35

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	12.0001	41.05
025Y-24H	Pond 2	13.0001	42.06
025Y-24H	Pond 2	14.0000	41.76
025Y-24H	Pond 2	15.0000	41.64
025Y-24H	Pond 2	16.0000	41.58
025Y-24H	Pond 2	17.0000	41.55
025Y-24H	Pond 2	18.0000	41.50
025Y-24H	Pond 2	19.0000	41.48
025Y-24H	Pond 2	20.0000	41.46
025Y-24H	Pond 2	21.0000	41.45
025Y-24H	Pond 2	22.0000	41.44
025Y-24H	Pond 2	23.0000	41.43
025Y-24H	Pond 2	24.0000	41.43
025Y-24H	Pond 2	25.0001	41.39
025Y-24H	Pond 2	26.0003	41.36
025Y-24H	Pond 2	27.0008	41.33
025Y-24H	Pond 2	28.0005	41.31
025Y-24H	Pond 2	29.0001	41.29
025Y-24H	Pond 2	30.0002	41.27
025Y-24H	Pond 2	31.0003	41.25
025Y-24H	Pond 2	32.0001	41.23
025Y-24H	Pond 2	33.0004	41.21
025Y-24H	Pond 2	34.0005	41.20
025Y-24H	Pond 2	35.0007	41.18
025Y-24H	Pond 2	36.0001	41.16
025Y-24H	Pond 2	37.0001	41.15
025Y-24H	Pond 2	38.0007	41.13
025Y-24H	Pond 2	39.0000	41.12
025Y-24H	Pond 2	40.0003	41.11
025Y-24H	Pond 2	41.0007	41.09
025Y-24H	Pond 2	42.0006	41.08
025Y-24H	Pond 2	43.0006	41.06
025Y-24H	Pond 2	44.0005	41.05
025Y-24H	Pond 2	45.0010	41.04
025Y-24H	Pond 2	46.0010	41.03
025Y-24H	Pond 2	47.0020	41.02
025Y-24H	Pond 2	48.0000	41.00
025Y-24H	Pond 2	49.0003	40.99
025Y-24H	Pond 2	50.0015	40.98
025Y-24H	Pond 2	51.0007	40.97
025Y-24H	Pond 2	52.0001	40.96
025Y-24H	Pond 2	53.0005	40.95

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	54.0000	40.94
025Y-24H	Pond 2	55.0041	40.93
025Y-24H	Pond 2	56.0016	40.92
025Y-24H	Pond 2	57.0022	40.91
025Y-24H	Pond 2	58.0002	40.90
025Y-24H	Pond 2	59.0006	40.89
025Y-24H	Pond 2	60.0000	40.88
025Y-24H	Pond 2	61.0008	40.87
025Y-24H	Pond 2	62.0003	40.86
025Y-24H	Pond 2	63.0006	40.86
025Y-24H	Pond 2	64.0018	40.85
025Y-24H	Pond 2	65.0008	40.84
025Y-24H	Pond 2	66.0009	40.83
025Y-24H	Pond 2	67.0001	40.82
025Y-24H	Pond 2	68.0011	40.81
025Y-24H	Pond 2	69.0020	40.80
025Y-24H	Pond 2	70.0029	40.80
025Y-24H	Pond 2	71.0046	40.79
025Y-24H	Pond 2	72.0036	40.78
025Y-24H	Pond 2	73.0016	40.77
025Y-24H	Pond 2	74.0053	40.77
025Y-24H	Pond 2	75.0017	40.76
025Y-24H	Pond 2	76.0042	40.75
025Y-24H	Pond 2	77.0013	40.74
025Y-24H	Pond 2	78.0042	40.74
025Y-24H	Pond 2	79.0001	40.73
025Y-24H	Pond 2	80.0026	40.72
025Y-24H	Pond 2	81.0030	40.71
025Y-24H	Pond 2	82.0006	40.71
025Y-24H	Pond 2	83.0014	40.70
025Y-24H	Pond 2	84.0019	40.69
025Y-24H	Pond 2	85.0040	40.69
025Y-24H	Pond 2	86.0041	40.68
025Y-24H	Pond 2	87.0040	40.67
025Y-24H	Pond 2	88.0068	40.67
025Y-24H	Pond 2	89.0021	40.66
025Y-24H	Pond 2	90.0016	40.65
025Y-24H	Pond 2	91.0002	40.65
025Y-24H	Pond 2	92.0023	40.64
025Y-24H	Pond 2	93.0015	40.64
025Y-24H	Pond 2	94.0034	40.63
025Y-24H	Pond 2	95.0061	40.62

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	96.0004	40.62
025Y-24H	Pond 2	97.0005	40.61
025Y-24H	Pond 2	98.0045	40.61
025Y-24H	Pond 2	99.0008	40.60
025Y-24H	Pond 2	100.0039	40.59
025Y-24H	Pond 2	101.0013	40.59
025Y-24H	Pond 2	102.0025	40.58
025Y-24H	Pond 2	103.0043	40.58
025Y-24H	Pond 2	104.0041	40.57
025Y-24H	Pond 2	105.0042	40.57
025Y-24H	Pond 2	106.0023	40.56
025Y-24H	Pond 2	107.0011	40.55
025Y-24H	Pond 2	108.0011	40.55
025Y-24H	Pond 2	109.0016	40.54
025Y-24H	Pond 2	110.0046	40.54
025Y-24H	Pond 2	111.0013	40.53
025Y-24H	Pond 2	112.0012	40.53
025Y-24H	Pond 2	113.0045	40.52
025Y-24H	Pond 2	114.0050	40.52
025Y-24H	Pond 2	115.0012	40.51
025Y-24H	Pond 2	116.0053	40.50
025Y-24H	Pond 2	117.0082	40.50
025Y-24H	Pond 2	118.0021	40.49
025Y-24H	Pond 2	119.0039	40.49
025Y-24H	Pond 2	120.0001	40.48
025Y-24H	Pond 2	121.0007	40.48
025Y-24H	Pond 2	122.0016	40.47
025Y-24H	Pond 2	123.0011	40.47
025Y-24H	Pond 2	124.0063	40.46
025Y-24H	Pond 2	125.0057	40.46
025Y-24H	Pond 2	126.0015	40.45
025Y-24H	Pond 2	127.0039	40.44
025Y-24H	Pond 2	128.0023	40.44
025Y-24H	Pond 2	129.0029	40.43
025Y-24H	Pond 2	130.0037	40.43
025Y-24H	Pond 2	131.0028	40.42
025Y-24H	Pond 2	132.0051	40.42
025Y-24H	Pond 2	133.0001	40.41
025Y-24H	Pond 2	134.0007	40.41
025Y-24H	Pond 2	135.0003	40.40
025Y-24H	Pond 2	136.0023	40.40
025Y-24H	Pond 2	137.0001	40.39

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	138.0003	40.39
025Y-24H	Pond 2	139.0029	40.38
025Y-24H	Pond 2	140.0043	40.37
025Y-24H	Pond 2	141.0050	40.37
025Y-24H	Pond 2	142.0049	40.36
025Y-24H	Pond 2	143.0022	40.36
025Y-24H	Pond 2	144.0013	40.35
025Y-24H	Pond 2	145.0019	40.35
025Y-24H	Pond 2	146.0028	40.34
025Y-24H	Pond 2	147.0035	40.34
025Y-24H	Pond 2	148.0010	40.33
025Y-24H	Pond 2	149.0004	40.33
025Y-24H	Pond 2	150.0000	40.32
025Y-24H	Pond 2	151.0028	40.31
025Y-24H	Pond 2	152.0009	40.31
025Y-24H	Pond 2	153.0009	40.30
025Y-24H	Pond 2	154.0000	40.30
025Y-24H	Pond 2	155.0032	40.29
025Y-24H	Pond 2	156.0017	40.29
025Y-24H	Pond 2	157.0029	40.28
025Y-24H	Pond 2	158.0007	40.28
025Y-24H	Pond 2	159.0030	40.27
025Y-24H	Pond 2	160.0011	40.27
025Y-24H	Pond 2	161.0032	40.26
025Y-24H	Pond 2	162.0008	40.26
025Y-24H	Pond 2	163.0064	40.25
025Y-24H	Pond 2	164.0062	40.25
025Y-24H	Pond 2	165.0044	40.24
025Y-24H	Pond 2	166.0016	40.24
025Y-24H	Pond 2	167.0037	40.23
025Y-24H	Pond 2	168.0024	40.23
025Y-24H	Pond 2	169.0078	40.23
025Y-24H	Pond 2	170.0025	40.22
025Y-24H	Pond 2	171.0007	40.22
025Y-24H	Pond 2	172.0050	40.21
025Y-24H	Pond 2	173.0013	40.21
025Y-24H	Pond 2	174.0005	40.20
025Y-24H	Pond 2	175.0021	40.20
025Y-24H	Pond 2	176.0046	40.19
025Y-24H	Pond 2	177.0076	40.19
025Y-24H	Pond 2	178.0010	40.18
025Y-24H	Pond 2	179.0008	40.18

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	180.0008	40.18
025Y-24H	Pond 2	181.0024	40.17
025Y-24H	Pond 2	182.0052	40.17
025Y-24H	Pond 2	183.0029	40.16
025Y-24H	Pond 2	184.0016	40.16
025Y-24H	Pond 2	185.0074	40.16
025Y-24H	Pond 2	186.0049	40.15
025Y-24H	Pond 2	187.0032	40.15
025Y-24H	Pond 2	188.0032	40.14
025Y-24H	Pond 2	189.0004	40.14
025Y-24H	Pond 2	190.0014	40.14
025Y-24H	Pond 2	191.0006	40.13
025Y-24H	Pond 2	192.0010	40.13
025Y-24H	Pond 2	193.0012	40.12
025Y-24H	Pond 2	194.0011	40.12
025Y-24H	Pond 2	195.0043	40.12
025Y-24H	Pond 2	196.0012	40.11
025Y-24H	Pond 2	197.0024	40.11
025Y-24H	Pond 2	198.0036	40.10
025Y-24H	Pond 2	199.0023	40.10
025Y-24H	Pond 2	200.0023	40.10
025Y-24H	Pond 2	201.0019	40.09
025Y-24H	Pond 2	202.0003	40.09
025Y-24H	Pond 2	203.0018	40.08
025Y-24H	Pond 2	204.0061	40.08
025Y-24H	Pond 2	205.0014	40.08
025Y-24H	Pond 2	206.0008	40.07
025Y-24H	Pond 2	207.0043	40.07
025Y-24H	Pond 2	208.0004	40.07
025Y-24H	Pond 2	209.0004	40.06
025Y-24H	Pond 2	210.0022	40.06
025Y-24H	Pond 2	211.0001	40.05
025Y-24H	Pond 2	212.0003	40.05
025Y-24H	Pond 2	213.0011	40.05
025Y-24H	Pond 2	214.0042	40.04
025Y-24H	Pond 2	215.0007	40.04
025Y-24H	Pond 2	216.0016	40.03
025Y-24H	Pond 2	217.0025	40.03
025Y-24H	Pond 2	218.0001	40.03
025Y-24H	Pond 2	219.0075	40.02
025Y-24H	Pond 2	220.0049	40.02
025Y-24H	Pond 2	221.0010	40.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	222.0010	40.01
025Y-24H	Pond 2	223.0016	40.00
025Y-24H	Pond 2	224.0004	40.00
025Y-24H	Pond 2	225.0027	40.00
025Y-24H	Pond 2	226.0033	40.00
025Y-24H	Pond 2	227.0012	40.00
025Y-24H	Pond 2	228.0018	40.00
025Y-24H	Pond 2	229.0015	40.00
025Y-24H	Pond 2	230.0002	40.00
025Y-24H	Pond 2	231.0022	40.00
025Y-24H	Pond 2	232.0005	40.00
025Y-24H	Pond 2	233.0052	40.00
025Y-24H	Pond 2	234.0033	40.00
025Y-24H	Pond 2	235.0050	40.00
025Y-24H	Pond 2	236.0025	40.00
025Y-24H	Pond 2	237.0017	40.00
025Y-24H	Pond 2	238.0015	40.00
025Y-24H	Pond 2	239.0044	40.00
025Y-24H	Pond 2	240.0016	40.00
025Y-24H	Pond 2	241.0006	40.00
025Y-24H	Pond 2	242.0055	40.00
025Y-24H	Pond 2	243.0076	40.00
025Y-24H	Pond 2	244.0031	40.00
025Y-24H	Pond 2	245.0007	40.00
025Y-24H	Pond 2	246.0046	40.00
025Y-24H	Pond 2	247.0036	40.00
025Y-24H	Pond 2	248.0054	40.00
025Y-24H	Pond 2	249.0036	40.00
025Y-24H	Pond 2	250.0030	40.00
025Y-24H	Pond 2	251.0031	40.00
025Y-24H	Pond 2	252.0065	40.00
025Y-24H	Pond 2	253.0033	40.00
025Y-24H	Pond 2	254.0015	40.00
025Y-24H	Pond 2	255.0068	40.00
025Y-24H	Pond 2	256.0061	40.00
025Y-24H	Pond 2	257.0041	40.00
025Y-24H	Pond 2	258.0023	40.00
025Y-24H	Pond 2	259.0003	40.00
025Y-24H	Pond 2	260.0026	40.00
025Y-24H	Pond 2	261.0027	40.00
025Y-24H	Pond 2	262.0046	40.00
025Y-24H	Pond 2	263.0019	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	264.0037	40.00
025Y-24H	Pond 2	265.0041	40.00
025Y-24H	Pond 2	266.0029	40.00
025Y-24H	Pond 2	267.0048	40.00
025Y-24H	Pond 2	268.0008	40.00
025Y-24H	Pond 2	269.0030	40.00
025Y-24H	Pond 2	270.0019	40.00
025Y-24H	Pond 2	271.0010	40.00
025Y-24H	Pond 2	272.0050	40.00
025Y-24H	Pond 2	273.0034	40.00
025Y-24H	Pond 2	274.0001	40.00
025Y-24H	Pond 2	275.0041	40.00
025Y-24H	Pond 2	276.0002	40.00
025Y-24H	Pond 2	277.0063	40.00
025Y-24H	Pond 2	278.0010	40.00
025Y-24H	Pond 2	279.0002	40.00
025Y-24H	Pond 2	280.0037	40.00
025Y-24H	Pond 2	281.0031	40.00
025Y-24H	Pond 2	282.0039	40.00
025Y-24H	Pond 2	283.0001	40.00
025Y-24H	Pond 2	284.0006	40.00
025Y-24H	Pond 2	285.0003	40.00
025Y-24H	Pond 2	286.0049	40.00
025Y-24H	Pond 2	287.0019	40.00
025Y-24H	Pond 2	288.0030	40.00
025Y-24H	Pond 2	289.0002	40.00
025Y-24H	Pond 2	290.0014	40.00
025Y-24H	Pond 2	291.0026	40.00
025Y-24H	Pond 2	292.0030	40.00
025Y-24H	Pond 2	293.0041	40.00
025Y-24H	Pond 2	294.0028	40.00
025Y-24H	Pond 2	295.0047	40.00
025Y-24H	Pond 2	296.0041	40.00
025Y-24H	Pond 2	297.0006	40.00
025Y-24H	Pond 2	298.0002	40.00
025Y-24H	Pond 2	299.0003	40.00
025Y-24H	Pond 2	300.0014	40.00
025Y-24H	Pond 2	301.0022	40.00
025Y-24H	Pond 2	302.0050	40.00
025Y-24H	Pond 2	303.0049	40.00
025Y-24H	Pond 2	304.0023	40.00
025Y-24H	Pond 2	305.0038	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	306.0034	40.00
025Y-24H	Pond 2	307.0013	40.00
025Y-24H	Pond 2	308.0000	40.00
025Y-24H	Pond 2	309.0022	40.00
025Y-24H	Pond 2	310.0038	40.00
025Y-24H	Pond 2	311.0008	40.00
025Y-24H	Pond 2	312.0012	40.00
025Y-24H	Pond 2	313.0058	40.00
025Y-24H	Pond 2	314.0025	40.00
025Y-24H	Pond 2	315.0009	40.00
025Y-24H	Pond 2	316.0045	40.00
025Y-24H	Pond 2	317.0038	40.00
025Y-24H	Pond 2	318.0039	40.00
025Y-24H	Pond 2	319.0009	40.00
025Y-24H	Pond 2	320.0030	40.00
025Y-24H	Pond 2	321.0007	40.00
025Y-24H	Pond 2	322.0005	40.00
025Y-24H	Pond 2	323.0020	40.00
025Y-24H	Pond 2	324.0005	40.00
025Y-24H	Pond 2	325.0001	40.00
025Y-24H	Pond 2	326.0009	40.00
025Y-24H	Pond 2	327.0036	40.00
025Y-24H	Pond 2	328.0012	40.00
025Y-24H	Pond 2	329.0052	40.00
025Y-24H	Pond 2	330.0012	40.00
025Y-24H	Pond 2	331.0009	40.00
025Y-24H	Pond 2	332.0032	40.00
025Y-24H	Pond 2	333.0038	40.00
025Y-24H	Pond 2	334.0023	40.00
025Y-24H	Pond 2	335.0052	40.00
025Y-24H	Pond 2	336.0005	40.00
025Y-24H	Pond 2	337.0009	40.00
025Y-24H	Pond 2	338.0008	40.00
025Y-24H	Pond 2	339.0040	40.00
025Y-24H	Pond 2	340.0019	40.00
025Y-24H	Pond 2	341.0037	40.00
025Y-24H	Pond 2	342.0025	40.00
025Y-24H	Pond 2	343.0004	40.00
025Y-24H	Pond 2	344.0010	40.00
025Y-24H	Pond 2	345.0000	40.00
025Y-24H	Pond 2	346.0008	40.00
025Y-24H	Pond 2	347.0012	40.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	Pond 2	348.0019	40.00
025Y-24H	Pond 2	349.0012	40.00
025Y-24H	Pond 2	350.0019	40.00
025Y-24H	Pond 2	351.0001	40.00
025Y-24H	Pond 2	352.0041	40.00
025Y-24H	Pond 2	353.0044	40.00
025Y-24H	Pond 2	354.0002	40.00
025Y-24H	Pond 2	355.0006	40.00
025Y-24H	Pond 2	356.0016	40.00
025Y-24H	Pond 2	357.0035	40.00
025Y-24H	Pond 2	358.0042	40.00
025Y-24H	Pond 2	359.0001	40.00
025Y-24H	Pond 2	360.0012	40.00
025Y-24H	Pond 2	361.0022	40.00
025Y-24H	Pond 2	362.0007	40.00
025Y-24H	Pond 2	363.0004	40.00
025Y-24H	Pond 2	364.0017	40.00
025Y-24H	Pond 2	365.0043	40.00
025Y-24H	STORM CHAMBER	0.0000	39.50
025Y-24H	STORM CHAMBER	1.0052	39.50
025Y-24H	STORM CHAMBER	2.0005	39.56
025Y-24H	STORM CHAMBER	3.0007	39.59
025Y-24H	STORM CHAMBER	4.0001	39.90
025Y-24H	STORM CHAMBER	5.0024	39.90
025Y-24H	STORM CHAMBER	6.0019	39.90
025Y-24H	STORM CHAMBER	7.0053	39.90
025Y-24H	STORM CHAMBER	8.0010	39.90
025Y-24H	STORM CHAMBER	9.0007	39.90
025Y-24H	STORM CHAMBER	10.0005	40.02
025Y-24H	STORM CHAMBER	11.0005	40.35
025Y-24H	STORM CHAMBER	12.0001	41.03
025Y-24H	STORM CHAMBER	13.0001	42.07
025Y-24H	STORM CHAMBER	14.0000	41.76
025Y-24H	STORM CHAMBER	15.0000	41.64
025Y-24H	STORM CHAMBER	16.0000	41.59
025Y-24H	STORM CHAMBER	17.0000	41.55
025Y-24H	STORM CHAMBER	18.0000	41.50
025Y-24H	STORM CHAMBER	19.0000	41.48
025Y-24H	STORM CHAMBER	20.0000	41.46
025Y-24H	STORM CHAMBER	21.0000	41.45
025Y-24H	STORM CHAMBER	22.0000	41.44
025Y-24H	STORM CHAMBER	23.0000	41.43

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	24.0000	41.43
025Y-24H	STORM CHAMBER	25.0001	41.39
025Y-24H	STORM CHAMBER	26.0003	41.36
025Y-24H	STORM CHAMBER	27.0008	41.33
025Y-24H	STORM CHAMBER	28.0005	41.31
025Y-24H	STORM CHAMBER	29.0001	41.29
025Y-24H	STORM CHAMBER	30.0002	41.27
025Y-24H	STORM CHAMBER	31.0003	41.25
025Y-24H	STORM CHAMBER	32.0001	41.23
025Y-24H	STORM CHAMBER	33.0004	41.21
025Y-24H	STORM CHAMBER	34.0005	41.20
025Y-24H	STORM CHAMBER	35.0007	41.18
025Y-24H	STORM CHAMBER	36.0001	41.16
025Y-24H	STORM CHAMBER	37.0001	41.15
025Y-24H	STORM CHAMBER	38.0007	41.13
025Y-24H	STORM CHAMBER	39.0000	41.12
025Y-24H	STORM CHAMBER	40.0003	41.11
025Y-24H	STORM CHAMBER	41.0007	41.09
025Y-24H	STORM CHAMBER	42.0006	41.08
025Y-24H	STORM CHAMBER	43.0006	41.07
025Y-24H	STORM CHAMBER	44.0005	41.05
025Y-24H	STORM CHAMBER	45.0010	41.04
025Y-24H	STORM CHAMBER	46.0010	41.03
025Y-24H	STORM CHAMBER	47.0020	41.02
025Y-24H	STORM CHAMBER	48.0000	41.00
025Y-24H	STORM CHAMBER	49.0003	40.99
025Y-24H	STORM CHAMBER	50.0015	40.98
025Y-24H	STORM CHAMBER	51.0007	40.97
025Y-24H	STORM CHAMBER	52.0001	40.96
025Y-24H	STORM CHAMBER	53.0005	40.95
025Y-24H	STORM CHAMBER	54.0000	40.94
025Y-24H	STORM CHAMBER	55.0041	40.93
025Y-24H	STORM CHAMBER	56.0016	40.92
025Y-24H	STORM CHAMBER	57.0022	40.91
025Y-24H	STORM CHAMBER	58.0002	40.90
025Y-24H	STORM CHAMBER	59.0006	40.89
025Y-24H	STORM CHAMBER	60.0000	40.88
025Y-24H	STORM CHAMBER	61.0008	40.87
025Y-24H	STORM CHAMBER	62.0003	40.86
025Y-24H	STORM CHAMBER	63.0006	40.86
025Y-24H	STORM CHAMBER	64.0018	40.85
025Y-24H	STORM CHAMBER	65.0008	40.84

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	66.0009	40.83
025Y-24H	STORM CHAMBER	67.0001	40.82
025Y-24H	STORM CHAMBER	68.0011	40.81
025Y-24H	STORM CHAMBER	69.0020	40.81
025Y-24H	STORM CHAMBER	70.0029	40.80
025Y-24H	STORM CHAMBER	71.0046	40.79
025Y-24H	STORM CHAMBER	72.0036	40.78
025Y-24H	STORM CHAMBER	73.0016	40.77
025Y-24H	STORM CHAMBER	74.0053	40.77
025Y-24H	STORM CHAMBER	75.0017	40.76
025Y-24H	STORM CHAMBER	76.0042	40.75
025Y-24H	STORM CHAMBER	77.0013	40.74
025Y-24H	STORM CHAMBER	78.0042	40.74
025Y-24H	STORM CHAMBER	79.0001	40.73
025Y-24H	STORM CHAMBER	80.0026	40.72
025Y-24H	STORM CHAMBER	81.0030	40.71
025Y-24H	STORM CHAMBER	82.0006	40.71
025Y-24H	STORM CHAMBER	83.0014	40.70
025Y-24H	STORM CHAMBER	84.0019	40.69
025Y-24H	STORM CHAMBER	85.0040	40.69
025Y-24H	STORM CHAMBER	86.0041	40.68
025Y-24H	STORM CHAMBER	87.0040	40.67
025Y-24H	STORM CHAMBER	88.0068	40.67
025Y-24H	STORM CHAMBER	89.0021	40.66
025Y-24H	STORM CHAMBER	90.0016	40.66
025Y-24H	STORM CHAMBER	91.0002	40.65
025Y-24H	STORM CHAMBER	92.0023	40.64
025Y-24H	STORM CHAMBER	93.0015	40.64
025Y-24H	STORM CHAMBER	94.0034	40.63
025Y-24H	STORM CHAMBER	95.0061	40.62
025Y-24H	STORM CHAMBER	96.0004	40.62
025Y-24H	STORM CHAMBER	97.0005	40.61
025Y-24H	STORM CHAMBER	98.0045	40.61
025Y-24H	STORM CHAMBER	99.0008	40.60
025Y-24H	STORM CHAMBER	100.0039	40.59
025Y-24H	STORM CHAMBER	101.0013	40.59
025Y-24H	STORM CHAMBER	102.0025	40.58
025Y-24H	STORM CHAMBER	103.0043	40.58
025Y-24H	STORM CHAMBER	104.0041	40.57
025Y-24H	STORM CHAMBER	105.0042	40.57
025Y-24H	STORM CHAMBER	106.0023	40.56
025Y-24H	STORM CHAMBER	107.0011	40.56

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	108.0011	40.55
025Y-24H	STORM CHAMBER	109.0016	40.54
025Y-24H	STORM CHAMBER	110.0046	40.54
025Y-24H	STORM CHAMBER	111.0013	40.53
025Y-24H	STORM CHAMBER	112.0012	40.53
025Y-24H	STORM CHAMBER	113.0045	40.52
025Y-24H	STORM CHAMBER	114.0050	40.52
025Y-24H	STORM CHAMBER	115.0012	40.51
025Y-24H	STORM CHAMBER	116.0053	40.51
025Y-24H	STORM CHAMBER	117.0082	40.50
025Y-24H	STORM CHAMBER	118.0021	40.49
025Y-24H	STORM CHAMBER	119.0039	40.49
025Y-24H	STORM CHAMBER	120.0001	40.48
025Y-24H	STORM CHAMBER	121.0007	40.48
025Y-24H	STORM CHAMBER	122.0016	40.47
025Y-24H	STORM CHAMBER	123.0011	40.47
025Y-24H	STORM CHAMBER	124.0063	40.46
025Y-24H	STORM CHAMBER	125.0057	40.46
025Y-24H	STORM CHAMBER	126.0015	40.45
025Y-24H	STORM CHAMBER	127.0039	40.45
025Y-24H	STORM CHAMBER	128.0023	40.44
025Y-24H	STORM CHAMBER	129.0029	40.44
025Y-24H	STORM CHAMBER	130.0037	40.43
025Y-24H	STORM CHAMBER	131.0028	40.42
025Y-24H	STORM CHAMBER	132.0051	40.42
025Y-24H	STORM CHAMBER	133.0001	40.41
025Y-24H	STORM CHAMBER	134.0007	40.41
025Y-24H	STORM CHAMBER	135.0003	40.40
025Y-24H	STORM CHAMBER	136.0023	40.40
025Y-24H	STORM CHAMBER	137.0001	40.39
025Y-24H	STORM CHAMBER	138.0003	40.39
025Y-24H	STORM CHAMBER	139.0029	40.38
025Y-24H	STORM CHAMBER	140.0043	40.38
025Y-24H	STORM CHAMBER	141.0050	40.37
025Y-24H	STORM CHAMBER	142.0049	40.36
025Y-24H	STORM CHAMBER	143.0022	40.36
025Y-24H	STORM CHAMBER	144.0013	40.35
025Y-24H	STORM CHAMBER	145.0019	40.35
025Y-24H	STORM CHAMBER	146.0028	40.34
025Y-24H	STORM CHAMBER	147.0035	40.34
025Y-24H	STORM CHAMBER	148.0010	40.33
025Y-24H	STORM CHAMBER	149.0004	40.33

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	150.0000	40.32
025Y-24H	STORM CHAMBER	151.0028	40.32
025Y-24H	STORM CHAMBER	152.0009	40.31
025Y-24H	STORM CHAMBER	153.0009	40.31
025Y-24H	STORM CHAMBER	154.0000	40.30
025Y-24H	STORM CHAMBER	155.0032	40.29
025Y-24H	STORM CHAMBER	156.0017	40.29
025Y-24H	STORM CHAMBER	157.0029	40.28
025Y-24H	STORM CHAMBER	158.0007	40.28
025Y-24H	STORM CHAMBER	159.0030	40.27
025Y-24H	STORM CHAMBER	160.0011	40.27
025Y-24H	STORM CHAMBER	161.0032	40.26
025Y-24H	STORM CHAMBER	162.0008	40.26
025Y-24H	STORM CHAMBER	163.0064	40.25
025Y-24H	STORM CHAMBER	164.0062	40.25
025Y-24H	STORM CHAMBER	165.0044	40.25
025Y-24H	STORM CHAMBER	166.0016	40.24
025Y-24H	STORM CHAMBER	167.0037	40.24
025Y-24H	STORM CHAMBER	168.0024	40.23
025Y-24H	STORM CHAMBER	169.0078	40.23
025Y-24H	STORM CHAMBER	170.0025	40.22
025Y-24H	STORM CHAMBER	171.0007	40.22
025Y-24H	STORM CHAMBER	172.0050	40.21
025Y-24H	STORM CHAMBER	173.0013	40.21
025Y-24H	STORM CHAMBER	174.0005	40.20
025Y-24H	STORM CHAMBER	175.0021	40.20
025Y-24H	STORM CHAMBER	176.0046	40.20
025Y-24H	STORM CHAMBER	177.0076	40.19
025Y-24H	STORM CHAMBER	178.0010	40.19
025Y-24H	STORM CHAMBER	179.0008	40.18
025Y-24H	STORM CHAMBER	180.0008	40.18
025Y-24H	STORM CHAMBER	181.0024	40.17
025Y-24H	STORM CHAMBER	182.0052	40.17
025Y-24H	STORM CHAMBER	183.0029	40.17
025Y-24H	STORM CHAMBER	184.0016	40.16
025Y-24H	STORM CHAMBER	185.0074	40.16
025Y-24H	STORM CHAMBER	186.0049	40.15
025Y-24H	STORM CHAMBER	187.0032	40.15
025Y-24H	STORM CHAMBER	188.0032	40.14
025Y-24H	STORM CHAMBER	189.0004	40.14
025Y-24H	STORM CHAMBER	190.0014	40.14
025Y-24H	STORM CHAMBER	191.0006	40.13

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	192.0010	40.13
025Y-24H	STORM CHAMBER	193.0012	40.12
025Y-24H	STORM CHAMBER	194.0011	40.12
025Y-24H	STORM CHAMBER	195.0043	40.12
025Y-24H	STORM CHAMBER	196.0012	40.11
025Y-24H	STORM CHAMBER	197.0024	40.11
025Y-24H	STORM CHAMBER	198.0036	40.11
025Y-24H	STORM CHAMBER	199.0023	40.10
025Y-24H	STORM CHAMBER	200.0023	40.10
025Y-24H	STORM CHAMBER	201.0019	40.09
025Y-24H	STORM CHAMBER	202.0003	40.09
025Y-24H	STORM CHAMBER	203.0018	40.09
025Y-24H	STORM CHAMBER	204.0061	40.08
025Y-24H	STORM CHAMBER	205.0014	40.08
025Y-24H	STORM CHAMBER	206.0008	40.07
025Y-24H	STORM CHAMBER	207.0043	40.07
025Y-24H	STORM CHAMBER	208.0004	40.07
025Y-24H	STORM CHAMBER	209.0004	40.06
025Y-24H	STORM CHAMBER	210.0022	40.06
025Y-24H	STORM CHAMBER	211.0001	40.06
025Y-24H	STORM CHAMBER	212.0003	40.05
025Y-24H	STORM CHAMBER	213.0011	40.05
025Y-24H	STORM CHAMBER	214.0042	40.05
025Y-24H	STORM CHAMBER	215.0007	40.04
025Y-24H	STORM CHAMBER	216.0016	40.04
025Y-24H	STORM CHAMBER	217.0025	40.03
025Y-24H	STORM CHAMBER	218.0001	40.03
025Y-24H	STORM CHAMBER	219.0075	40.03
025Y-24H	STORM CHAMBER	220.0049	40.02
025Y-24H	STORM CHAMBER	221.0010	40.02
025Y-24H	STORM CHAMBER	222.0010	40.01
025Y-24H	STORM CHAMBER	223.0016	40.01
025Y-24H	STORM CHAMBER	224.0004	40.01
025Y-24H	STORM CHAMBER	225.0027	40.00
025Y-24H	STORM CHAMBER	226.0033	40.00
025Y-24H	STORM CHAMBER	227.0012	40.00
025Y-24H	STORM CHAMBER	228.0018	39.99
025Y-24H	STORM CHAMBER	229.0015	39.99
025Y-24H	STORM CHAMBER	230.0002	39.99
025Y-24H	STORM CHAMBER	231.0022	39.98
025Y-24H	STORM CHAMBER	232.0005	39.98
025Y-24H	STORM CHAMBER	233.0052	39.98

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	234.0033	39.97
025Y-24H	STORM CHAMBER	235.0050	39.97
025Y-24H	STORM CHAMBER	236.0025	39.97
025Y-24H	STORM CHAMBER	237.0017	39.96
025Y-24H	STORM CHAMBER	238.0015	39.96
025Y-24H	STORM CHAMBER	239.0044	39.96
025Y-24H	STORM CHAMBER	240.0016	39.95
025Y-24H	STORM CHAMBER	241.0006	39.95
025Y-24H	STORM CHAMBER	242.0055	39.95
025Y-24H	STORM CHAMBER	243.0076	39.94
025Y-24H	STORM CHAMBER	244.0031	39.94
025Y-24H	STORM CHAMBER	245.0007	39.94
025Y-24H	STORM CHAMBER	246.0046	39.93
025Y-24H	STORM CHAMBER	247.0036	39.93
025Y-24H	STORM CHAMBER	248.0054	39.93
025Y-24H	STORM CHAMBER	249.0036	39.92
025Y-24H	STORM CHAMBER	250.0030	39.92
025Y-24H	STORM CHAMBER	251.0031	39.92
025Y-24H	STORM CHAMBER	252.0065	39.92
025Y-24H	STORM CHAMBER	253.0033	39.91
025Y-24H	STORM CHAMBER	254.0015	39.91
025Y-24H	STORM CHAMBER	255.0068	39.91
025Y-24H	STORM CHAMBER	256.0061	39.90
025Y-24H	STORM CHAMBER	257.0041	39.90
025Y-24H	STORM CHAMBER	258.0023	39.90
025Y-24H	STORM CHAMBER	259.0003	39.90
025Y-24H	STORM CHAMBER	260.0026	39.90
025Y-24H	STORM CHAMBER	261.0027	39.90
025Y-24H	STORM CHAMBER	262.0046	39.90
025Y-24H	STORM CHAMBER	263.0019	39.90
025Y-24H	STORM CHAMBER	264.0037	39.90
025Y-24H	STORM CHAMBER	265.0041	39.90
025Y-24H	STORM CHAMBER	266.0029	39.90
025Y-24H	STORM CHAMBER	267.0048	39.90
025Y-24H	STORM CHAMBER	268.0008	39.90
025Y-24H	STORM CHAMBER	269.0030	39.90
025Y-24H	STORM CHAMBER	270.0019	39.90
025Y-24H	STORM CHAMBER	271.0010	39.90
025Y-24H	STORM CHAMBER	272.0050	39.90
025Y-24H	STORM CHAMBER	273.0034	39.90
025Y-24H	STORM CHAMBER	274.0001	39.90
025Y-24H	STORM CHAMBER	275.0041	39.90

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	276.0002	39.90
025Y-24H	STORM CHAMBER	277.0063	39.90
025Y-24H	STORM CHAMBER	278.0010	39.90
025Y-24H	STORM CHAMBER	279.0002	39.90
025Y-24H	STORM CHAMBER	280.0037	39.90
025Y-24H	STORM CHAMBER	281.0031	39.90
025Y-24H	STORM CHAMBER	282.0039	39.90
025Y-24H	STORM CHAMBER	283.0001	39.90
025Y-24H	STORM CHAMBER	284.0006	39.90
025Y-24H	STORM CHAMBER	285.0003	39.90
025Y-24H	STORM CHAMBER	286.0049	39.90
025Y-24H	STORM CHAMBER	287.0019	39.90
025Y-24H	STORM CHAMBER	288.0030	39.90
025Y-24H	STORM CHAMBER	289.0002	39.90
025Y-24H	STORM CHAMBER	290.0014	39.90
025Y-24H	STORM CHAMBER	291.0026	39.90
025Y-24H	STORM CHAMBER	292.0030	39.90
025Y-24H	STORM CHAMBER	293.0041	39.90
025Y-24H	STORM CHAMBER	294.0028	39.90
025Y-24H	STORM CHAMBER	295.0047	39.90
025Y-24H	STORM CHAMBER	296.0041	39.90
025Y-24H	STORM CHAMBER	297.0006	39.90
025Y-24H	STORM CHAMBER	298.0002	39.90
025Y-24H	STORM CHAMBER	299.0003	39.90
025Y-24H	STORM CHAMBER	300.0014	39.90
025Y-24H	STORM CHAMBER	301.0022	39.90
025Y-24H	STORM CHAMBER	302.0050	39.90
025Y-24H	STORM CHAMBER	303.0049	39.90
025Y-24H	STORM CHAMBER	304.0023	39.90
025Y-24H	STORM CHAMBER	305.0038	39.90
025Y-24H	STORM CHAMBER	306.0034	39.90
025Y-24H	STORM CHAMBER	307.0013	39.90
025Y-24H	STORM CHAMBER	308.0000	39.90
025Y-24H	STORM CHAMBER	309.0022	39.90
025Y-24H	STORM CHAMBER	310.0038	39.90
025Y-24H	STORM CHAMBER	311.0008	39.90
025Y-24H	STORM CHAMBER	312.0012	39.90
025Y-24H	STORM CHAMBER	313.0058	39.90
025Y-24H	STORM CHAMBER	314.0025	39.90
025Y-24H	STORM CHAMBER	315.0009	39.90
025Y-24H	STORM CHAMBER	316.0045	39.90
025Y-24H	STORM CHAMBER	317.0038	39.90

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	318.0039	39.90
025Y-24H	STORM CHAMBER	319.0009	39.90
025Y-24H	STORM CHAMBER	320.0030	39.90
025Y-24H	STORM CHAMBER	321.0007	39.90
025Y-24H	STORM CHAMBER	322.0005	39.90
025Y-24H	STORM CHAMBER	323.0020	39.90
025Y-24H	STORM CHAMBER	324.0005	39.90
025Y-24H	STORM CHAMBER	325.0001	39.90
025Y-24H	STORM CHAMBER	326.0009	39.90
025Y-24H	STORM CHAMBER	327.0036	39.90
025Y-24H	STORM CHAMBER	328.0012	39.90
025Y-24H	STORM CHAMBER	329.0052	39.90
025Y-24H	STORM CHAMBER	330.0012	39.90
025Y-24H	STORM CHAMBER	331.0009	39.90
025Y-24H	STORM CHAMBER	332.0032	39.90
025Y-24H	STORM CHAMBER	333.0038	39.90
025Y-24H	STORM CHAMBER	334.0023	39.90
025Y-24H	STORM CHAMBER	335.0052	39.90
025Y-24H	STORM CHAMBER	336.0005	39.90
025Y-24H	STORM CHAMBER	337.0009	39.90
025Y-24H	STORM CHAMBER	338.0008	39.90
025Y-24H	STORM CHAMBER	339.0040	39.90
025Y-24H	STORM CHAMBER	340.0019	39.90
025Y-24H	STORM CHAMBER	341.0037	39.90
025Y-24H	STORM CHAMBER	342.0025	39.90
025Y-24H	STORM CHAMBER	343.0004	39.90
025Y-24H	STORM CHAMBER	344.0010	39.90
025Y-24H	STORM CHAMBER	345.0000	39.90
025Y-24H	STORM CHAMBER	346.0008	39.90
025Y-24H	STORM CHAMBER	347.0012	39.90
025Y-24H	STORM CHAMBER	348.0019	39.90
025Y-24H	STORM CHAMBER	349.0012	39.90
025Y-24H	STORM CHAMBER	350.0019	39.90
025Y-24H	STORM CHAMBER	351.0001	39.90
025Y-24H	STORM CHAMBER	352.0041	39.90
025Y-24H	STORM CHAMBER	353.0044	39.90
025Y-24H	STORM CHAMBER	354.0002	39.90
025Y-24H	STORM CHAMBER	355.0006	39.90
025Y-24H	STORM CHAMBER	356.0016	39.90
025Y-24H	STORM CHAMBER	357.0035	39.90
025Y-24H	STORM CHAMBER	358.0042	39.90
025Y-24H	STORM CHAMBER	359.0001	39.90

Sim	Node Name	Relative Time [hrs]	Stage [ft]
025Y-24H	STORM CHAMBER	360.0012	39.90
025Y-24H	STORM CHAMBER	361.0022	39.90
025Y-24H	STORM CHAMBER	362.0007	39.90
025Y-24H	STORM CHAMBER	363.0004	39.90
025Y-24H	STORM CHAMBER	364.0017	39.90
025Y-24H	STORM CHAMBER	365.0043	39.90

APPENDIX E
DRAINAGE AREA MAPS

INVENTORY

EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP

PROPOSED INLET DRAINAGE AREA MAP

ISSUE	DATE	BY	DESCRIPTION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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Phone 813.792.2200

DRAINAGE AREA MAPS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 24203SA80A00008H
1215 ESTATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE:

EXISTING APPROVED DRAINAGE AREA MAPS

DRAWING:

1 OF 3

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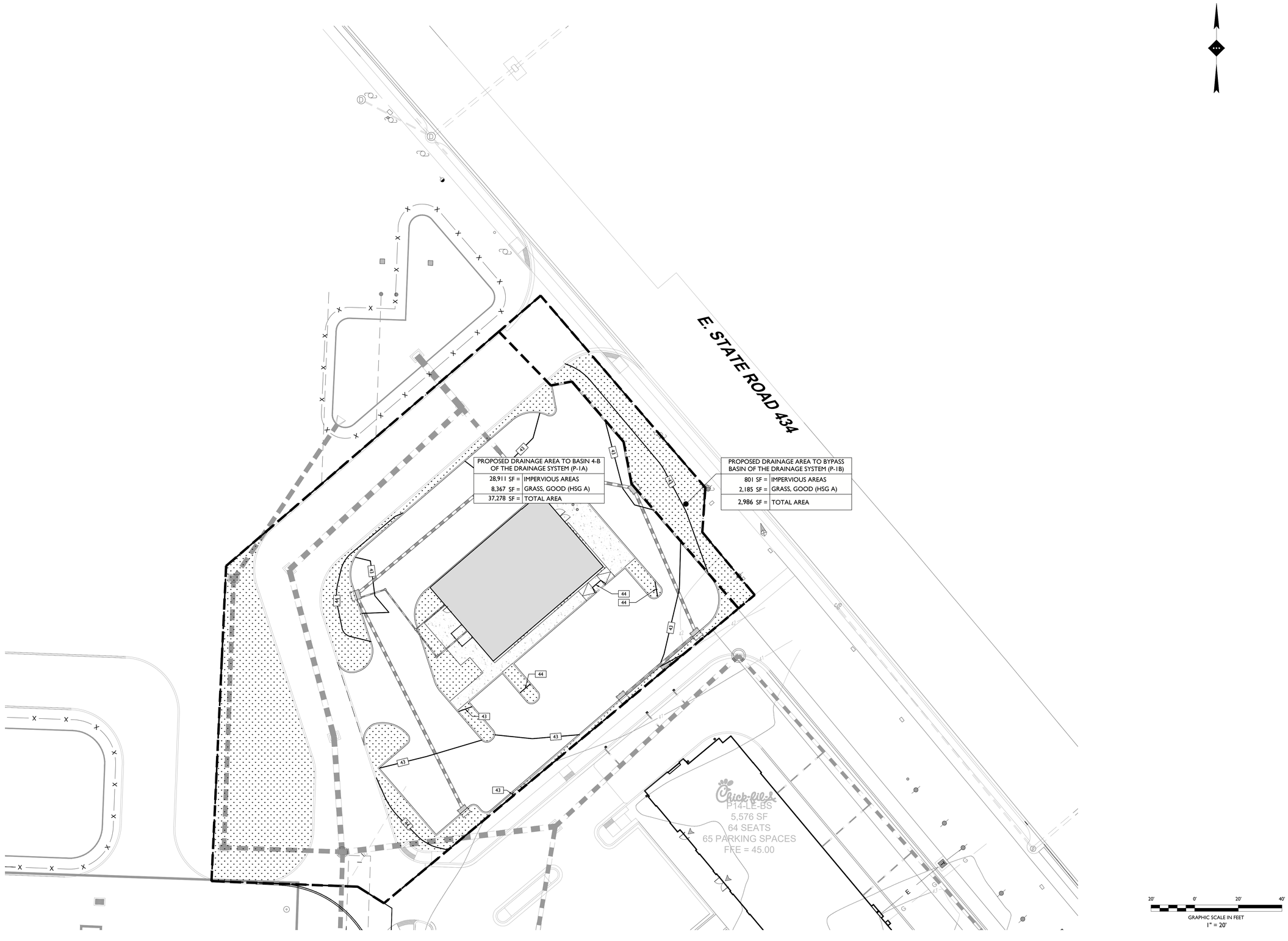

ISSUE	DATE	BY	DESCRIPTION
2	02/11/2026	KGR	FOR MUNICIPAL RESUBMISSION
1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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Phone 813.792.2200

DRAINAGE AREA MAPS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 2620305AR0A00008H
1205 E STATE ROAD 434
CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE:

PROPOSED DRAINAGE AREA MAPS

DRAWING:

2 OF 3

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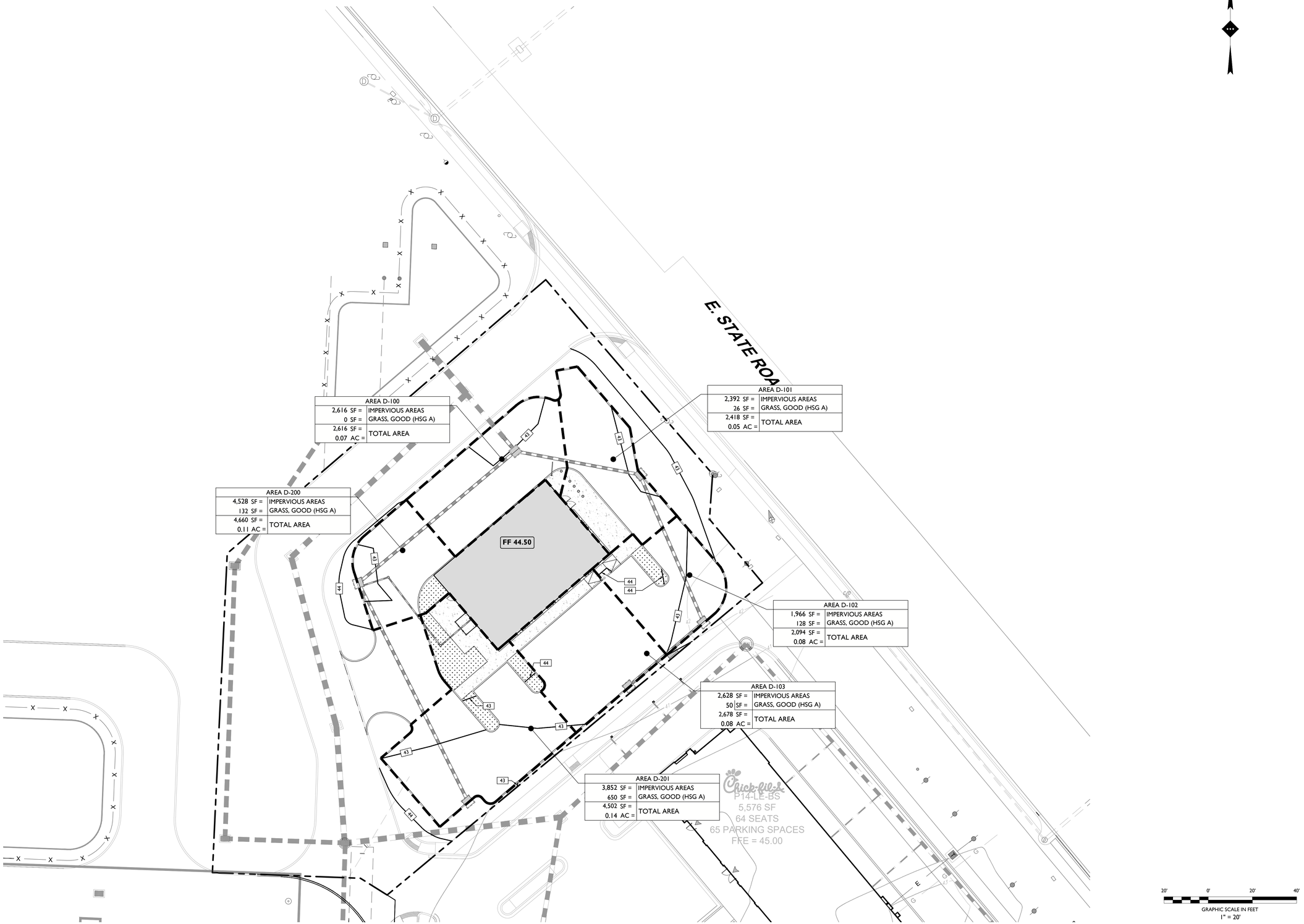

ISSUE	DATE	BY	DESCRIPTION
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1	10/24/2025	KLS	FOR MUNICIPAL SUBMISSION

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DRAINAGE AREA MAPS

PROP BANK WITH DRIVE-UP ATM FACILITIES

PARCEL ID: 2620305AR0A00008H
1205 E STATE ROAD 434
CITY OF WINTER SPRINGS
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JAMES S. KINOSIAN, P.E.
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STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: TAM-250062

TITLE:

INLET DRAINAGE AREA MAPS

DRAWING:

3 OF 3

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Phase I Environmental Site Assessment

Undeveloped Land
Michael Blake Boulevard
Winter Springs, Florida 32708



Prepared for:

The Ferber Company
151 Sawgrass Corners Drive
Suite 202
Ponte Vedra Beach, Florida 32082

Prepared by:

Professional Service Industries, Inc.
1748 33rd Street
Orlando, Florida 32839
407.304.5560

July 17, 2025

PSI Project Number: 06637170

Fernanda Sanchez
Staff Scientist

Jeff Townsend, LEP, REPA
Principal Consultant

Phase I ESA Summary Table

Professional Service Industries, Inc. (PSI), an Intertek company, performed a Phase I ESA of the Undeveloped Land property located at Michael Blake Boulevard, in Winter Springs, Florida 32708. PSI performed the assessment to comply with the contract between The Ferber Company (the client) and PSI.

Our assessment included a Phase I ESA and did not include evaluation of BERs that are beyond the scope of ASTM E1527 (ASTM non-scope services, such as asbestos, mold, lead-based paint, radon, wetlands, etc.). Recommendations, if provided, are included in Section 1.3 of this report.

Report Section		No Issues Identified	REC	CREC	HREC	VEC	De-minimis	BER Issue	Notes
3.0	USER-PROVIDED INFORMATION	✔					✔		Former Railroad Right-of-Way
5.2	SUBJECT PROPERTY OBSERVATIONS	✔							
5.3	OFF-SITE OBSERVATIONS	✔							
6.0	HISTORICAL USES	✔					✔		Former Railroad Right-of-Way
7.0	ENVIRONMENTAL REGULATORY RECORDS REVIEW	✔							
8.0	VAPOR ENCROACHMENT SCREENING	✔							

TABLE OF CONTENTS

LIST OF COMMONLY USED ACRONYMS AND ABBREVIATIONS . . . . . **v**

CERTIFICATION . . . . . **viii**

1.0 EXECUTIVE SUMMARY **1**

1.1 FINDINGS 1

1.2 CONCLUSIONS 2

1.3 RECOMMENDATIONS 4

2.0 PHASE I ESA SCOPE AND METHODOLOGY **5**

2.1 PURPOSE OF SERVICES 5

2.2 PHASE I ESA METHODOLOGY 5

2.3 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP 5

2.4 SIGNIFICANT ASSUMPTIONS 6

3.0 USER-PROVIDED INFORMATION **7**

3.1 USER QUESTIONNAIRE 7

3.2 TITLE RECORDS 9

3.3 SUGGESTED INFORMATION 9

3.4 HELPFUL DOCUMENTS AND PRIOR INVESTIGATIONS 9

4.0 PHYSICAL SETTING **11**

5.0 SITE RECONNAISSANCE **13**

5.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USES 13

5.2 SUBJECT PROPERTY OBSERVATIONS 13

5.3 OFF-SITE OBSERVATIONS 16

6.0 HISTORICAL USES **20**

6.1 CURRENT AND PRIOR USE INTERVIEWS 20

6.2 SUMMARY OF HISTORICAL SOURCES & RESOURCES 21

6.3 SUMMARY HISTORY OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES 21

7.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW **26**

7.1 DATABASE FINDINGS 26

7.2 REGULATORY AGENCY INQUIRIES 33

8.0 VAPOR ENCROACHMENT SCREENING **35**

8.1 METHODOLOGY 35
8.2 VES RESULTS 35
8.3 VES LIMITATIONS 35
9.0 WARRANTY AND RELIANCE 36
9.1 STANDARD OF CARE AND WARRANTIES 36
9.2 RELIANCE 37
9.3 THIRD PARTY RELIANCE 37

LIST OF APPENDICES

FIGURES

PHOTOGRAPHS

USER QUESTIONNAIRE RESPONSES

LIEN/AUL DOCUMENTATION

PHYSICAL SETTING DOCUMENTATION

INTERVIEW DOCUMENTATION

HISTORICAL DOCUMENTATION: TOPOGRAPHIC MAPS

HISTORICAL DOCUMENTATION: AERIAL PHOTOGRAPHS

HISTORICAL DOCUMENTATION: CITY DIRECTORIES

HISTORICAL DOCUMENTATION: FIRE INSURANCE MAPS

ENVIRONMENTAL DATABASE REPORT

SUPPLEMENTAL REGULATORY DOCUMENTATION

DATA GAP WORKSHEET

ADDITIONAL SUPPLEMENTAL DOCUMENTATION

PERSONNEL QUALIFICATIONS

LIST OF COMMONLY USED ACRONYMS AND ABBREVIATIONS

AST	Aboveground Storage Tank
AUL	Activity and Land Use Limitation
ASTM	American Society for Testing and Materials
AMSD	Approximate Minimum Search Distance
BLS	Below Land Surface
COC	Chemical of Concern
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CESQG	Conditionally Exempt Small Quantity Generator of Hazardous Waste
CREC	Controlled Recognized Environmental Condition
CFR	Code of Federal Regulations
CR	County Road
DRF	Discharge Reporting Form
ECHO	Enforcement & Compliance History Information
EDB	Ethylene Dibromide
EDI	Early Detection Incentive
EP	Environmental Professional
EPA	U.S. Environmental Protection Agency
ERIS	Environmental Risk Information Services
ESA	Environmental Site Assessment
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System
FDOT	Florida Department of Transportation
FOIA	Freedom of Information Act
GCTL	Groundwater Cleanup Target Level
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation, and Air Conditioning
LCFR	Lake County Fire Rescue
LCPA	Lake County Property Appraiser
LLP	Landowner Liability Protection

LQG	Large Quantity Generator of Hazardous Waste
LBP	Lead-Based Paint
LAST	Leaking Aboveground Storage Tank
LSSI	Low-Scored Site Initiative
LST	Leaking Storage Tank
MCL	Maximum Concentration Level
MSDS	Material Safety Data Sheets (now referred to as Safety Data Sheets [SDS])
MSL	Mean Sea Level
MTBE	Methyl tert Butyl Ether
MW	Monitoring Well
ug/L	Micrograms per liter
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter
MRS	Munitions Response Sites
NAM	Natural Attenuation Monitoring
NPL	National Priorities List (aka/Superfund)
NFA	No Further Action
NGVD	National Geodetic Vertical Datum
ND	Not Detected
NRCS	Natural Resource Conservation Service
OCEPD	Orange County Environmental Protection Division
OSHA	Occupational Safety and Health Administration
ppb	Parts per billion
ppm	Parts per million
PCE	Perchloroethylene
pCi/L	Picocuries per liter
PCB	Polychlorinated Biphenyls
PSI	Professional Service Industries, Inc., an Intertek company
RAP	Remedial Action Plan
REC	Recognized Environmental Condition
ROW	Right-of-Way
RI/FS	Remedial Investigation/Feasibility Study
RCRA	Resource Conservation and Recovery Act

SCTL	Soil Cleanup Target Level
SRCO	Site Rehabilitation Completion Order
SSURGO	Soil Survey Geographic
STCM	Storage Tank and Petroleum Contamination/Cleanup Monitoring
SQG	Small Quantity Generator
TMW	Temporary Monitoring Well
TPH	Total Petroleum Hydrocarbons
TCE	Trichloroethylene
UST	Underground Storage Tank
USDA	United States Department of Agriculture
USGS	United States Geologic Survey
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening
VIC	Vapor Intrusion Condition
VOC	Volatile Organic Compound
WRF	Water Reclamation Facility
WWTF	Wastewater Treatment Facility
WWTP	Wastewater Treatment Plant

CERTIFICATION

PSI, an Intertek company, has completed a Phase I ESA of the Undeveloped Land property located at Michael Blake Boulevard in Winter Springs, Florida ("the subject property"). PSI performed the Phase I ESA in conformance with ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Practice). The assessment was completed at the request of The Ferber Company ("the client") in accordance with the scope of work outlined in PSI's Proposal Number 0663-454706, which was authorized by the client on June 20, 2025.

The conclusions developed herein represent our professional judgment based on information and data available to us at the time of the assessment, and observations made at the time of our site reconnaissance. In accordance with the Practice, certain items must be updated 180 days after research is initiated if the transaction is not completed within that time.

Site Assessor:



Fernanda Sanchez
Staff Scientist

Reviewed by:



Jeff Townsend, LEP, REPA
Principal Consultant

Environmental Professional Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental Professional:



Jeff Townsend, LEP, REPA
Environmental Professional

TABLE OF DATES

Component	Date
Date of Earliest Interview	June 20, 2025
Date of ERIS Regulatory Database Report	June 23, 2025
Date of Environmental Lien/AUL Report	Not Obtained[1]
Date of Site Reconnaissance	July 8, 2025
Report Date	July 17, 2025
[1]An Environmental Liens/AUL search was not provided for review or requested to be obtained.	

1.0 EXECUTIVE SUMMARY

1.1 FINDINGS

A summary of findings is provided below. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

1.1.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USE

The subject property consists of two land parcels (parcel IDs: 26-20-30-5AR-0A00-008D and 26-20-30-5AR-0A00-008H) as well as the east portion of another parcel (parcel ID: 01-21-30-501-0000-0010) the subject property totals ±2.585 acres. The subject property does not have an assigned address but is located southeast of 1205 East State Road 434, Winter Springs Florida, 32708. The property consists of undeveloped wooded land with no structures apparent.

1.1.2 ADJOINING PROPERTY DESCRIPTION AND USE

Usage of adjoining properties is discussed in the following table.

Direction	Description of Adjoining Property Use
North	The north adjoining property consists of undeveloped land followed by commercial development of a Mobil gasoline station, part of East State Road 434.
East	The east adjoining property consists of part of East State Road 434, followed by developed commercial land containing Wendy's and Starbucks. Construction activity is noted next to the Starbucks.
South	The south adjoining property consists of Michael Blake Boulevard, followed by commercial development containing The Savoy Retirement Living and undeveloped land.
West	The west adjoining property consists of undeveloped wooded land.

1.1.3 HISTORICAL USE OF SUBJECT PROPERTY AND SURROUNDING AREA

Based on the historical sources reviewed, the subject property appeared as undeveloped wooded land with a railroad that traversed north-south on the east portion of the subject property from circa 1941 to the late 1990's. In the early 2000's the railroad was no longer apparent and the subject property generally appeared with its current configuration of undeveloped, wooded land.

From 1941 to 1989, the north adjoining property appeared as undeveloped wooded land followed by State Road 434, while from 1994 to 2017, it remained wooded but was followed by commercially developed land with one structure, and by 2019 to 2024, additional commercial development appeared farther north. The

east adjoining property, from 1941 to 1994, appeared as State Road 434 followed by undeveloped grassland with a railroad in the north, which was no longer apparent by 1999; a new roadway intersecting State Road 434 became apparent by 2013, commercial grading was evident in 2017, and by 2019 to 2024, the area featured developed commercial land with multiple structures. The south adjoining property, from 1941 to 1957, appeared as undeveloped wooded land with a north-south railroad, which was apparent through 2002 with some tree clearing in the west, but by 2003 to 2017, the railroad was no longer apparent, and from 2019 to 2024, it appeared as Michael Blake Boulevard followed by commercially developed land with one structure and Wooded Vine Drive. The west adjoining property appeared as undeveloped wooded land from 1941 to 2024.

1.1.4 GOVERNMENTAL RECORDS REVIEW

PSI subcontracted with a regulatory database report provider, ERIS, and reviewed governmental database records that included spill sites, tanks, hazardous waste handlers, and other facilities of potential concern within proximity to the subject property.

The subject property was identified in the database search and those listings were evaluated by PSI during this assessment.

One or more off-site facility listings were identified in the database search within the appropriate AMSD and were evaluated by PSI during this assessment.

These listings are discussed in Section 7.1 of this report and the regulatory database report is appended.

1.2 CONCLUSIONS

PSI performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. The following conclusions have been made with regard to evidence of RECs, HRECs, CRECs, VECs, and de minimis conditions in connection with the subject property, as defined in ASTM Practice E1527-21.

1.2.1 SIGNIFICANT DATA GAPS

The ASTM E1527-21 Standard Practice defines a significant data gap as a lack of or inability to obtain information required by the practice that would limit our ability to draw conclusions with regard to RECs in connection with the subject property.

Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify RECs in connection with the subject property.

1.2.2 RECOGNIZED ENVIRONMENTAL CONDITIONS

A REC, as defined in the ASTM E1527-21 Standard, means (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.

This assessment has revealed no evidence of RECs in connection with the subject property.

1.2.3 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E1527-21 Standard Practice defines a CREC as a REC that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (i.e., institutional and/or engineering controls to prevent future exposure).

This assessment has revealed no evidence of CRECs in connection with the subject property.

1.2.4 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E1527-21 Standard Practice defines an 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.

This assessment has revealed no evidence of HRECs in connection with the subject property.

1.2.5 VAPOR ENCROACHMENT CONDITIONS

The ASTM E1527-21 Standard Practice requires that the environmental professional evaluate the potential for VECs on the subject property. A VEC is defined in ASTM E2600-22 as the presence or likely presence of volatile chemicals in the subsurface that are caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

This assessment has revealed no VECs in connection with the subject property.

1.2.6 DE MINIMIS CONDITIONS

A de minimis condition is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A de minimis condition, by definition, is not a REC. PSI identified the following issue in connection with the subject property, which was considered to be de minimis in nature, but, by definition, is not a REC in connection with the subject property:

A previous Phase I ESA dated October 18, 2022 is discussed in Section 3.4 of this report and notes an interview with the owner at the time, Mr. Michael Schrimsher, where he stated that he was aware of soil contamination on the subject property. According to Mr. Schrimsher, "soil under the former CSX railroad was contaminated by creosote on wooden railroad ties and herbicide sprayed along railroad tracks." The subject property appeared to have formerly been a railroad right-of-way in the east section from at least 1941 to the 1990s. While no information indicating the misuse or misapplication of herbicides, or the misuse or improper placement of creosote-covered railroad ties was obtained during this assessment, in certain instances, the chemicals historically applied to the subject property and railroad ties historically placed on the subject property could be persistent and not biodegrade. As with any land that has been developed as a railroad right-of-way, there exists the possibility that herbicides have been applied or creosote-covered railroad ties placed which may have impacted the subject property. However, the presence of this railroad right-of-way is considered to be a de minimis condition and does not appear to be evidence of a REC in connection with the subject property at this time.

1.3 RECOMMENDATIONS

Based on the information that PSI gathered and our experience, PSI recommends no further assessment for RECs in connection with the subject property at this time.

2.0 PHASE I ESA SCOPE AND METHODOLOGY

2.1 PURPOSE OF SERVICES

PSI performed the Phase I ESA in conformance with ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Practice). The purpose of the Practice was to define good commercial practice for conducting a Phase I ESA and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the LLPs. The goal of the processes established by the Practice is to identify RECs in connection with the subject property.

Based on the information provided, PSI understands that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for one of the LLPs.

2.2 PHASE I ESA METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

Documents and other information referenced during this assessment, including published materials and material obtained from commercial or other sources, are cited in the section where the information was first used. The information or excerpts thereof, if practical, is appended.

This assessment included the following components:

- Records review;
- Reconnaissance;
- Interviews;
- VES in accordance with ASTM E2600-22, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* [VES Standard Guide]; and
- Preparation of this report, including our evaluation.

2.3 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice. PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore, the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) on the Data Gap Worksheet and reported them in Section 1.2.1.

2.4 SIGNIFICANT ASSUMPTIONS

PSI made the following significant assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding the regulatory status of facilities to be complete, accurate and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or other governmental agencies to be complete, accurate and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations, if provided, to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be accurate, complete, unbiased, current, and provided in good faith.
- Groundwater - PSI interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained during this assessment and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this assessment. Subsurface investigation is typically necessary to determine site-specific groundwater flow direction.

3.0 USER-PROVIDED INFORMATION

PSI considers the client to be the 'User' of our assessment, defined in ASTM Practice E1527-21 as "the party seeking to use Practice E1527 to complete an environmental site assessment of the subject property". A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice.

3.1 USER QUESTIONNAIRE

The EPA All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM E1527-21 § 6 requires the User to answer certain questions related to the subject property in order to obtain certain LLPs from CERCLA liability. To facilitate this process, PSI provided the client with a User Questionnaire, which is appended if it has been returned. A summary of the required questions and client responses is provided below.

Question	No	Yes	Unknown	N/A	Client did not respond
Did a review of recorded land title records or other sources identify any environmental liens filed or recorded against the subject property under federal, tribal, state or local law?			✔		
Did a review of land title records or other sources identify any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place on the subject property?			✔		
Do you have specialized knowledge or experience related to the subject property or nearby properties?	✔				
Does the purchase price being paid reasonably reflect the fair market value of the subject property?				✔	
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?				✔	

Question	No	Yes	Unknown	N/A	Client did not respond
Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:					
Do you know of the past uses of the subject property?	✔				
Do you know of specific chemicals that are present or were once present at the subject property?	✔				
Do you know of spills or other chemical releases that have taken place at the subject property?	✔				
Do you know of any environmental cleanups that have taken place at the subject property?	✔				
Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?	✔				
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property?	✔				
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	✔				

NOTES

The client returned PSI's questionnaire indicating 'UNKNOWN' to the questions: "Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?" or "Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?" This is a limitation that is evaluated on the appended Data Gap Worksheet. The completed questionnaire is appended.

3.2 TITLE RECORDS

Based on a review of the local tax assessor's records, the subject property is currently owned by Blue Orange Holdings and EPB Engineering and Construction PLCC.

PSI was not provided with land title records by the client in order to obtain information about the past owners of the subject property and past uses and tenancies. However, given the availability of other historical resources, we do not consider this limitation to represent a significant data gap.

3.3 SUGGESTED INFORMATION

The client provided PSI with the following suggested information described by the Practice.

- The reason for performing the Phase I ESA.
- The type of property and type of property transaction.
- The complete and correct address of the subject property or other documentation identifying the location and extents of the subject property.
- The scope of services desired for the Phase I ESA, including any evaluation for BERs or other items that are beyond the scope of ASTM E1527-21.
- Identification of the parties who will rely upon the report.

3.4 HELPFUL DOCUMENTS AND PRIOR INVESTIGATIONS

The Practice requires that the environmental professional ask the subject property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property. PSI mailed or e-mailed questions or performed interviews requesting this information.

The client submitted the following report for review, accessible via the link below.

Report Title:	Phase I ESA
Prepared For:	Ferber Construction Management, LLC
Prepared By:	PSI
Report Date:	January 3, 2024
Summary:	This 2024 Phase I ESA report was prepared for the similar boundaries as the current subject property, however, it included additional property and totaled ±2.91 acres. Based on the experience of PSI, the information that was gathered and evaluated did not reveal evidence of RECs in connection with the subject property at the time of the report.

	Report Link: https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:726cd6c9-be94-4bd5-831a-4d9761c89024 The 2024 Phase I ESA references a Phase I ESA dated October 18, 2022 that was performed by Native Geoscience, which noted an interview with the owner at the time, Mr. Michael Schrimsher, where he stated that he was aware of soil contamination on the subject property. According to Mr. Schrimsher, "soil under the former CSX railroad was contaminated by creosote on wooden railroad ties and herbicide sprayed along railroad tracks." The property appeared to have formerly been a railroad right-of-way in the east section from at least 1941 to the 1990s. While no information indicating the misuse or misapplication of herbicides, or the misuse or improper placement of creosote-covered railroad ties was obtained during this assessment, in certain instances, the chemicals historically applied to the subject property and railroad ties historically placed on the subject property could be persistent and not biodegrade. As with any land that has been developed as a railroad right-of-way, there exists the possibility that herbicides have been applied or creosote-covered railroad ties placed which may have impacted the subject property. However, the presence of this railroad right-of-way is considered to be a de minimis condition and does not appear to be evidence of a REC in connection with the subject property at this time.

4.0 PHYSICAL SETTING

PSI reviewed USGS topographic (topo) maps and other information regarding the physical setting of the subject property to assist with the interpretation of subsurface water movement near the subject property. Physical setting information is summarized in the table below.

Summary of Physical Setting Information

Physical Setting Attribute	Source	Description
Subject property elevation:	USGS Topo Map Casselberry, Florida" 7.5 minute Quadrangle	Approximately 41-43 feet AMSL
Topographic gradient:		The subject property and surrounding area slopes downward gently to the east.
Closest surface water:	Site Reconnaissance	Retention pond approximately 370 feet to the west.
Geology/Hydrogeology:	ERIS Physical Setting Report	See geology/hydrogeology descriptions below.
Predominant soil type(s) mapped on the subject property:	ERIS Physical Setting Report	See soil type descriptions below.
Estimated depth to first groundwater:	Regulatory Report	12 feet bgs
Anticipated regional groundwater flow direction:	USGS Topo Map	East
Oil and Gas Resources:	ERIS Physical Setting Report	None mapped on or adjacent to the subject property
Mining Resources:	ERIS Physical Setting Report	None mapped on or adjacent to the subject property
Other resource or physical characteristics, such as NWI wetlands, mapped on the subject property?	ERIS Physical Setting Report	None mapped on or adjacent to the subject property
Is a flood hazard zone mapped on the subject property?	ERIS Physical Setting Report	No

GEOLOGY/HYDROGEOLOGY DESCRIPTIONS

The Geologic Unit Qu consists of undifferentiated sediments primarily composed of clay or mud, with secondary rock type being beach sand. These sediments cover much of Florida's surface. The sediments are subdivided into discrete units, including alluvial and flood plain deposits, beach ridges and dunes, and Trail Ridge. Siliciclastics, freshwater carbonates, and organics are the primary components of these sediments.

Hydrogeologically, the Undifferentiated Quaternary Sediments are the primary source of groundwater in Florida. The sediments consist of permeable sands and clays, with freshwater carbonates acting as the primary aquifer in some areas. The groundwater in these sediments is used for drinking water and irrigation.

SOIL TYPE DESCRIPTIONS

Pomello fine sand, 0 to 5 percent slopes was noted on the subject property. This soil type is on ridges, coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria.

Tavares-Millhopper fine sands, 0 to 5 percent slopes was noted on the subject property. This soil type is on ridges on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. This soil does not meet hydric criteria.

5.0 SITE RECONNAISSANCE

The location and approximate boundaries of the subject property are illustrated on the appended figures. The legal description of the subject property, if provided to PSI, is appended.

ShiAnne Sanderson with The Ferber Company arranged for PSI to access the subject property. Our assessor was unescorted during the site reconnaissance.

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjoining public access areas. PSI also systematically toured the interior portions of the subject property to provide an overlapping field of view. The peripheries of surface features and/or structures, where present on the subject property, were observed along with accessible interior common areas.

Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas.

PSI photographed selected features. The captioned photographs collected during the site reconnaissance are appended.

5.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USES

General Subject Property Information	
Subject Property Address	Michael Blake Boulevard, Winter Springs, Florida 32708
Subject Property Parcel Identification Number(s)	26-20-30-5AR-0A00-008D and 26-20-30-5AR-0A00-008H
Subject Property Size (acres)	±2.585
Subject Property Contact/Escort	ShiAnne Sanderson / No escort
Date of Reconnaissance	July 8, 2025
Utility Providers	
Water	City of Winter Springs
Wastewater/Sewer	City of Winter Springs
Electricity	Duke Energy
Natural Gas	TECO Peoples Gas

5.2 SUBJECT PROPERTY OBSERVATIONS

A summary of the subject property uses and conditions is tabulated below. Detailed information is discussed following the summary for any “yes” answers, along with an opinion about the significance of the observation.

Identified? (check if Yes)	Item Description
Activities	
	Medical or Dental Offices - Biomedical Wastes
	Dry Cleaners or Laundromats
	Automotive or Equipment Repair
	Other Activities of Concern
Equipment or Storage	
	Emergency Generators
	Elevators
	Hydraulic Lifts and/or Equipment
	Photo Processing
	Oil/Water Separators
	Grease Traps
	Wastewater Treatment Systems
	Septic Systems, Sewage Tanks, Sewage Lagoons, or Cesspools
	Air Compressors
	Transformers and/or Other Electrical Equipment That Could Contain PCBs
	Use, Storage, or Disposal of Hazardous Substances
	Use, Storage, or Disposal of Petroleum Products
	Drums, Totes or Other Intermediate Bulk Containers
	ASTs or USTs
	Suspect Containers or Containers with Unidentified Contents
Features	
	Drains or Sumps
	Stormwater Retention or Detention Systems
	Pits, Ponds, Lagoons, or Quarries
	Pools of Liquid, Standing Water, Streams, Creeks, or Rivers

Identified? (check if Yes)	Item Description
Other Items of Potential Concern	
	Stains or Corrosion on Floors, Walls, or Ceilings (other than water staining)
	Strong, Pungent or Noxious Odors
	Oil and Gas Wells
	Drinking Water, Irrigation, or Monitoring Wells
✔	Pipeline Markers
	Agrochemical Use or Application
✔	Railroad Spur, Siding, or Right-of-Way
	Pavement Stains or Corrosion
	Stained Soil or Stressed Vegetation
	Surface Water Sheen or Discoloration
	Exterior Pipe Discharges, Unknown Pipes, or Effluent Discharges
	Solid Waste Dumping, Landfilling, or Suspect Fill Material (not in dumpsters or compactors)
	Construction Debris or Material Stockpiles
	Other Uses or Conditions of Concern

5.2.1 PIPELINE MARKERS

PSI observed a natural gas pipeline marker on the south and east portions of the subject property. Natural gas pipelines are typically main distribution lines to substations or other distribution points. No observations were made indicative of a release at the time of the site reconnaissance, and if a release were to occur, it would likely impact the atmosphere and not soils or groundwater. Based on these observations, the presence of the natural gas pipeline is not considered to be evidence of a REC in connection with the subject property.

5.2.2 RAILROAD SPUR, SIDING, OR RIGHT-OF-WAY

A previous Phase I ESA dated October 18, 2022 is discussed in Section 3.4 of this report and notes an interview with the owner at the time, Mr. Michael Schrimsher, where he stated that he was aware of soil contamination on the subject property. According to Mr. Schrimsher, “soil under the former CSX railroad was contaminated by creosote on wooden railroad ties and herbicide sprayed along railroad tracks.” The subject property appeared to have formerly been a railroad right-of-way in the east section from at least 1941 to the 1990s. While no information indicating the misuse or misapplication of herbicides, or the misuse or improper

placement of creosote-covered railroad ties was obtained during this assessment, in certain instances, the chemicals historically applied to the subject property and railroad ties historically placed on the subject property could be persistent and not biodegrade. As with any land that has been developed as a railroad right-of-way, there exists the possibility that herbicides have been applied or creosote-covered railroad ties placed which may have impacted the subject property. However, the presence of this railroad right-of-way is considered to be a de minimis condition and does not appear to be evidence of a REC in connection with the subject property at this time.

5.3 OFF-SITE OBSERVATIONS

A summary of the adjoining property uses and conditions is tabulated below. Detailed information is discussed following the summary for any "yes" answers, along with an opinion about the significance of the observation.

Please note adjoining properties were observed from the subject property boundaries, public rights-of-way or public thoroughfares, but were not accessed.

Direction	Description of Adjoining Property Use
North	The north adjoining property consists of undeveloped land followed by commercial development of a Mobil gasoline station, part of East State Road 434.
East	The east adjoining property consists of part of East State Road 434, followed by developed commercial land containing Wendy's and Starbucks. Construction activity is noted next to the Starbucks.
South	The south adjoining property consists of Michael Blake Boulevard, followed by commercial development containing The Savoy Retirement Living and undeveloped land.
West	The west adjoining property consists of undeveloped wooded land.

Identified? (check if Yes)	Item Description
Activities	
	Medical or Dental Offices - Biomedical Wastes
	Dry Cleaners or Laundromats
	Automotive or Equipment Repair
	Other Activities of Concern
Equipment or Storage	
	Emergency Generators
	Elevators

Identified? (check if Yes)	Item Description
	Hydraulic Lifts and/or Equipment
	Photo Processing
	Oil/Water Separators
	Grease Traps
✔	Wastewater Treatment Systems
	Septic Systems, Sewage Tanks, Sewage Lagoons, or Cesspools
	Air Compressors
✔	Transformers and/or Other Electrical Equipment That Could Contain PCBs
✔	Use, Storage, or Disposal of Hazardous Substances
	Use, Storage, or Disposal of Petroleum Products
	Drums, Totes or Other Intermediate Bulk Containers
✔	ASTs/USTs
	Suspect Containers or Containers with Unidentified Contents
Features	
	Drains or Sumps
	Stormwater Retention/Detention Systems
	Pits, Ponds, Lagoons, or Quarries
	Pools of Liquid, Standing Water, Streams, Creeks, or Rivers
Other Items of Potential Concern	
	Stains or Corrosion on Floors, Walls, or Ceilings (other than water staining)
	Strong, Pungent or Noxious Odors
	Oil and Gas Wells
	Drinking Water, Irrigation, or Monitoring Wells
✔	Pipeline Markers
	Agrochemical Use or Application
✔	Railroad Spur, Siding, or Right-of-Way
✔	Pavement Stains or Corrosion

Identified? (check if Yes)	Item Description
	Stained Soil or Stressed Vegetation
	Surface Water Sheen or Discoloration
	Exterior Pipe Discharges, Unknown Pipes, or Effluent Discharges
	Solid Waste Dumping, Landfilling, or Suspect Fill Material (not in dumpsters or compactors)
	Construction Debris or Material Stockpiles
	Other Uses or Conditions of Concern

5.3.1 WASTEWATER TREATMENT SYSTEMS

PSI observed a car wash on the property to the north. Please refer to Section 7.1 for additional information regarding this system.

PSI observed an electrically powered wastewater lift station on the adjoining south property. This station pumps wastewater generated in the vicinity. PSI did not observe adverse conditions such as staining or releases. Based on this information, the presence of this wastewater lift station is not considered to be evidence of a REC in connection with the subject property.

5.3.2 TRANSFORMERS AND/OR OTHER ELECTRICAL EQUIPMENT THAT COULD CONTAIN PCBS

Pad- and pole-mounted electrical transformers were observed on the adjoining properties. PSI did not observe non-PCB labeling on the transformers at the time of the site reconnaissance. PSI believes the electrical equipment is the property and responsibility of Duke Energy, the local electrical utility company, who would be responsible for cleanup related to the equipment that could not be attributed to tenant negligence. The identified electrical equipment appeared to be in good condition, with no apparent evidence of staining, leakage, or corrosion noted. Based on their observed condition and the local utility ownership, the observed transformers are not considered to be evidence of a REC in connection with the subject property.

5.3.3 USE, STORAGE, OR DISPOSAL OF HAZARDOUS SUBSTANCES

PSI observed nine 20-30 gallon containers of car washing detergent and other household-related products in retail quantities for sale at the Mobil gasoline station on the property to the north. PSI did not observe evidence of leaking or staining in connection with the observed products at the time of the site reconnaissance. The presence of these products is not considered to be evidence of a REC in connection with the subject property.

5.3.4 ASTS OR USTS

PSI observed propane AST(s) on the property to the north. The cylinders were situated on concrete and appeared to be in good condition. Due to the extremely low boiling point of propane, leaks or spills from these cylinders are not expected to result in contamination of soil or groundwater. Based on the condition of the cylinders at the time of site reconnaissance, these propane ASTs are not considered to be evidence of a REC in connection to the subject property.

PSI observed USTs on the property to the north. These USTs are discussed in detail in Section 7.1 of this report. Please refer to that section for those additional details and conclusions regarding the observed USTs.

5.3.5 PIPELINE MARKERS

PSI observed a natural gas pipeline marker on the south and east adjoining properties. Natural gas pipelines are typically main distribution lines to substations or other distribution points. No observations were made indicative of a release at the time of the site reconnaissance, and if a release were to occur, it would likely impact the atmosphere and not soils or groundwater. Based on these observations, the presence of the natural gas pipeline is not considered to be evidence of a REC in connection with the subject property.

5.3.6 RAILROAD SPUR, SIDING, OR RIGHT-OF-WAY

It should be noted that adjoining property appears to have been a railroad right-of-way. While no information indicating the misuse or misapplication of herbicides, or the misuse or improper placement of creosote-covered railroad ties was obtained during this assessment, in certain instances, the chemicals historically applied to the adjoining property and railroad ties historically placed on the adjoining property could be persistent and not biodegrade. As with any land that has been developed as a railroad right-of-way, there exists the possibility that herbicides have been applied or creosote-covered railroad ties placed which may still be present on adjoining property and which may have impacted the subject property. However, PSI does not consider the presence of this railroad right-of-way to be evidence of a REC in connection with the subject property.

5.3.7 PAVEMENT STAINS OR CORROSION

PSI identified areas of minor staining on the paved parking areas and roads adjoining the subject property. The stains appear to be the result of leakage of automobile fluids and not the result of a large scale spill. PSI does not consider the presence of the staining a REC in connection with the subject property.

6.0 HISTORICAL USES

PSI utilized readily ascertainable historical information sources in order to research the history of the subject property and surrounding area. The intent of this review was to identify historical resources identifying historical tenancies or uses of the subject property and surrounding area, which might be considered evidence of a REC. Generally, PSI reviewed the following readily ascertainable historical resources, where they were available:

- PSI requested available historical topographic maps from ERIS, and/or otherwise reviewed available maps at local or other sources to evaluate land development in the area over time. It should be noted that the scale of topographic maps in some cases does not allow for mapping of individual structures and developed areas may be shown by shading only.

- PSI requested available historical aerial photographs from ERIS, and/or otherwise reviewed available photographs at local or other sources to obtain information concerning the development and history of the subject property and surroundings.

- PSI requested available historical city directories from ERIS and/or otherwise reviewed available directories at local sources in order to obtain information on tenancies on the subject property and adjoining properties.

- PSI requested available historical fire insurance maps from ERIS. The Sanborn® Map Company and other regional providers historically mapped urban areas for use by insurance underwriters. In some cases, these maps provide useful information in evaluating previous tenancies and uses of the subject property and surrounding area. “Sanborn”, “Sanborn Map”, “Sanborn Map Company”, and “Sanborn Fire Insurance Maps” are recognized trademarks of the Sanborn Map Company, a subsidiary of Environmental Data Resources, Inc.

Copies of select historical resources obtained from the historical sources are provided in the report appendix; however, it should be noted that some of the historical resources used by PSI may be copyrighted and PSI has summarized those resources herein, but we have not included copies of those resources in the appendix.

6.1 CURRENT AND PRIOR USE INTERVIEWS

PSI conducted or attempted to conduct interviews with persons who are knowledgeable of the current use and history of the subject property. The following individuals were interviewed or provided information.

Name	Title/Role	Date Interviewed	Summary
ShiAnne Sanderson	Client Representative	June 20, 2025	Provided site location, contact information, reason for performing the Phase I ESA, type of property, type of property transaction, scope of services desired, and arranged for site access.

No evidence of RECs was identified as a result of the interviews conducted during this assessment. Complete records of communication detailing information obtained and reviewed, have been appended to this report.

6.2 SUMMARY OF HISTORICAL SOURCES & RESOURCES

PSI reviewed historical resources from the following sources in order to evaluate the historic uses of the subject property, adjoining and/or surrounding area.

Resource	Historical Data Source	Years Reviewed
Topo Maps	ERIS	1962, 1970, 1972, 1980, 1994, 2015, 2021
Aerial Photographs	ERIS	1941, 1948, 1957, 1964, 1973, 1980, 1983, 1989, 1994, 1999, 2005, 2006, 2007, 2010, 2013, 2015, 2017, 2019, 2021, 2023
Aerial Photographs	Google Earth Imagery (not appended)	1994, 1999, 2002-2010, 2012-2019, 2021, 2022, 2024
City Directories	ERIS	1940, 1945, 1950, 1955, 1959, 1963, 1966, 1968, 1972, 1976, 1981, 1986, 1990, 1996, 2000, 2003, 2008, 2012, 2016, 2020, 2023, 2024
	Streets Searched:	1150-1250 of E State Rd 434; BEG-250 of Michael Blake Blvd
Fire Insurance Maps	ERIS	Not Reviewed, Unmapped Property
Property Cards	The Seminole County Assessor's Office website	Current Cards

The 2015 and 2021 USGS Topo maps provided limited information with only minimal physical features depicted and do not identify uses of the subject property. The earliest available historical source was the 1941 aerial photograph. The available historical sources reviewed had gaps exceeding five years prior to the 1990s; however, these sources indicate no significant change in the use or configuration at either end of the gaps noted. These limitations are evaluated on the appended Data Gap Worksheet.

6.3 SUMMARY HISTORY OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

A chronological summary of the history and use of the subject property and immediately adjoining properties is provided in the following tables. Our interpretation of the historical uses of a particular property reflects a synthesis of information contained on the available resources (as noted in the previous subsection) for a given time period.

6.3.1 SUBJECT PROPERTY

Topo Maps

Time Period	Interpreted Use/Observations
1962-1994	The subject property was depicted as undeveloped land with a railroad that traversed north-south on the east portion of the subject property.
2015-2021	These maps provided limited information with only minimal physical features depicted and do not identify uses of the subject property.

Aerial Photography

Time Period	Interpreted Use/Observations
1941-1994	The subject property appeared as undeveloped wooded land with a railroad that runs north-south on the east portion of the subject property.
1999-2024	The subject property appeared as undeveloped wooded land.

City Directories

Time Period	Interpreted Use/Listing(s)
1940-2024	Review of city directory listings provided did not identify records of concern pertaining to the the subject property.

A previous Phase I ESA dated October 18, 2022 is discussed in Section 3.4 of this report and notes an interview with the owner at the time, Mr. Michael Schrimsher, where he stated that he was aware of soil contamination on the subject property. According to Mr. Schrimsher, “soil under the former CSX railroad was contaminated by creosote on wooden railroad ties and herbicide sprayed along railroad tracks.” The subject property appeared to have formerly been a railroad right-of-way in the east section from at least 1941 to the 1990s. While no information indicating the misuse or misapplication of herbicides, or the misuse or improper placement of creosote-covered railroad ties was obtained during this assessment, in certain instances, the chemicals historically applied to the subject property and railroad ties historically placed on the subject property could be persistent and not biodegrade. As with any land that has been developed as a railroad right-of-way, there exists the possibility that herbicides have been applied or creosote-covered railroad ties placed which may have impacted the subject property. However, the presence of this railroad right-of-way is considered to be a de minimis condition and does not appear to be evidence of a REC in connection with the subject property at this time.

No evidence of RECs was identified as a result of the historical review of the subject property that was conducted during this assessment.

6.3.2 IMMEDIATELY ADJOINING PROPERTIES

NORTH	
Time Period	**Interpreted Use/Observations**
Topo Maps	
1962-1980	The north adjoining property was depicted as undeveloped land and State Road 434.
1994	The north adjoining property was depicted as developed land with one structure and State Road 434.
2015-2021	These maps provided limited information with only minimal physical features depicted and do not identify uses of the adjoining property.
Aerial Photographs	
1941-1989	The north adjoining property appeared as undeveloped wooded land, followed by State Road 434.
1994-2017	The north adjoining property appeared as undeveloped wooded land, followed by commercially developed land with one structure with State Road 434 farther north.
2019-2024	The north adjoining property appeared as undeveloped wooded land, followed by commercially developed land with one structure with State Road 434 and more commercially developed land farther north.

EAST	
Time Period	**Interpreted Use/Observations**
Topo Maps	
1962-1994	The east adjoining property was depicted as State Road 434, followed by undeveloped land.
2015-2021	These maps provided limited information with only minimal physical features depicted and do not identify uses of the adjoining property.
Aerial Photographs	
1941-1994	The east adjoining property appeared as State Road 434, followed by undeveloped grassland with a railroad in the north portion of the property.

EAST	
Time Period	**Interpreted Use/Observations**
1999-2012	The east adjoining property appeared as it did in the 1999 aerial; however the railroad is gone.
2013-2016	The east adjoining property appeared as it did in the 2010 aerial; however a roadway that intersects State Road 434 is apparent.
2017	The east adjoining property appeared as it did in the 2015 aerial; however commercial land grading is apparent in the northeast portion.
2019-2024	The east adjoining property appeared as State Road 434, followed by developed commercial land with multiple structures.

SOUTH	
Time Period	**Interpreted Use/Observations**
Topo Maps	
1962-1994	The south adjoining property was depicted as undeveloped land with a railroad that runs north-south.
2015-2021	These maps provided limited information with only minimal physical features depicted and do not identify uses of the adjoining property.
Aerial Photographs	
1941-1957	The south adjoining property appeared as undeveloped wooded land with a railroad that runs north-south.
1964-2002	The south adjoining property appeared as it did in 1957; however trees were cleared out on the west portion of the property.
2003-2017	The south adjoining property appeared as it did in 1999; however the railroad is no longer apparent.
2019-2024	The south adjoining property appeared as Michael Blake Boulevard, followed by commercially developed land with one structure and Wooded Vine Drive.

WEST	
Time Period	**Interpreted Use/Observations**
Topo Maps	
1962-1994	The west adjoining property was depicted as undeveloped land.
2015-2021	These maps provided limited information with only minimal physical features depicted and do not identify uses of the adjoining property.
Aerial Photographs	
1941-2024	The west adjoining property appeared as undeveloped wooded land.

It should be noted that adjoining property appears to have formerly been a railroad right-of-way. While no information indicating the misuse or misapplication of herbicides, or the misuse or improper placement of creosote-covered railroad ties was obtained during this assessment, in certain instances, the chemicals historically applied to the adjoining property and railroad ties historically placed on the adjoining property could be persistent and not biodegrade. As with any land that has been developed as a railroad right-of-way, there exists the possibility that herbicides have been applied or creosote-covered railroad ties placed which may still be present on adjoining property and which may have impacted the subject property. However, PSI does not consider the presence of this railroad right-of-way to be evidence of a REC in connection with the subject property.

No evidence of RECs was identified as a result of the historical review, including city directory review, of adjoining properties that was conducted during this assessment.

7.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW

7.1 DATABASE FINDINGS

PSI retained ERIS to provide environmental database information attributed to the subject property and its surroundings. ERIS obtains environmental databases published by local, state, tribal, and federal agencies and maps the information for electronic searches. The report provided by ERIS includes reporting Standard Environmental Records Sources as listed in the Practice.

The search, where applicable, was performed to AMSDs listed in ASTM E1527-21. The search radius required by ASTM varies by database.

The report provided by ERIS also included data for searches of other regulatory databases they believe may have useful information. The AMSDs for those databases are determined by ERIS.

Unplottable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the applicable AMSD. Those that could be determined to be within the AMSD are discussed, as appropriate.

The distribution of listed sites with respect to the subject property is tabulated and mapped in the report ERIS provided, which is appended. The reader is referred to that table, which can be found near the front of that report. The full names of the database abbreviations and acronyms used below and in the report can be found in the Database Descriptions appendix of that report.

7.1.1 SUBJECT PROPERTY

The subject property was listed on one or more regulatory databases, as summarized in the following table.

Facility Name(s):	TOWN CENTER S.E.E.D. / BROWNFIELD
Address(es):	NO PHYSICAL ADDRESS
Database(s):	BROWNFIELD AREA

Comments: Based on review of the ERIS radius map report and FDEP online Map Direct database, the subject property and surrounding area have been identified within the Town Center S.E.E.D. Brownfields area. Facilities located within the Town Center S.E.E.D. area do not necessarily have negative soil or groundwater impact. They are areas which have been designated as community redevelopment areas and where one or more Brownfield sites may be located. Based on the nature of Brownfields areas (no definitive impact), the Town Center S.E.E.D. Brownfields area is not considered to be a REC in connection with the subject property at this time.

7.1.2 ADJOINING PROPERTIES

Adjoining facilities as defined in ASTM Standard E1527-21 § 3.2.4 were identified through the Federal and state environmental records review as discussed below.

Facility Name(s):	WINTER SPRINGS RETIREMENT RESIDENCE
Address(es):	80 MICHAEL BLAKE BOULEVARD
Distance/Direction:	Approximately 60 Feet South (map verified to property boundary)
Elevation:	Equal
Database(s):	FINDS/FRS

Comments: The FINDS contains both facility information and links to a variety of other Federal data sources that track regulated and environmental enforcement activities. A listing on the FINDS database is not inherently indicative of a REC. Based on the facilities current regulatory status (active), actual separation distance, and its cross-gradient topographic position, this listing is not considered to be evidence of an REC in connection with the subject property and a VEC does not exist.

Facility Name(s):	WINTER SPRINGS CITY - LIFT STATION
Address(es):	80 MICHAEL BLAKE BOULEVARD
Distance/Direction:	Approximately 70 Feet South (map verified to lift station)
Elevation:	Equal
Database(s):	AST; STCS

Comments: This facility currently maintains one approximately 631-gallon capacity emergency generator diesel AST (Installed in 2021, In Service, and located approximately 70 feet south). Due to no discharges reported and that PSI did not observe any staining or obvious signs of leaks, these listing do not appear to be a REC in connection with the subject property and a VEC does not exist at this time.

Facility Name(s):	7-ELEVEN STORE #34786; MOBIL R/S #10918; MOBIL WINTER SPRINGS #731; MOBIL OIL CORP SS #Q8M
Address(es):	1205 E. STATE ROAD 434
Distance/Direction:	Approximately 170 Feet Northwest (map verified to tank bed)
Elevation:	Higher
Database(s):	DWM CONTAM; FINDS/FRS; HMIRS; LST; RCRA NON GEN; STCS; UST; WELL SURVEILLANCE

Comments: This facility is listed on the RCRA NON GEN database with EPA Handler ID FLD984205518. The EPA RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The database includes selective information on sites which generate, transport, store and/or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste. Based on PSI's review of the ERIS database report and information received from the EPA, this facility was listed on the RCRA Non Generator database. This facility was not identified on any database which reports releases or spills such as the NPL CERCLIS listings. This facility was not reported as being non-compliant with the requirements of the RCRA regulations. As of October 2023, there were no Compliance Monitoring and Enforcement (violation) records associated with this listing. Based on the lack of violations, regulatory status, and absence of reported releases, these listings do not appear to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

Based on review of regulatory information, a petroleum product discharge was reported at this facility in 1993, and the discharge cleanup status is listed as closed with SRCO. It is in a state-funded Petroleum Cleanup Preapproval Program (PCPP). This facility had four registered 10,000-gallon capacity unleaded gasoline USTs that were installed on November 9, 1989 and replaced by two 20,000-gallon unleaded gasoline USTs (one 20,000-gallon regular unleaded gasoline UST and one 20,000-gallon compartmentalized UST containing 8,000-gallons vehicular diesel fuel, and 12,000-gallon premium grade unleaded gasoline) installed on October 1, 2008. The tanks are constructed of fiberglass. Leak monitoring includes electronic sensing. The overfill/ spill construction includes ball check valves, and spill containment buckets. On May 3, 1993, a Discharge

Reporting Form (DRF) was filed indicating an unknown amount of free product was found in a monitoring well at the site. A comprehensive Site Assessment Report (SAR) was submitted July 30, 2013 by Shaw Environmental, Inc. Analysis of groundwater samples collected on April 15, 2013, from MW-1, MW-2, MW-3, and MW-5 reported GCTLs were exceeded for benzene and naphthalene in the groundwater collected from MW-5. Although the GCTLs were exceeded for benzene and naphthalene in the groundwater collected from MW-5, the natural attenuation default concentration (NADC) guidance levels were not exceeded. Net vadose zone OVA readings during soil boring activities and the installation of MW-6 (SB-10) were reported as less than 1 ppm. Free product was not encountered during site assessment activities and contaminated soil does not exist outside the UST area. Shaw recommended that a Natural Attenuation Monitoring Plan (NAM) be implemented for this site. On August 12, 2013, the OCEPD on behalf of the FDEP concurred with the recommendation to implement NAM activities. On March 24, 2020, Montrose Environmental sent a Supplemental Site Assessment Report to the OCEPD indicating that soil contamination was not identified at the site, Groundwater impacts were not identified above GCTLs at the site, Previously impacted MW-5 has exhibited two consecutive clean rounds of groundwater sampling below GCTLs, and at this time, the site qualified for No Further Action. Montrose recommends submitting a change order to add in well abandonment to the current PO. On July 14, 2020, Montrose Environmental sent a Well Abandonment Report to the OCEPD indicating that all wells at the facility have been abandoned. On July 17, 2020, OCEPD declared that the well abandonment deliverable was generally acceptable and demonstrates that the work outlined in Purchase Order (PO) #B7699C for Task 2 was generally satisfactorily performed. An SRCO was issued on January 9, 2025. The facility was last inspected on March 3, 2025 and found to be in compliance at that time. Based on the regulatory closure and separation distance, this facility is not considered to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

This facility was listed as a FINDS/FRS database under registry ID 110006386534 for the Car Wash Recycle System. The FINDS database is maintained by the EPA and contains both facility information and links to a variety of other Federal data sources which track regulated and environmental enforcement activities. The FRS is a centrally managed database that identifies sites or places subject to environmental regulation or of environmental interest. According to the FRS EPA Facility Detail Report, no violations have been identified. Based on the lack of violations and the nature of this listing, this listing does not appear to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

Based on the information reviewed and observations at the time of the site reconnaissance, these listings do not appear to be evidence of a REC in connection with the subject property at this time.

Facility Name(s):	FOREIGN CAR PARTS SERVICE
Address(es):	1207 EAST STATE ROAD 434
Distance/Direction:	Approximately 200 Feet Northwest
Elevation:	Higher
Database(s):	FINDS/FRS; RCRA NON GEN

Comments: This facility was listed as a FINDS/FRS database under registry ID 110005991579. The FINDS database is maintained by the EPA and contains both facility information and links to a variety of other Federal data sources which track regulated and environmental enforcement activities. The FRS is a centrally managed database that identifies sites or places subject to environmental regulation or of environmental interest. According to the FRS EPA Facility Detail Report, no violations have been identified. Based on the lack of violations and the nature of this listing, this listing does not appear to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

This facility is listed on the RCRA NON GEN database with facility ID FLD981748007. The EPA RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The database includes selective information on sites which generate, transport, store and/or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste. Based on PSI's review of the ERIS database report and information received from the EPA, this facility was listed on the RCRA Non Generator database. This facility was not identified on any database which reports releases or spills such as the NPL CERCLIS listings. This facility was not reported as being non-compliant with the requirements of the RCRA regulations. As of October 2023, there were no Compliance Monitoring and Enforcement (violation) records associated with this listing. Based on the lack of violations, regulatory status, and absence of reported releases, these listings do not appear to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

Facility Name(s):	DEBRIS STAGING AREA
Address(es):	1212 EAST SR 434
Distance/Direction:	Approximately 200 Feet North
Elevation:	Equal
Database(s):	SWF/LF

Comments: This property was identified on the SWF/LF state government database as Facility ID 98367. The SWF/LF listing is reported as a Disaster Debris Management Site. The most recent site inspection was completed on January 30, 2018 and stated that all debris had been removed and there was no evidence of a pollutant release. The Department has not taken nor reviewed any environmental sampling results for this site. In accordance with the Amended Consolidated Emergency Final Order OGC No. 17-0989 (the Order), the Department declared this site to be properly closed as of the date of inspection. On April 07, 2022, the FDEP notified Christopher Schmidt of Winter Springs, FL, that their request for pre-authorization of four Disaster Debris Management Sites (DDMS)—Los Lagos Debris Management Site, Torcaso Park, 1212 E. SR 434 Debris Staging Area, and Central Winds Park—was received and evaluated for managing construction, demolition, and yard trash debris in 2022. These sites, with Schmidt as the on-site contact, are pre-authorized unless otherwise notified, and upon activation under a DEP Emergency Final Order, must adhere to conditions including notifying DEP of site operations, preventing standing water, controlling access, employing spotters for waste segregation, removing putrescible waste within 48 hours, and ceasing

operations by the Order's expiration unless extended. Based on the the current regulatory status and no debris observed, this facility's listing is not considered to be evidence of an REC in connection with the subject property and a VEC does not exist.

Facility Name(s):	SCRIMSHER PARCEL
Address(es):	EAST SR 434
Distance/Direction:	Approximately 270 Feet Southeast (map verified to plotted location)
Elevation:	Equal
Database(s):	DWM CONTAM; ERIC; WCRPS

Comments: Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the FDEP'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. An excavation was done to properly dispose and replace impacted soils with clean fill. This status is marked as closed and program status is complete with no contamination.

The FDEP reviewed a June 3, 2016, Limited Soil Assessment report and a July 2016 Additional Soil Assessment Proposal for the Scrimsher Parcel located at East State Road 434, Winter Springs, Florida, submitted by E. Lee Worsham on August 4, 2016. The assessment revealed arsenic concentrations in soil samples GP-2, GP-3, and GP-5 at 2.4 mg/kg, 13.4 mg/kg, and 12.4 mg/kg, respectively, exceeding the residential Soil Cleanup Target Level of 2.1 mg/kg. The FDEP approved the proposed plan by Universal Engineering Sciences (UES) to advance 27 soil borings along the former railroad track, collecting samples at depths of 6 inches, 2 feet, 4 feet, and 6 feet below the surface for arsenic analysis using EPA Method 6010, and additionally required analysis for Polycyclic Aromatic Hydrocarbons (PAHs) using EPA Method 8270. The agency also requested additional soil samples east of the high-arsenic locations to further delineate contamination.

To fully assess the extent of contamination, the FDEP emphasized the need for potential additional soil sampling if arsenic or PAH contamination was not fully defined horizontally and vertically, and groundwater sampling in areas with the highest concentrations to evaluate impacts. The soil assessment was to begin within 30 days, with a report due by November 30, 2016, to be submitted to the FDEP's Central District. However, on January 26, 2017, an attorney informed the FDEP that their client opted to excavate and dispose of the contaminated soil, replacing it with clean fill, thus resolving the issue without the need for ongoing FDEP oversight or engineering controls. Based on the reported removal and replacement with clean fill, the former exceedances of arsenic impact above residential SCTLs is not considered to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

7.1.3 SURROUNDING PROPERTIES

A number of additional regulated facilities and/or spill sites were identified within the search radius through the Federal and state environmental records review in the area surrounding the subject property. Those sites that warranted further discussion are summarized and discussed in the table(s) below. PSI considered the remaining database listings unlikely to impact the subject property based upon factors including (but not limited to):

- The nature of the listing;
- The use of the facility;
- When the facility was listed and its current listed status;
- The developmental density of the setting;
- The potential for vapors to encroach from the property to the subject property;
- The distance between the listing and subject sites related to whether releases are likely to migrate based on local surface and subsurface drainage conditions; and/or
- The presence of intervening drainage divides; and/or inferred groundwater movement.

Facility Name(s):	HANDY WAY FOOD STORE #3333
Address(es):	170 TUSKAWILLA ROAD
Distance/Direction:	Approximately 550 Feet Northwest
Elevation:	Higher
Database(s):	DEL CONTAM SITE; DWM CONTAM; LST; STCS; UST; WELL SURVEILLANCE

Comments: Based on review of regulatory information, a petroleum product discharge was reported at this facility on September 28, 1987 and the discharge cleanup status is listed as NFA. It had three 10,000-gallon USTs that were removed on March 29, 1995 containing leaded gas. Monitoring wells were installed to test groundwater contamination. Testing from March 1994 to December 1995 indicated that approximately 190,000 gallons of groundwater were contaminated with levels of dissolved petroleum hydrocarbons exceeding the FDEP target levels. A remedial action plan was put in place and approved by the FDEP on January 17, 1997. The facility received an SRCO and NFA notice from the FDEP on October 2, 2013. Given the separation distance and finding of NFA, this facility is not considered to be evidence of a REC in connection with the subject property at this time.

Facility Name(s):	201-401 TUSKAWILLA ROAD
Address(es):	201-401 TUSKAWILLA ROAD
Distance/Direction:	Approximately 550 Feet Southwest
Elevation:	Higher
Database(s):	SPILLS

Comments: A spills incident for approximately 30 gallons of heating oil was reported following an accident. Shane Gibbs from the FDEP was contacted regarding Incident No. 6991, which occurred on October 12, 2006, at 201-401 Tuskawilla Road, Winter Springs, Seminole County, FL, involving a 30-gallon heating oil discharge from a UST leak/overfill. Mr. Gibbs noted that due to the FDEP's four-year retention schedule, limited information remained, and the incident was considered closed. The incident report detailed that the spill, initially reported by the Southwest Florida Water Management District, affected soil and potentially surface waters near wetlands. The responsible party, Hi Flavor Meats, and contractor L&L Demolition and Salvage, Inc., coordinated with Duff's Environmental Services for cleanup, which included removing contaminated soils and surficial fuel-impacted waters. Testing confirmed no constituents of concern in the waters, though elevated Benzo(a)pyrene levels in adjacent soils prompted referral to BPSS for further guidance. The case was recommended for closure on May 7, 2007, after gross contamination was addressed. Based on the quantity, closure, and separation distance, this listing is not considered to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

7.2 REGULATORY AGENCY INQUIRIES

PSI sought information about the subject property and/or surrounding area from the governmental agencies listed in the following sections. Information was requested by telephone, in person, via e-mail, through an RFI, or through a written FOIA or equivalent request, as appropriate.

7.2.1 STATE REGULATORY AGENCY

PSI contacted the FDEP Central District to inquire about environmental concerns at the subject property and surrounding area. They indicated that all FDEP waste program correspondence with responsible parties for cleanup sites and facility representatives for regulated facilities should be in Oculus. In some cases, there may be attorney/client privilege e-mails or documents, business confidential documents, or internal planning e-mails or draft documents not in Oculus.

A spills incident for approximately 30 gallons of heating oil was reported following an accident. Shane Gibbs from the FDEP was contacted regarding Incident No. 6991, which occurred on October 12, 2006, at 201-401 Tuskawilla Road, Winter Springs, Seminole County, FL, involving a 30-gallon heating oil discharge from a UST leak/overfill. Mr. Gibbs noted that due to the FDEP's four-year retention schedule, limited information remained, and the incident was considered closed. The incident report detailed that the spill, initially reported by the Southwest Florida Water Management District, affected soil and potentially surface waters near wetlands. The responsible party, Hi Flavor Meats, and contractor L&L Demolition and Salvage, Inc., coordinated with Duff's Environmental Services for cleanup, which included removing contaminated soils and surficial fuel-impacted waters. Testing confirmed no constituents of concern in the waters, though elevated Benzo(a)pyrene levels in adjacent soils prompted referral to BPSS for further guidance. The case was recommended for closure on May 7, 2007, after gross contamination was addressed. Based on the quantity, closure, and separation distance, this listing is not considered to be evidence of a REC in connection with the subject property and a VEC does not exist at this time.

7.2.2 REGULATORY AGENCY MAINTAINED WEBSITES

PSI supplemented the regulatory database with review of the following on-line database websites maintained by the EPA and FDEP regarding regulatory listings in the vicinity of the subject property:

- EPA's EnviroMapper for Envirofacts Database
- FDEP's Map Direct On-line Mapping Database (includes institutional controls such as deed restrictions and engineering controls). No institutional controls were identified for the subject property.
- FDEP's OCULUS Document Management Database

The websites confirmed information in the ERIS database report.

7.2.3 FIRE DEPARTMENT OR FIRE PROTECTION DISTRICT

PSI contacted the Seminole County Fire Department for information related to any spills or hazardous materials incidents on the subject and adjoining properties. Annie Magluta, Management Support Specialist, with the Seminole County Fire Department indicated that they searched their database and did not have any hazmat incidents related to the addresses provided.

7.2.4 LOCAL OR REGIONAL HEALTH DEPARTMENT OR ENVIRONMENTAL DIVISION

PSI contacted the FDOH-Seminole County to inquire about environmental concerns at the subject property and surrounding area. A response from FDOH-Seminole County has not been received to date. This is a limitation and evaluated on the appended Data Gap Worksheet. When a response is received, it will be reviewed and if changes to the findings or conclusions of this report are warranted, an addendum will be issued.

PSI also contacted the OCEPD to inquire about environmental concerns at the subject property and surrounding area. Please note that the OCEPD is currently under contract with the FDEP to oversee petroleum storage tank facilities in Seminole County, Florida. No response has been received from OCEPD. This is a limitation and evaluated on the appended Data Gap Worksheet. When a response is received, it will be reviewed and if changes to the findings or conclusions of this report are warranted, an addendum will be issued.

7.2.5 LOCAL PLANNING OR BUILDING DEPARTMENT

Sufficient information was obtained from the Seminole County online GIS in respect to property records of the subject property and surrounding properties. As such, FOIAs or their equivalent to the Planning/Zoning department(s) were not necessary.

8.0 VAPOR ENCROACHMENT SCREENING

8.1 METHODOLOGY

The Phase I ESA process requires the Environmental Professional to evaluate the potential for vapor encroachment onto the subject property, and to determine if such vapor encroachment constitutes evidence of a REC in connection with the subject property. The Practice does not specifically state the methods that must be used to screen for potential vapor encroachment issues. PSI utilized the VES Standard Guide as a basis to conduct a VES for the subject property. PSI used the Tier I procedure from the VES Standard Guide during this assessment. Where Tier II information is readily available during the normal course of conducting the Phase I ESA, PSI has combined the Tier I and Tier II steps.

The VES process utilizes information regarding the potential presence of releases on or near the subject property that were collected as a normal part of the Phase I ESA process. If the User Questionnaire was returned, PSI also reviewed the answers to the vapor encroachment screening questions. No additional data was collected specifically for the purpose of the VES. In order to identify potential sites of concern within the VES AMSDs, PSI reviewed, as available and appropriate, governmental database records, regulatory agency files, topo maps, aerial photography, fire insurance maps, and other information.

The AMSDs were expanded or reduced in the up-gradient, down-gradient, or cross-gradient directions by the environmental professional based on experience in the local area and applying professional judgment to factors such as: where a well-defined regional groundwater flow direction is identified; or whether other geologic features such as low permeability soils or hydrogeologic boundaries (such as rivers or streams) exist which would tend to limit the potential for migration of groundwater or vapors in a particular direction.

If a VEC was identified, the environmental professional determined whether the VEC represented evidence of a REC in connection with the subject property within the context of the Phase I ESA Standard Practice. It should be noted that the identification of a VEC in connection with the subject property does not necessarily indicate that a potential for migration of vapors into existing or proposed structures on the subject property is likely.

8.2 VES RESULTS

PSI did not identify sites of concern within the VES search radii; therefore, PSI concludes that no VECs exist on the subject property.

8.3 VES LIMITATIONS

The VES process is not intended to be an exhaustive screening and cannot wholly eliminate uncertainty regarding the presence of VECs in connection with the subject property. In addition, to the limitations inherent in ASTM E2600-22, the screening is intended to reduce, but not eliminate uncertainty regarding whether or not a VEC exists in connection with the subject property.

9.0 WARRANTY AND RELIANCE

9.1 STANDARD OF CARE AND WARRANTIES

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property. The ESA was intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual inspection of the property except where otherwise explicitly indicated, in general conformance with ASTM E1527-21. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice.

PSI has assumed that factual information provided to us by the client, or obtained from governmental and historical research firm, the public domain, interviews, and other sources is accurate and unbiased. PSI assumes no liability for the accuracy of data provided to us by others.

PSI did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

The methodologies include reviewing information provided by other sources. PSI treats information obtained from the record reviews and interviews concerning the property as reliable and the ASTM protocol does not require PSI to independently verify the information. Therefore, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

PSI has performed the services in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of ASTM E1527-21 standard, and the All Appropriate Inquiries Rule established by the U.S. Environmental Protection Agency (40 CFR Part 312).

The observations and/or recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

No other warranties are implied or expressed.

9.2 RELIANCE

The Ferber Company, PSI's client, may rely on this report. In addition, The Bank of Tampa may rely on this report on the condition that such reliance is subject to the limitations and conditions accepted by PSI's client in its contract with PSI.

9.3 THIRD PARTY RELIANCE

This report was prepared pursuant to a contract between PSI and its client, as defined in the previous subsection. That contractual relationship included an exchange of information about the subject property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance and/or any use of this report by anyone other than those parties identified earlier in this section for which it was prepared, except with express written permission, is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on and/or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued:

- upon timely request;
- subject to the permission of our original client; and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal, contract and/or General Conditions, as applicable.

FIGURES

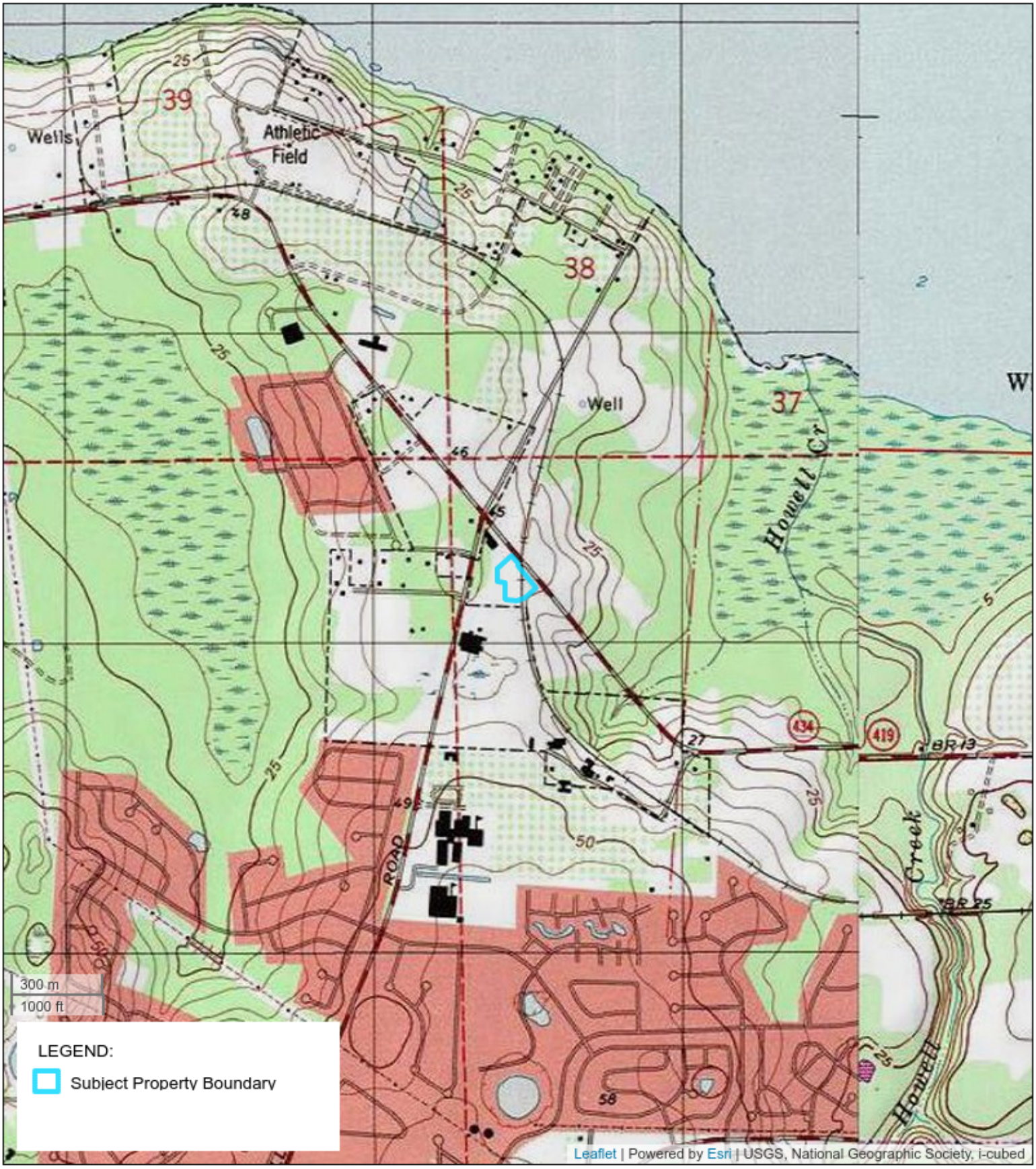


Figure 1 - Topographic Map

Undeveloped Land
Michael Blake Boulevard
Winter Springs, Florida 32708
Project Number: 06637170



Figure 2 - Site Vicinity Map

Undeveloped Land
Michael Blake Boulevard
Winter Springs, Florida 32708
Project Number: 06637170

PHOTOGRAPHS



Photo 1: View of the subject property's north section, facing south.



Photo 2: View of the adjacent northwest property, facing west.



Photo 3: View of the adjacent northeast property, facing north.



Photo 4: View of the adjacent northeast property, facing east.



Photo 5: View of pipeline marker along northeast boundary, facing southwest.



Photo 6: View of the subject property's east section, facing south.



Photo 7: View of the subject property's east section, facing west.



Photo 8: View of the adjacent northeast property, facing northeast.



Photo 9: View of the adjacent east property, facing east.



Photo 10: View of the adjacent southeast property, facing south.



Photo 11: View of pipeline marker along southeast boundary, facing northwest.



Photo 12: View of the subject property's east section, facing north.



Photo 13: View of the subject property's north section, facing north.



Photo 14: View of the subject property's east section, facing east.



Photo 15: View of the subject property's south section, facing south.



Photo 16: View of the subject property's west section, facing west.



Photo 17: View of excavated pit on the adjacent northwest property, facing northwest.



Photo 18: View of the subject property's southwest section, facing northeast.



Photo 19: View of the adjacent south property, facing southeast.



Photo 20: View of the adjacent south property, facing southwest.



Photo 21: View of the adjacent west property, facing northwest.



Photo 22: View of the gasoline station located approximately 170 feet to the northwest of the subject property, facing west.

USER QUESTIONNAIRE RESPONSES

USER QUESTIONNAIRE

Pursuant to ASTM E1527, ASTM E2600, and the EPA All Appropriate Inquiry Rule, the User of the report must answer specific questions regarding the property and supply this information to the Environmental Professional. While we understand that you may have only limited knowledge of the property, please answer the questions to the best of your ability based on your current knowledge, and return the completed questionnaire to PSI.

Phase I ESA Questions

1. Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?
   ☐ No ☐ Yes ☒ Unknown (if yes, please briefly discuss on the next page or as an attachment)

2. Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
   ☐ No ☐ Yes ☒ Unknown (if yes, please briefly discuss on the next page or as an attachment)

3. Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

4. Does the purchase price being paid reasonably reflect the fair market value of the subject property?
   ☐ No ☐ Yes ☒ Not Applicable

   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
   ☐ No ☐ Yes ☒ Not Applicable

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
   (a) Do you know of the past uses of the property?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)
   (b) Do you know of specific chemicals that are present or were once present at the property?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)
   (c) Do you know of spills or other chemical releases that have taken place at the property?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)
   (d) Do you know of any environmental cleanups that have taken place at the property?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

6. Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

7. Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

8. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
   ☒ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

Further Explain any Answers Requiring Clarification: _____

Vapor Encroachment Screening Questions

1. Currently, what type of property is the subject property?
☐ Commercial ☐ Industrial ☐ Residential ☐ Multi-Tenant ☒ Vacant Land

2. Are there buildings on the subject property?
☐ Yes ☒ No ☐ Unknown (if **yes**, indicate number and construction type):

3. Will buildings or structures be constructed on the subject property in the future?
☒ Yes ☐ No ☐ Unknown (if **yes**, indicate number and construction type)
TBD

4. If buildings exist or are proposed, do/will they have elevators?
☐ Yes ☐ No ☒ Unknown

5. What type of below-grade level exists or is proposed?
☐ Full/Partial Basement ☐ Crawl Space ☐ Parking Garage ☐ Multi-Level
☒ None/Unknown (if **none/unknown**, skip to question 11)

6. Is there ventilation currently/proposed in the below-grade level?
☐ Yes ☐ No ☒ Unknown

7. Are there sump pumps, floor drains or trenches existing or proposed in the below-grade level?
☐ Yes ☐ No ☒ Unknown

8. Is there a radon or methane mitigation system installed or proposed?
☐ Yes ☐ No ☒ Unknown (If **yes**, please indicate if passive or active):_____

9. What type of heating system exists or is proposed in the building? (check all that apply)
☐ Hot Air Circulation ☐ Hot Air Radiation ☐ Hot Water Radiation
☐ Hot Water Circulation ☐ Fireplace ☐ Radiant Floor Heat ☐ Fuel Oil Furnace
☐ Electric Baseboard ☐ Heat Pump ☐ Wood Stove ☐ Steam Radiation
☐ Coal Furnace ☐ Kerosene Heater ☐ Used Oil Heater ☐ Natural Gas Furnace
☐ Other unknown

10. How are the utility systems fueled/powered or proposed to be fueled/powered?
(check all that apply)
☐ Natural Gas ☐ Propane ☐ Kerosene ☐ Coal ☐ Wood ☒ Electricity
☐ Fuel Oil ☐ Solar ☐ Wind ☐ Other

11. Have there ever been any environmental problems at the subject property?
☐ Yes ☐ No ☒ Unknown (if **yes**, please describe)

12. Does/will a gas station or dry cleaner operate anywhere on the subject property?
☐ Yes ☒ No ☐ Unknown

13. Do/will any of the tenants use hazardous chemicals in relatively large quantities on the subject property?
☐ Yes ☐ No ☒ Unknown

14. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building?
☐ Yes ☒ No ☐ Unknown

15. Are the current or proposed operations on the subject property going to require/require special OSHA or EPA permitting?
☐ Yes ☒ No ☐ Unknown

16. Are there any existing or proposed underground or aboveground storage tanks (ASTs/USTs) on the subject property?
☐ Yes ☐ No ☒ Unknown (if **yes**, please describe)

17. Are there sensitive receptors (for example: children, elderly, people in poor health, and so forth) that occupy or will occupy the subject property?
☐ Yes ☐ No ☒ Unknown

Further Explain any Answers Requiring Clarification: _____

Helpful Documents Checklist

Pursuant to ASTM E 1527 §10.8, do you know whether any of the following documents exist related to the subject property, and if so, whether copies will be provided to PSI for review? If so, please submit such documentation to PSI as soon as practical. Please check all that apply.

☒ Environmental site assessment reports (for example: Phase I/II ESAs or RBCA reports)
PSI did the original Phase IESA
Project# 06636536
☐ Environmental compliance audit reports; or risk assessments
☐ Environmental permits or hazardous waste generation notices or reports
☐ Registrations for above or underground storage tanks, or underground injection systems
☐ Safety data sheets (formerly known as Material Safety Data Sheets or MSDSs)
☐ Community right-to-know plans; safety plans; preparedness and prevention plans; spill prevention, countermeasure and control (SPCC) plans; etc.
☐ Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens on the property
☐ Geotechnical studies; or reports regarding hydrogeologic conditions on the property or vicinity
☐ Recorded activity and land use limitations (AULs)

Nim Robinson
Name (Authorized User Representative)

Title

Signature

7/7/2025
Date

LIEN/AUL DOCUMENTATION

No lien or activity and use limitation information, other than that presented on the User Questionnaire(s) and/or the ERIS Database Report, was obtained during this assessment.

PHYSICAL SETTING DOCUMENTATION

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		25062300213p
Date Completed:		June 23, 2025
Project Number:		06637170-1
Project Property:		Undeveloped Land Michael Blake Boulevard Winter Springs FL 32708
Coordinates:		
	Latitude:	28.69483085
	Longitude:	-81.26142868
	UTM Northing:	3174204.23017 Meters
	UTM Easting:	474462.386755 Meters
	UTM Zone:	UTM Zone 17R
	Elevation:	40.76 ft
	Slope Direction:	ESE

Topographic Information....2
Hydrologic Information....4
Geologic Information....7
Soil Information....9
Wells and Additional Sources....22
  Summary....23
  Detail Report....26
Radon Information....64
Appendix....65
Liability Notice....68

The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2021)

0 0.2 0.4 0.8 Miles

N

Quadrangle(s): Oviedo, FL; Casselberry, FL

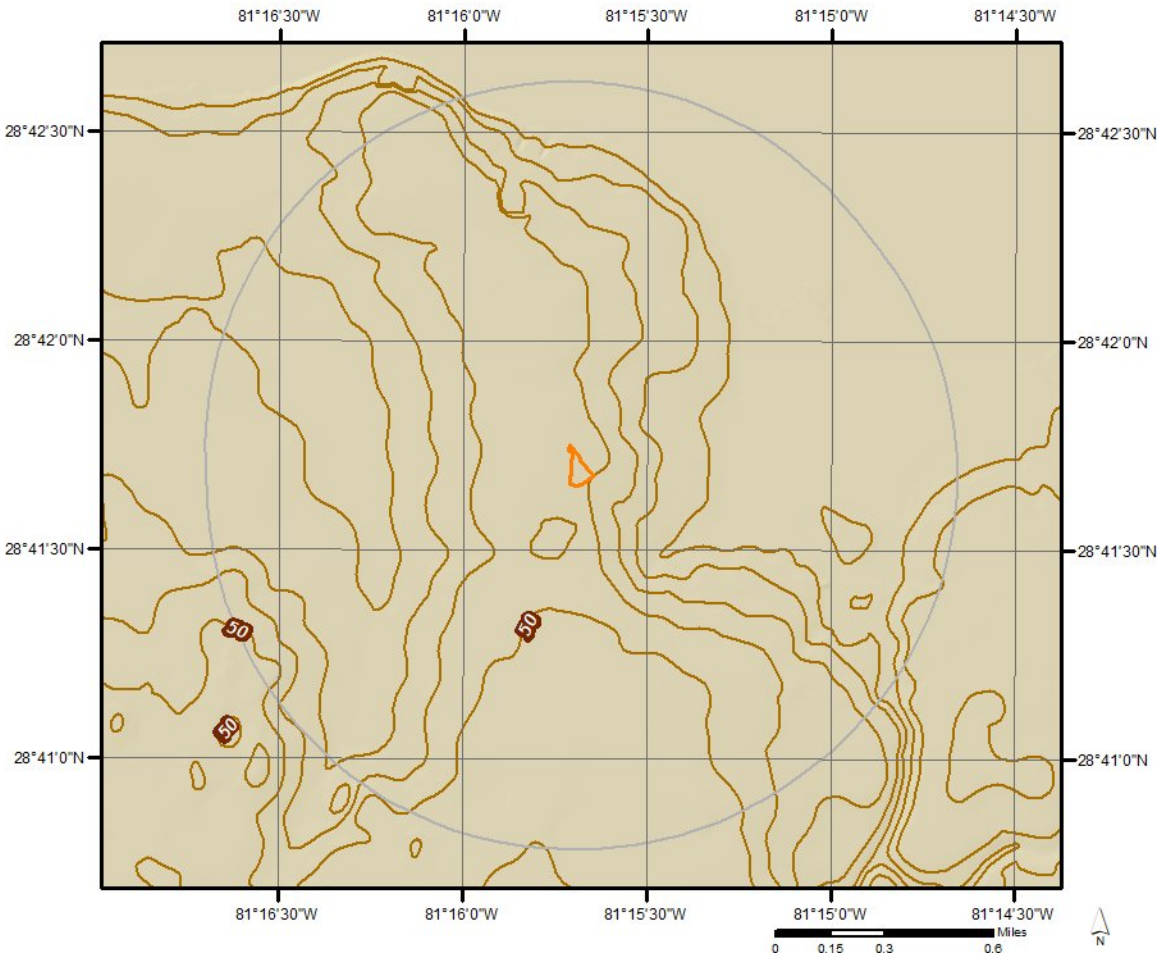
Source: USGS 7.5 Minute Topographic Map

Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	40.76 ft
Slope Direction:	ESE



Hydrologic Information



Wetland

0 0.075 0.15 0.3 Miles

N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

Miles
0 0.075 0.15

N

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

Quadrangle(s): Oviedo,FL; Casselberry,FL

ERIS

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.
For detailed Zone descriptions please click the link: https://floodadvocate.com/fema-zone-definitions

Available FIRM Panels in area:	12117C0160F(effective:2007-09-28)

Flood Zone AE-01

Zone:	AE
Zone subtype:	

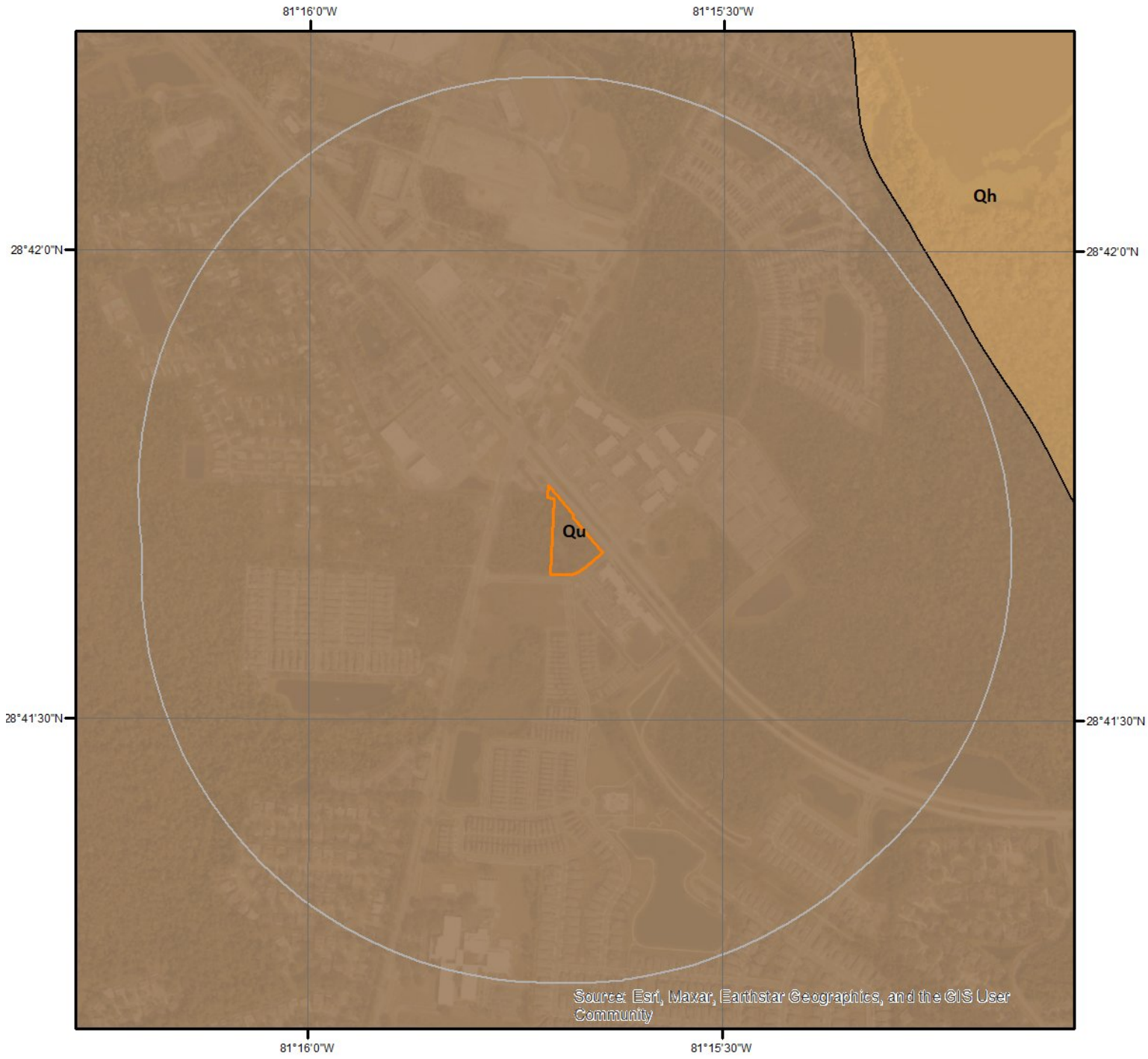
Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

N

Miles
0 0.15 0.3

ERIS

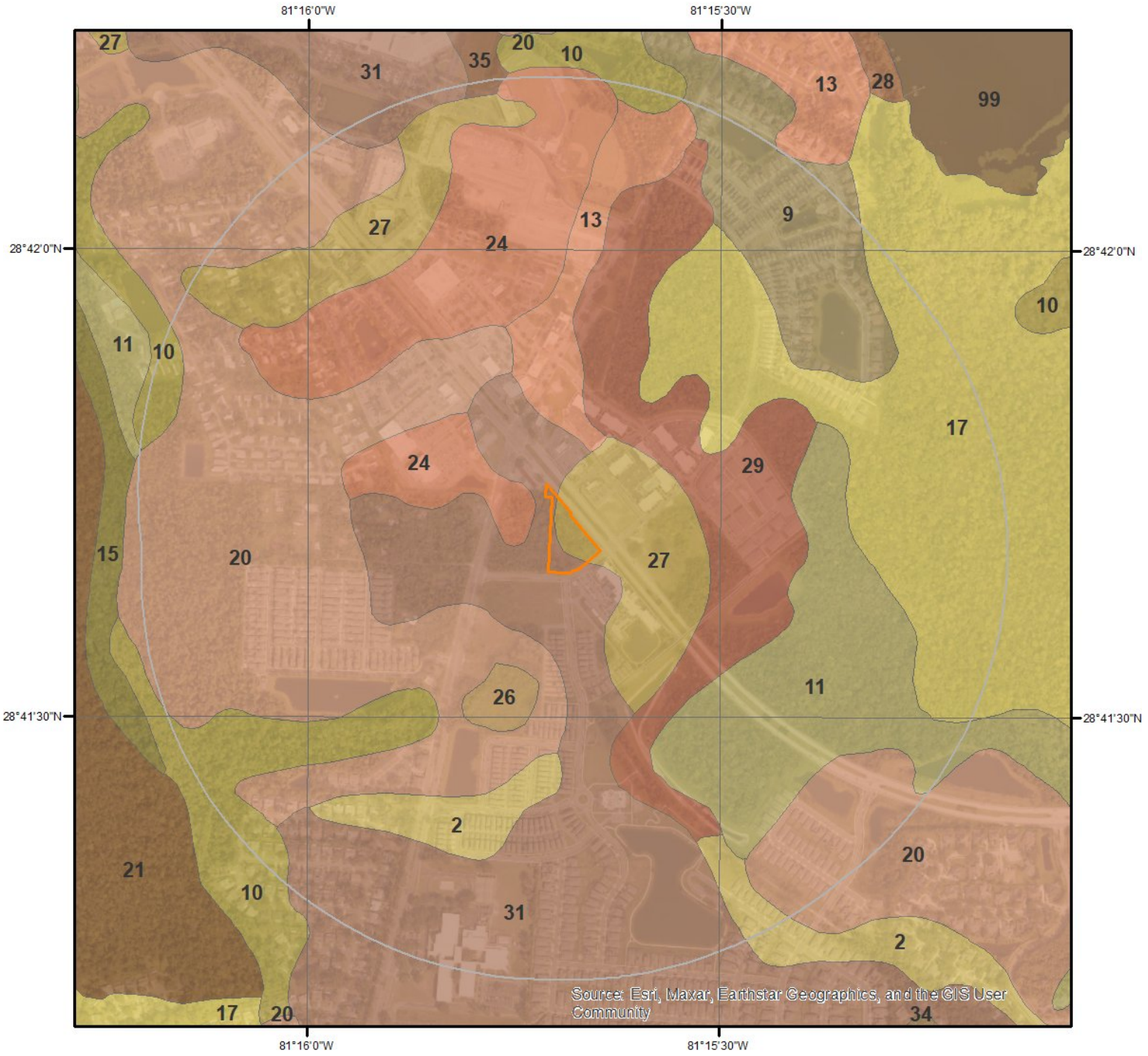
Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Qu

Unit Name:	Undifferentiated sediments
Unit Age:	Pleistocene/Holocene
Primary Rock Type:	Sand
Secondary Rock Type:	Clay
Unit Description:	Undifferentiated Quaternary Sediments - Much of Florida's surface is covered by a varying thickness of undifferentiated sediments consisting of siliciclastics, organics and freshwater carbonates. Where these sediments exceed 20 feet (6.1 meters) thick, they were mapped as discrete units. In an effort to subdivide the undifferentiated sediments, those sediments occurring in flood plains were mapped as alluvial and flood plain deposits (Qal). Sediments showing surficial expression of beach ridges and dunes were mapped separately (Qbd) as were the sediments composing Trail Ridge (Qtr). Terrace sands were not mapped (refer to Healy [1975] for a discussion of the terraces in Florida). The subdivisions of the Undifferentiated Quaternary Sediments (Qu) are not lithostratigraphic units but are utilized in order to facilitate a better understanding of the State's geology. The siliciclastics are light gray, tan, brown to black, unconsolidated to poorly consolidated, clean to clayey, silty, unfossiliferous, variably organic-bearing sands to blue green to olive green, poorly to moderately consolidated, sandy, silty clays. Gravel is occasionally present in the panhandle. Organics occur as plant debris, roots, disseminated organic matrix and beds of peat. Freshwater carbonates, often referred to as marls in the literature, are scattered over much of the State. In southern Florida, freshwater carbonates are nearly ubiquitous in the Everglades. These sediments are buff colored to tan, unconsolidated to poorly consolidated, fossiliferous carbonate muds. Sand, silt and clay may be present in limited quantities. These carbonates often contain organics. The dominant fossils in the freshwater carbonates are mollusks.

Soil Information



SSURGO Soils

N

0 0.15 0.3 Miles

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

ERIS

Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 10 (3.18%)

Map Unit Name:	Basinger, Samsula, and Hontoon soils, depressional
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.
Major components are printed below	
Basinger(58%)	
horizon A(0cm to 15cm)	Mucky fine sand
horizon Eg(15cm to 46cm)	Fine sand
horizon Bh/Eg(46cm to 89cm)	Fine sand
horizon Cg(89cm to 203cm)	Fine sand
Hontoon(15%)	
horizon Oa(0cm to 203cm)	Muck
Samsula(15%)	
horizon Oa(0cm to 76cm)	Muck
horizon Cg(76cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 10 - Basinger, Samsula, and Hontoon soils, depressional

Component: Basinger (58%)
The Basinger component makes up 58 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 14 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Hontoon (15%)
The Hontoon component makes up 15 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of herbaceous organic material. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 80 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Samsula (15%)
The Samsula component makes up 15 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of herbaceous organic material over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Soil Information

Component: EauGallie (3%)
Generated brief soil descriptions are created for major soil components. The EauGallie soil is a minor component.

Component: Felda (3%)
Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Myakka (2%)
Generated brief soil descriptions are created for major soil components. The Myakka soil is a minor component.

Component: St. Johns (2%)
Generated brief soil descriptions are created for major soil components. The St. Johns soil is a minor component.

Component: Smyrna (2%)
Generated brief soil descriptions are created for major soil components. The Smyrna soil is a minor component.

Map Unit 11 (37.79%)

Map Unit Name:	Basinger and Smyrna fine sands, depressional
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Basinger(63%)	
horizon A(0cm to 12cm)	Mucky fine sand
horizon Eg(12cm to 38cm)	Fine sand
horizon Bh/Eg(38cm to 64cm)	Fine sand
horizon Cg(64cm to 203cm)	Fine sand
Smyrna(28%)	
horizon A(0cm to 5cm)	Fine sand
horizon E(5cm to 38cm)	Fine sand
horizon Bh(38cm to 64cm)	Fine sand
horizon C(64cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 11 - Basinger and Smyrna fine sands, depressional

Component: Basinger (63%)
The Basinger component makes up 63 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 14 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Smyrna (28%)
The Smyrna component makes up 28 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Soil Information

Component: EauGallie (5%)
Generated brief soil descriptions are created for major soil components. The EauGallie soil is a minor component.

Component: Malabar (4%)
Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Map Unit 13 (2.98%)

Map Unit Name:	EauGallie and Immokalee fine sands
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	31cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

EauGallie(56%)	
horizon A(0cm to 15cm)	Fine sand
horizon E(15cm to 46cm)	Fine sand
horizon Bh(46cm to 76cm)	Fine sand
horizon BE(76cm to 115cm)	Fine sand
horizon Btg(115cm to 162cm)	Sandy clay loam
horizon Cg(162cm to 203cm)	Loamy sand
Immokalee(35%)	
horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 107cm)	Fine sand
horizon Bh(107cm to 157cm)	Fine sand
horizon BC(157cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 13 - EauGallie and Immokalee fine sands

Component: EauGallie (56%)
The EauGallie component makes up 56 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Immokalee (35%)
The Immokalee component makes up 35 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Malabar (9%)
Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Map Unit 17 (10.3%)

Soil Information

Map Unit Name:	Brighton, Samsula, and Sanibel mucks
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Very poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Brighton(47%)	
horizon Oa(0cm to 20cm)	Muck
horizon Oe(20cm to 203cm)	Mucky peat
Samsula(35%)	
horizon Oa(0cm to 66cm)	Muck
horizon A(66cm to 76cm)	Mucky fine sand
horizon Cg(76cm to 203cm)	Fine sand
Sanibel(15%)	
horizon Oa(0cm to 15cm)	Muck
horizon A(15cm to 20cm)	Mucky fine sand
horizon Cg(20cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 17 - Brighton, Samsula, and Sanibel mucks

Component: Brighton (47%)
The Brighton, drained component makes up 47 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of woody organic material. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September. Organic matter content in the surface horizon is about 75 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Samsula (35%)
The Samsula, drained component makes up 35 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of herbaceous organic material over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Sanibel (15%)
The Sanibel, drained component makes up 15 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of thin organic material over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September. Organic matter content in the surface horizon is about 45 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Delray (2%)
Generated brief soil descriptions are created for major soil components. The Delray soil is a minor component.

Component: Basinger (1%)
Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Map Unit 2 (2.54%)

Map Unit Name:	Adamsville-Sparr fine sands
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	60cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Adamsville(54%)	
horizon A(0cm to 10cm)	Fine sand
horizon C(10cm to 203cm)	Fine sand
Sparr(36%)	
horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 105cm)	Fine sand
horizon Bt(105cm to 110cm)	Sandy loam
horizon Btg(110cm to 183cm)	Fine sandy loam
horizon BCg(183cm to 203cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 2 - Adamsville-Sparr fine sands

Component: Adamsville (54%)
The Adamsville component makes up 54 percent of the map unit. Slopes are 0 to 2 percent. This component is on rises on marine terraces on coastal plains, knolls on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Sparr (36%)
The Sparr component makes up 36 percent of the map unit. Slopes are 0 to 2 percent. This component is on rises on marine terraces on coastal plains, knolls on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during July, August, September. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Immokalee (10%)
Generated brief soil descriptions are created for major soil components. The Immokalee soil is a minor component.

Map Unit 20 (13.65%)

Map Unit Name:	Myakka and EauGallie fine sands
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	31cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Myakka(58%)

horizon A(0cm to 12cm)	Fine sand
horizon E(12cm to 71cm)	Fine sand
horizon Bh(71cm to 115cm)	Fine sand
horizon C(115cm to 203cm)	Fine sand
EauGallie(32%)	
horizon A(0cm to 12cm)	Fine sand
horizon E(12cm to 46cm)	Fine sand
horizon Bh(46cm to 76cm)	Fine sand
horizon E'(76cm to 105cm)	Fine sand
horizon Btg(105cm to 152cm)	Sandy clay loam
horizon Cg(152cm to 203cm)	Loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 20 - Myakka and EauGallie fine sands

Component: Myakka (58%)
The Myakka component makes up 58 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: EauGallie (32%)
The EauGallie component makes up 32 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Basinger (5%)
Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Pompano (5%)
Generated brief soil descriptions are created for major soil components. The Pompano, flooded soil is a minor component.

Map Unit 24 (3.14%)

Map Unit Name:	Paola-St. Lucie sands, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.
Major components are printed below	
Paola(52%)	
horizon A(0cm to 8cm)	Sand
horizon E(8cm to 64cm)	Sand
horizon C(64cm to 203cm)	Sand
St. Lucie(43%)	
horizon A(0cm to 5cm)	Sand
horizon C(5cm to 203cm)	Sand

Soil Information

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 24 - Paola-St. Lucie sands, 0 to 5 percent slopes

Component: Paola (52%)
The Paola component makes up 52 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: St. Lucie (43%)
The St. Lucie component makes up 43 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges on marine terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is very high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Tavares (5%)
Generated brief soil descriptions are created for major soil components. The Tavares soil is a minor component.

Map Unit 26 (0.19%)

Map Unit Name:	Udorthents, excavated
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	145cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Udorthents(90%)

horizon C1(0cm to 18cm)	Fine sand
horizon C2(18cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 26 - Udorthents, excavated

Component: Udorthents (90%)
The Udorthents component makes up 90 percent of the map unit. Slopes are 0 to 8 percent. This component is on -- Error in Exists On --. The parent material consists of altered marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 57 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Aquents (10%)
Generated brief soil descriptions are created for major soil components. The Aquents soil is a minor component.

Soil Information

Map Unit 27 (2.48%)

Map Unit Name:	Pomello fine sand, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	84cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Pomello(91%)

horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 140cm)	Fine sand
horizon Bh(140cm to 170cm)	Fine sand
horizon Bw(170cm to 203cm)	Fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 27 - Pomello fine sand, 0 to 5 percent slopes

Component: Pomello (91%)
The Pomello component makes up 91 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges, coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 0 within 30 inches of the soil surface.

Component: Myakka (4%)
Generated brief soil descriptions are created for major soil components. The Myakka, non-hydric soil is a minor component.

Component: Basinger (2%)
Generated brief soil descriptions are created for major soil components. The Basinger, hydric soil is a minor component.

Component: EauGallie (2%)
Generated brief soil descriptions are created for major soil components. The EauGallie, non-hydric soil is a minor component.

Component: Sparr (1%)
Generated brief soil descriptions are created for major soil components. The Sparr soil is a minor component.

Map Unit 29 (2.91%)

Map Unit Name:	St. Johns and EauGallie fine sands
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	31cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	B/D - These soils have moderately low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

St. Johns(57%)

horizon A(0cm to 30cm)	Fine sand
horizon E(30cm to 56cm)	Fine sand
horizon Bh(56cm to 137cm)	Fine sand
horizon C(137cm to 203cm)	Fine sand

EauGallie(36%)

horizon A(0cm to 8cm)	Fine sand
horizon E(8cm to 40cm)	Fine sand

horizon Bh(40cm to 89cm)	Fine sand
horizon E'(89cm to 96cm)	Fine sand
horizon Btg(96cm to 183cm)	Sandy clay loam
horizon Cg(183cm to 203cm)	Loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 29 - St. Johns and EauGallie fine sands

Component: St. Johns (57%)
The St. Johns component makes up 57 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: EauGallie (36%)
The EauGallie component makes up 36 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Felda (7%)
Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Map Unit 31 (18.52%)

Map Unit Name:	Tavares-Millhopper fine sands, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	130cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Tavares(58%)	
horizon A(0cm to 15cm)	Fine sand
horizon C(15cm to 203cm)	Fine sand
Millhopper(32%)	
horizon A(0cm to 15cm)	Fine sand
horizon E(15cm to 163cm)	Fine sand
horizon Bt(163cm to 193cm)	Fine sandy loam
horizon Btg(193cm to 203cm)	Sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 31 - Tavares-Millhopper complex, 0 to 5 percent slopes

Component: Tavares (63%)
The Tavares component makes up 63 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges on marine

terraces on coastal plains. The parent material consists of eolian or sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 57 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Millhopper (32%)
The Millhopper component makes up 32 percent of the map unit. Slopes are 0 to 5 percent. This component is on knolls on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Candler (3%)
Generated brief soil descriptions are created for major soil components. The Candler soil is a minor component.

Component: Astatula (2%)
Generated brief soil descriptions are created for major soil components. The Astatula soil is a minor component.

Map Unit 35 (0.28%)

Map Unit Name:	Wabasso fine sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	31cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Wabasso(85%)

horizon A(0cm to 10cm)	Fine sand
horizon E(10cm to 41cm)	Fine sand
horizon Bh(41cm to 71cm)	Fine sand
horizon E'(71cm to 81cm)	Fine sand
horizon Btg(81cm to 122cm)	Fine sandy loam
horizon Ckg(122cm to 203cm)	Loamy fine sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 35 - Wabasso fine sand, 0 to 2 percent slopes

Component: Wabasso (85%)
The Wabasso component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Riviera (4%)
Generated brief soil descriptions are created for major soil components. The Riviera soil is a minor component.

Component: Myakka (4%)

Soil Information

Generated brief soil descriptions are created for major soil components. The Myakka soil is a minor component.

Component: Basinger (3%)
Generated brief soil descriptions are created for major soil components. The Basinger soil is a minor component.

Component: Malabar (2%)
Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Component: Felda (1%)
Generated brief soil descriptions are created for major soil components. The Felda soil is a minor component.

Component: Pinellas (1%)
Generated brief soil descriptions are created for major soil components. The Pinellas soil is a minor component.

Map Unit 9 (2.03%)

Map Unit Name:	Basinger and Delray fine sands
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	A/D - These soils have low runoff potential when drained and high runoff potential when undrained.

Major components are printed below

Basinger(60%)	
horizon A(0cm to 12cm)	Fine sand
horizon E(12cm to 76cm)	Fine sand
horizon Bh/Eg(76cm to 127cm)	Fine sand
horizon Cg(127cm to 203cm)	Fine sand
Delray(32%)	
horizon A(0cm to 30cm)	Fine sand
horizon Eg(30cm to 127cm)	Fine sand
horizon Btg(127cm to 203cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 9 - Basinger and Delray fine sands

Component: Basinger (60%)
The Basinger component makes up 60 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during June, July, August, September, October, November. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Delray (32%)
The Delray component makes up 32 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Component: Wabasso (4%)
Generated brief soil descriptions are created for major soil components. The Wabasso soil is a minor component.

Soil Information

Component: Malabar (4%)
Generated brief soil descriptions are created for major soil components. The Malabar soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.075 0.15 0.3 Miles

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
1	FL3594155	159.18	NNW
8	FL3594132	691.81	SW
29	FL3594026	2164.91	WNW
34	FL3590879	2575.32	NW

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
1	FL3594155	159.18	NNW
8	FL3594132	691.81	SW
29	FL3594026	2164.91	WNW
34	FL3590879	2575.32	NW

USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Florida Subsidence Incident Reports

Map Key	ID	Distance (ft)	Direction
	No records found		

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Public Water Supply Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Underground Injection Control Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Use Permits Sites - South Florida Water Management District

Wells and Additional Sources Summary

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Well Completions - Northwest Florida Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Well Completions - St. Johns River Water Management District

Map Key	Permit	Distance (ft)	Direction
1	-	159.18	NNW
3	-	313.51	NW
5	-	355.26	NNW
5	-	355.26	NNW
9	-	774.42	WNW
16	-	1120.59	N
26	146954-1	1848.66	SSE
26	146954-1	1848.66	SSE
26	146954-1	1848.66	SSE
31	-	2103.45	NNW
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
32	-	2413.23	ESE
33	-	2496.56	NW
33	-	2496.56	NW

Water Well Completions - Suwanee River Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Well Construction Permits

Map Key	Permit No	Distance (ft)	Direction
27	146954-1	1853.08	SSE

Water Well Construction Permits - Southwest Florida Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Water Wells - Suwanee River Water Management District

Map Key	ID	Distance (ft)	Direction
	No records found		

Wells and Additional Sources Summary

Well Surveillance Program Water Wells

Map Key	Permit No	Distance (ft)	Direction
2		443.23	WNW
4		370.87	NW
6		650.61	WSW
7		674.96	SW
10		897.84	W
11		1005.76	W
11		1005.76	W
12		948.14	WSW
12		948.14	WSW
13		1013.49	WNW
13		1013.49	WNW
14		1285.02	W
15		1087.79	NW
17		1288.42	N
18		1525.72	W
18		1525.72	W
19		1450.32	NW
20		1684.18	W
21		1715.22	W
21		1715.22	W
22		1487.13	NW
23		1642.93	SSE
24		1697.97	W
24		1697.97	W
25		1711.92	SSW
28		1950.93	NNW
30		2256.04	S

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.03	159.18	43.32	PWSV

PWS ID:	FL3594155
PWS Type Code:	TNCWS
PWS Type Description:	Transient non-community system
Primary Source Code:	GW
Primary Source Desc:	Ground water
PWS Activity Code:	I
PWS Activity Description:	Inactive
PWS Deactivation Date:	05/30/1997
Zip Code:	32708
Phone No:	407-366-3793
Phone Ext No:	
Admin Name:	MOBIL MART-WINTER SPRINGS #Q8M
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	25
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	12/31/1990
Gw or Sw:	Groundwater
Gw Sw Code:	GW
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Source Water Protection:	
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Lt2 Schedule Cat Code:	
Last Reported Date:	08/17/2023
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	Florida
Season Begin Date:	01-01

Wells and Additional Sources Detail Report

Season End Date:	12-31
Service Connections Count:	1
Submission Status Code:	Y
Submissionyearquarter:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin Date:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Seminole

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	SW	0.13	691.81	40.49	PWSV

PWS ID:	FL3594132
PWS Type Code:	NTNCWS
PWS Type Description:	Non-Transient non-community system
Primary Source Code:	GW
Primary Source Desc:	Ground water
PWS Activity Code:	I
PWS Activity Description:	Inactive
PWS Deactivation Date:	09/05/2000
Zip Code:	32708
Phone No:	407-365-5661
Phone Ext No:	
Admin Name:	
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	60
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	12/20/1988
Gw or Sw:	Groundwater
Gw Sw Code:	GW
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Source Water Protection:	

Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Lt2 Schedule Cat Code:	
Last Reported Date:	08/17/2023
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	Florida
Season Begin Date:	01-01
Season End Date:	12-31
Service Connections Count:	1
Submission Status Code:	Y
Submissionyearquarter:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin Date:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Seminole

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	WNW	0.41	2,164.91	30.10	PWSV

PWS ID:	FL3594026
PWS Type Code:	CWS
PWS Type Description:	Community water system
Primary Source Code:	GW
Primary Source Desc:	Ground water
PWS Activity Code:	I
PWS Activity Description:	Inactive
PWS Deactivation Date:	09/10/2004
Zip Code:	32708
Phone No:	407-327-6712
Phone Ext No:	
Admin Name:	VEIDA LAWTON

Wells and Additional Sources Detail Report

Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	318
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	03/02/1983
Gw or Sw:	Groundwater
Gw Sw Code:	GW
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Source Water Protection:	
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Lt2 Schedule Cat Code:	
Last Reported Date:	08/17/2023
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	101-500
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	Florida
Season Begin Date:	
Season End Date:	
Service Connections Count:	108
Submission Status Code:	Y
Submissionyearquarter:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin Date:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Seminole

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

34	NW	0.49	2,575.32	40.83	PWSV

PWS ID:	FL3590879
PWS Type Code:	CWS
PWS Type Description:	Community water system
Primary Source Code:	GW
Primary Source Desc:	Ground water
PWS Activity Code:	A
PWS Activity Description:	Active
PWS Deactivation Date:	
Zip Code:	32708
Phone No:	407-327-1800
Phone Ext No:	
Admin Name:	PHIL HURSH
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	34657
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	02/10/1979
Gw or Sw:	Groundwater
Gw Sw Code:	GW
Is Grant Eligible Ind:	Yes
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Source Water Protection:	
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Lt2 Schedule Cat Code:	
Last Reported Date:	08/17/2023
Org Name:	PHIL HURSH
Outstanding Perform Begin Date:	
Owner Type:	Local government
Pop Cat 11:	10,001-50,000
Pop Cat 2:	10,000+
Pop Cat 3:	3,301-50,000
Pop Cat 4:	10K-49,999
Pop Cat 5:	10,001-100,000
Primacy Agency:	Florida
Season Begin Date:	
Season End Date:	
Service Connections Count:	11583
Submission Status Code:	Y
Submissionyearquarter:	2023Q3

Wells and Additional Sources Detail Report

Primacy Type:	State
Dbpr Schedule Category:	System serving 10K to 49,999 people OR belonging to a CDS in which the largest system serves 10K to
Submission Status:	Reported and accepted
Reduced Monitoring Begin Date:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	WINTER SPRINGS
County Served:	Seminole

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.03	159.18	43.32	SDWIS

PWS ID:	FL3594155
PWS Type Code:	TNCWS
PSW Type:	Transient non-community system
Primary Source Code:	GW
Primary Source:	Ground water
Pws Activity Code:	I
Activity:	Inactive
PWS Deactivation Dt:	05/30/1997
Phone No:	407-366-3793
Phone Ext No:	
Admin Name:	MOBIL MART-WINTER SPRINGS #Q8M
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	25
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	12/31/1990
Gw or Sw:	Groundwater
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Last Reported Date:	08/17/2023
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100

Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	Florida
Primacy Agency Code:	FL
Season Begin Date:	01-01
Season End Date:	12-31
Service Connections Count:	1
Submission Yr Qtr:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Seminole

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	SW	0.13	691.81	40.49	SDWIS

PWS ID:	FL3594132
PWS Type Code:	NTNCWS
PSW Type:	Non-Transient non-community system
Primary Source Code:	GW
Primary Source:	Ground water
Pws Activity Code:	I
Activity:	Inactive
PWS Deactivation Dt:	09/05/2000
Phone No:	407-365-5661
Phone Ext No:	
Admin Name:	
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	60
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	12/20/1988
Gw or Sw:	Groundwater
Is Grant Eligible Ind:	No

Outstanding Performer:	
Is School or Daycare Ind:	No
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Last Reported Date:	08/17/2023
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	<=100
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	Florida
Primacy Agency Code:	FL
Season Begin Date:	01-01
Season End Date:	12-31
Service Connections Count:	1
Submission Yr Qtr:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Seminole

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	WNW	0.41	2,164.91	30.10	SDWIS

PWS ID:	FL3594026
PWS Type Code:	CWS
PSW Type:	Community water system
Primary Source Code:	GW
Primary Source:	Ground water
Pws Activity Code:	I
Activity:	Inactive
PWS Deactivation Dt:	09/10/2004
Phone No:	407-327-6712
Phone Ext No:	
Admin Name:	VEIDA LAWTON

Wells and Additional Sources Detail Report

Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	318
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	03/02/1983
Gw or Sw:	Groundwater
Is Grant Eligible Ind:	No
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Last Reported Date:	08/17/2023
Org Name:	
Outstanding Perform Begin Date:	
Owner Type:	Private
Pop Cat 11:	101-500
Pop Cat 2:	<10,000
Pop Cat 3:	<=3300
Pop Cat 4:	<10K
Pop Cat 5:	<=500
Primacy Agency:	Florida
Primacy Agency Code:	FL
Season Begin Date:	
Season End Date:	
Service Connections Count:	108
Submission Yr Qtr:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	
Submission Status:	Reported and accepted
Reduced Monitoring Begin:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	
Source Protection Begin Date:	
City Served:	
County Served:	Seminole

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	NW	0.49	2,575.32	40.83	SDWIS

PWS ID: FL3590879

Wells and Additional Sources Detail Report

PWS Type Code:	CWS
PSW Type:	Community water system
Primary Source Code:	GW
Primary Source:	Ground water
Pws Activity Code:	A
Activity:	Active
PWS Deactivation Dt:	
Phone No:	407-327-1800
Phone Ext No:	
Admin Name:	PHIL HURSH
Alt Phone No:	
Email Addr:	
Fax No:	
Cds ID:	
Population Served Count:	34657
Epa Region Desc:	Region 4
Epa Region:	04
First Reported Date:	02/10/1979
Gw or Sw:	Groundwater
Is Grant Eligible Ind:	Yes
Outstanding Performer:	
Is School or Daycare Ind:	No
Is Wholesaler Ind:	No
Lt2 Schedule Cat:	
Last Reported Date:	08/17/2023
Org Name:	PHIL HURSH
Outstanding Perform Begin Date:	
Owner Type:	Local government
Pop Cat 11:	10,001-50,000
Pop Cat 2:	10,000+
Pop Cat 3:	3,301-50,000
Pop Cat 4:	10K-49,999
Pop Cat 5:	10,001-100,000
Primacy Agency:	Florida
Primacy Agency Code:	FL
Season Begin Date:	
Season End Date:	
Service Connections Count:	11583
Submission Yr Qtr:	2023Q3
Primacy Type:	State
Dbpr Schedule Category:	System serving 10K to 49,999 people OR belonging to a CDS in which the largest system serves 10K to
Submission Status:	Reported and accepted
Reduced Monitoring Begin:	
Reduced Monitoring End Date:	
Reduced Rtcr Monitoring:	
Seasonal Startup System:	

Source Protection Begin Date:
City Served: WINTER SPRINGS
County Served: Seminole

Water Well Completions - St. Johns River Water Management District

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NNW	0.03	159.18	43.32	WATER WELLS

Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	436111	Contractor Name:	-
Compliance No:	1238534	Driller Name:	RAYMOND LEBRON
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	5	Section:	26
Total Depth:	15	Township:	20S
Diameter:	1	Range:	30E
Completion Date:	07/12/2013	Latitude:	284146.304304
Issue Date:	-	Longitude:	811543.673472
Well Street Address:	1205 E 434 SR- WINTER SPRINGS		
Documents:	Supporting Document		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_5823462		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NW	0.06	313.51	44.58	WATER WELLS

Permit:	-	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	436182	Contractor Name:	-
Compliance No:	1238620	Driller Name:	BRYAN NAZWORTH
Well Use:	Other	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	36
Total Depth:	0	Township:	20S
Diameter:	0	Range:	30E
Completion Date:	07/29/2013	Latitude:	284145.551832
Issue Date:	-	Longitude:	811546.15506
Well Street Address:	170 TUSKAWILL RD		
Documents:	Supporting Document		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_5823916		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NNW	0.07	355.26	44.58	WATER WELLS

Permit:	-	Static Water Lvl Ft:	6
Legacy No:	-	Contractor License:	-
Station ID:	246364	Contractor Name:	-
Compliance No:	963557	Driller Name:	Shane Nowlen?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	FL
Casing Depth:	0	Section:	1
Total Depth:	33	Township:	21S
Diameter:	3	Range:	30E
Completion Date:	08/12/1994	Latitude:	284147.61276
Issue Date:	-	Longitude:	811545.364104
Well Street Address:	Handyway #3333 170 Tuskiwille Rd, Winter Spgs, FL		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1769506		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NNW	0.07	355.26	44.58	WATER WELLS

Permit:	-	Static Water Lvl Ft:	5
Legacy No:	-	Contractor License:	-
Station ID:	382590	Contractor Name:	-
Compliance No:	1099990	Driller Name:	?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	36
Total Depth:	14	Township:	20S
Diameter:	2	Range:	30E
Completion Date:	09/25/1987	Latitude:	284147.61276
Issue Date:	-	Longitude:	811545.364104
Well Street Address:	170 Tusca-willa Rd., Casselberry		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1905378		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	WNW	0.15	774.42	43.23	WATER WELLS

Permit:	-	Static Water Lvl Ft:	8
Legacy No:	-	Contractor License:	-
Station ID:	334175	Contractor Name:	-
Compliance No:	1051552	Driller Name:	-
Well Use:	-	County:	Seminole
Type of Work:	-	Location State:	-

Casing Depth:	0	Section:	1
Total Depth:	180	Township:	21S
Diameter:	0	Range:	30E
Completion Date:	09/22/1992	Latitude:	284144.278044
Issue Date:	-	Longitude:	811551.418332
Well Street Address:	1233 Naturis Way Lot# 8		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1857248		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	N	0.21	1,120.59	37.41	WATER WELLS

Permit:	-	Static Water Lvl Ft:	2
Legacy No:	-	Contractor License:	-
Station ID:	261419	Contractor Name:	-
Compliance No:	978612	Driller Name:	Albert E Sandt?
Well Use:	-	County:	Seminole
Type of Work:	-	Location State:	FL
Casing Depth:	0	Section:	38
Total Depth:	129	Township:	20S
Diameter:	0	Range:	31E
Completion Date:	06/07/1995	Latitude:	284156
Issue Date:	-	Longitude:	811541
Well Street Address:	Off Tuscawilla, Winter Spring, FL		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1784312		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	SSE	0.35	1,848.66	41.57	WATER WELLS

Permit:	146954-1	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	15454	Contractor Name:	-
Compliance No:	1312444	Driller Name:	-
Well Use:	Irrigation - Agricultural	County:	Seminole
Type of Work:	Abandonment	Location State:	-
Casing Depth:	84	Section:	38
Total Depth:	374	Township:	21S
Diameter:	8	Range:	31E
Completion Date:	-	Latitude:	284121.980292
Issue Date:	08/01/2016	Longitude:	811534.223256
Well Street Address:	-		
Documents:	Supporting Document1		

Documents URL: https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6399687

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	SSE	0.35	1,848.66	41.57	WATER WELLS

Permit:	146954-1	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	15454	Contractor Name:	-
Compliance No:	1312444	Driller Name:	-
Well Use:	Irrigation - Agricultural	County:	Seminole
Type of Work:	Abandonment	Location State:	-
Casing Depth:	84	Section:	38
Total Depth:	374	Township:	21S
Diameter:	8	Range:	Seminole
Completion Date:	-	Latitude:	284121.980292
Issue Date:	08/01/2016	Longitude:	811534.223256
Well Street Address:	-		
Documents:	Map		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6399685		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	SSE	0.35	1,848.66	41.57	WATER WELLS

Permit:	146954-1	Static Water Lvl Ft:	-
Legacy No:	-	Contractor License:	-
Station ID:	15454	Contractor Name:	-
Compliance No:	1312444	Driller Name:	-
Well Use:	Irrigation - Agricultural	County:	Seminole
Type of Work:	Abandonment	Location State:	-
Casing Depth:	84	Section:	38
Total Depth:	374	Township:	21S
Diameter:	8	Range:	Seminole
Completion Date:	-	Latitude:	284121.980292
Issue Date:	08/01/2016	Longitude:	811534.223256
Well Street Address:	-		
Documents:	Supporting Document		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6399686		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	NNW	0.40	2,103.45	44.61	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	459018	Contractor Name:	-
Compliance No:	1309688	Driller Name:	Cory Ratchford
Well Use:	Irrigation - Landscape	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	96	Section:	26
Total Depth:	180	Township:	20S
Diameter:	0	Range:	30E
Completion Date:	01/13/2016	Latitude:	284203.984084
Issue Date:	-	Longitude:	811552.425504
Well Street Address:	150 Doran Dr, Winter Springs		
Documents:	Supporting Document		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_6344030		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	90378	Contractor Name:	-
Compliance No:	541667	Driller Name:	BILL HAMMOND
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	15	Section:	6
Total Depth:	15	Township:	21S
Diameter:	2	Range:	31E
Completion Date:	01/26/2001	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1471222		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	90372	Contractor Name:	-
Compliance No:	541661	Driller Name:	BILL HAMMOND
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	14	Section:	6

Total Depth:	14	Township:	21S
Diameter:	2	Range:	31E
Completion Date:	01/26/2001	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1474688		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	8
Legacy No:	-	Contractor License:	-
Station ID:	383780	Contractor Name:	-
Compliance No:	1101180	Driller Name:	?
Well Use:	Other	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	6
Total Depth:	25	Township:	21S
Diameter:	0	Range:	31E
Completion Date:	10/09/1987	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	821 Oranelwood Geneva Rockina		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1906541		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	84145	Contractor Name:	-
Compliance No:	532604	Driller Name:	BILL HAMMOND GPI WO# 8635
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	2	Section:	6
Total Depth:	0	Township:	21S
Diameter:	2	Range:	31E
Completion Date:	08/08/2003	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Renditi		

on=Web&dDocName=EREG_1462086

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	10
Legacy No:	-	Contractor License:	-
Station ID:	383779	Contractor Name:	-
Compliance No:	1101179	Driller Name:	-
Well Use:	-	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	6
Total Depth:	167	Township:	21S
Diameter:	0	Range:	31E
Completion Date:	01/13/1987	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1906540		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	332758	Contractor Name:	-
Compliance No:	1050134	Driller Name:	?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	6
Total Depth:	12	Township:	21S
Diameter:	2	Range:	31E
Completion Date:	08/08/2003	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1855844		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-

Wells and Additional Sources Detail Report

Station ID:	104424	Contractor Name:	-
Compliance No:	556078	Driller Name:	BILL HAMMOND?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	14	Section:	6
Total Depth:	14	Township:	21S
Diameter:	2	Range:	31E
Completion Date:	01/26/2001	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	-		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1483615		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	9
Legacy No:	-	Contractor License:	-
Station ID:	333675	Contractor Name:	-
Compliance No:	1051051	Driller Name:	?
Well Use:	-	County:	Seminole
Type of Work:	-	Location State:	FL
Casing Depth:	0	Section:	6
Total Depth:	120	Township:	21S
Diameter:	0	Range:	31E
Completion Date:	09/01/1993	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	42 Brantley Ave, Winter Springs, FL		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1856726		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	173338	Contractor Name:	-
Compliance No:	838398	Driller Name:	Tim Simmons?
Well Use:	Other	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	6
Total Depth:	0	Township:	21S
Diameter:	0	Range:	31E

Completion Date:	02/22/2000	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	Sence Ice Railrood Ave		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1541006		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	ESE	0.46	2,413.23	14.91	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	173382	Contractor Name:	-
Compliance No:	838442	Driller Name:	Charles Bucher?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	15	Section:	6
Total Depth:	15	Township:	21S
Diameter:	2	Range:	31E
Completion Date:	10/18/2000	Latitude:	284128.38678
Issue Date:	-	Longitude:	811515.501492
Well Street Address:	170 Tuscaliolla Rd		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&Rendition=Web&dDocName=EREG_1541101		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	NW	0.47	2,496.56	41.13	WATER WELLS

Permit:	-	Static Water Lvl Ft:	3
Legacy No:	-	Contractor License:	-
Station ID:	382555	Contractor Name:	-
Compliance No:	1099955	Driller Name:	?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	26
Total Depth:	9	Township:	20S
Diameter:	0	Range:	30E
Completion Date:	08/19/1991	Latitude:	284204.72716
Issue Date:	-	Longitude:	811559.600196
Well Street Address:	1126 Hwy 419-434, Winter Spring		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1905343		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	NW	0.47	2,496.56	41.13	WATER WELLS

Permit:	-	Static Water Lvl Ft:	0
Legacy No:	-	Contractor License:	-
Station ID:	349360	Contractor Name:	-
Compliance No:	1066743	Driller Name:	?
Well Use:	Monitoring	County:	Seminole
Type of Work:	-	Location State:	-
Casing Depth:	0	Section:	34
Total Depth:	9	Township:	20S
Diameter:	0	Range:	30E
Completion Date:	06/24/1991	Latitude:	284204.72716
Issue Date:	-	Longitude:	811559.600196
Well Street Address:	1126 Hwy 419-434, Winter Springs		
Documents:	Well Completion Report		
Documents URL:	https://permitting.sjrwmd.com/apps/idcplg?IdcService=GET_FILE&coreContentOnly=1&RevisionSelectionMethod=Latest&allowInterrupt=1&dDocName=EREG_1872517		

Water Well Construction Permits

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	SSE	0.35	1,853.08	40.99	WELL CONST PERM

Permit No:	146954-1	County Name:	Seminole
Permit Type:	Water Well Construction	Parcel ID:	062131501030A0000
Permit Status:	Active	Section ID:	38
Cur Permit Iss Dt:	8/1/2016	Township ID:	21S
Latitude:	284122	Range ID:	31E
Longitude:	811534		
Project Description:	This is a permit to plug a 8-inch well, the use of which has been permanently discontinued.		

Well Surveillance Program Water Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	WNW	0.08	443.23	44.58	WATER WELLS

FLUW ID:	AAF0830	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	309226
Req No:		GPS ID:	309226
Status:	ACTIVE	Resident Type:	
Well Type Code:	42	Name:	LAKE JESSUP ANIMAL HOSPITAL
Well Type:	Limited Use PWS	First Name:	

Wells and Additional Sources Detail Report

Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	Black Steel	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	14.74
Diameter:	4	Longitude:	-81.263197
Sanitary Seal:	Yes	Latitude:	28.695271
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	11/2/2000 7:39:33
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	190 TUSKAWILLA RD		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	NW	0.07	370.87	44.69	WATER WELLS

FLUW ID:	AAC0779	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	284262
Req No:		GPS ID:	284262
Status:	INACTIVE	Resident Type:	
Well Type Code:	42	Name:	PINCH A PENNY
Well Type:	Limited Use PWS	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	Black Steel	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	16.16
Diameter:	4	Longitude:	-81.262925
Sanitary Seal:	Yes	Latitude:	28.696229
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	11/2/2000 7:28:24
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	170 TUSKAWILLA RD		

City: WINTER SPRINGS
Comment: 4-30-2019 - NO POWER (There is no business in the building)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	WSW	0.12	650.61	42.81	WATER WELLS

FLUW ID:	AAK9374	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788966
Req No:		GPS ID:	788966
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-5.08
Diameter:	2	Longitude:	-81.263804
Sanitary Seal:	Yes	Latitude:	28.693938
Agency:	DOH	Datum:	
Large PWS:	NO	GPS Date:	3/2/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	290 TUSKAWILLA RD		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SW	0.13	674.96	39.42	WATER WELLS

FLUW ID:	AAF0886	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	309338
Req No:		GPS ID:	309338
Status:	ABANDONED	Resident Type:	
Well Type Code:	41	Name:	HI- FLAVOR MEATS [FORMERLY]
Well Type:	Non-Community PWS	First Name:	
Well Depth:		Last Name:	
Potable Status:	NON-POTABLE	Phone:	

Action:		Phone Ext:	
Casing Material:	Galvanized	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	26.78
Diameter:	2	Longitude:	-81.2631
Sanitary Seal:	Yes	Latitude:	28.692788
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	2/21/2001 8:52:06
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	201 TUSKAWILLA RD		
City:	WINTER SPRINGS		
Comment:	Building bulldozed; PROPERTY VACANT -UP FOR LEASE		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	W	0.17	897.84	42.58	WATER WELLS

FLUW ID:	AAK3868	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	773320
Req No:		GPS ID:	773320
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	DONAHOE
Well Type:	Private	First Name:	ANNETTE
Well Depth:	0	Last Name:	DONAHOE
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	BLACK STEEL	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-0.71
Diameter:	4	Longitude:	-81.264618
Sanitary Seal:	Yes	Latitude:	28.695139
Agency:	DOH	Datum:	
Large PWS:	NO	GPS Date:	8/11/2006 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1233 NATURES WAY		
City:	WINTER SPRINGS		
Comment:	04-30-2019 - UNABLE TO OBTAIN SAMPLING PERMISSION		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	W	0.19	1,005.76	41.75	WATER WELLS

FLUW ID:	AAK9372	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788962
Req No:		GPS ID:	788962
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-15.8
Diameter:	2	Longitude:	-81.26493
Sanitary Seal:	Yes	Latitude:	28.69458
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1258 MILKY WAY		
City:	WINTER SPRINGS		
Comment:	04-30-2019 - UNABLE TO OBTAIN SAMPLING PERMISSION		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	W	0.19	1,005.76	41.75	WATER WELLS

FLUW ID:	320248401	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:	320248401	Project ID:	SUPER
Other ID:		Loc ID:	788962
Req No:		GPS ID:	788962
Status:		Resident Type:	
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:	UNFILTERED	Phone Ext:	
Casing Material:		County:	SEMINOLE

Length:		Height Abv Ellipsoid:	-15.8
Diameter:	0	Longitude:	-81.26493
Sanitary Seal:		Latitude:	28.69458
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1258 MILKY WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	WSW	0.18	948.14	41.63	WATER WELLS

FLUW ID:	AAK9369	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788956
Req No:		GPS ID:	788956
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	LOFROOS
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	LOFROOS
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	GALVANIZED	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	15.02
Diameter:	2	Longitude:	-81.264653
Sanitary Seal:	Yes	Latitude:	28.693545
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/13/2007 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	300 TUSKAWILLA RD		
City:	WINTER SPRINGS		
Comment:	04-30-2019 - UNABLE TO OBTAIN SAMPLING PERMISSION		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	WSW	0.18	948.14	41.63	WATER WELLS

FLUW ID:	320248101	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:	320248101	Project ID:	SUPER
Other ID:		Loc ID:	788956
Req No:		GPS ID:	788956
Status:	RETAGGED	Resident Type:	
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:	UNFILTERED	Phone Ext:	
Casing Material:		County:	SEMINOLE
Length:		Height Abv Ellipsoid:	15.02
Diameter:	0	Longitude:	-81.264653
Sanitary Seal:		Latitude:	28.693545
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/13/2007 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	300 TUSKAWILLA RD		
City:	WINTER SPRINGS		
Comment:	Retagged as AAK9369		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	WNW	0.19	1,013.49	41.44	WATER WELLS

FLUW ID:	AAK9365	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788950
Req No:		GPS ID:	788950
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-8.01
Diameter:	2	Longitude:	-81.265029

Sanitary Seal:	Yes	Latitude:	28.695616
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/7/2007 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1249 NATURES WAY		
City:	WINTER SPRINGS		
Comment:	04-30-2019 - OWNER REFUSED		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	WNW	0.19	1,013.49	41.44	WATER WELLS

FLUW ID:	320247801	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:	320247801	Project ID:	SUPER
Other ID:		Loc ID:	788950
Req No:		GPS ID:	788950
Status:		Resident Type:	
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:	UNFILTERED	Phone Ext:	
Casing Material:		County:	SEMINOLE
Length:		Height Abv Ellipsoid:	-8.01
Diameter:	0	Longitude:	-81.265029
Sanitary Seal:		Latitude:	28.695616
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/7/2007 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1249 NATURES WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	W	0.24	1,285.02	39.97	WATER WELLS

Wells and Additional Sources Detail Report

FLUW ID:	AAK9371	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788960
Req No:		GPS ID:	788960
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-2.13
Diameter:	2	Longitude:	-81.265798
Sanitary Seal:	Yes	Latitude:	28.694662
Agency:	DOH	Datum:	
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1270 MILKY WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	NW	0.21	1,087.79	43.64	WATER WELLS

FLUW ID:	AAF0833	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	309232
Req No:		GPS ID:	309232
Status:	INACTIVE	Resident Type:	
Well Type Code:	43	Name:	CARL ROBERTS
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	Galvanized	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	18.59
Diameter:	2	Longitude:	-81.264415
Sanitary Seal:	Yes	Latitude:	28.697802
Agency:		Datum:	WS1984

Large PWS:	NO	GPS Date:	11/2/2000 8:25:54
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	1175 E SR 434		
City:	WINTER SPRINGS		
Comment:	04-30-2019 - WELL NO LONGER PRESENT		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	N	0.24	1,288.42	37.98	WATER WELLS

FLUW ID:	AAF0829	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	309224
Req No:		GPS ID:	309224
Status:	ABANDONED	Resident Type:	
Well Type Code:	43	Name:	VERN KINGSBURY
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	NON-POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	Black Steel	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	12.39
Diameter:	4	Longitude:	-81.261358
Sanitary Seal:	Yes	Latitude:	28.699351
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	11/2/2000 7:13:16
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	42 BRANTLEY AVE		
City:	WINTER SPRINGS		
Comment:	PROPERTY RAZED		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	W	0.29	1,525.72	36.21	WATER WELLS

FLUW ID:	320247901	Property ID:	
Permit No:		Parcel ID:	

Wells and Additional Sources Detail Report

WSRP ID:	320247901	Project ID:	SUPER
Other ID:		Loc ID:	788952
Req No:		GPS ID:	788952
Status:		Resident Type:	
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:	UNFILTERED	Phone Ext:	
Casing Material:		County:	SEMINOLE
Length:		Height Abv Ellipsoid:	-12.72
Diameter:	0	Longitude:	-81.266626
Sanitary Seal:		Latitude:	28.695703
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1281 NATURES WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	W	0.29	1,525.72	36.21	WATER WELLS

FLUW ID:	AAK9367	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788952
Req No:		GPS ID:	788952
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-12.72
Diameter:	2	Longitude:	-81.266626
Sanitary Seal:	Yes	Latitude:	28.695703
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS

PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1281 NATURES WAY		
City:	WINTER SPRINGS		
Comment:	UNABLE TO OBTAIN PERMISSION TO SAMPLE		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	NW	0.27	1,450.32	44.15	WATER WELLS

FLUW ID:	AAF0831	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	309228
Req No:		GPS ID:	309228
Status:	ABANDONED	Resident Type:	
Well Type Code:	43	Name:	TERRY HILL
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	NON-POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	Galvanized	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	18.36
Diameter:	2	Longitude:	-81.26501
Sanitary Seal:	Yes	Latitude:	28.698697
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	11/2/2000 8:03:02
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	1165 E SR 434		
City:	WINTER SPRINGS		
Comment:	property razed for development. As of 7/1/05, on vacant property		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	W	0.32	1,684.18	33.68	WATER WELLS

FLUW ID:	AAK9277	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	796364

Wells and Additional Sources Detail Report

Req No:		GPS ID:	796364
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	RODENBURG
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	RODENBURG
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	BLACK STEEL	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-16.11
Diameter:	4	Longitude:	-81.26711
Sanitary Seal:	Yes	Latitude:	28.695295
Agency:	DOH	Datum:	
Large PWS:	NO	GPS Date:	6/11/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1297 NATURES WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.32	1,715.22	35.30	WATER WELLS

FLUW ID:	AAK9370	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	788958
Req No:		GPS ID:	788958
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-13.14
Diameter:	2	Longitude:	-81.26715
Sanitary Seal:	Yes	Latitude:	28.694504
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2

Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1296 MILKY WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	W	0.32	1,715.22	35.30	WATER WELLS

FLUW ID:	320248201	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:	320248201	Project ID:	SUPER
Other ID:		Loc ID:	788958
Req No:		GPS ID:	788958
Status:		Resident Type:	
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:	UNFILTERED	Phone Ext:	
Casing Material:		County:	SEMINOLE
Length:		Height Abv Ellipsoid:	-13.14
Diameter:	0	Longitude:	-81.26715
Sanitary Seal:		Latitude:	28.694504
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1296 MILKY WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NW	0.28	1,487.13	43.25	WATER WELLS

FLUW ID:	AAF0832	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	309230
Req No:		GPS ID:	309230
Status:	ABANDONED	Resident Type:	

Wells and Additional Sources Detail Report

Well Type Code:	43	Name:	MARK RICE
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	NON-POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	18.74
Diameter:	2	Longitude:	-81.26537
Sanitary Seal:	Yes	Latitude:	28.698508
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	11/2/2000 8:11:16
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	1161 E SR 434		
City:	WINTER SPRINGS		
Comment:	As of 7/1/05, on vacant property		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	SSE	0.31	1,642.93	42.99	WATER WELLS

FLUW ID:	AAK3884	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:	590088401	Project ID:	SUPER
Other ID:		Loc ID:	771068
Req No:	DC23186	GPS ID:	771068
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	PLANTE
Well Type:	Private	First Name:	LAWRENCE
Well Depth:	0	Last Name:	PLANTE
Potable Status:	POTABLE	Phone:	
Action:	UNFILTERED	Phone Ext:	
Casing Material:	BLACK STEEL	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-2.96
Diameter:	4	Longitude:	-81.260195
Sanitary Seal:	Yes	Latitude:	28.689854
Agency:	DOH	Datum:	
Large PWS:	NO	GPS Date:	5/25/2006 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		

Wells and Additional Sources Detail Report

Well Type De:
Address: 2950 RAILROAD AVE
City: WINTER SPRINGS
Comment:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	W	0.32	1,697.97	33.29	WATER WELLS

FLUW ID: 320248001
Permit No:
WSRP ID: 320248001
Other ID:
Req No:
Status:
Well Type Code: 43
Well Type: Private
Well Depth:
Potable Status: POTABLE
Action: UNFILTERED
Casing Material:
Length:
Diameter: 0
Sanitary Seal:
Agency: DOH
Large PWS: NO
PWS Design:
PWS Verify: 0
Insp F Name: JOYCE
Insp L Name: BITTLE
Insp CHD: SEMINOLE
Well Type De:
Address: 1297 NATURES WAY
City: WINTER SPRINGS
Comment:

Property ID:
Parcel ID:
Project ID: SUPER
Loc ID: 788954
GPS ID: 788954
Resident Type:
Name:
First Name:
Last Name:
Phone:
Phone Ext:
County: SEMINOLE
Height Abv Ellipsoid: -15.11
Longitude: -81.267163
Latitude: 28.695725
Datum: WS1984
GPS Date: 3/6/2007 0:00:00
Loc Method Code: GPS
Loc Method: Uncorrected GPS
Software: Well_Solo_v2
Streetside: Yes

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	W	0.32	1,697.97	33.29	WATER WELLS

FLUW ID: AAK9368
Permit No:
WSRP ID:
Other ID:
Req No:
Status: ACTIVE
Well Type Code: 43
Well Type: Private

Property ID:
Parcel ID:
Project ID: SUPER
Loc ID: 788954
GPS ID: 788954
Resident Type: OWNER
Name:
First Name:

Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	-15.11
Diameter:	2	Longitude:	-81.267163
Sanitary Seal:	Yes	Latitude:	28.695725
Agency:	DOH	Datum:	WS1984
Large PWS:	NO	GPS Date:	3/6/2007 0:00:00
PWS Design:		Loc Method Code:	GPS
PWS Verify:	0	Loc Method:	Uncorrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	Yes
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	1297 NATURES WAY		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	SSW	0.32	1,711.92	45.97	WATER WELLS

FLUW ID:	AAJ1390	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	763568
Req No:		GPS ID:	763568
Status:	ACTIVE	Resident Type:	OWNER
Well Type Code:	43	Name:	LORD OF LIFE CHURCH
Well Type:	Private	First Name:	
Well Depth:	0	Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	PVC	County:	SEMINOLE
Length:	0	Height Abv Ellipsoid:	12.56
Diameter:	2	Longitude:	-81.263881
Sanitary Seal:	Yes	Latitude:	28.689913
Agency:	DOH	Datum:	
Large PWS:	NO	GPS Date:	4/29/2009 0:00:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:	JOYCE	Software:	Well_Solo_v2
Insp L Name:	BITTLE	Streetside:	No
Insp CHD:	SEMINOLE		
Well Type De:			
Address:	395 TUSKAWILLA RD		

City: WINTER SPRINGS
Comment: Talked to church-well is for irrigation

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	NNW	0.37	1,950.93	46.19	WATER WELLS

FLUW ID:	AAI6781	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:		Project ID:	SUPER
Other ID:		Loc ID:	159714
Req No:		GPS ID:	159714
Status:	ACTIVE	Resident Type:	
Well Type Code:	43	Name:	JUANITA BLUMBERG
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	
Action:		Phone Ext:	
Casing Material:	Black Steel	County:	SEMINOLE
Length:		Height Abv Ellipsoid:	20.9
Diameter:	4	Longitude:	-81.263201
Sanitary Seal:	Yes	Latitude:	28.701069
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	8/9/2004 9:59:00
PWS Design:		Loc Method Code:	DGPS
PWS Verify:	0	Loc Method:	Differentially Corrected GPS
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	141 DORAN BLVD		
City:	WINTER SPRINGS		
Comment:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	S	0.43	2,256.04	51.35	WATER WELLS

FLUW ID:	590032601	Property ID:	
Permit No:		Parcel ID:	
WSRP ID:	590032601	Project ID:	ANDREW
Other ID:		Loc ID:	487648
Req No:		GPS ID:	487648
Status:	ERROR	Resident Type:	
Well Type Code:	43	Name:	
Well Type:	Private	First Name:	
Well Depth:		Last Name:	
Potable Status:	POTABLE	Phone:	

Wells and Additional Sources Detail Report

Action:	UNFILTERED	Phone Ext:	
Casing Material:		County:	SEMINOLE
Length:		Height Abv Ellipsoid:	
Diameter:	0	Longitude:	-81.262342
Sanitary Seal:		Latitude:	28.688064
Agency:		Datum:	WS1984
Large PWS:	NO	GPS Date:	
PWS Design:		Loc Method Code:	MMAP
PWS Verify:	0	Loc Method:	
Insp F Name:		Software:	
Insp L Name:		Streetside:	
Insp CHD:			
Well Type De:			
Address:	326 NEBRASKA ST		
City:	LONGWOOD		
Comment:	THERE IS NO WELL NEAR THE SITE. WRONG LOCATION		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *SEMINOLE* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *SEMINOLE* County

No Measures/Homes:	65
Arithmetic Mean:	0.6
Standard Deviation:	0.7
Maximum:	4.4
% >4 pCi/L:	1.5
% >8 pCi/L:	-
% >12 pCi/L:	-
Notes on Data Table:	TABLE 2. Indoor radon results from the Florida population-based radon survey, by county.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

This list of drinking water violations and enforcement actions is sourced from the U.S Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) system that incorporates Public Water Systems data from EPA's Safe Drinking Water Information System (SDWIS) database, as part of the national download of Safe Drinking Water Act (SDWA) data. SDWIS contains information on public water systems from the Public Water System Supervision (PWSS) Program, including monitoring, enforcement, and violation data related to requirements established by the SWDA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

This national download of Safe Drinking Water Act (SDWA) data is sourced from the U.S Environmental Protection Agency's (EPA) Enforcement and Compliance History Online (ECHO) system that incorporates Public Water Systems data from EPA's Safe Drinking Water Information System (SDWIS) database. SDWIS contains information on public water systems from the Public Water System Supervision (PWSS) Program related to requirements established by the Safe Drinking Water Act (SDWA). Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The data includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIS database information is obtained through the Water Quality Data Portal (WQP). The WQP

is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC).

State Sources

Florida Subsidence Incident Reports — **SINKHOLES**

A list of Florida Subsidence Incidents made available by the Florida Department of Environmental Protection (DEP) and maintained by the Florida Geological Survey. Sinkholes are closed depressions in areas underlain by soluble rock such as limestone, dolostone, and in some states gypsum and salt. Other subterranean events can cause holes, depressions, or subsidence of the land surface that may mimic sinkhole activity. Commonly, a reported depression is not verified by a licensed professional geologist to be a true sinkhole, and the cause of subsidence is not known. Such an event is called a subsidence incident.

Oil and Gas Wells — **OGW**

The Oil and Gas Program is the permitting authority within the Florida Department of Environmental Protection's Mining and Minerals Regulation Program. Companies interested in exploration or production of hydrocarbons in Florida are regulated by the Oil and Gas Program. This data is made available by Florida Department of Environmental Protection's Oil and Gas program.

Public Water Supply Wells — **PWSW**

The Public Water Supply Wells (PWSW) data consist of public water supply facilities and their wells in Florida, excluding Federally owned facilities. This data is made available by Florida Department of Environmental Protection, Water Compliance Assurance Program.

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.

Water Use Permits Sites - South Florida Water Management District — **WELLS**

List of Water Use Permitting Facilities consisting of wells, pumps and culverts, made available by the South Florida Water Management District. The facilities represent a subset of all wells, pumps and culverts associated with Water Use Permits. A Water Use Permit is required for all water uses except single family and duplex use and fire fighting.

Water Well Completions - Northwest Florida Water Management District — **WATER WELLS**

A list of existing well permits provided by the Northwest Florida Water Management District, representing records for wells permitted for construction/repair/abandonment beginning in the year 1976; does not typically contain data on wells constructed prior to 1976. The data provided may therefore only represent a fraction of existing wells. The data are provided by water well contractors on completion reports and, in most cases, has not been verified by District staff.

Water Well Completions - St. Johns River Water Management District — **WATER WELLS**

A list of wells in the Water Well Completion Report database made available by the St. Johns River Water Management District (SJRWMD). The SJRWMD advises that data reported in the Water Well Completion Report are obtained from multiple sources, including SJRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SJRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Water Well Completions - Suwanee River Water Management District — **WELLS**

A list of wells in the Water Well Completion Report database made available by the Suwanee River Water Management District department (SRWMD). The SRWMD advises that data reported in the Water Well Completion Report are obtained from multiple sources, including SRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Water Well Construction Permits — **WELL CONST PERM**

Appendix

A list of water well construction permits issued by the St. Johns River Water Management District (SJRWMD).

Water Well Construction Permits - Southwest Florida Water Management District **WATER WELLS**

A list of permitted well construction sites within the Southwest Florida Water District (SWFWD) maintained by the Southwest Florida Water Management District (SWFWMD). A Well Construction Permit (WCP) is required prior to installation of a water well within the SWFWD. The WCP ensures that wells are constructed by qualified contractors and meet rigid safety and durability standards. This list includes historical well construction sites that may not have a recorded latitude and longitude for their location. Instead, address matching, quarter STR centroids, STR centroids, or county centroids, were used as the location. WCPs for wells under 4" were strictly enforced after 1990, meaning many domestic wells built before may be excluded from this dataset.

Water Wells - Suwanee River Water Management District **WATER WELLS**

A list of water wells made available by the Suwanee River Water Management District department (SRWMD). The SRWMD advises that data are obtained from multiple sources including SRWMD, delegated counties, and other regulatory agencies; that they cannot assure that contributors have used consistent measurement techniques or adhered to approved quality control standards; and that, although the SRWMD has made reasonable attempts to assure the quality of the data contained herein, in most cases, the information is reported as received.

Well Surveillance Program Water Wells **WATER WELLS**

A list of privately and publicly owned potable wells from the Florida Department of Health's (DOH) Well Surveillance Program.

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Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

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INTERVIEW DOCUMENTATION

RECORD OF COMMUNICATION

Date: Various **Time:** _____ **[ ] AM [ ] PM**

[ ] Call To [ ] Call From **Name:** Ms. ShiAnne Sanderson

Company: Ferber Construction Management, LLC **Phone No.:** Via email

Project: Undeveloped Property in Winter Springs **Project No.:** 06637170

Regarding: Site Information

Summary of Communication & Action Items:

Provided site location, contact information, reason for performing the Phase I ESA, type of property,

type of property transaction, and scope of services desired.

RECORD OF COMMUNICATION

Date: Various **Time:** _____ **[ ] AM [ ] PM**

[ ] Call To [ ] Call From **Name:** Ms. Nim Robinson, VP

Company: Ferber - Project and Construction Services **Phone No.:** Via email

Project: Undeveloped Property in Winter Springs **Project No.:** 06637170

Regarding: Site Information

Summary of Communication & Action Items:

Provided user questionnaire.

RECORD OF COMMUNICATION

Date: Various **Time:** _____ **[ ] AM [ ] PM**

[ ] Call To [ ] Call From **Name:** Ms. Judith Pennington

Company: FDEP **Phone No.:** Via email

Project: Undeveloped Property in Winter Springs **Project No.:** 06637170

Regarding: Site Information

Summary of Communication & Action Items:

They indicated that all FDEP waste program correspondence with responsible parties for cleanup sites and facility representatives for regulated facilities should be in Oculus. In some cases, there may be attorney/client privilege e-mails or documents, business confidential documents, or internal planning e-mails or draft documents not in Oculus.

RECORD OF COMMUNICATION

Date: Various **Time:** _____ **[ ] AM [ ] PM**

[ ] Call To [ ] Call From **Name:** Not Provided

Company: Seminole County Fire Department **Phone No.:** Via email

Project: Undeveloped Property in Winter Springs **Project No.:** 06637170

Regarding: Site Information

Summary of Communication & Action Items:

Seminole County Fire Department indicated they have no records for the requested locations.

RECORD OF COMMUNICATION

Date: Various **Time:** _____ **[ ] AM [ ] PM**

[ ] Call To [ ] Call From **Name:** Not provided

Company: FL Health **Phone No.:** Via email

Project: Undeveloped Property in Winter Springs **Project No.:** 06637170

Regarding: Site Information

Summary of Communication & Action Items:

No response has been received to date.

[External] FW: Public Records Request, Seminole County

Magluta, Annie <AMagluta02@seminolecountyfl.gov>
Thu 7/3/2023 11:19 AM

To:Kyle Pratt Intertek <kyle.pratt@intertek.com>
Cc:PublicRecords <PublicRecords@seminolecountyfl.gov>

I have searched our data base and did not find any Hazmat incidents at any of those loca ons.
Have a great day,

Annie Magluta
Management Support Specialist
Seminole County Fire Department
150 Eslinger Way
Sanford, FL 32773
Phone: 407 665-5164
Fax: (407) 665-5010

amagluta02@seminolecountyfl.gov
scfdpayroll@seminolecountyfl.gov

From: Kyle Pra Intertek <kyle.pra @intertek.com> **Sent:**
Wednesday, June 25, 2025 2:17 PM
To: PublicRecords <PublicRecords@seminolecountyfl.gov>
Subject: Public Records Request, Seminole County

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Good afternoon,

Could you please check Fire Records regarding any hazmat or other responses for the addresses below in Seminole County, FL? If a search requires an amount to be paid, then no report will be needed at this time. Please let us know if you have any questions.

Site Address	Owner Information	Parcel Number

No site address	SCHRIMSHER LAND FUND 1985 LTD & SCHRIMSHER LAND FUND V LTD & SCHRIMSHER LAND FUND VI LTD	26-20-30-5AR-0A00-008D
No site address	SCHRIMSHER LAND FUND 1986-II LTD & SCHRIMSHER LAND FUND V LTD & SCHRIMSHER LAND FUND VI LTD	26-20-30-5AR-0A00-008H
No site address	EPB ENGINEERING & CONSTRUCTION PLLC	01-21-30-501-0000-0010
1205 E Sr 434 Winter Springs Fl 32708	STARFISH REAL ESTATE LLC	26-20-30-5AR-0A00-008A
1210 E Sr 434 Winter Springs Fl 32708	JPMORGAN CHASE BANK NATIONAL ASSN	06-21-31-507-0000-0010
1218 E Sr 434 Winter Springs Fl 32708	GARCIA, RAYMOND M TR & GARCIA, DOROTHY K TR	06-21-31-507-0000-0020
1220 E Sr 434 Winter Springs Fl 32708	968 SHREWSBURY AVENUE CORP	06-21-31-507-0000-0030
No site address	JDBS WINTER SPRINGS LLC	06-21-31-507-0000-0040
No site address	TUSKAWILLA RETAIL PARTNERS II LLC	26-20-30-5AR-0A00-007L
80 Michael Blake Blvd Winter Springs Fl 32708	WINTER SPRINGS RETIREMENT RESIDENCE LLC	26-20-30-5AR-0A00-008Q
No site address	SANT COMMERCIAL BUILDING INC	06-21-31-5VK-FD40-0000
290 Tuskawilla Rd Winter Springs Fl 32708	LOFROOS ROBERT JR PER REP FOR EST OF LOFROOS ROBERT W PER REP	01-21-30-501-0000-0210
No site address	SEMINOLE B C C	01-21-30-501-0000-0030
No site address	GRIFFITH, EDWARD W	01-21-30-501-0000-0050
180 Tuskawilla Rd Winter Springs Fl 32708	WINTER SPRINGS NET LLC	01-21-30-5VK-0C00-0000

Kyle Pratt

Staff Scientist

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This message is from an EXTERNAL SENDER - please be CAUTIOUS, particularly with links and attachments.

From: Gibbs, Shane <Shane.Gibbs@FloridaDEP.gov>
Sent: Tuesday, July 8, 2025 11:46 AM
To: Jeff Townsend
Cc: Aida Sanchez Intertek; Kyle Pratt Intertek
Subject: [External] RE: Incident No. 6991 on October 12, 2006
Attachments: 6991.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Jeff,

After researching our database, I've located this incident for this request. Due to the age of this incident and our four-year retention schedule this is the only remaining information on this incident. OER considers this incident closed. Please feel free to contact me if you have any questions.

Thanks,

[floridadep.gov]

Shane Gibbs

Government Operations Consultant II
Florida Department of Environmental Protection
Division of Law Enforcement
Shane.Gibbs@FloridaDEP.gov
Office: 850-245-2872

From: Jeff Townsend <jeff.townsend@intertek.com>
Sent: Monday, July 7, 2025 5:16 PM
To: Gibbs, Shane <Shane.Gibbs@FloridaDEP.gov>
Cc: Aida Sanchez Intertek <aida.sanchez@intertek.com>; Kyle Pratt Intertek <kyle.pratt@intertek.com>
Subject: Incident No. 6991 on October 12, 2006

EXTERNAL MESSAGE
This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Shane, we are trying to find additional information for Incident No. 6991 on October 12, 2006. The address is noted as 201-401 Tuskawilla Road, Winter Springs, Seminole County, FL. The description noted 30 gallons of heating oil was discharged from a UST leak/overfill.

Anything FDEP has would be helpful.

Thanks, JT

Jeff Townsend, LEP, REPA
Senior Specialist/Principal Consultant
PSI, an Intertek company, Building & Construction
Mobile 1.407.466.1271

Office 1.407.304.5560
Email jeff.townsend@intertek.com
PSI, an Intertek company, 1748 33rd Street l Orlando, FL 32839
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[survey.dep.state.fl.us]

This message is from an EXTERNAL SENDER - please be CAUTIOUS, particularly with links and attachments.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Emergency Response Incident Report

Incident #:	County:	Latitude:	Incident Date:
2006-7I-6991	Seminole	28.69022222 (unverified)	10/12/2006
		Longitude: 81.26311111 (unverified)	**Incident Time:** 10:00 AM US/EASTERN

OER Employee Receiving Report:	OER Responses:	Reported Date:
Fortune, Holly	On-scene, Phone, Followup	10/12/2006
		Reported Time: 03:30 PM US/EASTERN

Incident Reported By:
Southwest Florida Water Management District

Address:
2379 Broad Street Brooksville FL 34604 US

Phones:
Business : 352-796-7211 Extn:

Contact Person:

Location of Incident:
201-401 Tuskawilla Road

Nearest City/Town: WINTER SPRINGS

Threat to U.S Navigable Waters? Yes

Confirmed/Potential: Potential

Describe Threat:

Descriptions:	Modes:	Media Affected:	Actions:
Discharge	Commercial	Soil	Soil removed
UST leak/overfill	Facility	Ditch	RP identified
	Rural	Surface waters	Inspection
			Contractor hired

Incident Contractors:

Contractor Hired Owner

Name: Duff's Environmental Services

Address: FL US

Phones:
Business : 800-523-4409 Extn:

DEP Contract#:

Incident Parties:

Company Name: Hi Flavor Meats

Party Type: Owner, Responsible Party,

Address:
201-401 Tuskawilla Road WINTER SPRINGS FL 32708 US

Phones:
Business : 407-644-3720 Extn:

Contact Person: Ondick, Anna

Insurance Company:

Policy#:

Company Name: L & L Demolition and Salvage, Inc

Party Type: Local Agent,

Address:
5500 Old Winter Garden Road ORLANDO FL 32811 US

Phones:
Business : 407-295-0875 Extn:

Contact Person: Lennie

Insurance Company:

Policy#:

Pollutants:

Pollutant Name	Category	Potential Amount	Actual Amount	Unit Of Measure	Determined By
Heating oil	Petroleum	48000.00	30.00	gallon	1st Responder

	Coastal Category:	(Landward COLREG Line)	(Seaward COLREG Line)
No	Minor	< 1000 gallons	< 10,000 gallons
No	Moderate	1000 to 10,000 gallons	10,000 to 100,000 gallons

No	Major	> 10,000 gallons	> 100,000 gallons

Agencies Responded: DEP District Office
Agencies Notified: DEP District Office

FOSC Notified: No **Date:** **FOSC Response:** No
Name of FOSC Notified: **Time:**

Narrative:

A complaint relayed via Seminole County tanks to CD Tanks to BER. Initial complaint is that contractor has removed 6-8,000 gallon tanks and has dumped contents into wetlands. Bud and I mobilized.

OER/State On-Scene Coordinator: **Date:** **Hours spent:**

ID# **Fax#**
Print **Sign:**

Federal On-Scene Coordinator:

*The above actions were properly taken and coordinated with the National Contingency Plan (NCP, 40 CFR 300)

Fax# **Date:**
Print **Sign:**

OER Response Information

OER On-Scene Coordinator: **Arrival Date:** 10/12/2006 **Incident #:** 2006-7I-6991
Fortune, Holly **Arrival Time:** 04:00 PM US/EASTERN

PERSONNEL EXPENSES:

Fortune, Holly	11	$ 34.68	per hour	$ 381.48

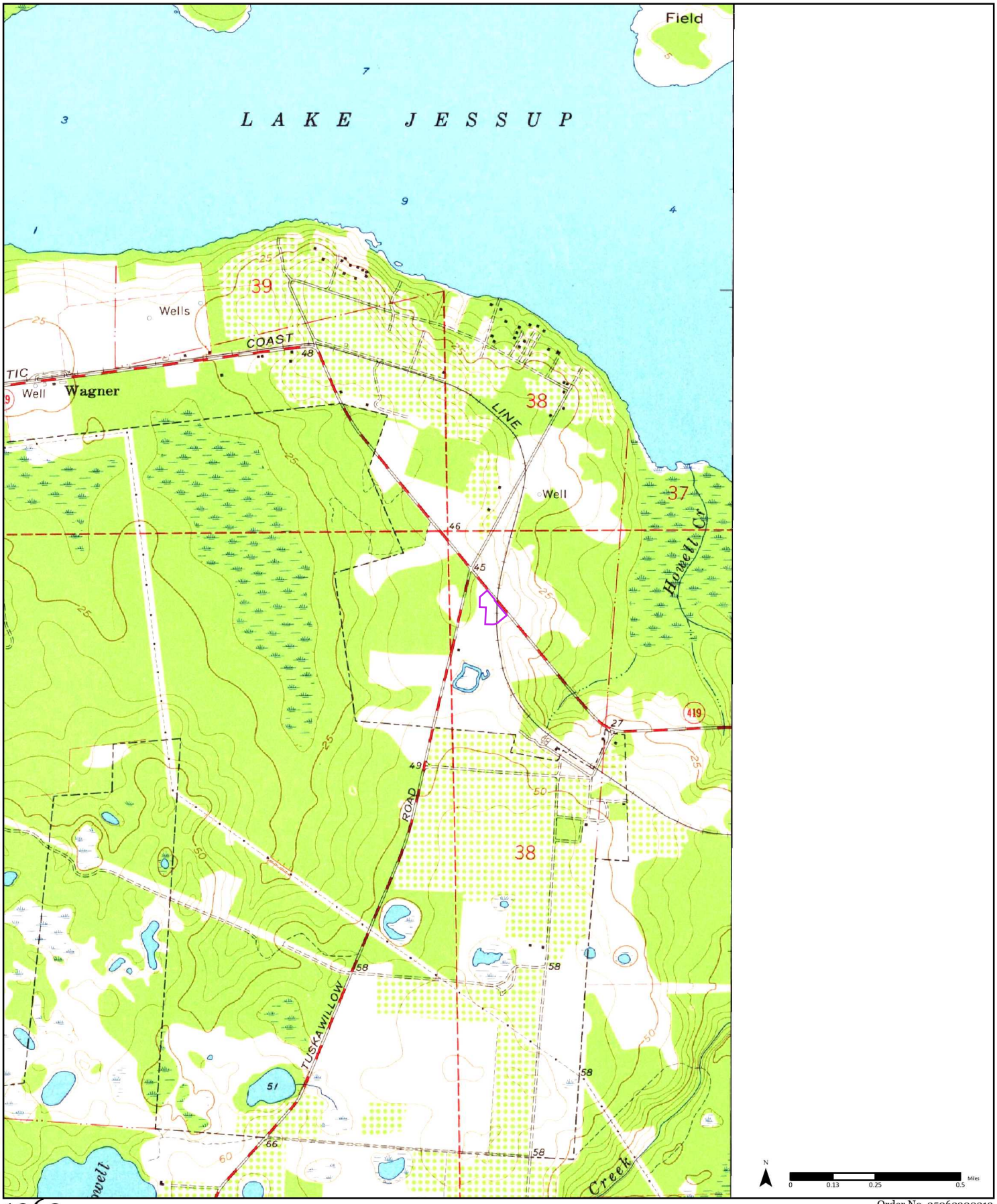
TRANSPORTATION EXPENSES:				
Response Vehicle	70	$ 0.45	per mile	$ 31.16
PPE EXPENSES:				
Work Clothes	1	$ 15.00	per each	$ 15.00
Nitrile Gloves	2	$ 0.25	per pair	$ 0.50
SAMPLING EQUIPMENT EXPENSES:				
EXPENDABLE EXPENSES:				
Sorbent Pads	2	$ 0.40	per each	$ 0.80
INSTRUMENTATION EXPENSES:				
PID/Photovac/VX500	1	$ 10.00	per hour	$ 10.00
MISCELLANEOUS EXPENSES:				
Clerical Hours	1	$ 12.00	per hour	$ 12.00
Total Photographic Costs	1	$ 5.00	per incident	$ 5.00
Total Telephone Costs (includes cell)	1	$ 5.00	per incident	$ 5.00

Incident Narrative:

We surveyed site. One tank definitely has petroleum odor. Staining around tanks also confirmed OVA readings. There is petroleum product near the wetlands to east of tank pit. To south of tanks, staining of soils and higher OVA readings. Mr. Ondick and his daughter arrived onsite. Ed is 85 year old gentlemen, stating only water in these tanks, they were installed ~25 years ago and were used as reserve firefighting water. He and daughter not sure where this fuel coming from. After surveying site together, they have agreed to get an environmental firm involved to monitor the cleanup of this released fuel. L&L is site clearing contractor. They are removing the un-regulated tanks. This is not as large as initially reported and based on information provided by R/P, it is not expected to have impact further in depth of soil in tank pit. No product in pit waters. We discussed scraping the soils, testing underneath and proper disposal of the contaminated soils.
I conducted additional site visit with L&L Lennie on Oct 14, 2006. They will coordinate with Anna and SWS and get them out there to complete site survey, cleanup of residual fuels/oils.
R/P contracted with Duff Environmental to complete site work. The SRR was reviewed 5/1/07. Duff did mobilize a vacuum truck to collect surficial fuel impacted waters in the wetlands area. After the removal of this and adjacent soils, the waters were tested and no constituents of concern were detected in the waters. The soils where residual staining also appears clean. There is, however, exceedences of Benzo(a) Pyrene levels in the soils adjacent to the wetlands discharge point. Gross contamination has been removed. OBER is referring this case to BPSS for further direction as to what to do about the Benzo(a)pyrene levels at the site. I recommend that this case be closed.

Approved By: Terry Edwards **Date:** 05/07/2007

HISTORICAL DOCUMENTATION: TOPOGRAPHIC MAPS



1962 (1-1962)

Aerial Photo Year: 1958

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL(1-1962)

Source: USGS 7.5 Minute Topographic Map

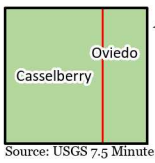


1970

(1-1970)
Aerial Photo Year: 1970
Photo Revision Year: 1970

(2-1970)
Aerial Photo Year: 1970
Photo Revision Year: 1970

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL(1-1970)
Oviedo, FL(2-1970)

Source: USGS 7.5 Minute Topographic Map

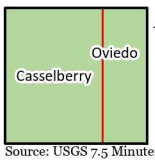


1972

(1-1970) Aerial Photo Year: 1970 Photo Revision Year: 1970

(2-1972) Aerial Photo Year: 1970 Photo Revision Year: 1972

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL(2-1972)
Oviedo, FL(1-1970)

Source: USGS 7.5 Minute Topographic Map



1980

(1-1980) Aerial Photo Year: 1977 Photo Revision Year: 1980

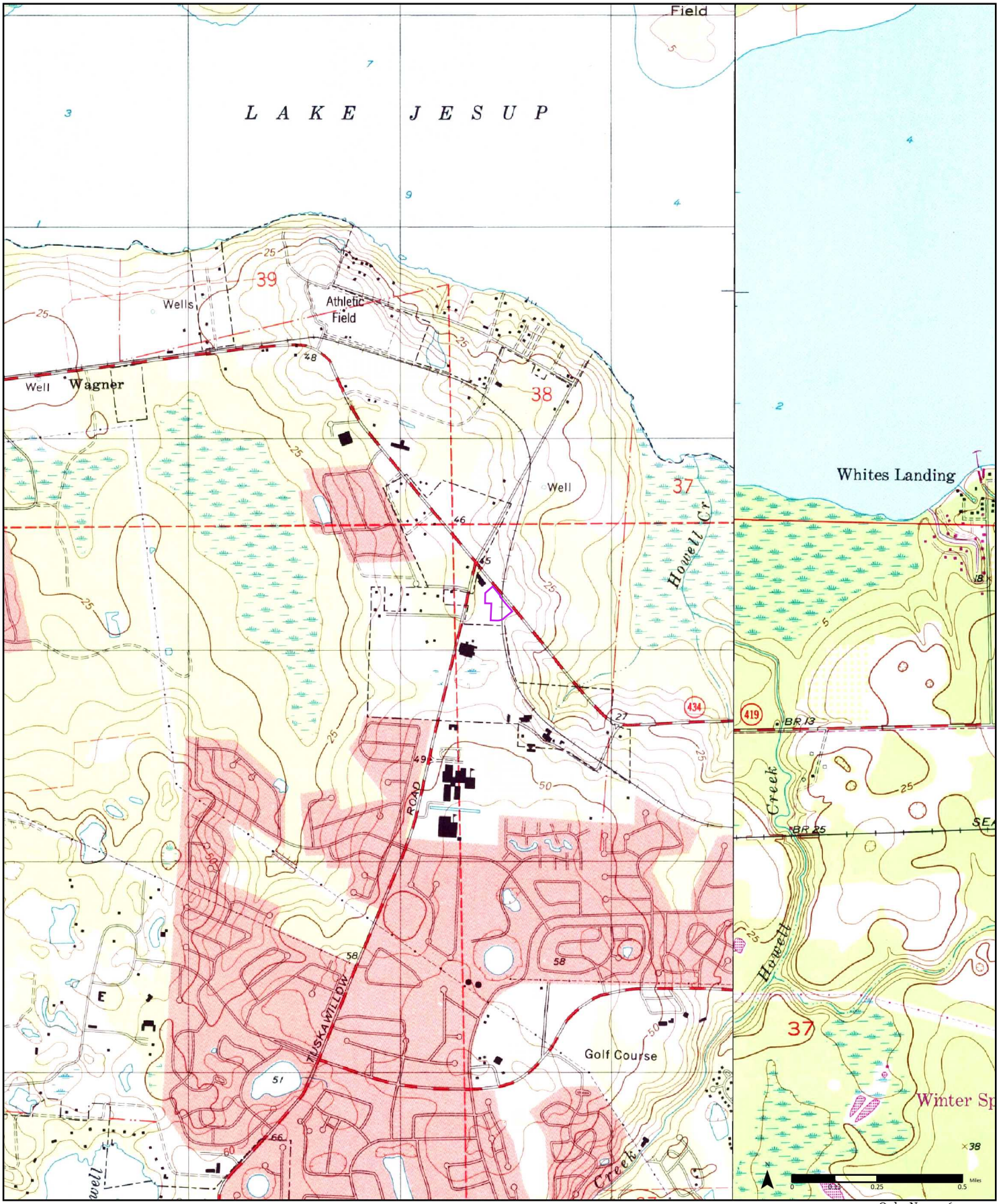
(2-1980) Aerial Photo Year: 1977 Photo Revision Year: 1980

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL(1-1980)
Oviedo, FL(2-1980)

Source: USGS 7.5 Minute Topographic Map

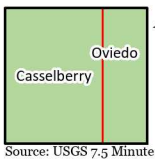


1994

(1-1980) *Aerial Photo Year: 1977*
Photo Revision Year: 1980

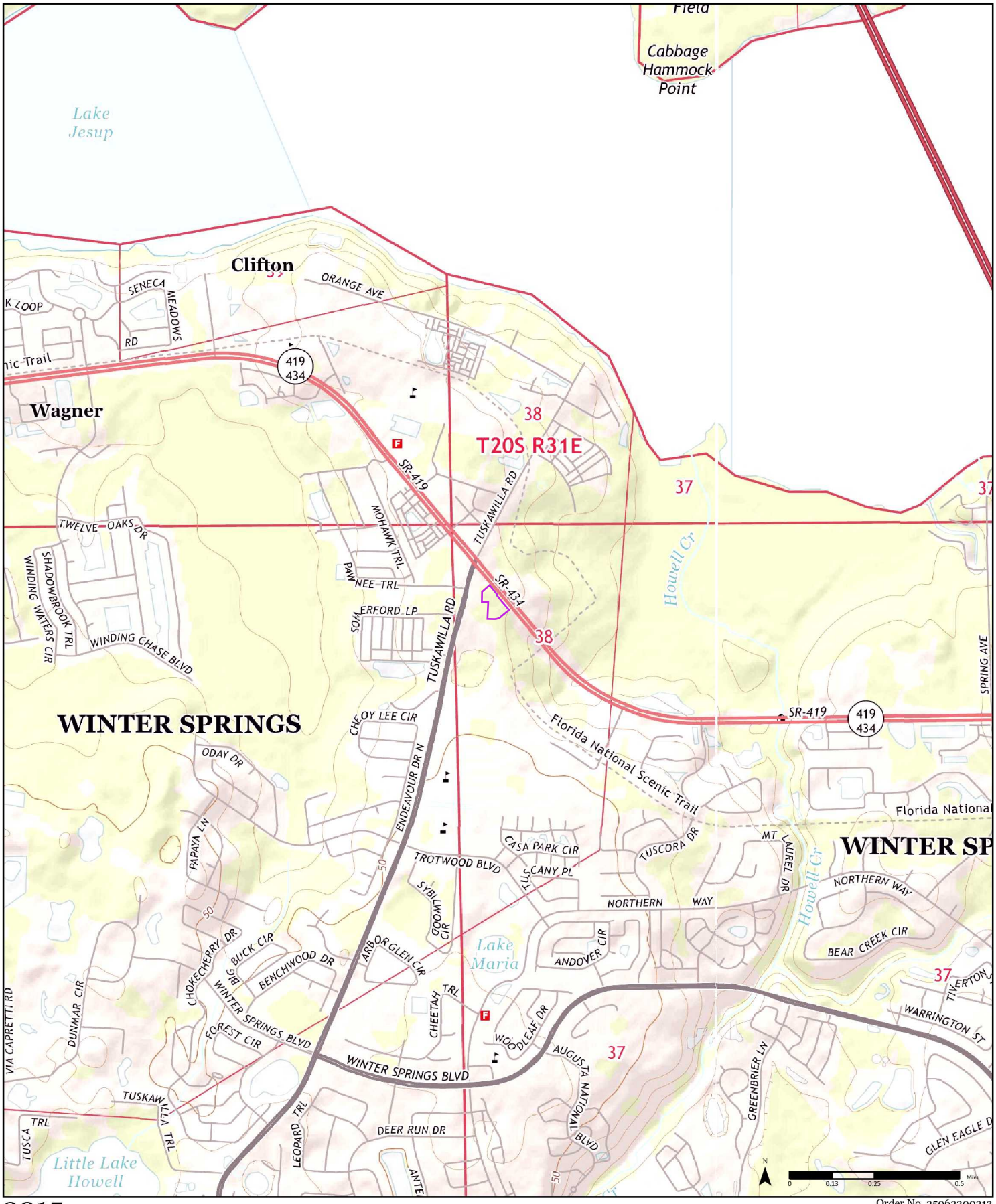
(2-1994) *Aerial Photo Year: 1994*

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL(2-1994)
Oviedo, FL(1-1980)

Source: USGS 7.5 Minute Topographic Map



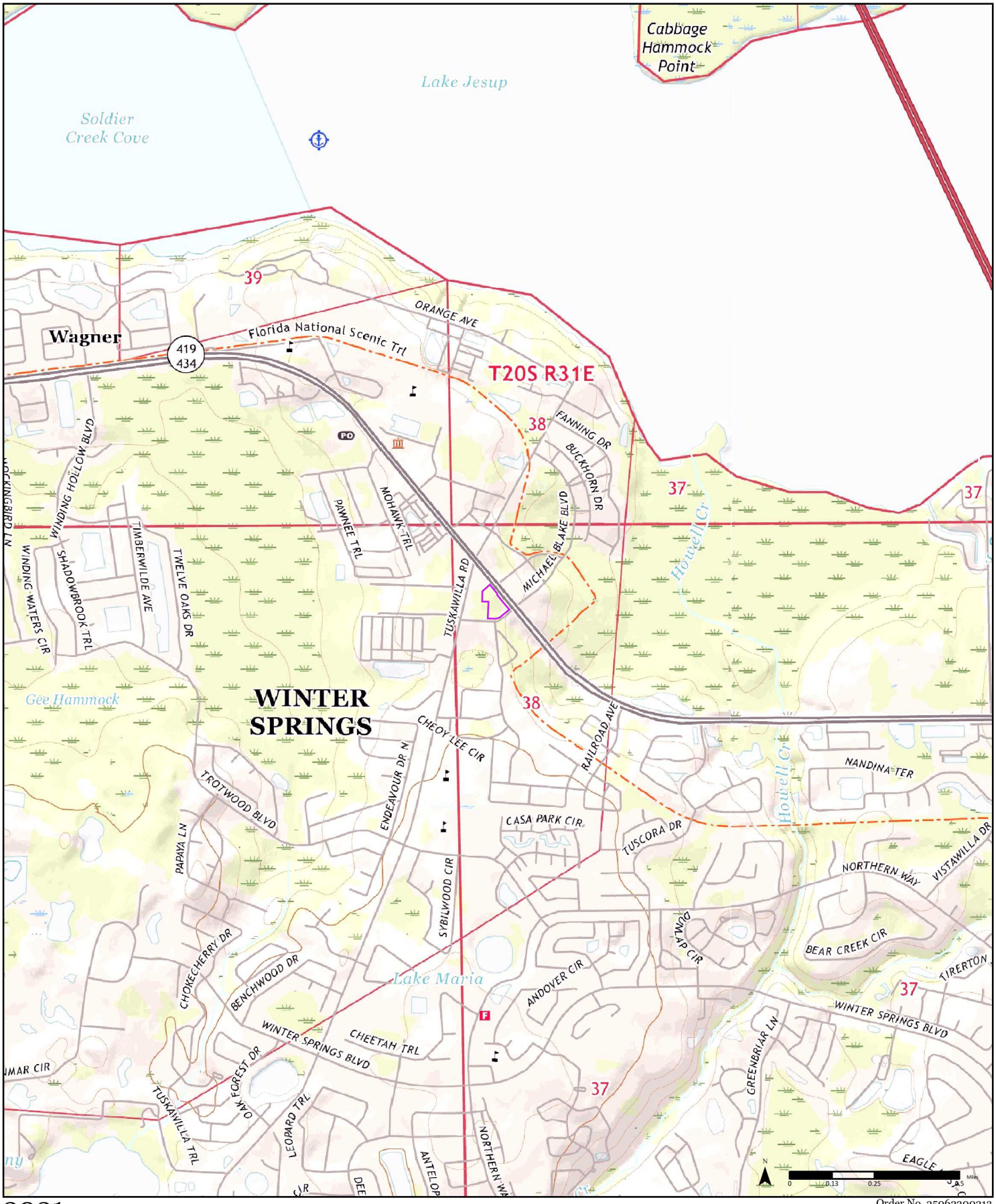
2015

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL
Oviedo, FL

Source: USGS 7.5 Minute Topographic Map



2021

Order No. 25062300213



Available Quadrangle(s): Casselberry, FL
Oviedo, FL

Source: USGS 7.5 Minute Topographic Map

HISTORICAL DOCUMENTATION: AERIAL PHOTOGRAPHS

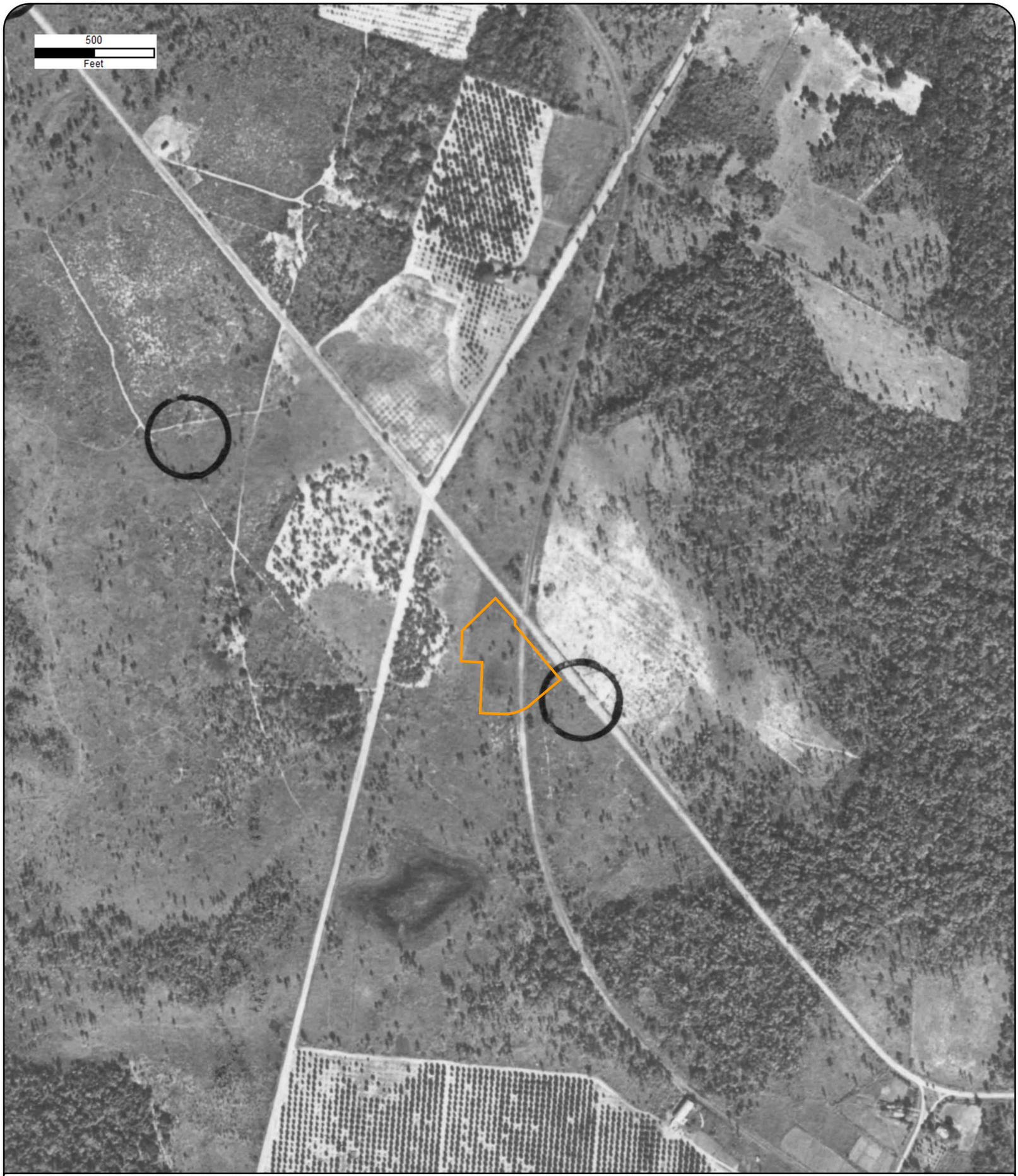


Year: 1941
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 521



Year: 1948
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 522



Year: 1957
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 523



Year: 1964
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 524



Year: 1973
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 525



Year: 1980
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 526



Year: 1983
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 527



Year: 1989
Source: FDOT
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 528



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 529

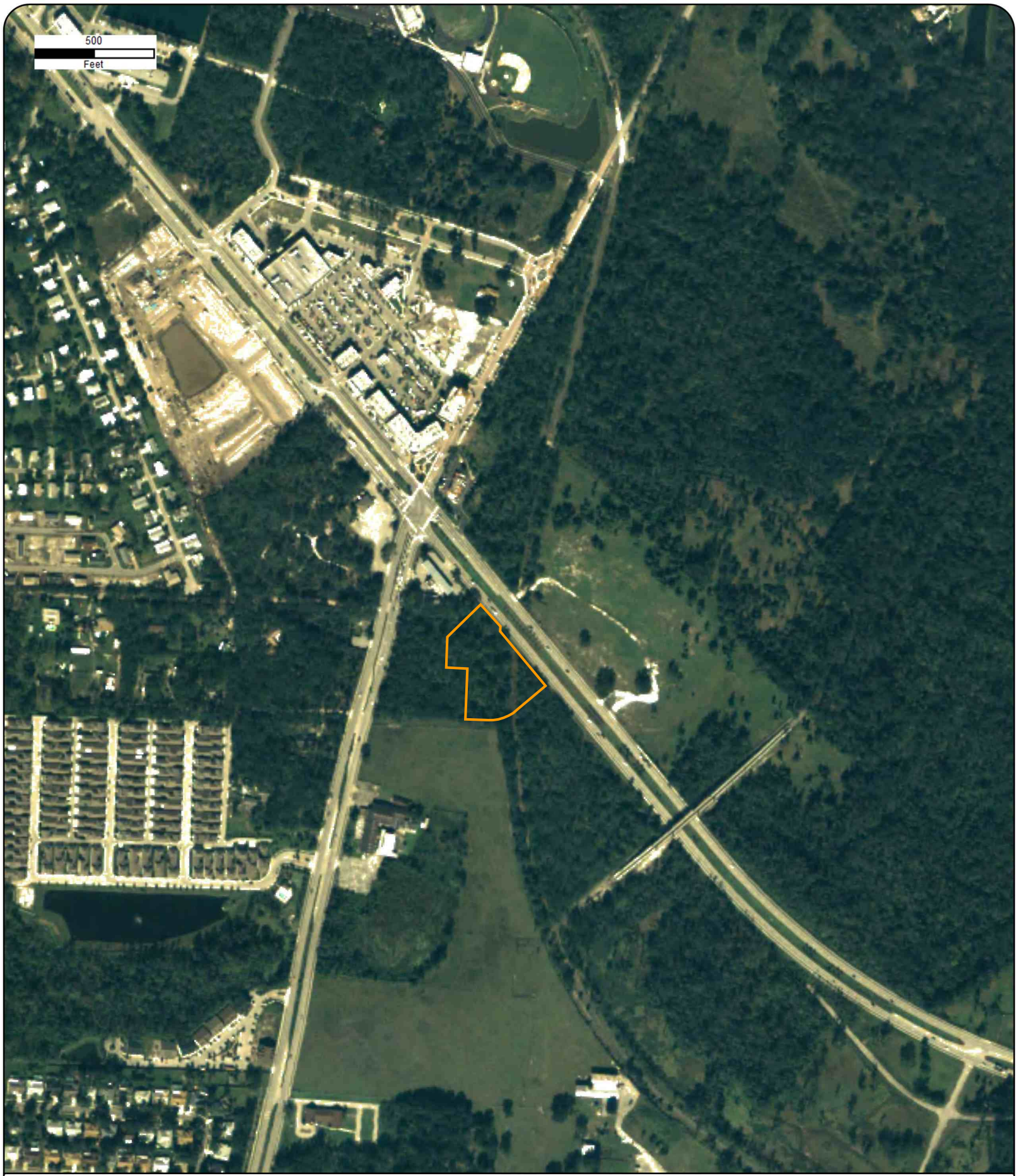


Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 530

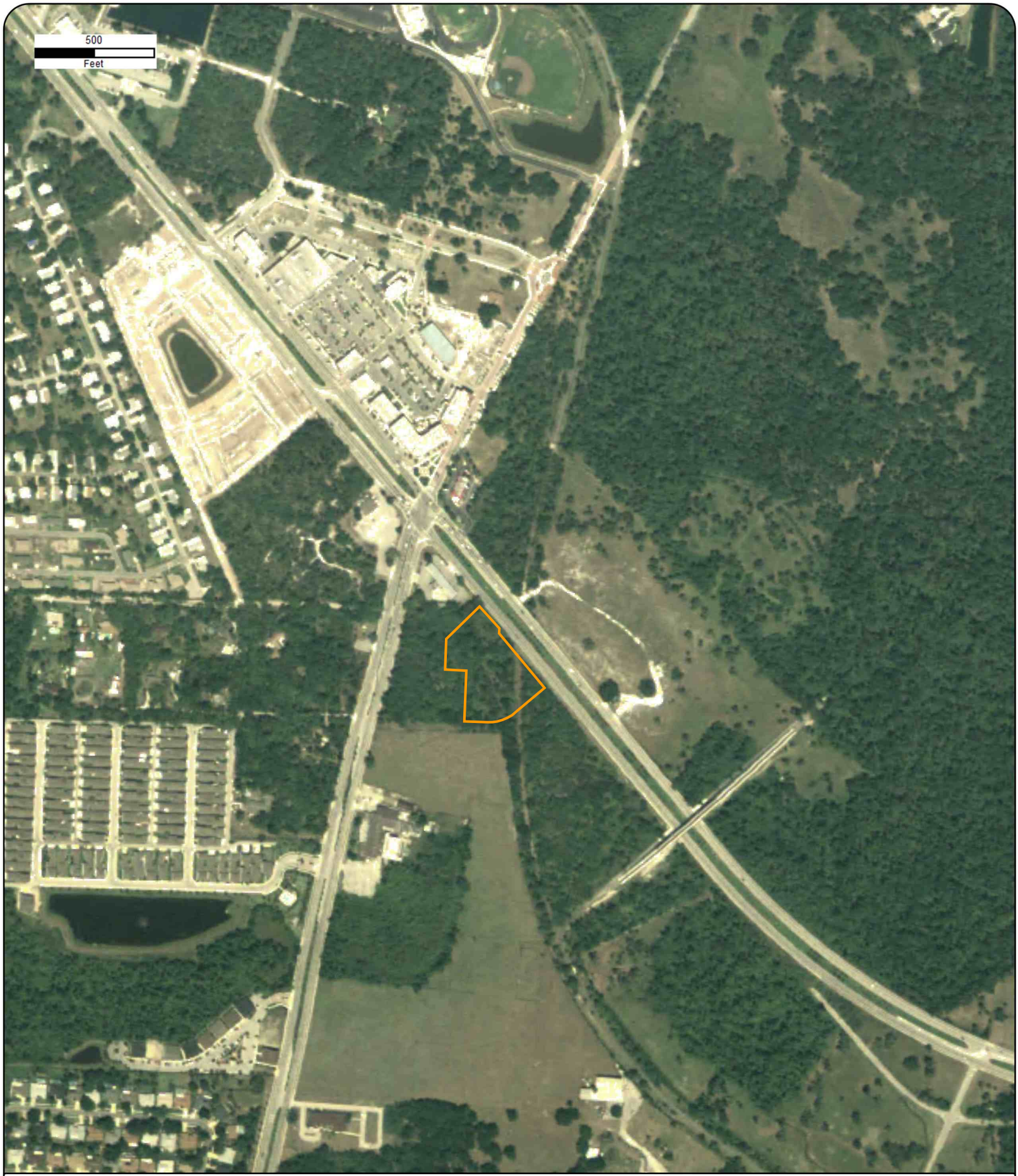


Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 531

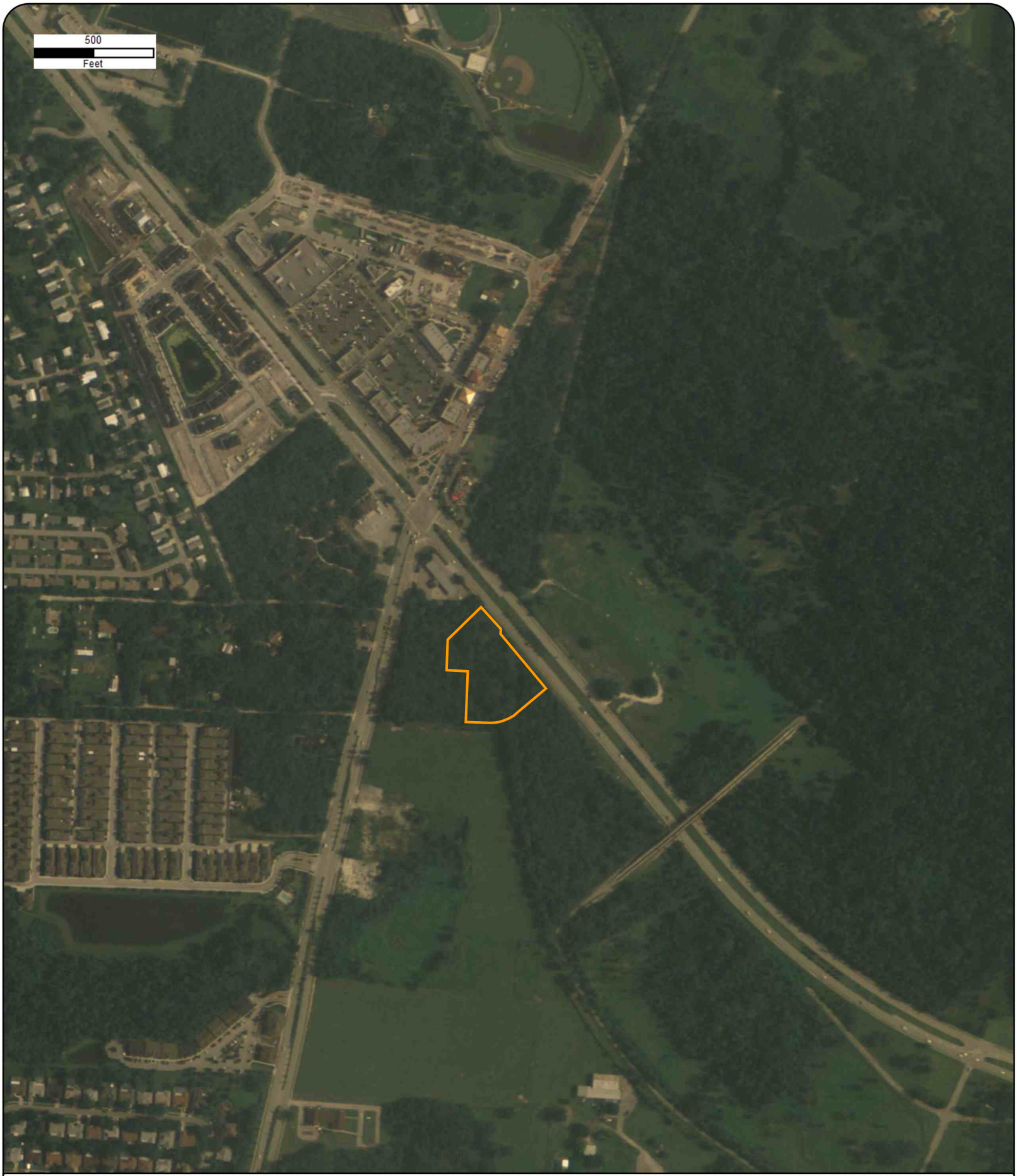


Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 532



Year: 2007
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 533



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS

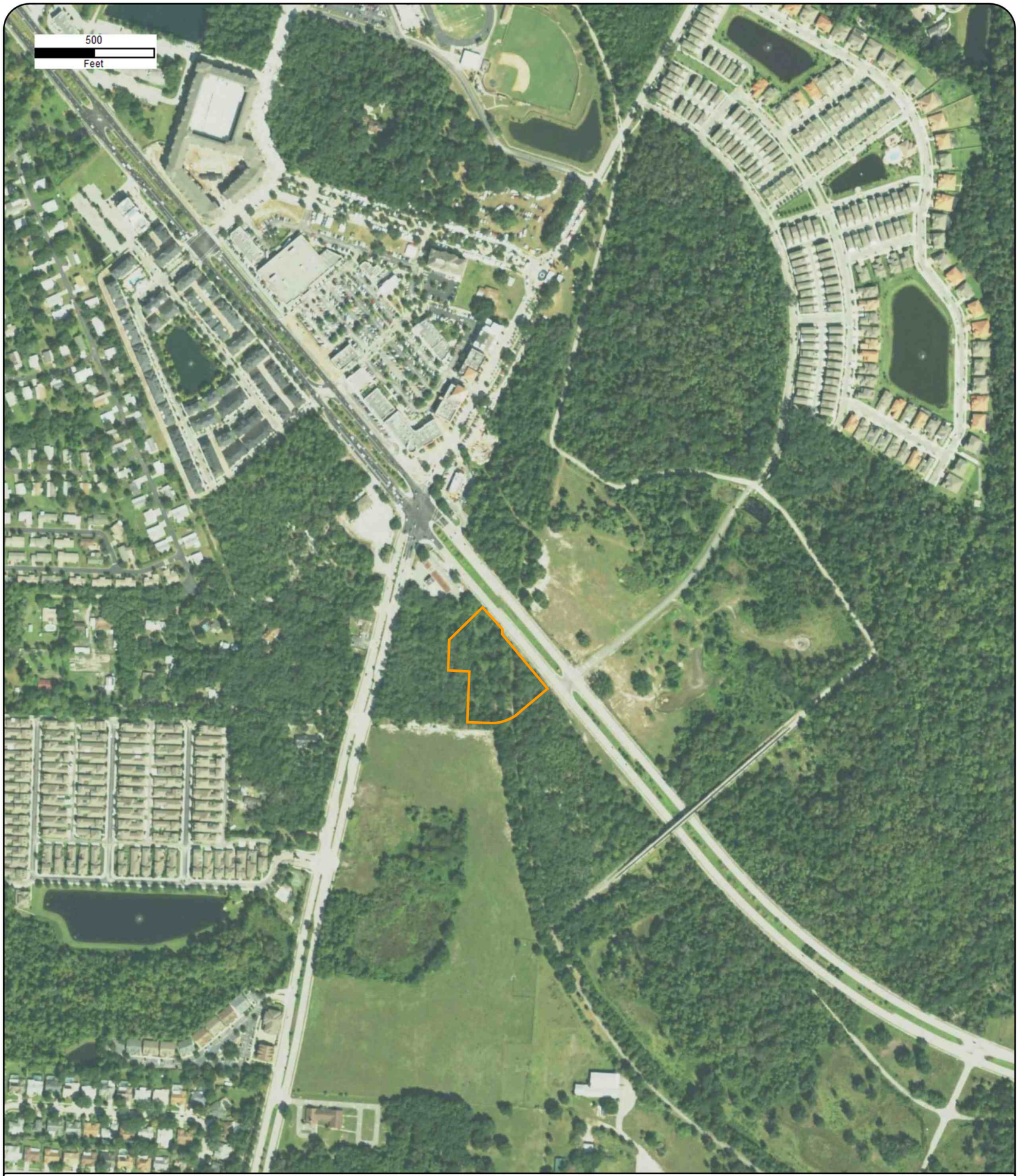


Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 535



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 536

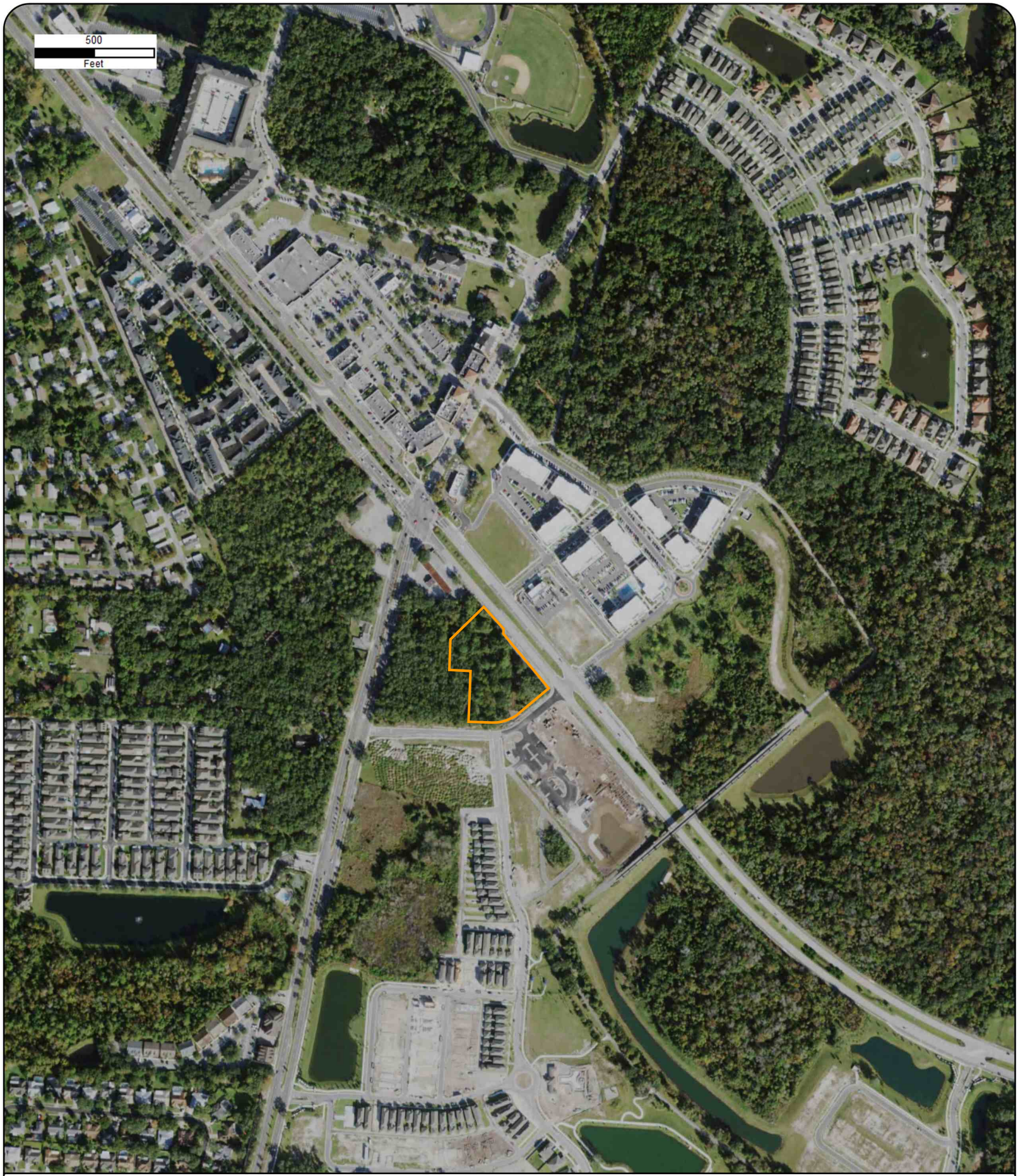


Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS

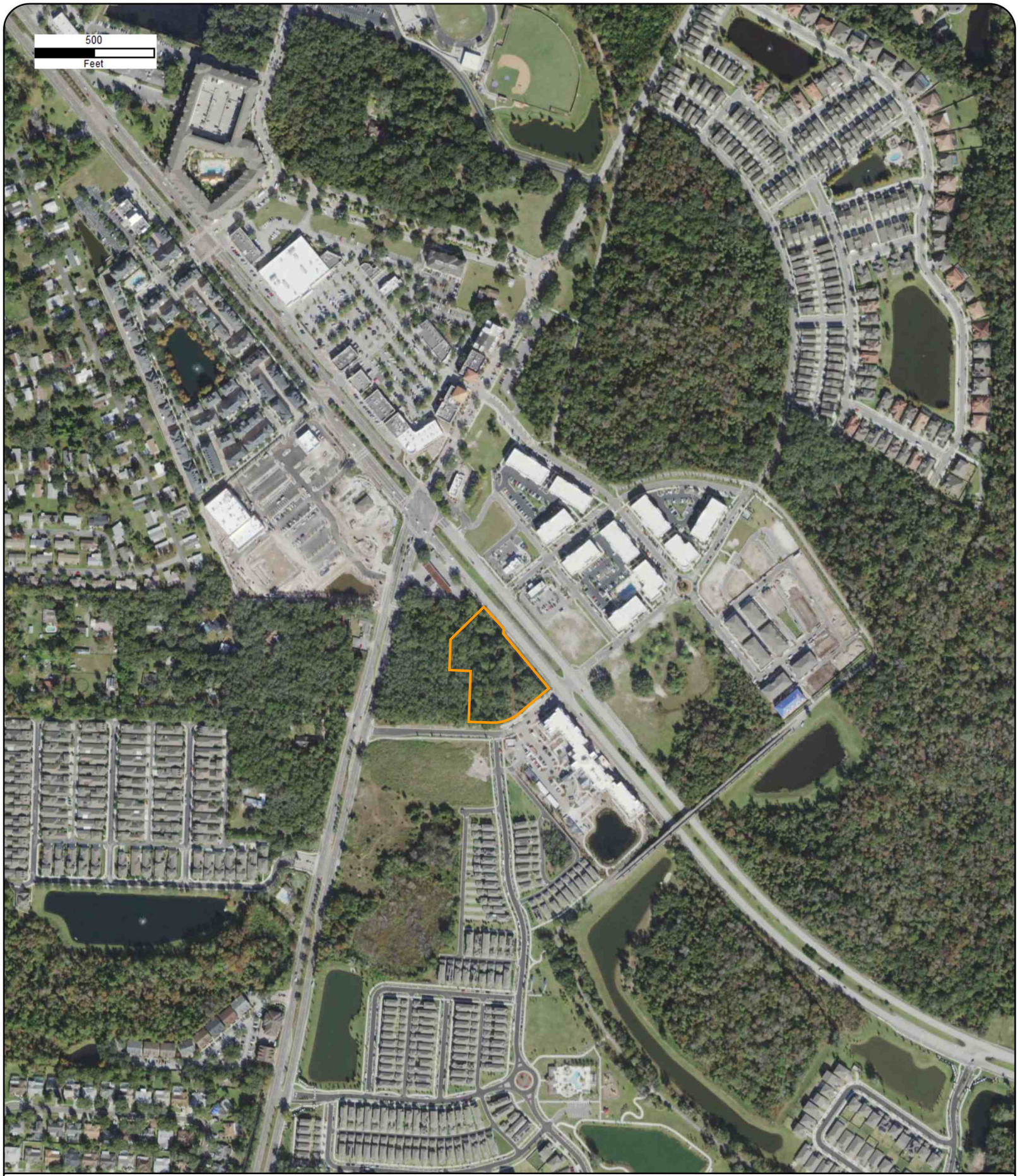


Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 538



Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 539



Year: 2023
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: Michael Blake Boulevard, Winter Springs, FL
Approx Center: -81.26142868,28.69483085

Order No: 25062300213

ERIS 540

HISTORICAL DOCUMENTATION: CITY DIRECTORIES

CITY DIRECTORY

Project Property:	*Undeveloped Land* *Michael Blake Boulevard* *Winter Springs,FL 32708*
Project No:	*06637170-1*
Requested By:	*Intertek PSI*
Order No:	*25062300213*
Date Completed:	*June 25, 2025*

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

June 25, 2025
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:
1150-1250 of E State Rd 434
BEG-250 of Michael Blake Blvd
Search Notes:
E State Rd 434 is also known as 1150-1250 Longwood Oviedo Rd in Winter Springs.

Search Results Summary

Date	Source	Comment
2024	DIGITAL BUSINESS DIRECTORY	
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	
1966	POLKS	
1963	POLKS	
1959	POLKS	
1955	POLKS	
1950	POLKS	
1945	POLKS	
1940	POLKS	

2024 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1160	**ATM**...*AUTOMATED TELLER MACHINES*
1160	**PUBLIX PHARMACY**...*PHARMACIES*
1160	**PUBLIX SUPER MARKET**...*GROCERIES*
1160	**REDBOX**...*VIDEO RENTAL KIOSKS*
1173	**COMFORTABLE CARE DENTAL HEALTH**...*DENTISTS*
1173	**LAKE JESUP DENTAL CARE**...*DENTISTS*
1184	**ATT STORE**...*CELLULAR TELEPHONES (SERVICES)*
1184	**METRO PCS**...*CELLULAR TELEPHONES (SERVICES)*
1188	**CINDY DELATORRE HAIR STYLIST**...*BEAUTY SALONS*
1188	**IHAIR**...*COSMETICS & PERFUMES-RETAIL*
1188	**IHAIR LLC**...*NONCLASSIFIED ESTABLISHMENTS*
1189	**DOLLAR TREE**...*VARIETY STORES*
1192	**SLEEPOLOGEE LLC**...*NONCLASSIFIED ESTABLISHMENTS*
1192	**WINTER SPRINGS MATTRESS WORLD**...*MATTRESSES*
1196	**BELLA DENTAL PA**...*DENTISTS*
1196	**NGUYEN, HUY THAI DMD**...*DENTISTS*
1196	**RINCON, KAROLINA DMD**...*DENTISTS*
1196	**SURGICAL SOLUTIONS**...*PHYSICIANS & SURGEONS*
1196	**WINTER SPRINGS DENTISTRY**...*DENTISTS*
1200	**MC DONALD'S**...*RESTAURANTS*
1201	**PETSUITES PET RESORT SPA**...*PRESSURE CLEANING EQUIPMENT - WHOLESALE*
1205	**7-ELEVEN**...*CONVENIENCE STORES*
1205	**ATM**...*AUTOMATED TELLER MACHINES*
1218	**WENDY'S**...*RESTAURANTS*
1220	**STARBUCKS**...*COFFEE SHOPS*

2024 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

80	**AETNA BRANNEN**...*RESIDENTIAL*
80	**ANDRE BRASSARD**...*RESIDENTIAL*
80	**ANITA BLACK**...*RESIDENTIAL*
80	**BARBARA MURRAY**...*RESIDENTIAL*
80	**BARBARA STINER**...*RESIDENTIAL*
80	**BARRY NAGER**...*RESIDENTIAL*
80	**BETTY FILZER**...*RESIDENTIAL*
80	**BONITA BOHRMANN**...*RESIDENTIAL*
80	**BONNIE GERKEN**...*RESIDENTIAL*
80	**CALVIN ANSTEY**...*RESIDENTIAL*
80	**CANDACE HANCOCK**...*RESIDENTIAL*
80	**CARL LOONEY**...*RESIDENTIAL*
80	**CAROL BORGYON**...*RESIDENTIAL*
80	**DAVID JOHNS**...*RESIDENTIAL*
80	**DOLORES GREGOIRE**...*RESIDENTIAL*
80	**DOLORES WEINMANN**...*RESIDENTIAL*
80	**DOLORES ZATMAN**...*RESIDENTIAL*
80	**DONALD MOWERY**...*RESIDENTIAL*
80	**DONALD RINKUS**...*RESIDENTIAL*
80	**EDNA ZOLA**...*RESIDENTIAL*
80	**EDWARD GRACIA**...*RESIDENTIAL*
80	**ELAINE MORROW**...*RESIDENTIAL*
80	**HAROLD GOCHENAUR**...*RESIDENTIAL*
80	**HARRIET ALLBEE**...*RESIDENTIAL*
80	**JAMES BRICK**...*RESIDENTIAL*
80	**JAMES COMBS**...*RESIDENTIAL*
80	**JAMES DELBUSSO**...*RESIDENTIAL*
80	**JAMES FRANZEN**...*RESIDENTIAL*
80	**JANET PINNELL**...*RESIDENTIAL*
80	**JOAN ROBERTS**...*RESIDENTIAL*
80	**JOHNNIE OVERBEY**...*RESIDENTIAL*
80	**JULIE WALL**...*RESIDENTIAL*
80	**LILLIAN WOODMAN**...*RESIDENTIAL*
80	**LOUIS MOSER**...*RESIDENTIAL*
80	**MARVEL SCHAFFER**...*RESIDENTIAL*
80	**MATTHEW JUGE**...*RESIDENTIAL*
80	**MILDRED CZURAK**...*RESIDENTIAL*
80	**OLIVER WALTER**...*RESIDENTIAL*
80	**PETER LUBINSKY**...*RESIDENTIAL*
80	**PHYLLIS CARPENTER**...*RESIDENTIAL*
80	**RAYMOND NECIO**...*RESIDENTIAL*
80	**ROBERT DUGAN**...*RESIDENTIAL*
80	**ROSE CANNATA**...*RESIDENTIAL*
80	**SAVOY GRACIOUS RETIRE LIVING**...*RESIDENTIAL CARE HOMES*
80	**SHIZUKO DIXON**...*RESIDENTIAL*
80	**SYLVIA CASTANEDA**...*RESIDENTIAL*
80	**SYLVIA PIERCE**...*RESIDENTIAL*
80	**W H CORNELL CORNELL DAWSON**...*RESIDENTIAL*
101	**JAIME MAYSONET**...*RESIDENTIAL*
101	**PHILLIP BAIN**...*RESIDENTIAL*
151	**ATHENA RODRIGUEZ**...*RESIDENTIAL*
151	**BLAKE APARTMENTS**...*REAL ESTATE INVESTMENTS*
151	**COURTNEY MURPHY**...*RESIDENTIAL*
201	**FELECIA SENTI**...*RESIDENTIAL*
201	**LEAH BRODERICK**...*RESIDENTIAL*

2023 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1160 **PUBLIX PHARMACY**...*PHARMACIES*
1160 **PUBLIX SUPER MARKET**...*CONVENIENCE STORES*
1160 **PUBLIX SUPER MARKET**...*GROCERS-RETAIL*
1160 **STONEMAN, KAYLA**...*PHARMACISTS*
1173 **COMFORTABLE CARE DENTAL HEALTH**...*DENTISTS*
1173 **LAKE JESUP DENTAL CARE**...*DENTISTS*
1184 **ATT STORE**...*CELLULAR TELEPHONES (SERVICES)*
1184 **METRO PCS**...*WIRELESS TELECOMMS CARRIERS (EXCEPT SATELLITE)*
1188 **CINDY DELATORRE HAIR STYLIST**...*BEAUTY SALONS*
1188 **IHAIR**...*COSMETICS & PERFUMES-RETAIL*
1192 **WINTER SPRINGS MATTRESS WORLD**...*MATTRESSES*
1196 **BELLA DENTAL PA**...*DENTISTS*
1196 **NGUYEN, HUY THAI DMD**...*DENTISTS*
1196 **RINCON, KAROLINA DMD**...*DENTISTS*
1196 **SURGICAL SOLUTIONS**...*OFFICES OF PHYSICIANS (EXC MENTAL HEALTH SPECS)*
1196 **WINTER SPRINGS DENTISTRY**...*DENTISTS*
1196 **WINTER SPRINGS DENTISTRY**...*FEDERAL GOVERNMENT CONTRACTORS*
1200 **MC DONALD'S**...*FOODS-CARRY OUT*
1200 **MC DONALD'S**...*CAFES*
1200 **MC DONALD'S**...*RESTAURANTS*
1201 **PETSUITES PET RESORT SPA**...*PRESSURE WASHING EQUIPMENT (WHLS)*
1205 **WINTER SPRINGS MOBIL**...*OIL & GAS PRODUCERS*
1205 **WINTER SPRINGS MOBIL**...*ALTERNATIVE FUELS*
1205 **WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
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*

2020 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1160 **PUBLIX PHARMACY**...*PHARMACIES*
1160 **PUBLIX SUPER MARKET**...*CONVENIENCE STORES*
1160 **PUBLIX SUPER MARKET**...*GROCERS-RETAIL*
1160 **STONEMAN, KAYLA**...*PHARMACISTS*
1184 **METRO PCS**...*WIRELESS TELECOMMS CARRIERS (EXCEPT SATELLITE)*
1188 **CINDY DELATORRE HAIR STYLIST**...*BEAUTY SALONS*
1188 **IHAIR**...*COSMETICS & PERFUMES-RETAIL*
1192 **WINTER SPRINGS MATTRESS WORLD**...*MATTRESSES*
1196 **NGUYEN, HUY THAI DMD**...*DENTISTS*
1196 **SURGICAL SOLUTIONS**...*OFFICES OF PHYSICIANS (EXC MENTAL HEALTH SPECS)*
1196 **WINTER SPRINGS DENTISTRY**...*FEDERAL GOVERNMENT CONTRACTORS*
1196 **WINTER SPRINGS DENTISTRY**...*DENTISTS*
1200 **MC DONALD'S**...*FOODS-CARRY OUT*
1200 **MC DONALD'S**...*RESTAURANTS*
1200 **MC DONALD'S**...*CAFES*
1201 **PETSUITES PET RESORT SPA**...*PRESSURE WASHING EQUIPMENT (WHLS)*
1205 **WINTER SPRINGS MOBIL**...*ALTERNATIVE FUELS*
1205 **WINTER SPRINGS MOBIL**...*OIL & GAS PRODUCERS*
1205 **WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
1220 **STARBUCKS**...*COFFEE SHOPS*

2020 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

151 **BLAKE APARTMENTS**...*REAL ESTATE INVESTMENTS*

2016 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1160 **PUBLIX PHARMACY**...*PHARMACIES*
1160 **PUBLIX SUPER MARKET**...*GROCERS-RETAIL*
1184 **METRO PCS**...*WIRELESS TELECOMMS CARRIERS (EXCEPT SATELLITE)*
1188 **IHAIR LLC**...*NONCLASSIFIED ESTABLISHMENTS*
1196 **SURGICAL SOLUTIONS**...*OFFICES OF PHYSICIANS (EXC MENTAL HEALTH SPECS)*
1196 **WINTER SPRINGS DENTISTRY**...*DENTISTS*
1200 **MC DONALD'S**...*FOODS-CARRY OUT*
1200 **MC DONALD'S**...*RESTAURANTS*
1205 **ATM**...*AUTOMATED TELLER MACHINES*
1205 **WINTER SPRINGS MOBIL**...*SERVICE STATIONS-GASOLINE & OIL*
1205 **WINTER SPRINGS MOBIL**...*ALTERNATIVE FUELS*

2016 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2012 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1160 **BLOCKBUSTER EXPRESS**...*VIDEO RENTAL KIOSKS*
1160 **PUBLIX PHARMACY**...*PHARMACIES*
1160 **PUBLIX SUPER MARKET**...*SUPERMARKETS & OTHER GROCERY STORES*
1160 **PUBLIX SUPER MARKET**...*GROCERS-RETAIL*
1160 **PUBLIX SUPER MARKETS**...*GROCERY STORES*
1184 **H&R BLOCK TAX SVC**...*TAX PREPARATION SVCS*
1192 **SHAPEXPRESS**...*HEALTH CLUBS STUDIOS & GYMNASIUMS*
1196 **WINTER SPRINGS DENTISTRY**...*DENTISTS*
1196 **WINTER SPRINGS DENTISTRY**...*OFFICES OF DENTISTS*
1196 **WINTER SPRINGS DENTISTRY**...*DENTISTS OFF,CLINIC*
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

1160 **PUBLIX SUPER MARKETS**...*GROCERY STORES*
1161 **MARK W RICE**...*RESIDENTIAL*
1161 **TERESA RICE**...*RESIDENTIAL*
1175 **CARL R ROBERTS**...*RESIDENTIAL*
1182 **STATE FARM INSURANCE**...*INSURANCE AGENTS,BRKR*
1182 **STATE FARM INSURANCE**...*INSURANCE*
1184 **H & R BLOCK TAX SVC**...*TAX RETURN PREPARATION & FILING*
1184 **H & R BLOCK TAX SVC**...*TAX RETURN PREP SV*
1188 **RACHAEL NICOLES SALON**...*BEAUTY SALONS*
1188 **RACHEL NICOLES SALON**...*HAIRDRESSERS*
1188 **RACHEL NICOLES SALON**...*BEAUTY SHOP*
1192 **SHAPEXPRESS**...*HEALTH CLUBS STUDIOS & GYMNASIUMS*
1196 **WINTER SPRINGS DENTISTRY**...*DENTISTS OFF,CLINIC*
1200 **MCDONALDS**...*EATING PLACE*

2008 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2003 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1150 **MIKE KING**...*RESIDENTIAL*
1159 **D KOLB**...*RESIDENTIAL*
1161 **MARK W RICE**...*RESIDENTIAL*
1161 **TIMBER RECOVERY INC**...*POLES, POSTS, AND PILINGS: UNTREATED WOOD*
1175 **CARL R ROBERTS**...*RESIDENTIAL*

2003 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2000 E STATE RD 434

SOURCE: DIGITAL BUSINESS DIRECTORY

1161 **TIMBER RECOVERY INC...** *POLES, POSTS, AND PILINGS: UNTREATED WOOD*

2000 MICHAEL BLAKE BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

1996 E STATE RD 434

SOURCE: CITY PUBLISHING CO

1145	BARNETT BANK OF CENTRAL FLORIDA NA RANGELINE BNKG OFC
1150	C & L IMPORTS & EXPORTS INC
1152	PAPA JOHN'S PIZZA LONGWOOD AREA
1154	ACTION 6 SANLANDO TRAVEL
1154	SANLANDO TRAVEL
1155	ALI BABA
1155	CASABLANCA CINEMA & BISTRO
1155	DARROW CHIROPRACTOR CLINIC
1155	EL - DORADO CLEANERS
1155	GREAT CLIPS FOR HAIR LONGWOOD
1155	LARRY'S GIANT SUBS
1155	NATIONS CREDIT FINANCIAL SVCS CORP OF FLA & AFFILIATES
1155	ONE HUNDRED ONE CRAFTERS INC
1155	PANDA CHEF
1155	PLAZA DEL - SOL SHOPPING CTR
1155	SCHLOTZSKY'S DELI # 4
1155	SPEEDY SIGN - A - RAMA USA
1155	STEVE'S FLORIST
1156	SIR VAC & SEW
1200	ALFORD REALTY
1200	AMERICAN NATIONAL INS
1200	EMPLOYER'S ASSOCIATIONS OF FLA
1200	EXECUTIVE MKTG INTL
1200	ISLAND LAKE CENTER BLDG
1200	TASK ACADEMY OF REAL ESTATE INC
1200	TEDDER BLAKE & NEWBOLD
1200	TRANSWORLD ENTRPRS
1200	VAS - EX PRODUCTS & RESOURCING
1250	DAWSON LON MD
1250	DENTAL WORLD
1250	KRAMER ROBT C DPM PA OFFICE
1250	KRAUKLIS & KRAMER DPM PA
1250	LONGWOOD FAMILY MEDICINE LONGWOOD PROFSNL CTR
1250	LONGWOOD PROFESSIONAL CENTER
1250	PALM SPRINGS MEDICAL SUPPLY
1250	PALM SPRINGS VILLAGE PHARMACY
1250	PALM SPRINGS VILLAGE PHARMACY MEDICAL SUPPLY DIV
1250	PODIATRY PLUS
1250	RAWLINS J D JR DDS
1385	GAY ROBERT A MD
1385	GOMEZ JORGE MD PA
1385	HINTON DAVID M DDS
1385	LONGWOOD MEDICAL ARTS BLDG
1385	LONGWOOD MEDICAL ARTS BUILDING
1385	NATIONAL HEALTH LABS
1385	RANGANATHAN SAM MD
1385	RYDER ART W DMD
1385	TRANSCULTURAL CORP
1385	ZULLO RICHARD S DDS

1996 MICHAEL BLAKE BLVD

SOURCE: CITY PUBLISHING CO

STREET NOT LISTED

1990 E STATE RD 434

SOURCE: CITY PUBLISHING CO

0	**WINTER SPG ELEM SCHL**
1139	**MM'S SWEEP & SHINE**
1161	**RICE MARK W**
1175	**ROBERTS CARL R**
1301	**STAR BRITE CLEANERS**

1990 MICHAEL BLAKE BLVD

SOURCE: CITY PUBLISHING CO

STREET NOT LISTED

1986 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1986 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1981 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1981 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1976 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1976 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1972 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1972 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1968 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1968 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1966 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1966 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1963 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1963 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1959 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1959 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1955 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1955 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1950 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1950 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1945 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1945 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

1940 E STATE RD 434

SOURCE: POLKS

STREET NOT LISTED

1940 MICHAEL BLAKE BLVD

SOURCE: POLKS

STREET NOT LISTED

HISTORICAL DOCUMENTATION: FIRE INSURANCE MAPS

FIRE INSURANCE MAPS

Project Property: Undeveloped Land
Michael Blake Boulevard Winter Springs FL 32708
Project No: 06637170-1
Requested By: Intertek PSI
Order No: 25062300213
Date Completed: June 23, 2025

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

ENVIRONMENTAL DATABASE REPORT

DATABASE REPORT

Project Property:	*Undeveloped Land* *Michael Blake Boulevard* *Winter Springs FL 32708*
Project No:	*06637170-1*
Report Type:	*Database Report*
Order No:	*25062300213*
Requested by:	*Intertek PSI*
Date Completed:	*June 23, 2025*

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Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....8
Executive Summary: Site Report Summary - Surrounding Properties.....9
Executive Summary: Summary by Data Source.....14
Map.....21
Aerial.....24
Topographic Map.....25
Detail Report.....26
Unplottable Summary.....91
Unplottable Report.....92
Appendix: Database Descriptions.....93
Definitions.....109

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Executive Summary

Property Information:

Project Property:	*Undeveloped Land* *Michael Blake Boulevard Winter Springs FL 32708*
Project No:	*06637170-1*

Coordinates:

Latitude:	*28.69483085*
Longitude:	*-81.26142868*
UTM Northing:	*3,174,204.23*
UTM Easting:	*474,462.39*
UTM Zone:	*17R*

Elevation: *41 FT*

Order Information:

Order No:	*25062300213*
Date Requested:	*June 23, 2025*
Requested by:	*Intertek PSI*
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	0.125	0	0	-	-	-	0
RCRA SQG	Y	0.125	0	0	-	-	-	0
RCRA VSQG	Y	0.125	0	0	-	-	-	0
RCRA NON GEN	Y	0.125	0	**3**	-	-	-	**3**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	PO	0	-	-	-	-	0
FED INST	Y	PO	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
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	**1**	0	**1**	-	**2**
LST	Y	0.5	0	**2**	**1**	**1**	-	**4**
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.125	0	**2**	-	-	-	**2**
AST	Y	0.25	0	**1**	**3**	-	-	**4**
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	**3**	**3**	**1**	-	**7**
INST	Y	PO	0	-	-	-	-	0
ENG	Y	PO	0	-	-	-	-	0
VCP	Y	0.5	0	0	**1**	0	-	**1**
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	0.125	0	0	-	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	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
County	***No County databases were selected to be included in the search.***							
Additional Environmental Records								
Federal								
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
PFAS GHG	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	**3**	-	-	-	**3**
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
HIST 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
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								
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	**1**	-	-	-	**1**
DWM CONTAM	Y	0.5	0	**6**	**3**	**1**	-	**10**
DEL CONTAM SITE	Y	0.5	0	**1**	0	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	**2**	**3**	-	-	**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.***							
Total:			***1***	***28***	***18***	***4***	***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	SSW	0.00 / 0.00	0	26

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	RCRA NON GEN	MOBIL OIL CORP SS #Q8M	1205 E SR 434 WINTER SPRINGS FL 32708 ***Handler ID	Recycler Activity?:*** FLD984205518 | NO	NNW	0.01 / 58.38	2	26
2	UST	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID | Facility Status:*** 9045623 | OPEN ***Tank Status | Status Date:*** 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, U - IN SERVICE | 01-OCT-2008	NNW	0.01 / 58.38	2	29
2	LST	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID | Facility Status:*** 9045623 | OPEN ***Cleanup Required:*** R - CLEANUP REQUIRED	NNW	0.01 / 58.38	2	32
2	FINDS/FRS	MOBIL OIL CORP SS #Q8M	1205 E SR 434 WINTER SPRINGS FL 32708-2811 ***Registry ID:*** 110006386534	NNW	0.01 / 58.38	2	35
2	WELL SURVEILLANCE	MOBIL RS #10918	1205 W HWY 434 WINTER SPRINGS FL 32708	NNW	0.01 / 58.38	2	36
2	DWM CONTAM	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID:*** 9045623	NNW	0.01 / 58.38	2	36
2	DWM CONTAM	MOBIL R/S #10918	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID:*** 9045623 ***Facility Status:*** ACTIVE	NNW	0.01 / 58.38	2	37
2	DWM CONTAM	7-ELEVEN STORE #34786	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID:*** 9045623 ***Facility Status:*** ACTIVE	NNW	0.01 / 58.38	2	38
2	HMIRS		1205 STATE ROAD 434 EAST WINTER SPRINGS FL	NNW	0.01 / 58.38	2	38
2	STCS	MOBIL-WINTER SPRINGS #731	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708 ***Facility ID | Fac Stat (OD):*** 9045623 | OPEN	NNW	0.01 / 58.38	2	40
3	FINDS/FRS	WINTER SPRINGS RETIREMENT RESIDENCE	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708 ***Registry ID:*** 110070064477	SE	0.01 / 67.89	-2	43
3	AST	WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	SE	0.01 / 67.89	-2	43

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Facility ID	Facility Status:*** 9818667 | OPEN ***Tank Status	Status Date:*** U - IN SERVICE | 01-AUG-2021			
3	STCS	WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	SE	0.01 / 67.89	-2	44
			***Facility ID	Fac Stat (OD):*** 9818667 | OPEN			
4	RCRA NON GEN	FOREIGN CAR PARTS SERVICE	1207 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811 ***Handler ID	Recycler Activity?:*** FLD981748007 | NO	NNW	0.02 / 81.36	2	46
4	FINDS/FRS	FOREIGN CAR PARTS SERVICE	1207 E STATE ROAD 434 WINTER SPRINGS FL 327082811 ***Registry ID:*** 110005991579	NNW	0.02 / 81.36	2	49
5	SWF/LF	1212 E. SR 434 DEBRIS STAGING AREA	1212 E. SR 434 WINTER SPRINGS FL 32708	N	0.05 / 252.87	0	49
6	WCRPS	SCRIMSHER PARCEL	E SR 434 WINTER SPRINGS, FL	SE	0.05 / 273.89	-7	50
6	ERIC	SCRIMISHER PARCEL	E SR 434 WINTER SPRINGS, FL 32708	SE	0.05 / 273.89	-7	51
6	DWM CONTAM	SCRIMSHER PARCEL	E SR 434 WINTER SPRINGS, FL 32708 ***Facility ID:*** 138637	SE	0.05 / 273.89	-7	51
7	SPILLS		201-401 Tuskawilla Road WINTER SPRINGS FL ***Incident No	Incident Date:*** 6991 | 10/12/2006	WSW	0.10 / 534.27	1	52
8	LST	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID	Facility Status:*** 8516641 | CLOSED ***Cleanup Required:*** R - CLEANUP REQUIRED, R - CLEANUP REQUIRED	NW	0.11 / 560.94	4	52
8	DEL CONTAM SITE	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	4	57
8	WELL SURVEILLANCE	HANDYWAY	170 TUSKAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	4	57
8	DWM CONTAM	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708 ***Facility ID:*** 8516641 ***Facility Status:*** ACTIVE	NW	0.11 / 560.94	4	58
8	UST	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	4	58

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Facility ID	Facility Status:*** 8516641 | CLOSED ***Tank Status	Status Date:*** B - REMOVED FROM SITE | 27-MAR-1995, 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			
8	STCS	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	4	60
			***Facility ID	Fac Stat (OD):*** 8516641 | CLOSED			
8	DWM CONTAM	HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	4	62
			Facility ID: 8516641				
9	RCRA NON GEN	HI FLAVOR MEATS	315 TUSKAWILLA RD WINTER SPRINGS FL 32708-3710 ***Handler ID	Recycler Activity?:*** FLR000057604 | NO	SW	0.11 / 599.25	-2	63
10	AST	HI-FLAVOR MEATS INC	401 TUSKAWILLA RD WINTER SPRINGS FL 32308	SW	0.21 / 1,102.25	0	66
			***Facility ID	Facility Status:*** 8520784 | CLOSED ***Tank Status	Status Date:*** B - REMOVED FROM SITE | 01-NOV-2006			
10	STCS	HI-FLAVOR MEATS INC	401 TUSKAWILLA RD WINTER SPRINGS FL 32308	SW	0.21 / 1,102.25	0	66
			***Facility ID	Fac Stat (OD):*** 8520784 | CLOSED			
11	LST	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSE	0.21 / 1,120.55	-3	68
			***Facility ID	Facility Status:*** 8520795 | CLOSED ***Cleanup Required:*** R - CLEANUP REQUIRED			
11	WELL SURVEILLANCE	PLANTE	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSE	0.21 / 1,120.55	-3	70
11	WELL SURVEILLANCE	L D PLANTE INC	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSE	0.21 / 1,120.55	-3	71
11	WELL SURVEILLANCE	LD PLANTE	2950 RAILROAD AVE OVIEDO FL 32708	SSE	0.21 / 1,120.55	-3	71
11	DWM CONTAM	L D PLANTE (BF)	2950 RAILROAD AVE OVIEDO FL	SSE	0.21 / 1,120.55	-3	71
			Facility ID: 38428				
11	AST	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSE	0.21 / 1,120.55	-3	72
			***Facility ID	Facility Status:*** 8520795 | CLOSED ***Tank Status	Status Date:*** B - REMOVED FROM SITE | 31-DEC-1988, B - REMOVED FROM SITE | 31-DEC-1988			
11	ERIC	Polymetrics Inc	2950 RAILROAD AVE OVIEDO FL	SSE	0.21 / 1,120.55	-3	73
11	ERIC	L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSE	0.21 / 1,120.55	-3	74

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
11	DWM CONTAM	L.D.PLANTE	2950 RAILROAD AVENUE OVIEDO FL	SSE	0.21 / 1,120.55	-3	74
11	STCS	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765 ***Facility ID | Fac Stat (OD):*** 8520795 | CLOSED	SSE	0.21 / 1,120.55	-3	75
11	DWM CONTAM	L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765 ***Facility ID:*** 8520795	SSE	0.21 / 1,120.55	-3	77
11	VCP	L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSE	0.21 / 1,120.55	-3	78
12	BROWNFIELDS	Former Central Florida Drum Facility	2950 (M-1 Zoning Area Only) and 2960 Railroad Avenue WINTER SPRINGS FL 32708	SSE	0.21 / 1,120.55	-3	79
13	BROWNFIELD AREA	Former Central Florida Drum Facility	WINTER SPRINGS FL	SSE	0.21 / 1,120.55	-3	80
14	AST	PUBLIX SUPER MARKET #62	1160 E SR 434 WINTER SPRINGS FL 32708 ***Facility ID | Facility Status:*** 9809815 | OPEN ***Tank Status | Status Date:*** B - REMOVED FROM SITE | 26-FEB-2024, U - IN SERVICE | 01-FEB-2024	NNW	0.25 / 1,299.40	5	80
14	STCS	PUBLIX SUPER MARKET #62	1160 E SR 434 WINTER SPRINGS FL 32708 ***Facility ID | Fac Stat (OD):*** 9809815 | OPEN	NNW	0.25 / 1,299.40	5	81
15	SWF/LF	TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE	395 TUSKAWILLA RD WINTER SPRINGS FL 32708	SSW	0.34 / 1,794.50	7	83
16	LST	WINTER SPRINGS CITY-CITY HALL	1126 E HWY 434 WINTER SPRINGS FL 32708 ***Facility ID | Facility Status:*** 8731664 | OPEN ***Cleanup Required:*** R - CLEANUP REQUIRED	NW	0.45 / 2,386.50	2	84
16	STCS	WINTER SPRINGS CITY-CITY HALL	1126 E HWY 434 WINTER SPRINGS FL 32708 ***Facility ID | Fac Stat (OD):*** 8731664 | OPEN	NW	0.45 / 2,386.50	2	87
16	DWM CONTAM	WINTER SPRINGS CITY-CITY HALL	1126 E HWY 434 WINTER SPRINGS FL 32708 ***Facility ID:*** 8731664	NW	0.45 / 2,386.50	2	89

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	MRDS	SULLIVAN MATERIALS - TUSCAWILLA UNITS	SEMINOLE COUNTY WINTER SPRINGS FL 32708 ***Dep ID:*** 10306524	ESE	0.93 / 4,886.54	-27	89

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 6, 2025 has found that there are 3 RCRA NON GEN site(s) within approximately 0.12miles 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	NNW	0.01 / 58.38	2
	***Handler ID | Recycler Activity?**: FLD984205518 | NO*			
FOREIGN CAR PARTS SERVICE	1207 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811	NNW	0.02 / 81.36	4
	***Handler ID | Recycler Activity?**: FLD981748007 | NO*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HI FLAVOR MEATS	315 TUSKAWILLA RD WINTER SPRINGS FL 32708-3710	SW	0.11 / 599.25	9
	***Handler ID | Recycler Activity?**: FLR000057604 | NO*			

State

ERIC - ERIC Waste Cleanup

A search of the ERIC database, dated Apr 21, 2025 has found that there are 3 ERIC site(s) within approximately 1.00miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCRIMISHER PARCEL	E SR 434 WINTER SPRINGS, FL 32708	SE	0.05 / 273.89	6
Polymetrics Inc	2950 RAILROAD AVE OVIEDO FL	SSE	0.21 / 1,120.55	11
L D PLANTE INC	2950 RAILROAD AVENUE OVIEDO FL 32765	SSE	0.21 / 1,120.55	11

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.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCRIMSHER PARCEL	E SR 434 WINTER SPRINGS, FL	SE	0.05 / 273.89	6

SWF/LF - Solid Waste Facilities and Landfills

A search of the SWF/LF database, dated Dec 6, 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	N	0.05 / 252.87	5
TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE	395 TUSKAWILLA RD WINTER SPRINGS FL 32708	SSW	0.34 / 1,794.50	15

LST - Leaking Tanks

A search of the LST database, dated Feb 6, 2025 has found that there are 4 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	NNW	0.01 / 58.38	2
	***Facility ID | Facility Status**: 9045623 | OPEN* ***Cleanup Required**: R - CLEANUP REQUIRED*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8
	***Facility ID | Facility Status**: 8516641 | CLOSED* ***Cleanup Required**: R - CLEANUP REQUIRED, R - CLEANUP REQUIRED*			
WINTER SPRINGS CITY-CITY HALL	1126 E HWY 434 WINTER SPRINGS FL 32708	NW	0.45 / 2,386.50	16
	***Facility ID | Facility Status**: 8731664 | OPEN* ***Cleanup Required**: R - CLEANUP REQUIRED*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSE	0.21 / 1,120.55	11
	***Facility ID | Facility Status**: 8520795 | CLOSED* ***Cleanup Required**: R - CLEANUP REQUIRED*			

UST - Underground Storage Tanks

A search of the UST database, dated Mar 21, 2025 has found that there are 2 UST site(s) within approximately 0.12miles 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	NNW	0.01 / 58.38	2
	***Facility ID | Facility Status**: 9045623 | OPEN* ***Tank Status | Status Date**: 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, U - IN SERVICE | 01-OCT-2008*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8
	***Facility ID | Facility Status**: 8516641 | CLOSED* ***Tank Status | Status Date**: B - REMOVED FROM SITE | 27-MAR-1995, 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*			

AST - Aboveground Storage Tanks

A search of the AST database, dated Mar 21, 2025 has found that there are 4 AST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HI-FLAVOR MEATS INC	401 TUSKAWILLA RD WINTER SPRINGS FL 32308	SW	0.21 / 1,102.25	10
	***Facility ID | Facility Status**: 8520784 | CLOSED* ***Tank Status | Status Date**: B - REMOVED FROM SITE | 01-NOV-2006*			
PUBLIX SUPER MARKET #62	1160 E SR 434 WINTER SPRINGS FL 32708	NNW	0.25 / 1,299.40	14
	***Facility ID | Facility Status**: 9809815 | OPEN* ***Tank Status | Status Date**: B - REMOVED FROM SITE | 26-FEB-2024, U - IN SERVICE | 01-FEB-2024*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	SE	0.01 / 67.89	3
	***Facility ID | Facility Status**: 9818667 | OPEN* ***Tank Status | Status Date**: U - IN SERVICE | 01-AUG-2021*			
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSE	0.21 / 1,120.55	11
	***Facility ID | Facility Status**: 8520795 | CLOSED* ***Tank Status | Status Date**: B - REMOVED FROM SITE | 31-DEC-1988, B - REMOVED FROM SITE | 31-DEC-1988*			

STCS - Storage Tank/Contaminated Facility Search

A search of the STCS database, dated Apr 23, 2025 has found that there are 7 STCS 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	NNW	0.01 / 58.38	2
	***Facility ID | Fac Stat (OD)**: 9045623 | OPEN*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8
	***Facility ID | Fac Stat (OD)**: 8516641 | CLOSED*			

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HI-FLAVOR MEATS INC	401 TUSKAWILLA RD WINTER SPRINGS FL 32308	SW	0.21 / 1,102.25	10
	***Facility ID | Fac Stat (OD)**: 8520784 | CLOSED*			
PUBLIX SUPER MARKET #62	1160 E SR 434 WINTER SPRINGS FL 32708	NNW	0.25 / 1,299.40	14
	***Facility ID | Fac Stat (OD)**: 9809815 | OPEN*			
WINTER SPRINGS CITY-CITY HALL	1126 E HWY 434 WINTER SPRINGS FL 32708	NW	0.45 / 2,386.50	16
	***Facility ID | Fac Stat (OD)**: 8731664 | OPEN*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WINTER SPRINGS CITY - LIFT STATION	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	SE	0.01 / 67.89	3
	***Facility ID | Fac Stat (OD)**: 9818667 | OPEN*			
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765	SSE	0.21 / 1,120.55	11
	***Facility ID | Fac Stat (OD)**: 8520795 | CLOSED*			

VCP - Voluntary Cleanup Sites

A search of the VCP database, dated Mar 4, 2025 has found that there are 1 VCP site(s) within approximately 0.50miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
L D PLANTE (BF)	2950 RAILROAD AVE - OVIEDO FL -	SSE	0.21 / 1,120.55	11

BROWNFIELDS - Brownfield Sites

A search of the BROWNFIELDS database, dated Apr 3, 2025 has found that there are 1 BROWNFIELDS site(s) within approximately 0.50miles of the project property.

Lower 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	SSE	0.21 / 1,120.55	12

BROWNFIELD AREA - Brownfield Areas

A search of the BROWNFIELD AREA database, dated Feb 20, 2025 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	SSW	0.00 / 0.00	1

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

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Former Central Florida Drum Facility	WINTER SPRINGS FL	SSE	0.21 / 1,120.55	13

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Apr 23, 2025 has found that there are 3 FINDS/FRS site(s) within approximately 0.02miles 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 32708-2811 ***Registry ID**: 110006386534*	NNW	0.01 / 58.38	2
FOREIGN CAR PARTS SERVICE	1207 E STATE ROAD 434 WINTER SPRINGS FL 327082811 ***Registry ID**: 110005991579*	NNW	0.02 / 81.36	4

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WINTER SPRINGS RETIREMENT RESIDENCE	80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708 ***Registry ID**: 110070064477*	SE	0.01 / 67.89	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	NNW	0.01 / 58.38	2

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	ESE	0.93 / 4,886.54	17

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Dep ID**: 10306524*			

State

SPILLS - Oil and Hazardous Materials Incidents

A search of the SPILLS database, dated May 5, 2025 has found that there are 1 SPILLS site(s) within approximately 0.12miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	201-401 Tuskawilla Road WINTER SPRINGS FL	WSW	0.10 / 534.27	7
	***Incident No** | **Incident Date**: 6991 | 10/12/2006*			

DWM CONTAM - Contaminated Sites

A search of the DWM CONTAM database, dated Mar 3, 2025 has found that there are 10 DWM CONTAM 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	NNW	0.01 / 58.38	2
	***Facility ID**: 9045623*			
MOBIL R/S #10918	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	NNW	0.01 / 58.38	2
	***Facility ID**: 9045623* ***Facility Status**: ACTIVE*			
7-ELEVEN STORE #34786	1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	NNW	0.01 / 58.38	2
	***Facility ID**: 9045623* ***Facility Status**: ACTIVE*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8
	***Facility ID**: 8516641*			
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8
	***Facility ID**: 8516641* ***Facility Status**: ACTIVE*			
WINTER SPRINGS CITY-CITY HALL	1126 E HWY 434 WINTER SPRINGS FL 32708	NW	0.45 / 2,386.50	16
	***Facility ID**: 8731664*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCRIMSHER PARCEL	E SR 434 WINTER SPRINGS, FL 32708	SE	0.05 / 273.89	6
	***Facility ID**: 138637*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
L D PLANTE INC	2950 RAILROAD AVE OVIEDO FL 32765 ***Facility ID**: 8520795*	SSE	0.21 / 1,120.55	11
L.D.PLANTE	2950 RAILROAD AVENUE OVIEDO FL	SSE	0.21 / 1,120.55	11
L D PLANTE (BF)	2950 RAILROAD AVE OVIEDO FL ***Facility ID**: 38428*	SSE	0.21 / 1,120.55	11

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.

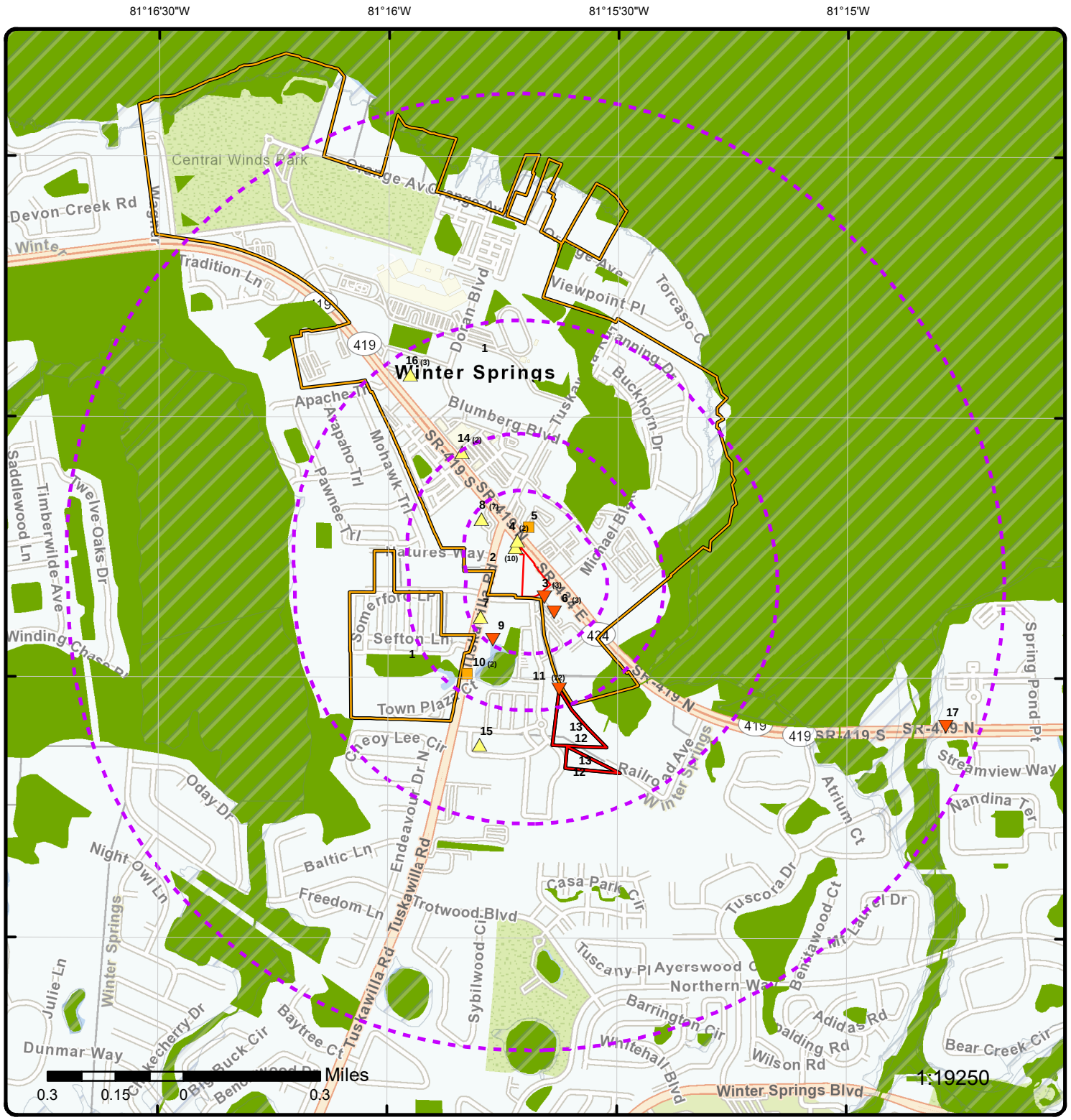
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANDY WAY FOOD STORE #3333	170 TUSCAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8

WELL SURVEILLANCE - Well Surveillance Program Facilities

A search of the WELL SURVEILLANCE database, dated Apr 29, 2025 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	NNW	0.01 / 58.38	2
HANDYWAY	170 TUSKAWILLA RD WINTER SPRINGS FL 32708	NW	0.11 / 560.94	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
LD PLANTE	2950 RAILROAD AVE OVIEDO FL 32708	SSE	0.21 / 1,120.55	11
L D PLANTE INC	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSE	0.21 / 1,120.55	11
PLANTE	2950 RAILROAD AVE WINTER SPRINGS FL 32708	SSE	0.21 / 1,120.55	11



Map: 1.0 Mile Radius

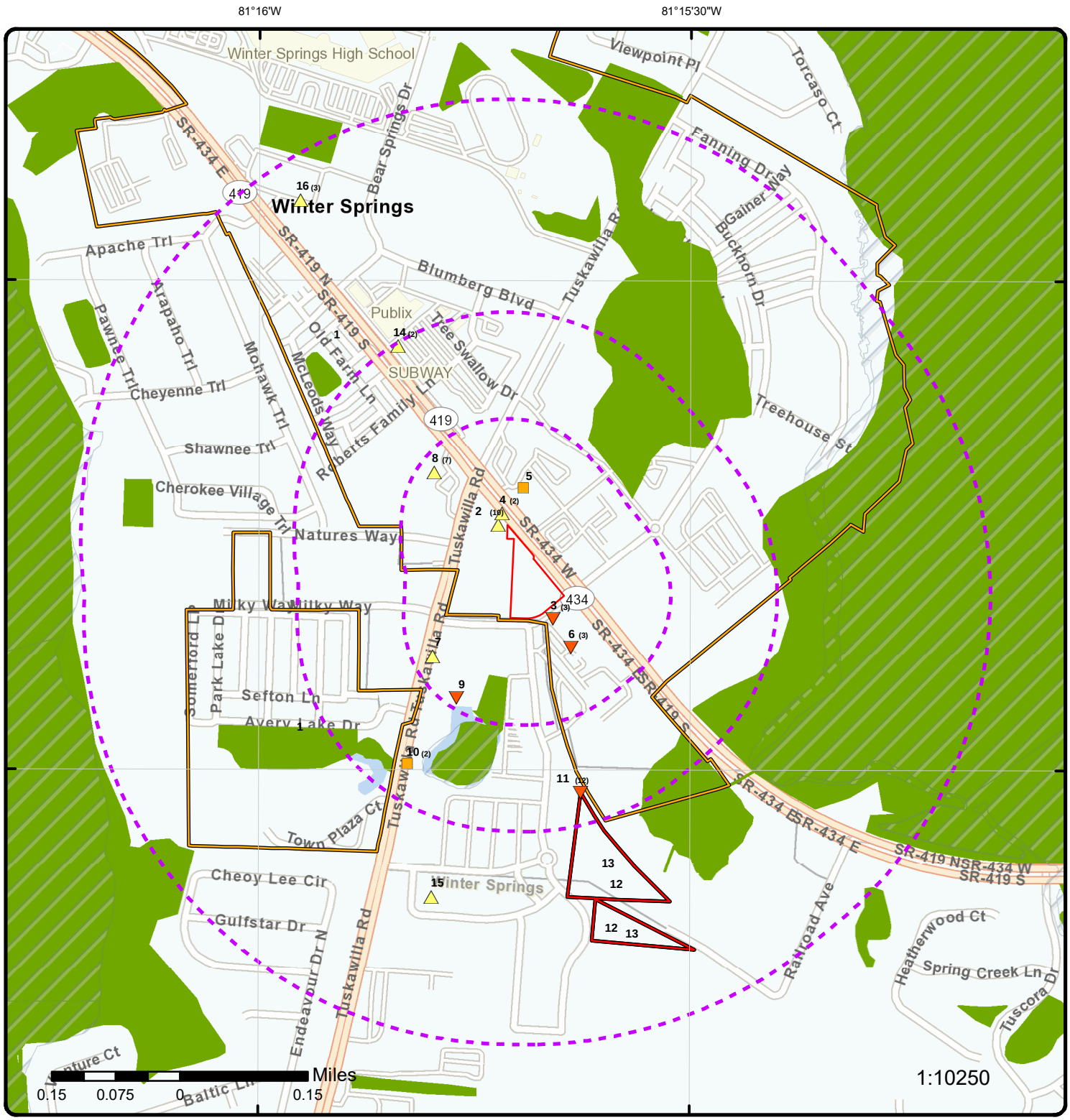
Order Number: 25062300213

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.



Map: 0.5 Mile Radius

Order Number: 25062300213

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: 25062300213

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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Aerial Year: 2023

Order Number: 25062300213

Address: Michael Blake Boulevard, Winter Springs, FL

Source: ESRI World Imagery

© ERIS Information In



Topographic Map **Year: 2021**

Order Number: 25062300213

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	SSW	0.00 / 0.00	40.91 / 0	TOWN CENTER S.E.E.D. / BROWNFIELD CITY OF WINTER SPRINGS FL	BROWNFIELD AREA

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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of10	NNW	0.01 / 58.38	43.02 / 2	MOBIL OIL CORP SS #Q8M 1205 E SR 434 WINTER SPRINGS FL 32708	RCRA NON GEN

Handler ID:	FLD984205518
Generator Status:	N
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	No
Transporter:	No	**Used Oil Processor:**	No
Transfer Facility:	No	**Used Oil Refiner:**	No
Recycler:	No	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	N	**NAIC 1:**	562998
Seq No:	201110	**NAIC 2:**	
Non Notifier:		**NAIC 3:**	
Receive Date:	20111012	**NAIC 4:**	
Active Site:	-----	**State:**	FL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Land Type:	P	**Location Latitude:**	28.695923
In Handler Univ:	N	**Location Longitude:**	-81.262253
In A Universe:	N	**Loc GIS Primary:**	N
Gen Status:	N	**Loc GIS Origin:**	UC
Report Cycle:		**State District Owner:**	FL
Accessibility:		**State District:**	CD
Region:	04		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	FL
State Waste Generator:	N
Short Term Generator:	N
Uni Waste:	N
Universal Waste Dest Facility:	N
Federal Universal Waste:	N
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	------
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20130606
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	MOBIL OIL CORP SS #Q8M
Location Street No:	1205
Location Street1:	E SR 434
Location Street2:	
Location City:	WINTER SPRINGS
Location State:	FL
Location Zip:	32708
Location County Code:	FL117
Location County Name:	SEMINOLE
Location Country:	US
Contact Name:	DAN HORTON
Contact Street No:	3225
Contact Street1:	GALLOWS RD
Contact Street2:	
Contact City:	FAIRFAX
Contact State:	VA
Contact Zip:	22037-0002
Contact Country:	US
Contact Phone And Ext:	703-849-3330

Contact Fax:
Contact Email Address:
Contact Title:
Owner Name: DAN HORTON
Owner Type: P
Owner Seq: 1
Operator Name: DONNA HYMES
Operator Type: P
Operator Seq: 2
Public Notes:

Hazardous Waste Handler Details

Seq No: 199108
Receive Date: 19910802
Handler Name: MOBIL OIL CORP SS #Q8M
Fed Waste Generator: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D018
Waste Code Desc: BENZENE

Hazardous Waste Handler Details

Seq No: 201110
Receive Date: 20111012
Handler Name: MOBIL OIL CORP SS #Q8M
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D018
Waste Code Desc: BENZENE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: DAN HORTON
Dt Became Current: 20000209
Dt Ended Current:
Phone:
Source Type: Notification
Street No:
Street1: 3225 GALLOWS RD
Street2:
City: FAIRFAX
State: VA
Country: US
Zip: 22037

Owner/Operator Ind: Current Operator
Type: Private
Name: DONNA HYMES
Dt Became Current: 20111027
Dt Ended Current:
Phone:
Source Type: Notification
Street No:
Street1: 3225 GALLOWS RD
Street2:
City: FAIRFAX
State: VA
Country: US
Zip: 22037

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	3225 GALLOWS RD
Name:	MOBIL OIL CORP SS # Q8M	**Street2:**	
Dt Became Current:	19910615	**City:**	FAIRFAX
Dt Ended Current:		**State:**	VA
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	22037

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street1:**	3225 GALLOWS RD
Name:	HORTON DAN	**Street2:**	
Dt Became Current:	20000209	**City:**	FAIRFAX
Dt Ended Current:		**State:**	VA
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	22037

Historical Handler Details

Receive Dt:	19910802
Generator Code Description:	Small Quantity Generator
Handler Name:	MOBIL OIL CORP SS #Q8M

2	2 of10	NNW	0.01 / 58.38	43.02 / 2	**MOBIL-WINTER SPRINGS #731** **1205 E STATE ROAD 434** **WINTER SPRINGS FL 32708**	UST

Facility ID:	9045623	**County Name:**	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
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

Tanks

Tank ID: 4

Tank Details

Tank Status:	B - REMOVED FROM SITE	**Tank Vessel Indic:**	TANK
Status Date:	01-OCT-2008	**Capacity:**	10000
Install:	01-NOV-1989	**Place:**	UNDERGROUND
Tank Determination:		**Con desc:**	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 2

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-OCT-2008	***Capacity:***	10000
Install:	01-NOV-1989	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 3

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-OCT-2008	***Capacity:***	10000
Install:	01-NOV-1989	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 6

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-OCT-2008	***Capacity:***	20000
Install:	01-OCT-2008	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Vehicular Diesel
Tank Det Desc:			

Piping

Pipe Description: K-Dispenser liners

Pipe Description: J-Pressurized piping system

Pipe Description: F-Double wall

Pipe Description: C-Fiberglass

Monitoring

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 1-Continuous electronic sensing

Monitoring Desc: K-Monitor dbl wall pipe space

Monitoring Desc: 2-Visual inspect pipe sumps

Monitoring Desc: L-Automatic tank gauging - USTs

Monitoring Desc: G-Electronic line leak detector

Monitoring Desc: 4-Visual inspect dispenser liners

Tank Construction

Cons Desc: Spill containment bucket

Cons Desc: Compartmented

Cons Desc: Tight fill

Cons Desc: Fiberglass

Cons Desc: Flow shut-Off

Cons Desc: Double wall

Tanks

Tank ID: 1

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-OCT-2008	***Capacity:***	10000
Install:	01-NOV-1989	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 5

Tank Details

Tank Status:	U - IN SERVICE	***Tank Vessel Indic:***	TANK
Status Date:	01-OCT-2008	***Capacity:***	20000
Install:	01-OCT-2008	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Piping

Pipe Description: F-Double wall

Pipe Description: J-Pressurized piping system

Pipe Description: C-Fiberglass

Pipe Description: K-Dispenser liners

Monitoring

Monitoring Desc: 4-Visual inspect dispenser liners

Monitoring Desc: L-Automatic tank gauging - USTs

Monitoring Desc: G-Electronic line leak detector

Monitoring Desc: K-Monitor dbl wall pipe space

Monitoring Desc: 2-Visual inspect pipe sumps

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 1-Continuous electronic sensing

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Construction

Cons Desc:	Double wall
Cons Desc:	Tight fill
Cons Desc:	Flow shut-Off
Cons Desc:	Fiberglass
Cons Desc:	Spill containment bucket

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	3 of10	NNW	0.01 / 58.38	43.02 / 2	MOBIL-WINTER SPRINGS #731 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	LST

Facility ID:	9045623	***Facility Status:***	OPEN
Facility Name:	MOBIL-WINTER SPRINGS #731	***Facility ID (Map):***	9045623
Facility Address:	1205 E STATE ROAD 434	***Fac Name (Map):***	MOBIL-WINTER SPRINGS #731
Facility Address2:		***Fac Address (Map):***	1205 E STATE ROAD 434
Facility City:	WINTER SPRINGS	***City (Map):***	WINTER SPRINGS
County:	SEMINOLE	***County (Map):***	SEMINOLE
Facility State:	FL	***Fac Zip (Map):***	32708
Facility Zip:	32708	***Latitude (Map):***	28.6957441111145
Facility Type:	A - Retail Station	***Longitude (Map):***	-81.2622195833348

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
Data Source: STCM Database Reports -Historical Contaminated Facilities List; FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map); STCM Database Reports - Contaminated Facilities List; STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report; STCM Database Queries - Contactors Assigned To Work Orders; Commonly Requested Reports - All Open Discharges.; STCM Public Reports-Tank Facility - Discharge Information; Commonly Requested Reports - All Eligible Discharges.

Discharge Cleanup Summary

Discharge Date:	4/26/1993	***Information Source:***	D - DISCHARGE NOTIFICATION
Cleanup Required:	R - CLEANUP REQUIRED	***Eligib Indicator:***	E - ELIGIBLE
Dschrg Clnup Status:	RA - RA ONGOING	***Site Manager:***	PRESS_DM
Dschrg Clnup Stat Dt:	5/10/2013	***Site Manager End Dt:***	
Cleanup Work Stat:	ACTIVE		

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
Rank:	4871
Cap Amount:	$1,200,000.00

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
Rank:	4871

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
Rank:	4871

Discharge Info (Map)

Discharge:	9484	***Facility Status:***	OPEN
Discharge 1:	26-Apr-1993	***Staff Assi:***	PRESS_DM
Discharge 2:	46	***Eligibility:***	ELIGIBLE
Discharge 3:	RA	***Eligibility 1:***	PLIRP
Disch Clea:	10-May-2013	***Rel Feat:***	EXACT
General Cl:	WORK UNDERWAY	***Collection:***	DPHO
Lat Dd:	28	***Collector :***	PERRY_JF59
Lat Mm:	41	***Collecti 1:***	23-Jul-2003
Lat Ss:		***Report Pha:***	RA
Long Dd:	81	***Report Sub:***	SA
Long Mm:	15	***Report S 1:***	31-Mar-2020
Long Ss:			
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9045623/facility!search		

Open Discharges

Program:	PLIRP
Eligibility:	ELIGIBLE
Elig Letter Sent:	10/23/2007
Discharge Date:	4/26/1993
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

AST UST Discharges

Dep Co:	C	***Long MM:***	15
CU Req:	R	***Long SS:***	43.85
Score:	46	***Stat Desc:***	SRCR COMPLETE
Descrip:	CLEANUP REQUIRED	***Fac Name:***	MOBIL-WINTER SPRINGS #731
Discharge Date:	26-Apr-93	***Fac Type:***	A
Score Date:	29-Feb-08	***Type Desc:***	Retail Station
Stat Date:	13-Jan-25	***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:	4/26/1993
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

Historical Contaminated Facilities List

Facility ID:	9045623	**Score:**	46
Facility Status:	OPEN	**Score Effective Dt:**	2/29/2008
Facility Type:	A - Retail Station	**Score When Ranked:**	30
Facility Name:	MOBIL-WINTER SPRINGS #731	**Rank:**	4871
Address1:	1205 E STATE ROAD 434	**Operator:**	RICK HERWEH
Address2:		**Phone:**	(813)681-4279
City:	WINTER SPRINGS	**Section:**	31
County Name:	SEMINOLE	**Township:**	20S
County:	59	**Range :**	31E
District:	CD	**Pri Related Party ID:**	922
State :	FL	**Primary Rp Role:**	ACCOUNT OWNER
Zip5:	32708	**Rp Begin Date:**	10/28/2013
Zip4:	2811	**Rp Name:**	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Name Changed:	10/28/2013	**Rp Address1:**	PO BOX 1110
Addr Changed:	10/25/2018	**Rp Address2:**	ATTN: STORAGE TANK REGIS
Lat Dd:	28	**Rp City:**	Brandon
Lat Mm:	41	**Rp State:**	FL
Lat Ss:	44.6788	**Rp Zip5:**	33509
Long Dd:	81	**Rp Zip4:**	1110
Long Mm:	15	**Contact:**	BILL MCKNIGHT | RICK HERWEH
Long Ss:	43.9905	**Rp Phone:**	(813)681-4279
Feature:		**Rp Phone Extension:**	211
Method:	DPHO	**Rp Bad Addr Ind:**	No
Datum:	0		

Contaminated Facilities List

Facility ID:	9045623	**Score:**	46
Facility Status:	OPEN	**Score Effective Dt:**	2/29/2008
Facility Type:	A - Retail Station	**Score When Ranked:**	30
Facility Name:	MOBIL-WINTER SPRINGS #731	**Rank:**	4871
Address1:	1205 E STATE ROAD 434	**Operator:**	RICK HERWEH
Address2:		**Phone:**	(813)681-4279
City:	WINTER SPRINGS	**Section:**	31
County Name:	SEMINOLE	**Township:**	20S
County:	59	**Range :**	31E
District:	CD	**Pri Related Party ID:**	922
State :	FL	**Primary Rp Role:**	ACCOUNT OWNER
Zip5:	32708	**Rp Begin Date:**	10/28/2013
Zip4:	2811	**Rp Name:**	AUTOMATED PETROLEUM & ENERGY CO INC (APEC)
Name Changed:	10/28/2013	**Rp Address1:**	PO BOX 1110
Addr Changed:	10/25/2018	**Rp Address2:**	ATTN: STORAGE TANK REGIS
Lat Dd:	28	**Rp City:**	Brandon
Lat Mm:	41	**Rp State:**	FL
Lat Ss:	44.6788	**Rp Zip5:**	33509
Long Dd:	81	**Rp Zip4:**	1110
Long Mm:	15	**Contact:**	BILL MCKNIGHT | RICK HERWEH
Long Ss:	43.9905	**Rp Phone:**	(813)681-4279
Feature:		**Rp Phone Extension:**	211
Method:	DPHO	**Rp Bad Addr Ind:**	No
Datum:	0		

2	4 of10	NNW	0.01 / 58.38	43.02 / 2	MOBIL OIL CORP SS #Q8M 1205 E SR 434 WINTER SPRINGS FL 32708-2811	FINDS/FRS

Registry ID: 110006386534
FIPS Code: 12117
HUC Code: 03080101
Site Type Name: STATIONARY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Location Description:
Supplemental Location:
Create Date: 01-MAR-00
Update Date: 28-MAR-14
Interest Types: STATE MASTER, UNSPECIFIED UNIVERSE
SIC Codes:
SIC Code Descriptions:
NAICS Codes: 562998
NAICS Code Descriptions: ALL OTHER MISCELLANEOUS WASTE MANAGEMENT SERVICES.
Conveyor: RCRAINFO
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 24
Census Block Code: 121170213062004
EPA Region Code: 04
County Name: SEMINOLE
US/Mexico Border Ind:
Latitude: 28.696201
Longitude: -81.262085
Reference Point: CENTER OF A FACILITY OR STATION
Coord Collection Method: INTERPOLATION-PHOTO
Accuracy Value: 3
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110006386534
Program Acronyms:

FDM:43996, RCRAINFO:FLD984205518

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	5 of10	NNW	0.01 / 58.38	43.02 / 2	MOBIL RS #10918 1205 W HWY 434 WINTER SPRINGS FL 32708	WELL SURVEILLANCE

Facility ID: 9045623
Project ID: SUPER
Req No:
Loc ID: 193775
GPS ID: 193775
Type: PETROLEUM
Insp CHD: SEMINOLE
HAE: 15.12
Loc Method: DGPS - Differentially Corrected GPS
Insp F Name: JOYCE
Insp L Name: BITTLE
Comment:

County: SEMINOLE
Longitude: -81.262235
Latitude: 28.695738
GPS Date: 11/20/2007
Datum: WS1984
Software: Risk_Solo_v2
Streetside:
Agency: DOH

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	6 of10	NNW	0.01 / 58.38	43.02 / 2	MOBIL-WINTER SPRINGS #731 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708	DWM CONTAM

Facility ID: 9045623
Site ID: 9045623
Program Area:
Facility Type:
Fac Type:
County ID: 59
Ftc1 Fac Type ID: A
Stcm Facility Type: A
District: CD
Site Status:
Section: 031
Township: 20S

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:	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:	04/26/1993	**Lat MM:**	41
Discharge Eligibil:	E	**Lat SS:**	45.59
Eligibility Progrm:	PLIRP	**Long DD:**	81
Cleanup Status:	CLOSED-STCM	**Long MM:**	15
Closure Type:	SRCR	**Long SS:**	43.85
Closure Date:	01/13/2025		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	7 of10	NNW	0.01 / 58.38	43.02 / 2	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
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:		**Long MM:**	15
Closure Type:		**Long SS:**	43.9905

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Closure Date:						

2	8 of10	NNW	0.01 / 58.38	43.02 / 2	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:			

2	9 of10	NNW	0.01 / 58.38	43.02 / 2	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:**	
Carrier Damage:	0	**Contact Street:**	
Property Damage:	0	**Contact City:**	
Response Cost:	0	**Contact State:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:

2	***10 of10***	***NNW***	***0.01 / 58.38***	***43.02 / 2***	***MOBIL-WINTER SPRINGS #731 1205 E STATE ROAD 434 WINTER SPRINGS FL 32708***	***STCS***

Facility ID:	9045623	**Clnup Cd (OD):**	CMPL
Type:	A - Retail Station	**Fac Clnup Stat (OD):**	COMPLETED
Status:	Open	**Clnup Dt (OD):**	1/12/2025
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	OPEN	**Contam (Map):**	
Fac Code (OD):	A	**Fac Type (Map):**	Retail Station
Fac Type (OD):	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) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	30019	**Map Src:**	1994 doqs
X:	-81.26221958	**Map Scale:**	1010
Y:	28.69574411	**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 18-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:	4
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:	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:	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:	2
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of3	SE	0.01 / 67.89	38.77 / -2	WINTER SPRINGS RETIREMENT RESIDENCE 80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	FINDS/FRS

Registry ID:	110070064477
FIPS Code:	FL117
HUC Code:	03080101
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	02-JUN-17
Update Date:	
Interest Types:	ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
SIC Codes:	1623
SIC Code Descriptions:	WATER, SEWER, PIPELINE, AND COMMUNICATIONS AND POWER LINE CONSTRUCTION
NAICS Codes:	237110
NAICS Code Descriptions:	WATER AND SEWER LINE AND RELATED STRUCTURES CONSTRUCTION.
Conveyor:	FRS-GEOCODE
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:	28.69779
Longitude:	-81.25731
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-BLOCK FACE
Accuracy Value:	500
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070064477
Program Acronyms:	

NPDES:FLG072461, NPDES:FLR10SS01, NPDES:FLR20BG71

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of3	SE	0.01 / 67.89	38.77 / -2	WINTER SPRINGS CITY - LIFT STATION 80 MICHAEL BLAKE BLVD WINTER SPRINGS FL 32708	AST

Facility ID:	9818667	***County Name:***	SEMINOLE
Facility Status:	OPEN	***Lat/Long Method:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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		
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		

Tanks

Tank ID: 1

Tank Details

Tank Status:	U - IN SERVICE	**Tank Vessel Indic:**	TANK
Status Date:	01-AUG-2021	**Capacity:**	631
Install:	01-AUG-2021	**Place:**	ABOVEGROUND
Tank Det Desc:		**Content:**	G
Tank Determin:		**Contdesc:**	Emerg Generator Diesel

Piping

Piping Description: N-Approved synthetic material

Piping Description: A-Abv, no soil contact

Monitoring

Monitoring Desc: Q-Visual inspection of ASTs

Monitoring Desc: F-Monitor dbl wall tank space

Monitoring Desc: 1-Continuous electronic sensing

Tank Construction

Constr Desc: Level gauges/alarms

Constr Desc: Steel

Constr Desc: Spill containment bucket

Constr Desc: Double wall

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	3 of3	SE	0.01 / 67.89	38.77 / -2	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
Fac Type (OD):	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):			
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) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	68959	**Map Src:**	imagerywithroads
X:	-81.26126567	**Map Scale:**	1128
Y:	28.693991	**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

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

4	***1 of2***	***NNW***	***0.02 / 81.36***	***42.89 / 2***	***FOREIGN CAR PARTS SERVICE 1207 E STATE ROAD 434 WINTER SPRINGS FL 32708-2811***	***RCRA NON GEN***

Handler ID:	FLD981748007
Generator Status:	N
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer:	No	**Used Oil Transpor:**	No
Mixed Waste Gen:	No	**Used Oil Trans Fac:**	No
Transporter:	No	**Used Oil Processor:**	No
Transfer Facility:	No	**Used Oil Refiner:**	No
Recycler:	No	**Used Oil Burner:**	No
Onsite Burner Exem:	No	**Commercial TSD:**	No
Furnace Exemption:	No	**Recycl Nonstorage:**	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	I	***NAIC 1:***	
Seq No:	201210	***NAIC 2:***	
Non Notifier:		***NAIC 3:***	
Receive Date:	20121019	***NAIC 4:***	
Active Site:	-----	***State:***	FL
Land Type:	P	***Location Latitude:***	28.69765
In Handler Univ:	N	***Location Longitude:***	-81.325183
In A Universe:	N	***Loc GIS Primary:***	N
Gen Status:	N	***Loc GIS Origin:***	UC
Report Cycle:		***State District Owner:***	FL
Accessibility:		***State District:***	CD
Region:	04		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	FL
State Waste Generator:	N
Short Term Generator:	N
Uni Waste:	N
Universal Waste Dest Facility:	N
Federal Universal Waste:	N
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal Wrkld:	------
Permwrk ID:	------
Perm Prog:	------
Pcwrkld:	------
Closwrkld:	------
GPRA Ca:	N
Cawrkld:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20130305
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	FOREIGN CAR PARTS SERVICE
Location Street No:	1207
Location Street1:	E STATE ROAD 434
Location Street2:	
Location City:	WINTER SPRINGS
Location State:	FL
Location Zip:	32708-2811
Location County Code:	FL117
Location County Name:	SEMINOLE
Location Country:	US
Contact Name:	WAYNE NORMAN

Contact Street No:	1207
Contact Street1:	E STATE ROAD 434
Contact Street2:	
Contact City:	WINTER SPRINGS
Contact State:	FL
Contact Zip:	32708-2811
Contact Country:	US
Contact Phone And Ext:	305-699-4505
Contact Fax:	
Contact Email Address:	
Contact Title:	
Owner Name:	WAYNE NORMAN
Owner Type:	P
Owner Seq:	1
Operator Name:	
Operator Type:	
Operator Seq:	
Public Notes:	

Hazardous Waste Handler Details

Seq No:	198701
Receive Date:	19870114
Handler Name:	FOREIGN CAR PARTS SERVICE
Fed Waste Generator:	2
Generator Code Description:	Small Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	201210
Receive Date:	20121019
Handler Name:	FOREIGN CAR PARTS SERVICE
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	1207 E STATE ROAD 434
Name:	WAYNE NORMAN	***Street2:***	
Dt Became Current:	20000925	***City:***	WINTER SPRINGS
Dt Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Implementer	***Zip:***	32708-2811

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	1207 E STATE ROAD 434
Name:	NORMAN WAYNE	***Street2:***	
Dt Became Current:	20000925	***City:***	WINTER SPRINGS
Dt Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	32708-2811

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street1:***	1207 E STATE ROAD 434
Name:	WAYNE NORMAN	***Street2:***	
Dt Became Current:	20000925	***City:***	WINTER SPRINGS
Dt Ended Current:		***State:***	FL
Phone:		***Country:***	US
Source Type:	Notification	***Zip:***	32708-2811

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Historical Handler Details

Receive Dt: 19870114
Generator Code Description: Small Quantity Generator
Handler Name: FOREIGN CAR PARTS SERVICE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	2 of2	NNW	0.02 / 81.36	42.89 / 2	FOREIGN CAR PARTS SERVICE 1207 E STATE ROAD 434 WINTER SPRINGS FL 327082811	FINDS/FRS

Registry ID: 110005991579
FIPS Code: 12117
HUC Code: 03080101
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 01-MAR-00
Update Date: 28-MAR-14
Interest Types: STATE MASTER, UNSPECIFIED UNIVERSE
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor: RCRAINFO
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No: 07
Census Block Code: 121170214013047
EPA Region Code: 04
County Name: SEMINOLE
US/Mexico Border Ind:
Latitude: 28.697928
Longitude: -81.325017
Reference Point: CENTER OF A FACILITY OR STATION
Coord Collection Method: INTERPOLATION-PHOTO
Accuracy Value: 3
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110005991579
Program Acronyms:

FDM:53922, RCRAINFO:FLD981748007

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of1	N	0.05 / 252.87	41.10 / 0	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: CITY OF WINTER SPRINGS
RA Address: 1126 E STATE RD 434,
City1: WINTER SPRINGS
RA State: FL
Zip1: 32708
RA Phone No.: 4073277597

District: CD
Section:
Township:
Range:
County ID (Geodat): 59
County (Geodata): Seminole
County: SEMINOLE
Latitude: 28:41:41
Longitude: 81:15:35

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

6	1 of3	SE	0.05 / 273.89	33.49 / -7	SCRIMSHER PARCEL E SR 434 WINTER SPRINGS, FL	WCRPS

Site ID: 346911
Datum ID: NAD83
Method ID: DPHO
Feature:
Object of Interest: CAP_RAP SITE
Coord Accuracy ID: 3
Zip5: 32708
Zip4:
County ID: 59
County: SEMINOLE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:			

6	**2 of3**	**SE**	**0.05 / 273.89**	**33.49 / -7**	**SCRIMISHER PARCEL** **E SR 434** **WINTER SPRINGS, FL 32708**	**ERIC**

Eric ID:	ERIC_11188	**Offsite Contamin 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 Dt:		**Geometry:**	
Method ID:	DPHO	**X:**	-81.2606340725479
Object of Interest:	CAP_R	**Y:**	28.693747922712994
Proximity to Object:	EXACT	**Lat DD:**	28
Collector Username:	HOUSTON_G	**Lat MM:**	41
Collect Dt:		**Lat SS:**	37.4926
Map Source:	IMAGERY_11_13	**Long DD:**	81
Map Source Scale:	12000	**Long MM:**	15
Interpolation Scale:	12000	**Long SS:**	38.2828
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

6	**3 of3**	**SE**	**0.05 / 273.89**	**33.49 / -7**	**SCRIMSHER PARCEL** **E SR 434** **WINTER SPRINGS, FL 32708**	**DWM CONTAM**

Facility ID:	138637	**Contact:**	
Site ID:	ERIC_11188	**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:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:	SCRIMISHER PARCEL		
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:**	NAD83
Program Area:	RESPONSPARTY	**Method:**	DPHO
Site Manager:	George Houston	**Lat DD:**	28
Discharge Date:		**Lat MM:**	41
Discharge Eligibil:		**Lat SS:**	37.4926
Eligibility Progrm:		**Long DD:**	81
Cleanup Status:	Closed-ERIC	**Long MM:**	15
Closure Type:		**Long SS:**	38.2828
Closure Date:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of1	WSW	0.10 / 534.27	41.87 / 1	201-401 Tuskawilla Road WINTER SPRINGS FL	SPILLS

Incident No:	6991
Incident Type:	Inland
Incident Date:	10/12/2006
County:	Seminole

Spill Details

Pollutant Name:	Heating oil	**Closure Date:**	
Pollutant Actual Vol:	30	**Description:**	Discharge
Pol Unit Measure:	gallon	**Criminal Indicator:**	
Incident Status:		**Hurricane Indicatr:**	
Incident Party Nm:		**On Scene Response:**	
Incident Party Type:		**Pollutant Category:**	

Spill Details

Pollutant Name:	Heating oil	**Closure Date:**	
Pollutant Actual Vol:	30	**Description:**	UST leak/overfill
Pol Unit Measure:	gallon	**Criminal Indicator:**	
Incident Status:		**Hurricane Indicatr:**	
Incident Party Nm:		**On Scene Response:**	
Incident Party Type:		**Pollutant Category:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of7	NW	0.11 / 560.94	44.62 / 4	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	LST

Facility ID:	8516641	**Facility Status:**	CLOSED
Facility Name:	HANDY WAY FOOD STORE #3333	**Facility ID (Map):**	8516641

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Address:	170 TUSCAWILLA RD	**Fac Name (Map):**	HANDY WAY FOOD STORE #3333
Facility Address2:		**Fac Address (Map):**	170 TUSCAWILLA RD
Facility City:	WINTER SPRINGS	**City (Map):**	WINTER SPRINGS
County:	SEMINOLE	**County (Map):**	SEMINOLE
Facility State:	FL	**Fac Zip (Map):**	32708
Facility Zip:	32708	**Latitude (Map):**	28.6966085277811
Facility Type:	A - Retail Station	**Longitude (Map):**	-81.2631330833355

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
Data Source: STCM Database Reports -Historical Contaminated Facilities List; FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report; STCM Public Reports-Tank Facility - Discharge Information; Commonly Requested Reports - All Eligible Discharges.

Discharge Cleanup Summary

Discharge Date:	8/7/2000	**Information Source:**	D - DISCHARGE NOTIFICATION
Cleanup Required:	R - CLEANUP REQUIRED	**Eligib Indicator:**	E - ELIGIBLE
Dschrg Clnup Status:	NFA - NFA COMPLETE	**Site Manager:**	PRESS_DM
Dschrg Clnup Stat Dt:	10/2/2013	**Site Manager End Dt:**	9/10/2013
Cleanup Work Stat:	COMPLETED		

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
Rank: 556
Cap Amount: $0.00

Task Info

SA Task ID:	91160	**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:**	90612
SR Oral Date:		**RA Cleanup Resp:**	ST - STATE
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: 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: 9/28/1987
Cleanup Required: R - CLEANUP REQUIRED
Dschrg Clnup Status: NFA - NFA COMPLETE
Dschrg Clnup Stat Dt: 10/2/2013
Cleanup Work Stat: COMPLETED
Information Source: C - CLOSURE REPORT
Eligib Indicator: E - ELIGIBLE
Site Manager: PRESS_DM
Site Manager End Dt: 9/10/2013
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
Rank: 556
Cap Amount: $0.00

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 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
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:	

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
Rank:	556

Discharge Info (Map)

Discharge:	53111	***Facility Status:***	CLOSED
Discharge 1:	07-Aug-2000	***Staff Assi:***	
Discharge 2:	56	***Eligibility:***	ELIGIBLE
Discharge 3:	NFA	***Eligibility 1:***	SRFA
Disch Clea:	02-Oct-2013	***Rel Feat:***	EXACT
General Cl:	CLOSURE	***Collection:***	DPHO
Lat Dd:	28	***Collector :***	PERRY_JF59
Lat Mm:	41	***Collecti 1:***	14-Oct-2003
Lat Ss:		***Report Pha:***	COMPLETED
Long Dd:	81	***Report Sub:***	COMPLETED
Long Mm:	15	***Report S 1:***	02-Oct-2013
Long Ss:			
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/facility!search		

Discharge Info (Map)

Discharge:	9778	***Facility Status:***	CLOSED
Discharge 1:	28-Sep-1987	***Staff Assi:***	
Discharge 2:	56	***Eligibility:***	ELIGIBLE
Discharge 3:	NFA	***Eligibility 1:***	EDI
Disch Clea:	02-Oct-2013	***Rel Feat:***	EXACT
General Cl:	CLOSURE	***Collection:***	DPHO
Lat Dd:	28	***Collector :***	PERRY_JF59
Lat Mm:	41	***Collecti 1:***	14-Oct-2003
Lat Ss:		***Report Pha:***	COMPLETED
Long Dd:	81	***Report Sub:***	COMPLETED
Long Mm:	15	***Report S 1:***	02-Oct-2013
Long Ss:			
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8516641/facility!search		

AST UST Discharges

Dep Co:	P	***Long MM:***	15
CU Req:	R	***Long SS:***	47.02

Score:	56	**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-13	**Type Desc:**	Retail Station
Stat Date:	02-Oct-13	**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:	56	**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-13	**Type Desc:**	Retail Station
Stat Date:	02-Oct-13	**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:	EDI
Current Status:	CLOSED
Discharge Date:	9/28/1987
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

Eligible Discharges

Program:	SRFA
Current Status:	CLOSED
Discharge Date:	8/7/2000
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Historical Contaminated Facilities List

Facility ID:	8516641	***Score:***	56
Facility Status:	CLOSED	***Score Effective Dt:***	2/1/2013
Facility Type:	A - Retail Station	***Score When Ranked:***	76
Facility Name:	HANDY WAY FOOD STORE #3333	***Rank:***	556
Address1:	170 TUSCAWILLA RD	***Operator:***	BRENT PUZAK
Address2:		***Phone:***	(904)327-1217
City:	WINTER SPRINGS	***Section:***	36
County Name:	SEMINOLE	***Township:***	20
County:	59	***Range :***	30
District:	CD	***Pri Related Party ID:***	10563
State :	FL	***Primary Rp Role:***	ACCOUNT OWNER
Zip5:	32708	***Rp Begin Date:***	5/3/1999
Zip4:	3715	***Rp Name:***	THE PANTRY INC
Name Changed:		***Rp Address1:***	305 Gregson Dr
Addr Changed:	8/29/2000	***Rp Address2:***	ATTN: STORAGE TANK REGIS
Lat Dd:	28	***Rp City:***	Cary
Lat Mm:	41	***Rp State:***	NC
Lat Ss:	47.7907	***Rp Zip5:***	27511
Long Dd:	81	***Rp Zip4:***	6496
Long Mm:	15	***Contact:***	BRENT PUZAK | RAMON INCIONG (386) 916-6267
Long Ss:	47.2791	***Rp Phone:***	(919)774-6700
Feature:		***Rp Phone Extension:***	6549
Method:	DPHO	***Rp Bad Addr Ind:***	No
Datum:	0		

8	***2 of7***	***NW***	***0.11 / 560.94***	***44.62 / 4***	***HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708***	***DEL CONTAM SITE***

Prgm Site ID:	8516641	***Record Date:***	
Remedi Status:	ACTIVE	***County:***	SEMINOLE
Priority Score:	76	***Method:***	DPHO
Program Area:	Petroleum	***Datum:***	HARN
Program Eligible:	Y	***Lat DD:***	28
Ineligible:		***Lat MM:***	41
Offsite Contam:	N	***Lat SS:***	47.7907
Dt Known Offsite:		***Long DD:***	81
Proj Manager:	SCHMIDT_JD	***Long MM:***	15
Office District:	PCLP59	***Long SS:***	47.2791
Original Source:	CS		
Record Date:	31-MAR-2015		

8	***3 of7***	***NW***	***0.11 / 560.94***	***44.62 / 4***	***HANDYWAY 170 TUSKAWILLA RD WINTER SPRINGS FL 32708***	***WELL SURVEILLANCE***

Facility ID:	8516641	***County:***	SEMINOLE
Project ID:	SUPER	***Longitude:***	-81.263043
Req No:	RE41525	***Latitude:***	28.69654
Loc ID:	181829	***GPS Date:***	2/23/2007
GPS ID:	181829	***Datum:***	WS1984
Type:	PETROLEUM	***Software:***	Risk_Solo_v2
Insp CHD:	SEMINOLE	***Streetside:***	
HAE:	-19.88	***Agency:***	DOH
Loc Method:	GPS - Uncorrected GPS		
Insp F Name:	JOYCE		
Insp L Name:	BITTLE		
Comment:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	4 of7	NW	0.11 / 560.94	44.62 / 4	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	DWM CONTAM

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
8	5 of7	NW	0.11 / 560.94	44.62 / 4	HANDY WAY FOOD STORE #3333 170 TUSCAWILLA RD WINTER SPRINGS FL 32708	UST

Facility ID:	8516641	**County Name:**	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		
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		

Tanks

Tank ID: 1

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	27-MAR-1995	***Capacity:***	10000
Install:	01-MAY-1982	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 4

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	27-MAR-1995	***Capacity:***	10000
Install:	01-MAY-1982	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 5

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUL-2000	***Capacity:***	10000
Install:	01-APR-1995	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 2

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	27-MAR-1995	***Capacity:***	10000
Install:	01-MAY-1982	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Tanks

Tank ID: 3

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	01-JUL-2000	***Capacity:***	12000
Install:	01-APR-1995	***Place:***	UNDERGROUND
Tank Determination:		***Con desc:***	Unleaded Gas
Tank Det Desc:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	6 of7	NW	0.11 / 560.94	44.62 / 4	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):**	3/23/2014
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	CLOSED	**Contam (Map):**	
Fac Code (OD):	A	**Fac Type (Map):**	Retail Station
Fac Type (OD):	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) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	434	**Map Src:**	1999 doqs
X:	-81.26313308	**Map Scale:**	1010
Y:	28.69660853	**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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:	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:	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:	2
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

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:	

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:	

8	***7 of7***	***NW***	***0.11 / 560.94***	***44.62 / 4***	***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:	036	***RP State:***	
Township:	020	***RP Zip5:***	
County:	Seminole	***RP Zip4:***	
Range:	030	***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:	09/28/1987	***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:	10/02/2013		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:	08/07/2000	***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:	10/02/2013		

9	***1 of1***	***SW***	***0.11 / 599.25***	***38.90 / -2***	***HI FLAVOR MEATS*** ***315 TUSKAWILLA RD*** ***WINTER SPRINGS FL 32708-3710***	***RCRA NON GEN***

Handler ID:	FLR000057604
Generator Status:	N
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

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 Jan, 2025.

Evaluation Details

Eval Start Date:	19990615
Eval Type Desc:	COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:	
Actual Rtc Date:	
Eval Agency:	State

Handler Summary

Importer:	No	***Used Oil Transpor:***	No
Mixed Waste Gen:	No	***Used Oil Trans Fac:***	No
Transporter:	No	***Used Oil Processor:***	No
Transfer Facility:	No	***Used Oil Refiner:***	No
Recycler:	No	***Used Oil Burner:***	No
Onsite Burner Exem:	No	***Commercial TSD:***	No
Furnace Exemption:	No	***Recycl Nonstorage:***	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	I	***NAIC 1:***	311612
Seq No:	201106	***NAIC 2:***	42447
Non Notifier:	X	***NAIC 3:***	42511
Receive Date:	20110615	***NAIC 4:***	42512
Active Site:	-----	***State:***	FL
Land Type:	P	***Location Latitude:***	28.692955

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

In Handler Univ:	N	***Location Longitude:***	-81.262902
In A Universe:	N	***Loc GIS Primary:***	N
Gen Status:	N	***Loc GIS Origin:***	UC
Report Cycle:		***State District Owner:***	FL
Accessibility:		***State District:***	CD
Region:	04		

Fed Waste Gen Owner:	HQ
State Waste Generator Owner:	FL
State Waste Generator:	N
Short Term Generator:	N
Uni Waste:	N
Universal Waste Dest Facility:	N
Federal Universal Waste:	N
As Federally Regulated Tsdf:	------
As Converter Tsdf:	------
As State Regulated Tsdf:	------
As State Regulated Handler:	---
Federal Indicator:	---
Hsm:	N
Subpart K:	----
GPRA Permit:	N
GPRA Renewal:	N
Permit Renewal WrkId:	------
Permwrk ID:	------
Perm Prog:	------
PcwrkId:	------
CloswrkId:	------
GPRA Ca:	N
CawrkId:	N
Subjca Tsd Discretion:	N
NCAPS:	N
EC Indicator:	N
Ca725 Indicator:	N
Ca750 Indicator:	N
Operating Tsdf:	------
Full Enforcement:	------
Snc:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Comp Sched:	N
Fa Required:	-----
Hhandler Last Change:	20151230
Recognized Trader Importer:	N
Recognized Trader Exporter:	N
Slab Importer:	N
Slab Exporter:	N
Manifest Broker:	N
Subpart P:	N
Contact Language:	EN
Handler Name:	HI FLAVOR MEATS
Location Street No:	315
Location Street1:	TUSKAWILLA RD
Location Street2:	
Location City:	WINTER SPRINGS
Location State:	FL
Location Zip:	32708-3710
Location County Code:	FL117
Location County Name:	SEMINOLE
Location Country:	
Contact Name:	ROBBIE ONDICK
Contact Street No:	315
Contact Street1:	TUSKAWILLA RD
Contact Street2:	
Contact City:	WINTER SPRINGS
Contact State:	FL
Contact Zip:	32708-3710
Contact Country:	US
Contact Phone And Ext:	407-365-5661
Contact Fax:	

Contact Email Address:
Contact Title: OWNER SEC
Owner Name: ONDICK
Owner Type: P
Owner Seq: 101
Operator Name: HI FLAVOR MEATS
Operator Type: P
Operator Seq: 103
Public Notes:

Hazardous Waste Handler Details

Seq No: 200002
Receive Date: 20000217
Handler Name: HI FLAVOR MEATS
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 201106
Receive Date: 20110615
Handler Name: HI FLAVOR MEATS
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: ONDICK
Dt Became Current: 20000217
Dt Ended Current: 20000218
Phone:
Source Type: Implementer
Street No:
Street1: 201 TUSKAWILLA RD
Street2:
City: WINTER SPRINGS
State: FL
Country: US
Zip: 32708

Owner/Operator Ind: Current Operator
Type: Private
Name: HI FLAVOR MEATS
Dt Became Current: 19990629
Dt Ended Current:
Phone:
Source Type: Implementer
Street No:
Street1: 315 TUSKAWILLA RD
Street2:
City: WINTER SPRINGS
State: FL
Country: US
Zip: 32708-3710

Owner/Operator Ind: Current Owner
Type: Private
Name: HI FLAVOR MEATS INC
Dt Became Current: 20000217
Dt Ended Current:
Phone:
Source Type: Notification
Street No:
Street1: 315 TUSKAWILLA RD
Street2:
City: WINTER SPRINGS
State: FL
Country: US
Zip: 32708

Owner/Operator Ind: Current Owner
Type: Private
Name: HI FLAVOR MEATS INC
Dt Became Current: 20000217
Dt Ended Current:
Phone:
Source Type: Implementer
Street No:
Street1: 315 TUSKAWILLA RD
Street2:
City: WINTER SPRINGS
State: FL
Country: US
Zip: 32708

Owner/Operator Ind: Current Owner
Type: Private
Name: ONDICK
Street No:
Street1: 201 TUSKAWILLA RD
Street2:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Dt Became Current:	20000217	**City:**	WINTER SPRINGS
Dt Ended Current:	20000218	**State:**	FL
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	32708
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street1:**	315 TUSKAWILLA RD
Name:	HI FLAVOR MEATS	**Street2:**	
Dt Became Current:	19990629	**City:**	WINTER SPRINGS
Dt Ended Current:		**State:**	FL
Phone:		**Country:**	US
Source Type:	Notification	**Zip:**	32708-3710

Historical Handler Details

Receive Dt:	20000217
Generator Code Description:	Very Small Quantity Generator
Handler Name:	HI FLAVOR MEATS

10	1 of2	SW	0.21 / 1,102.25	40.68 / 0	**HI-FLAVOR MEATS INC** **401 TUSKAWILLA RD** **WINTER SPRINGS FL 32308**	AST

Facility ID:	8520784	**County Name:**	SEMINOLE
Facility Status:	CLOSED	**Lat/Long Method:**	
Facility Type:	C	**Lat DD:**	28
Type Desc:	Fuel user/Non-retail	**Lat MM:**	41
Facility Phone:	4076443720	**Lat SS:**	56.4
Dep Co:	P	**Long DD:**	81
Owner ID:	9978	**Long MM:**	15
Owner Phone:	4073655661	**Long SS:**	77.13
Owner:	HI FLAVOR MEATS INC		
Owner Address1:	PO BOX 620777		
Owner Address2:			
Owner City:	OVIEDO		
Owner State:	FL		
Owner Zip 5:	32762		
Contact:	E.R. ONDICK		
Oculus Docs Inventory URL:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8520784&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8520784		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520784/facility!search		

Tanks

Tank ID:	1

Tank Details

Tank Status:	B - REMOVED FROM SITE	**Tank Vessel Indic:**	TANK
Status Date:	01-NOV-2006	**Capacity:**	1000
Install:		**Place:**	ABOVEGROUND
Tank Det Desc:		**Content:**	D
Tank Determin:		**Contdesc:**	Vehicular Diesel

10	2 of2	SW	0.21 / 1,102.25	40.68 / 0	**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

Fac Type (OD):	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):			
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) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	42740	**Map Src:**	1994 doqs
X:	-81.26294692	**Map Scale:**	2021
Y:	28.69285775	**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
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:

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11 | **1 of12** | **SSE** | **0.21 / 1,120.55** | **38.13 / -3** | **L D PLANTE INC**
2950 RAILROAD AVE
OVIEDO FL 32765 | **LST**

Facility ID:	8520795	**Facility Status:**	CLOSED
Facility Name:	L D PLANTE INC	**Facility ID (Map):**	8520795
Facility Address:	2950 RAILROAD AVE	**Fac Name (Map):**	L D PLANTE INC
Facility Address2:		**Fac Address (Map):**	2950 RAILROAD AVE
Facility City:	OVIEDO	**City (Map):**	OVIEDO
County:	SEMINOLE	**County (Map):**	SEMINOLE
Facility State:	FL	**Fac Zip (Map):**	32765
Facility Zip:	32765	**Latitude (Map):**	28.6895631388923
Facility Type:	C - Fuel user/Non-retail	**Longitude (Map):**	-81.2598802222244

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
Data Source: STCM Database Reports -Historical Contaminated Facilities List; FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report; Commonly Requested Reports - All Ineligible Discharges.; STCM Public Reports-Tank Facility - Discharge Information

Discharge Cleanup Summary

Discharge Date:	12/31/2002	**Information Source:**	D - DISCHARGE NOTIFICATION
Cleanup Required:	R - CLEANUP REQUIRED	**Eligib Indicator:**	I - INELIGIBLE
Dschrg Clnup Status:	NFAC - NO FURTHER ACTION WITH CONDITIONS	**Site Manager:**	WHITE_CL
Dschrg Clnup Stat Dt:	6/4/2014	**Site Manager End Dt:**	5/13/2014
Cleanup Work Stat:	COMPLETED		

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
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 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:

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: 78123
RA Cleanup Resp: -
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: PCLP48 - Orange County

Petroleum Cleanup PCT Facility Score

Related Party ID: 12685
RP Contact: DON PLANTE
Facility Cleanup Status: CMPL - COMPLETED
Bad Address Indicator: N
Rank: 6627

Discharge Info (Map)

Discharge: 55225
Discharge 1: 31-Dec-2002
Discharge 2: 26
Discharge 3: NFAC
Disch Clea: 04-Jun-2014
General Cl: CLOSURE
Lat Dd: 28
Lat Mm: 41
Lat Ss:
Long Dd: 81
Long Mm: 15
Long Ss:
Tank Offic: ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV
Document Link: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8520795/facility!search

Facility Status: CLOSED
Staff Assi:
Eligibility: INELIGIBLE
Eligibility 1:
Rel Feat: CENTR
Collection: DPHO
Collector : SNYDER_W
Collecti 1: 20-May-2004
Report Pha: COMPLETED
Report Sub: COMPLETED
Report S 1: 04-Jun-2014

AST UST Discharges

Dep Co:	P	**Long MM:**	12
CU Req:	R	**Long SS:**	28.63
Score:	26	**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-10	**Type Desc:**	Fuel user/Non-retail
Stat Date:	04-Jun-14	**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:	

Historical Contaminated Facilities List

Facility ID:	8520795	**Score:**	26
Facility Status:	CLOSED	**Score Effective Dt:**	12/21/2004
Facility Type:	C - Fuel user/Non-retail	**Score When Ranked:**	26
Facility Name:	L D PLANTE INC	**Rank:**	6627
Address1:	2950 RAILROAD AVE	**Operator:**	L D PLANTE INC
Address2:		**Phone:**	(407)365-3241
City:	OVIEDO	**Section:**	6
County Name:	SEMINOLE	**Township:**	21S
County:	59	**Range :**	31E
District:	CD	**Pri Related Party ID:**	12685
State :	FL	**Primary Rp Role:**	ACCOUNT OWNER
Zip5:	32765	**Rp Begin Date:**	10/4/1985
Zip4:	8240	**Rp Name:**	L D PLANTE INC
Name Changed:		**Rp Address1:**	2950 RAILROAD AVE
Addr Changed:		**Rp Address2:**	
Lat Dd:	28	**Rp City:**	OVIEDO
Lat Mm:	41	**Rp State:**	FL
Lat Ss:	22.4273	**Rp Zip5:**	32765
Long Dd:	81	**Rp Zip4:**	8240
Long Mm:	15	**Contact:**	DON PLANTE
Long Ss:	35.5688	**Rp Phone:**	(407)365-3241
Feature:		**Rp Phone Extension:**	
Method:	DPHO	**Rp Bad Addr Ind:**	No
Datum:	0		

11	2 of12	SSE	0.21 / 1,120.55	38.13 / -3	PLANTE 2950 RAILROAD AVE WINTER SPRINGS FL 32708	WELL SURVEILLANCE

Facility ID:	DEP0086	**County:**	SEMINOLE
Project ID:	SUPER	**Longitude:**	-81.259777

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Req No:	DC23186	**Latitude:**	28.689453	
Loc ID:	102247	**GPS Date:**	5/25/2006	
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			

11	3 of12	SSE	0.21 / 1,120.55	38.13 / -3	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		

11	4 of12	SSE	0.21 / 1,120.55	38.13 / -3	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
GPS ID:	102255	**Datum:**	
Type:	PETROLEUM	**Software:**	Risk_Solo_v2
Insp CHD:	SEMINOLE	**Streetside:**	
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		

11	5 of12	SSE	0.21 / 1,120.55	38.13 / -3	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:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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: 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:

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:

11	6 of12	SSE	0.21 / 1,120.55	38.13 / -3	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765	AST

Facility ID: 8520795 ***County Name:*** SEMINOLE
Facility Status: CLOSED ***Lat/Long Method:***
Facility Type: C ***Lat DD:*** 28
Type Desc: Fuel user/Non-retail ***Lat MM:*** 40
Facility Phone: 4073653241 ***Lat SS:*** 14.93
Dep Co: P ***Long DD:*** 81
Owner ID: 12685 ***Long MM:*** 12
Owner Phone: 4073653241 ***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
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

Tanks

Tank ID: 1

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	31-DEC-1988	***Capacity:***	10000
Install:	01-JUL-1974	***Place:***	ABOVEGROUND
Tank Det Desc:		***Content:***	D
Tank Determin:		***Contdesc:***	Vehicular Diesel

Tanks

Tank ID: 2

Tank Details

Tank Status:	B - REMOVED FROM SITE	***Tank Vessel Indic:***	TANK
Status Date:	31-DEC-1988	***Capacity:***	20000
Install:	01-JUL-1974	***Place:***	ABOVEGROUND
Tank Det Desc:		***Content:***	D
Tank Determin:		***Contdesc:***	Vehicular Diesel

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11 | ***7 of12*** | ***SSE*** | ***0.21 / 1,120.55*** | ***38.13 / -3*** | ***Polymetrics Inc***
2950 RAILROAD AVE
OVIEDO FL | ***ERIC***

Eric ID:	ERIC_11104	***Offsite Contamin 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 Dt:		***Geometry:***	
Method ID:	DPHO	***X:***	-81.26170324008459
Object of Interest:	CAP_R	***Y:***	28.691282984526183
Proximity to Object:	EXACT	***Lat DD:***	28
Collector Username:	GRANDE_M	***Lat MM:***	41
Collect Dt:		***Lat SS:***	28.6187
Map Source:	1999 doqs	***Long DD:***	81
Map Source Scale:	5000	***Long MM:***	15
Interpolation Scale:		***Long SS:***	42.1317
Coord Accuracy ID:	4	***Gis Albx:***	667045
Site Phase Dsc:	Phase 5 - Cleanup Complete	***Gis Alby:***	523532

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: Responsible Party Cleanup
Program Type: RESPONSPARTY
Program Status: COMPLETEWITHCOND
Site Manager: Tracy Jewsbury

Program Details

Program: Petroleum Restoration Program
Program Type: PETROLEUM
Program Status: COMPLETEWITHCOND
Site Manager: Tracy Jewsbury

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Program Details

Program: Brownfield Site Rehabilitation
Program Type: BROWNFIELDS
Program Status: COMPLETEWITHCOND
Site Manager: Tracy Jewsbury

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11 | ***8 of12*** | ***SSE*** | ***0.21 / 1,120.55*** | ***38.13 / -3*** | ***L D PLANTE INC***
2950 RAILROAD AVENUE
OVIEDO FL 32765 | ***ERIC***

Eric ID:	ERIC_7080	***Offsite Contamin Key:***	CONTAMUNKNOWN
Site Status:	CLOSEDWCOND	***Se Anno Cad Data:***	
Source Facility ID:	8520795	***State:***	FL
District:	CD	***County Name:***	Seminole
WMD:	SJRWMD	***County ID:***	59
ICR Indicator:	YES	***Datum ID:***	HARN
Discharge Dt:		***Geometry:***	
Method ID:	DPHO	***X:***	-81.25987681233981
Object of Interest:	FACIL	***Y:***	28.689563881237277
Proximity to Object:	CENTR	***Lat DD:***	28
Collector Username:	ERIC_ICR_INIT_LOAD	***Lat MM:***	41
Collect Dt:	2004-05-20 12:08:00 UTC	***Lat SS:***	22.4273
Map Source:	1999 doqs	***Long DD:***	81
Map Source Scale:	5000	***Long MM:***	15
Interpolation Scale:		***Long SS:***	35.5688
Coord Accuracy ID:	3	***Gis Albx:***	667227.33
Site Phase Dsc:	Phase 4 - Design Implementation	***Gis Alby:***	523345.09

Site Name: L.D.PLANTE
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERIC_7080/gis-facility!search

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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11 | ***9 of12*** | ***SSE*** | ***0.21 / 1,120.55*** | ***38.13 / -3*** | ***L.D.PLANTE***
2950 RAILROAD AVENUE
OVIEDO FL | ***DWM CONTAM***

Facility ID:		***Contact:***	
Site ID:	ERIC_7080	***Phone:***	
Program Area:		***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:	CD	***RP Address2:***	
Site Status:	Open	***RP City:***	
Section:		***RP State:***	
Township:		***RP Zip5:***	
County:	Seminole	***RP Zip4:***	
Range:		***RP Phone:***	
Rank:		***RP Extension:***	
Operator:		***RP Bad Addr Ind:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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
11	10 of12	SSE	0.21 / 1,120.55	38.13 / -3	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):***	6/18/2014
Status (OD):	REVIEWED	***Status (Map):***	REVIEWED
Fac Stat (OD):	CLOSED	***Contam (Map):***	
Fac Code (OD):	C	***Fac Type (Map):***	Fuel user/Non-retail
Fac Type (OD):	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) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)

FDEP Storage Tank Monitoring Open Data Details

Object ID:	42751	**Map Src:**	1999 doqs
X:	-81.25988022	**Map Scale:**	5000
Y:	28.68956314	**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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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: 4
Size: 1000
Content: Vehicular Diesel
Installed: 07/01/1967
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: 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:

11	11 of12	SSE	0.21 / 1,120.55	38.13 / -3	L D PLANTE INC 2950 RAILROAD AVE OVIEDO FL 32765	DWM CONTAM

Facility ID: 8520795
Site ID: 8520795
Program Area:
Facility Type:
Fac Type:
County ID: 59
Ftc1 Fac Type ID: C
Stcm Facility Type: C
District: CD
Site Status:
Section: 006

Contact:
Phone:
Method:
Datum:
Related Party ID:
Primary RP Role:
RP Begin Date:
RP Address1:
RP Address2:
RP City:
RP State:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

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:	06/04/2014		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	12 of12	SSE	0.21 / 1,120.55	38.13 / -3	L D PLANTE (BF) 2950 RAILROAD AVE - OVIEDO FL -	VCP

Eric ID: ERIC_11104

Details

Former System ID:	BF590702000	**Phy Addr Line 1:**	2950 RAILROAD AVE
Status:	CLOSEDWCOND	**Phy Addr Line 2:**	-
Activity Date:	12/27/2007	**Phys Addr City:**	OVIEDO
Activity Code:	BSRA	**Phy Addr Zip4:**	-
Latitude Degrees:	28	**Phy Addr Zip5:**	-
Latitude Minutes:	41	**County Name:**	Seminole
Latitude Seconds:	28.6187	**State:**	FL
Longitude Degrees:	81	**District:**	CD
Longitude Minutes:	15	**System:**	BROWNFIELD
Longitude Seconds:	42.1317	**Method:**	DPHO
Verification Methd:	DPHO	**Datum:**	HARN
Verification Date:	10/11/2005, 01:38:54 PM	**Object of Interest:**	CAP_R
Point Proximity:	EXACT	**Accuracy:**	4
Site Name:	L D PLANTE (BF)		
Description:	Brownfields Site Rehabilitation Agreement		

Details

Former System ID:	8520795	**Phy Addr Line 1:**	2950 RAILROAD AVE
Status:	CLOSEDWCOND	**Phy Addr Line 2:**	-
Activity Date:	12/27/2007	**Phys Addr City:**	OVIEDO
Activity Code:	BSRA	**Phy Addr Zip4:**	-
Latitude Degrees:	28	**Phy Addr Zip5:**	-
Latitude Minutes:	41	**County Name:**	Seminole
Latitude Seconds:	28.6187	**State:**	FL
Longitude Degrees:	81	**District:**	CD
Longitude Minutes:	15	**System:**	STCM
Longitude Seconds:	42.1317	**Method:**	DPHO
Verification Methd:	DPHO	**Datum:**	HARN
Verification Date:	10/11/2005, 01:38:54 PM	**Object of Interest:**	CAP_R

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Point Proximity:	EXACT	**Accuracy:**	4
Site Name:	L D PLANTE (BF)		
Description:	Brownfields Site Rehabilitation Agreement		

Details

Former System ID:	149079	**Phy Addr Line 1:**	2950 RAILROAD AVE
Status:	CLOSEDWCOND	**Phy Addr Line 2:**	-
Activity Date:	12/27/2007	**Phys Addr City:**	OVIEDO
Activity Code:	BSRA	**Phy Addr Zip4:**	-
Latitude Degrees:	28	**Phy Addr Zip5:**	-
Latitude Minutes:	41	**County Name:**	Seminole
Latitude Seconds:	28.6187	**State:**	FL
Longitude Degrees:	81	**District:**	CD
Longitude Minutes:	15	**System:**	COMET
Longitude Seconds:	42.1317	**Method:**	DPHO
Verification Methd:	DPHO	**Datum:**	HARN
Verification Date:	10/11/2005, 01:38:54 PM	**Object of Interest:**	CAP_R
Point Proximity:	EXACT	**Accuracy:**	4
Site Name:	L D PLANTE (BF)		
Description:	Brownfields Site Rehabilitation Agreement		

Details

Former System ID:	BF590702001	**Phy Addr Line 1:**	2950 RAILROAD AVE
Status:	CLOSEDWCOND	**Phy Addr Line 2:**	-
Activity Date:	12/27/2007	**Phys Addr City:**	OVIEDO
Activity Code:	BSRA	**Phy Addr Zip4:**	-
Latitude Degrees:	28	**Phy Addr Zip5:**	-
Latitude Minutes:	41	**County Name:**	Seminole
Latitude Seconds:	28.6187	**State:**	FL
Longitude Degrees:	81	**District:**	CD
Longitude Minutes:	15	**System:**	BROWNFIELD
Longitude Seconds:	42.1317	**Method:**	DPHO
Verification Methd:	DPHO	**Datum:**	HARN
Verification Date:	10/11/2005, 01:38:54 PM	**Object of Interest:**	CAP_R
Point Proximity:	EXACT	**Accuracy:**	4
Site Name:	L D PLANTE (BF)		
Description:	Brownfields Site Rehabilitation Agreement		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of1	SSE	0.21 / 1,120.55	38.13 / -3	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:**	4905
Area ID:	BF590702000	**Cc2 County:**	59
Remediation:	AWAITING CLEANUP	**County:**	SEMINOLE
Acreage:	6.158711	**Ddc Dep District:**	CD
SRCO Date:	5/3/2019, 12:00 am	**District:**	Central
BSRA Date:	12/27/2007, 12:00 am	**Latitude:**	28.68969728
X Coordinate:	667217.0221	**Longitude:**	-81.25983692
Y Coordinate:	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:	DPHO	**Long MM:**	15
Verification Date:	1/17/2008, 12:00 am	**Long SS:**	35.8967
Date Stamp:	12/20/2007, 12:00 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
13	1 of1	SSE	0.21 / 1,120.55	38.13 / -3	Former Central Florida Drum Facility WINTER SPRINGS FL	BROWNFIELD AREA

Area ID: BF590702000
Method: PAPER
County: SEMINOLE
District: Central
Longitude Degrees: -81
Longitude Minutes: 15
Longitude Seconds: 35.41292064
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

User Name: CLARKE_C
Latitude Degrees: 28
Latitude Minutes: 41
Latitude Seconds: 22.91018964
Resolution No: 2007-R-233
Resolution Date: 11-DEC-07 12.00.00.000000 AM

Acreage: 6.15871
X Coordinate: 667230.8907127
Y Coordinate: 523359.9865243

Latitude: 28.68969727
Longitude: -81.25983692

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of2	NNW	0.25 / 1,299.40	45.60 / 5	PUBLIX SUPER MARKET #62 1160 E SR 434 WINTER SPRINGS FL 32708	AST

Facility ID: 9809815
Facility Status: OPEN
Facility Type: C
Type Desc: Fuel user/Non-retail
Facility Phone: 4073279725
Dep Co: P
Owner ID: 25164
Owner Phone: 8636881188
Owner: PUBLIX SUPER MARKETS INC - ENVIRONMENTAL
Owner Address1: PO BOX 407
Owner Address2: ATTN: ESP STORAGE TANK REGIS
Owner City: LAKELAND
Owner State: FL
Owner Zip 5: 33802
Contact: BRENDA WILLIAMS EXT-55017
Oculus Docs Inventory URL: https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9809815&CAT=11
Information Portal Fac URL: http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9809815
Information Portal Doc URL: http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9809815/facility!search

Lat/Long Method:
Lat DD:
Lat MM:
Lat SS:
Long DD:
Long MM:
Long SS:
County Name: SEMINOLE

Tanks

Tank ID: 1

Tank Details

Tank Status: B - REMOVED FROM SITE
Status Date: 26-FEB-2024
Install: 01-NOV-2007
Tank Det Desc:
Tank Determin:

Tank Vessel Indic: TANK
Capacity: 1000
Place: ABOVEGROUND
Content: G
Contdesc: Emerg Generator Diesel

Tanks

Tank ID: 2

Tank Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Status:	U - IN SERVICE	**Tank Vessel Indic:**	TANK
Status Date:	01-FEB-2024	**Capacity:**	1000
Install:	01-FEB-2024	**Place:**	ABOVEGROUND
Tank Det Desc:		**Content:**	G
Tank Determin:		**Contdesc:**	Emerg Generator Diesel

Piping

Piping Description: A-Abv, no soil contact

Piping Description: I-Suction piping system

Monitoring

Monitoring Desc: 1-Continuous electronic sensing

Monitoring Desc: Q-Visual inspection of ASTs

Monitoring Desc: F-Monitor dbl wall tank space

Tank Construction

Constr Desc: Double wall

Constr Desc: Steel

Constr Desc: Level gauges/alarms

Constr Desc: Spill containment bucket

14	2 of2	NNW	0.25 / 1,299.40	45.60 / 5	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
Fac Type (OD):	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):			
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) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	47879	**Map Src:**	imagerywithroads
X:	-81.26385478	**Map Scale:**	141
Y:	28.69973917	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	WILLIAMS_CA	**El Units:**	
Col Date:	11-Sep-2024	**ALB East:**	666814.38
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	524466.21
Ver Meth:	DPHO	**Loc ID:**	63231
Ver Name:	WILLIAMS_CA	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	41
Ver Date:	11-Sep-2024	**Lat SS:**	
OOIC:	FACILITY	**Long DD:**	81
Rel Feat:	EXACT	**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/9809815/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	63231	**Rel Feat:**	EXACT
Site Type:	Fuel user/Non-retail	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	4073279725	**El Units:**	
Operator:	STORE MANAGER	**Map Src:**	imagerywithroads
Next action:	PLACARD 27-JUN-2024	**Map Scale:**	141
Fin Respon:		**Coord Acc:**	4
Office:	CD	**Alb East:**	666814.38
OOIC:	FACILITY	**Alb North:**	524466.21
Col Meth:	DPHO	**Datum:**	NAD83
Col Name:	WILLIAMS_CA	**Elevation:**	
Col Date:	9/11/2024	**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:	9/11/2024	**Long SS:**	
Object ID:	63231		
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/9809815/gis-facility!search		

Storage Tank Contaminated Facility Name & Address Search Details

Name:	Publix Super Market #62 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:	28:41:59.0610
Longitude:	81:15:49.8772

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No:	1
Size:	1000
Content:	Emerg Generator Diesel
Installed:	11/01/2007

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Placement: ABOVE
Status: Removed from Site
Construction:
Piping:
Monitoring:

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

15	1 of1	SSW	0.34 / 1,794.50	48.02 / 7	TUSKAWILLA CROSSINGS DISASTER DEBRIS MANAGEMENT SITE 395 TUSKAWILLA RD WINTER SPRINGS FL 32708	SWF/LF

Facility ID: 104855
Fac Type (Geodata): Solid Waste
Fac Stat (Geodata): Inactive
Status Dt (Geodat): 2018/01/22 00:00:00+00
Ownership (Geodat): Private
Zip4 (Geodata): 3710
Zip5 (Geodata): 32708
District (Geodata): CD
Office (Geodata): Seminole
Resp Authority: CITY OF WINTER SPRINGS
RA Address: 1126 E STATE RD 434,
City1: WINTER SPRINGS
RA State: FL
Zip1: 32708
RA Phone No.: 4073277597
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:

District: CD
Section:
Township:
Range:
County ID (Geodat): 59
County (Geodata): Seminole
County: SEMINOLE
Latitude: 28:41:37.4955
Longitude: 81:15:44.14

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		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of3	NW	0.45 / 2,386.50	42.45 / 2	WINTER SPRINGS CITY-CITY HALL 1126 E HWY 434 WINTER SPRINGS FL 32708	LST

Facility ID:	8731664	***Facility Status:***	OPEN
Facility Name:	WINTER SPRINGS CITY-CITY HALL	***Facility ID (Map):***	8731664
Facility Address:	1126 E HWY 434	***Fac Name (Map):***	WINTER SPRINGS CITY-CITY HALL
Facility Address2:		***Fac Address (Map):***	1126 E HWY 434
Facility City:	WINTER SPRINGS	***City (Map):***	WINTER SPRINGS
County:	SEMINOLE	***County (Map):***	SEMINOLE
Facility State:	FL	***Fac Zip (Map):***	32708
Facility Zip:	32708	***Latitude (Map):***	28.701858805559
Facility Type:	H - Local Government	***Longitude (Map):***	-81.2655844722242
Oculus Docs Inventory:	https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=8731664&CAT=11		
Information Portal Fac URL:	http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=8731664		
Information Portal Doc URL:	http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8731664/facility!search		
Data Source:	STCM Database Reports -Historical Contaminated Facilities List; FDEP-Geospatial Open Data - Petroleum Contamination Monitoring (PCTS) Discharges (Map); STCM Database Queries - Petroleum Cleanup Funding CAP To Date Report; Commonly Requested Reports - All Ineligible Discharges.; STCM Public Reports-Tank Facility - Discharge Information		

Discharge Cleanup Summary

Discharge Date:	5/15/2003	***Information Source:***	D - DISCHARGE NOTIFICATION
Cleanup Required:	R - CLEANUP REQUIRED	***Eligib Indicator:***	I - INELIGIBLE
Dschrg Clnup Status:	NFA - NFA COMPLETE	***Site Manager:***	SCHMIDT_JD
Dschrg Clnup Stat Dt:	10/3/2008	***Site Manager End Dt:***	12/10/2008
Cleanup Work Stat:	COMPLETED		
Tank Office:	PCLP59 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		

Contaminated Media

Contaminated Drinking Wells:
Contaminated Mntring Wells: YES
Contaminated Soil:
Contaminated Surface Water:
Contaminated Ground Water:
Pollutant: B - Unleaded Gas
Other Description: DAMAGE TO THE FILL PORT AREA, RECENT CONSTRUCTION
Gallons Discharged:

Task Info

SA Task ID: 82754
SA Cleanup Resp: -
SA Actual Cost:
SA Complete Date:
SA Payment Date:
SR Task ID: 82753
SR Cleanup Resp: -
SR Actual Cost:
SR Complete Date: 10-22-2003
SR Payment Date:
SR Oral Date:
SR Written Date:
SR Soil Removal: Yes
SR Free Prod Rmvl:
SR Soil Ton Remove: 24
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: 9/16/2008
SRC Review Date: 09-19-2008
SRC Complete Status: A - APPROVED
SRC Comp Status Dt: 09-19-2008
SRC Issue Date: 10-03-2008
SRC Comments:

SR Soil Treatment:
SR Other Treatment:
SR Alt Proc Rec:
RAP Task ID: 83785
RAP Clean Resp ID: -
RAP Actual Cost:
RAP Complete Date:
RAP Payment Date:
RAP Last Ord Appr:
RA Task ID: 83531
RA Cleanup Resp: -
RA Yrs to Complete: 0
RA Actual Cost:
Tank Office: PCLP59 - Seminole County

Petroleum Cleanup PCT Facility Score

Related Party ID: 24225
RP Contact: IAN FLETCHER
Facility Cleanup Status: CMPL - COMPLETED
Bad Address Indicator: N
Rank: 6627

Discharge Info (Map)

Discharge: 54323
Discharge 1: 15-May-2003
Discharge 2: 26
Discharge 3: NFA
Disch Clea: 03-Oct-2008
General Cl: CLOSURE
Lat Dd: 28
Lat Mm: 42
Lat Ss:
Long Dd: 81

Facility Status: OPEN
Staff Assi:
Eligibility: INELIGIBLE
Eligibility 1:
Rel Feat: EXACT
Collection: DPHO
Collector : PERRY_JF59
Collecti 1: 20-Oct-2003
Report Pha: COMPLETED
Report Sub: COMPLETED

Long Mm:	15	**Report S 1:**	03-Oct-2008
Long Ss:			
Tank Offic:	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV		
Document Link:	https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8731664/facility!search		

AST UST Discharges

Dep Co:	C	**Long MM:**	15
CU Req:	R	**Long SS:**	58.2
Score:	26	**Stat Desc:**	NFA COMPLETE
Descrip:	CLEANUP REQUIRED	**Fac Name:**	WINTER SPRINGS CITY-CITY HALL
Discharge Date:	15-May-03	**Fac Type:**	H
Score Date:	07-Feb-05	**Type Desc:**	Local Government
Stat Date:	03-Oct-08	**Fac Addr:**	1126 E HWY 434
LL Meth:	DPHO	**Fac City:**	WINTER SPRINGS
Lat DD:	28	**Fac Zip:**	32708
Lat MM:	42	**County:**	59
Lat SS:	6.42	**Fac State:**	OPEN
Long DD:	81	**Fac Phone:**	4073271800
Prg Desc:			

Ineligible Discharges

Discharge Date:	5/15/2003
Score:	26
Current Status:	CLOSED
Facility:	WINTER SPRINGS CITY-CITY HALL
Address:	1126 E HWY 434
City:	WINTER SPRINGS
Zip:	32708
County:	SEMINOLE
Owner:	WINTER SPRINGS CITY
Owner Address:	1126 E SR 434
Ownercity:	WINTER SPRINGS
Owner State:	FL
Owner Zip:	32708
Owner Phone:	(407)327-1800
Owner Email:	IFLETCHER@WINTERSPRINGSFL.ORG

Historical Contaminated Facilities List

Facility ID:	8731664	**Score:**	26
Facility Status:	OPEN	**Score Effective Dt:**	2/7/2005
Facility Type:	H - Local Government	**Score When Ranked:**	26
Facility Name:	WINTER SPRINGS CITY-CITY HALL	**Rank:**	6627
Address1:	1126 E HWY 434	**Operator:**	KIP LOCKCUFF
Address2:		**Phone:**	(407)327-1800
City:	WINTER SPRINGS	**Section:**	36
County Name:	SEMINOLE	**Township:**	20S
County:	59	**Range :**	30E
District:	CD	**Pri Related Party ID:**	24225
State :	FL	**Primary Rp Role:**	ACCOUNT OWNER
Zip5:	32708	**Rp Begin Date:**	1/2/1987
Zip4:	2715	**Rp Name:**	WINTER SPRINGS CITY
Name Changed:	9/15/2009	**Rp Address1:**	1126 E SR 434
Addr Changed:	7/22/2011	**Rp Address2:**	ATTN: STORAGE TANK REGIS
Lat Dd:	28	**Rp City:**	WINTER SPRINGS
Lat Mm:	42	**Rp State:**	FL
Lat Ss:	6.6917	**Rp Zip5:**	32708
Long Dd:	81	**Rp Zip4:**	2799
Long Mm:	15	**Contact:**	IAN FLETCHER
Long Ss:	56.1041	**Rp Phone:**	(407)327-1800
Feature:		**Rp Phone Extension:**	320
Method:	DPHO	**Rp Bad Addr Ind:**	No
Datum:	0		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	2 of3	NW	0.45 / 2,386.50	42.45 / 2	WINTER SPRINGS CITY-CITY HALL 1126 E HWY 434 WINTER SPRINGS FL 32708	STCS

Facility ID:	8731664	**Clnup Cd (OD):**	CMPL
Type:	H - Local Government	**Fac Clnup Stat (OD):**	COMPLETED
Status:	Open	**Clnup Dt (OD):**	11/24/2008
Status (OD):	REVIEWED	**Status (Map):**	REVIEWED
Fac Stat (OD):	OPEN	**Contam (Map):**	
Fac Code (OD):	H	**Fac Type (Map):**	Local Government
Fac Type (OD):	Local Government	**Fac Stat (Map):**	OPEN
Fac Name (OD):	WINTER SPRINGS CITY-CITY HALL		
Address (OD):	1126 E HWY 434		
City (OD):	WINTER SPRINGS		
County (OD):	SEMINOLE		
Zip5 (OD):	32708		
Name (Map):	WINTER SPRINGS CITY-CITY HALL		
Address (Map):	1126 E HWY 434		
City (Map):	WINTER SPRINGS		
County (Map):	59		
Zip4 (Map):	2715		
Zip5 (Map):	32708		
Address Line 1:	1126 E Hwy 434		
Address Line 2:			
City:	Winter Springs		
County:	SEMINOLE		
State:	FL		
Zip:	32708- 2715		
Report Source:	FDEP Geospatial Open Data - Registered Tanks from Storage Tank Contamination Monitoring (STCM) (OD) (as of 23 Apr 2025); FDEP Geospatial Open Data - Storage Tank Contamination Monitoring (STCM) (Map) (as of 23 Apr 2025); Storage Tank Contaminated Facility Name and Address Search (as of 26 Mar 2025)		

FDEP Storage Tank Monitoring Open Data Details

Object ID:	15592	**Map Src:**	1999 doqs
X:	-81.26558447	**Map Scale:**	2043
Y:	28.70185881	**Elevation:**	
Regulated:	YES	**El Datum:**	
Col Meth:	DPHO	**El Resolut:**	
Col Name:	PERRY_JF59	**El Units:**	
Col Date:	20-Oct-2003	**ALB East:**	666640.51
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**ALB North:**	524697.8
Ver Meth:	DPHO	**Loc ID:**	18478
Ver Name:	WOEBER_A	**Lat DD:**	28
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	42
Ver Date:	10-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/8731664/gis-facility!search		

FDEP Open Data - Storage Tank Contamination Monitoring (STCM)

Loc ID:	18478	**Rel Feat:**	EXACT
Site Type:	Local Government	**El Datum:**	
Contam Ind:		**El Resolut:**	
Phone:	4073271800	**El Units:**	
Operator:	KIP LOCKCUFF	**Map Src:**	1999 doqs
Next action:	PLACARD 18-JUL-2024	**Map Scale:**	2043
Fin Respon:		**Coord Acc:**	4

Office:	CD	**Alb East:**	666640.51
OOIC:	FACILITY	**Alb North:**	524697.8
Col Meth:	DPHO	**Datum:**	HARN
Col Name:	PERRY_JF59	**Elevation:**	
Col Date:	10/20/2003	**Lat DD:**	28
Col Prog:	TANKS-PETROLEUM CONTAMINATION	**Lat MM:**	42
Ver Meth:	DPHO	**Lat SS:**	
Ver Name:	WOEBER_A	**Long DD:**	81
Ver Prog:	TANKS-PETROLEUM CONTAMINATION	**Long MM:**	15
Ver Date:	6/10/2005	**Long SS:**	
Object ID:	18478		

Col Aff: CONTRACTOR
Ver Aff: DEPARTMENT OF ENVIRONMENTAL PR
Documents: https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/8731664/gis-facility!search

Storage Tank Contaminated Facility Name & Address Search Details

Name: Winter Springs City-City Hall
1126 E Hwy 434
Winter Springs, FL 32708- 2715
LL Method: DPHO - Digital Aerial Photography with Ground Control
Account Owner: Winter Springs City
Contact: Kip Lockcuff
Phone: 407-327-1800
District: CD
County 1: 59 - Seminole
Latitude: 28:42:06.6917
Longitude: 81:15:56.1041

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 3
Size: 1000
Content: Emerg Generator Diesel
Installed: 05/01/2009
Placement: ABOVE
Status: In Service
Construction: C - Steel
M - Spill Containment Bucket
P - Level Gauges/Alarms
R - Double Wall - Tank Jacket
Piping: A - Abv, No Soil Contact
B - Steel/Galvanized Metal
D - External Protective Coating
I - Suction Piping System
Monitoring: Q - Visual Inspection Of Asts
R - Monitor Tank Bottom Space

FDEP - Registered Tanks from Storage Tank Contamination Monitoring (STCM) Details

Tank No: 2
Size: 1000
Content: Emerg Generator Diesel
Installed: 04/01/1985
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

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Installed: 04/01/1985
Placement: UNDER
Status: Removed from Site
Construction:
Piping:
Monitoring:

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16 | **3 of3** | **NW** | **0.45 / 2,386.50** | **42.45 / 2** | **WINTER SPRINGS CITY-CITY HALL**
1126 E HWY 434
WINTER SPRINGS FL 32708 | **DWM CONTAM**

Facility ID: 8731664
Site ID: 8731664
Program Area:
Facility Type:
Fac Type:
County ID: 59
Ftc1 Fac Type ID: H
Stcm Facility Type: H
District: CD
Site Status:
Section: 036
Township: 20S
County: Seminole
Range: 30E
Rank:
Operator:
Name Changed:
Addr Changed:
Facility Name: WINTER SPRINGS CITY-CITY HALL
Description: Local Government

Contact:
Phone:
Method:
Datum:
Related Party ID:
Primary RP Role:
RP Begin Date:
RP Address1:
RP Address2:
RP City:
RP State:
RP Zip5:
RP Zip4:
RP Phone:
RP Extension:
RP Bad Addr Ind:
RP Name:

Program Details

Facility Status:
Offsite Contam:
Priority Score: 26
Project Coordinato:
Program Eligible:
Ineligible:
Program Area: PETROLEUM
Site Manager:
Discharge Date: 05/15/2003
Discharge Eligibil: I
Eligibility Progrm:
Cleanup Status: CLOSED-STCM
Closure Type: NFA
Closure Date: 10/03/2008

Staff Assigned:
Priority:
Score Effective Dt:
Score When Ranked:
District:
Datum: 0
Method: DPHO
Lat DD: 28
Lat MM: 42
Lat SS: 6.42
Long DD: 81
Long MM: 15
Long SS: 58.2

---

17 | **1 of1** | **ESE** | **0.93 / 4,886.54** | **13.75 / -27** | **SULLIVAN MATERIALS - TUSCAWILLA UNITS**
SEMINOLE COUNTY
WINTER SPRINGS FL 32708 | **MRDS**

Dep ID: 10306524
Dev Status: PRODUCER
Code List: SD
Url: http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10306524

I1: 77
Latitude: 28.690125
Longitude: -81.246399

Commodity

I1: 19
Code: SD
Commodity: Sand

Line: 1
Inserted By: woodruff
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
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: Mar 8, 2025

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: Mar 8, 2025

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: Mar 8, 2025

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: Apr 25, 2025

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: Apr 25, 2025

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: Jan 6, 2025

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: Jan 6, 2025

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: Jan 6, 2025

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: Jan 6, 2025

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: Jan 6, 2025

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: Jan 6, 2025

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: Jan 6, 2025

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: Mar 27, 2025

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: Mar 27, 2025

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: Mar 8, 2025

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: Apr 6, 2025

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 19, 2025

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: Oct 31, 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 Oak Ridge National Laboratory 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: Oct 31, 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: Apr 25, 2025

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: Feb 26, 2025

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: Mar 14, 2025

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: Mar 14, 2025

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: Apr 21, 2025

Florida Department of Environmental Protection Cleanup Sites: CLEANUP DEP

This Cleanup Sites dataset is provided by the Florida Department of Environmental Protection (FDEP), and the layer is included on the FDEP's Contamination Locator Map (CLM) tool. The data 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: Jun 7, 2025

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: Jun 7, 2025

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: Dec 6, 2024

Leaking Tanks: LST

This list of leaking storage tanks is sourced from the Florida Department of Environmental Protection (FDEP). The Storage Tank and Petroleum Contamination/Cleanup Monitoring (STCM) section is part of the Petroleum Restoration Program (PRP) in the FDEP's Division of Waste Management. The PRP encompasses the technical oversight, management, and administrative activities necessary to prioritize, assess and clean-up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems. Over 28,000 facilities have reported discharges of petroleum products from storage tank systems. STCM database reports do not include discharges that are not required for Rule 62-780 as well as discharges that have already been cleaned up. Rule 62-780 applies to site rehabilitation conducted at sites contaminated with pollutants, hazardous substances, drycleaning solvents, petroleum and petroleum products. 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: Feb 6, 2025

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: Apr 23, 2025

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: Mar 21, 2025

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: Mar 21, 2025

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: Mar 21, 2025

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: May 26, 2025

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: May 26, 2025

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: Apr 23, 2025

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: Apr 9, 2025

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: Apr 9, 2025

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: Mar 4, 2025

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: Apr 3, 2025

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: Feb 20, 2025

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: Apr 3, 2025

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: Nov 18, 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: Nov 18, 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: Nov 18, 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: Nov 18, 2024

County

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

Additional Environmental Record Sources

Federal

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

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 (CO2e) 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 in 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. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: May 9, 2025

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: Apr 23, 2025

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: Mar 31, 2025

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The 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 (NASA), Department of Transportation (DOT), and Department of Energy (DOE). 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: Oct 24, 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: Mar 24, 2025

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: Dec 16, 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: Jan 13, 2025

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: Mar 23, 2025

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: Mar 24, 2025

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: Apr 25, 2025

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. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.
Government Publication Date: Jan 6, 2025

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: Jan 6, 2025

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: May 12, 2025

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

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: Jun 7, 2025

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: Jun 13, 2025

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: Jun 13, 2025

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: May 5, 2025

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: Mar 3, 2025

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: Aug 29, 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: Apr 9, 2025

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: Apr 10, 2025

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: Apr 29, 2025

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: Mar 20, 2025

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.

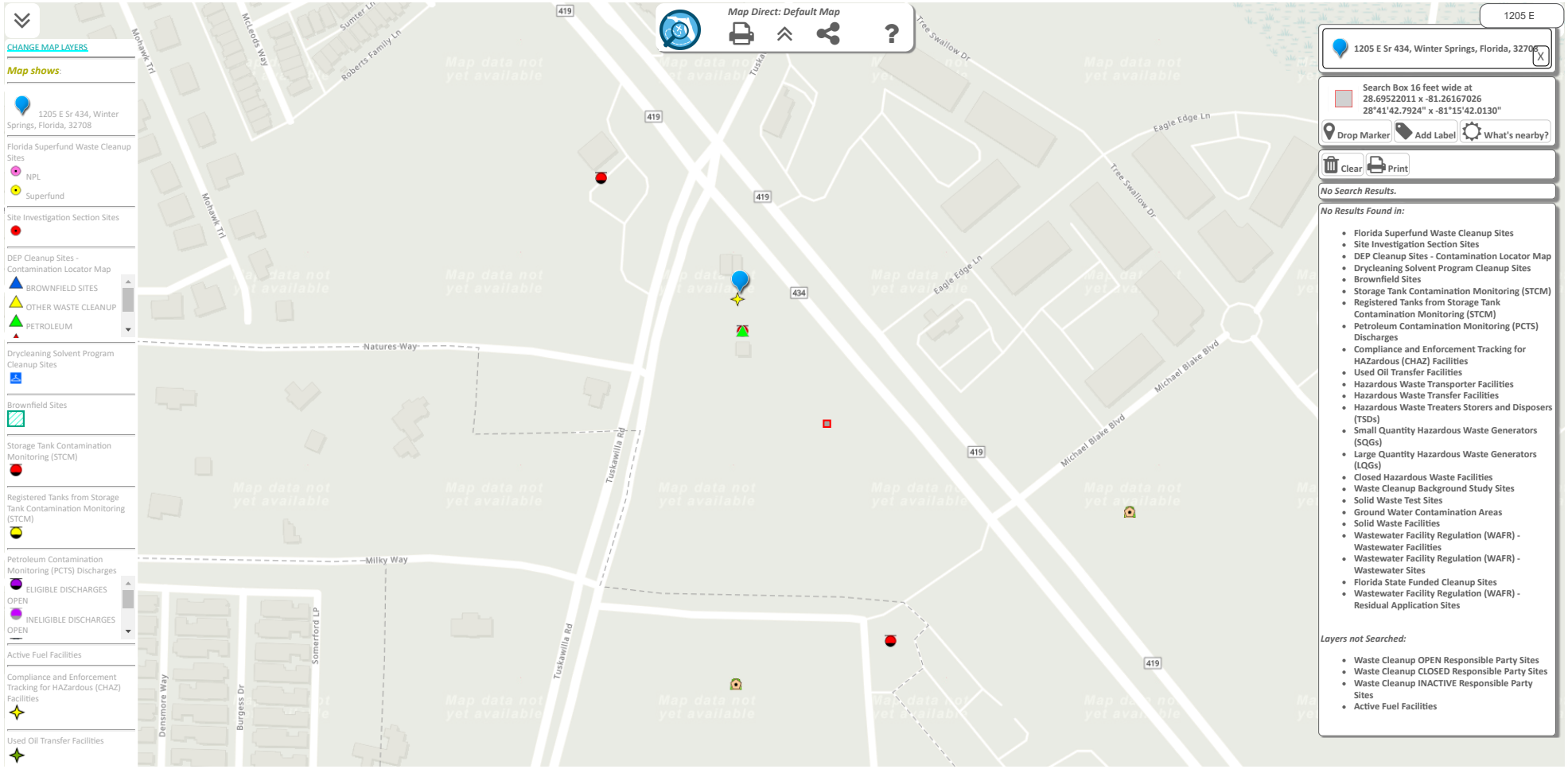
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number 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.

SUPPLEMENTAL REGULATORY DOCUMENTATION

Map Direct


Map Direct: Default Map
CHANGE MAP LAYERS
Map shows:
1205 E Sr 434, Winter Springs, Florida, 32708
Florida Superfund Waste Cleanup Sites
NPL
Superfund
Site Investigation Section Sites
DEP Cleanup Sites - Contamination Locator Map
BROWNFIELD SITES
OTHER WASTE CLEANUP
PETROLEUM
Drycleaning Solvent Program Cleanup Sites
Brownfield Sites
Storage Tank Contamination Monitoring (STCM)
Registered Tanks from Storage Tank Contamination Monitoring (STCM)
Petroleum Contamination Monitoring (PCTS) Discharges
ELIGIBLE DISCHARGES OPEN
INELIGIBLE DISCHARGES OPEN
Active Fuel Facilities
Compliance and Enforcement Tracking for HAZardous (CHAZ) Facilities
Used Oil Transfer Facilities
Hazardous Waste Transporter Facilities
Hazardous Waste Transfer Facilities
Hazardous Waste Treaters Storers and Disposers (TSDs)
Small Quantity Hazardous Waste Generators (SQGs)
Large Quantity Hazardous Waste Generators (LQGs)
Closed Hazardous Waste Facilities
Waste Cleanup Background Study
Show Imagery Slider
1:2,256
0
100
200ft
1205 E
1205 E Sr 434, Winter Springs, Florida, 32708
Search Box 16 feet wide at
28.69522011 x -81.26167026
28°41'42.7924" x -81°15'42.0130"
Drop Marker
Add Label
What's nearby?
Clear
Print
No Search Results.
No Results Found in:
Florida Superfund Waste Cleanup Sites
Site Investigation Section Sites
DEP Cleanup Sites - Contamination Locator Map
Drycleaning Solvent Program Cleanup Sites
Brownfield Sites
Storage Tank Contamination Monitoring (STCM)
Registered Tanks from Storage Tank Contamination Monitoring (STCM)
Petroleum Contamination Monitoring (PCTS) Discharges
Compliance and Enforcement Tracking for HAZardous (CHAZ) Facilities
Used Oil Transfer Facilities
Hazardous Waste Transporter Facilities
Hazardous Waste Transfer Facilities
Hazardous Waste Treaters Storers and Disposers (TSDs)
Small Quantity Hazardous Waste Generators (SQGs)
Large Quantity Hazardous Waste Generators (LQGs)
Closed Hazardous Waste Facilities
Waste Cleanup Background Study Sites
Solid Waste Test Sites
Ground Water Contamination Areas
Solid Waste Facilities
Wastewater Facility Regulation (WAFR) - Wastewater Facilities
Wastewater Facility Regulation (WAFR) - Wastewater Sites
Florida State Funded Cleanup Sites
Wastewater Facility Regulation (WAFR) - Residual Application Sites
Layers not Searched:
Waste Cleanup OPEN Responsible Party Sites
Waste Cleanup CLOSED Responsible Party Sites
Waste Cleanup INACTIVE Responsible Party Sites
Active Fuel Facilities
Map data not yet available
419
434
Natures Way
Milky Way
Tuskawilla Rd
Eagle Edge Ln
Tree Swallow Dr
Michael Blake Blvd
Mohawk Trl
McLeods Way
Roberts Family Ln
Somerford LP
Densmore Way
Burgess Dr

EnviroMapper

Search Place: 1205 E Sr 434, Winter Springs, Florida, 32708

Basemap Tools

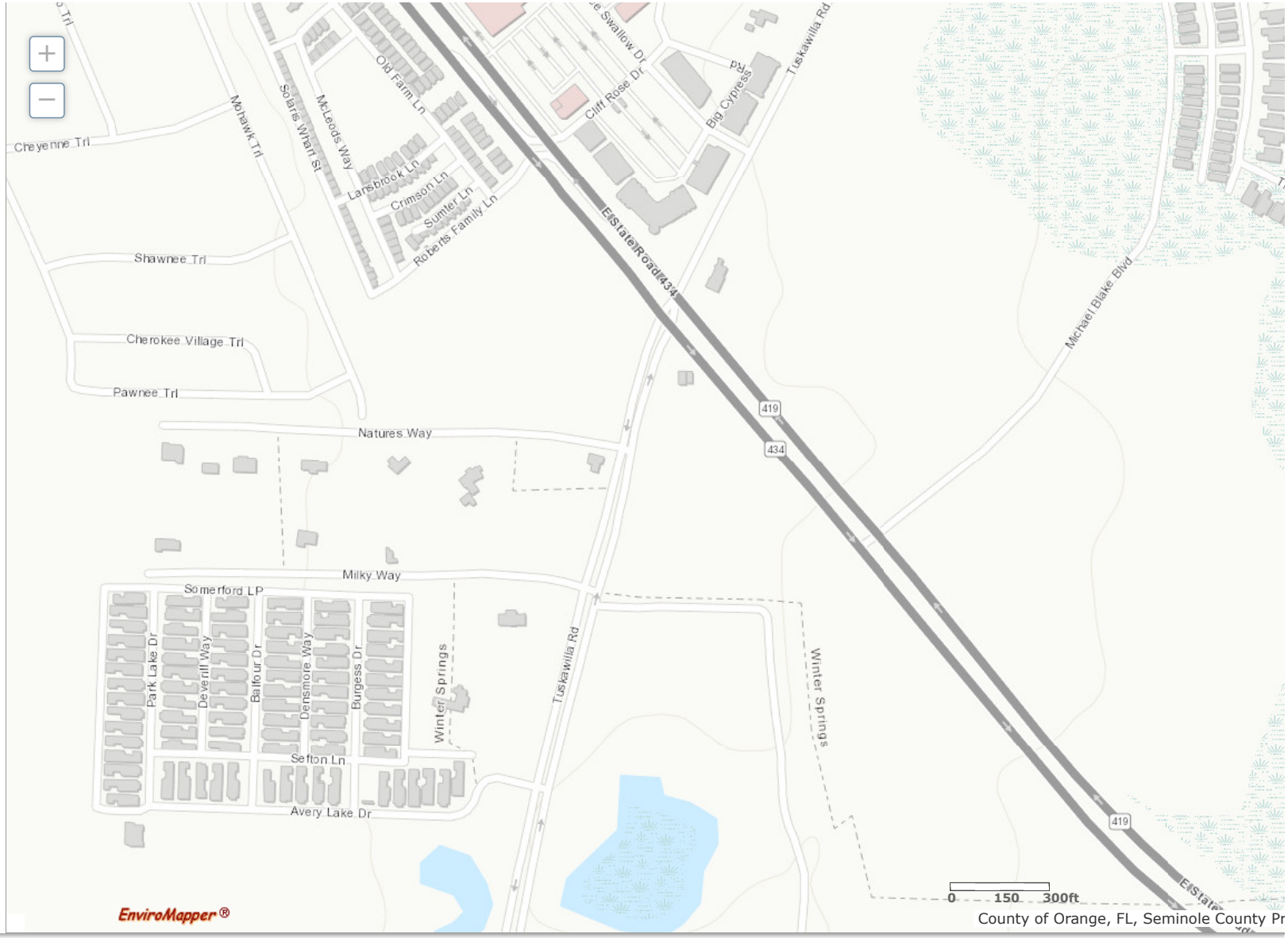
Clear

Select EPA program system(s) to map:

- Air Pollution (ICIS-AIR)(0)
- Superfund Sites (NPL)(0)
- Toxic Releases (TRI)(0)
- Hazardous Waste (RCRAInfo)(4)
- Water Dischargers (NPDES)(12)
- Brownfields (ACRES)(0)
- Biennial Reporting (BR)(0)

View:

All 20 per page



DATA GAP WORKSHEET

DATA GAP WORKSHEET

Project or Property Name: Winter Springs Site
Project Number: 06637160

Requirement	Status			Other Sources of Information	SDG*
Category Activity	**N/A**	**Complete**	**Incomplete**	**Reference Source(s) Obtained or What Sources PSI Used to Try To Close Data Gap**	**Blank if None**
User Responsibilities					
User Knowledge and Information	☐	☐	☒	User Questionnaire has not been returned to date.	
Environmental Lien and AUL Information	☐	☐	☒	Supporting documentation has not been provided to date.	
PSI Obtained Environmental Lien/AUL Search on Behalf of Client (YES or NO)			**NO**		
PSI Obtained Chain-of-Title on Behalf of Client (YES or NO)			**NO**		
Environmental Records Review					
Standard Environmental Records Source Information	☐	☒	☐		
Discretionary or Local Environmental Records Source Information	☐	☒	☐		
Physical Setting Sources Review					
Standard Physical Setting Record Information (topo map)	☐	☒	☐		
Additional Physical Setting Record Information	☐	☒	☐		
Historical Data Sources Review					
Property History Identified to 1940	☐	☒	☐		
Property History Identified to First Developed Use	☐	☒	☐		
Gaps of >5 Years in Historical Data Sources	☐	☐	☒	The available historical sources had gaps exceeding five years prior to the 1990s.	
Surrounding Property History Information	☐	☒	☐		

DATA GAP WORKSHEET

Project or Property Name: Winter Springs Site
Project Number: 06637160

Requirement	Status			Other Sources of Information	SDG*
Category Activity	**N/A**	**Complete**	**Incomplete**	**Reference Source(s) Obtained or What Sources PSI Used to Try To Close Data Gap**	**Blank if None**
Site Reconnaissance					
Observations: Exterior areas of the Subject Property	☐	☐	☒	Vegetation prevented a complete visual observation.	
Observations: Interior of Buildings on the Subject Property	☐	☒	☐		
Current and Past Uses of the Subject Property		☒	☐		
Observations: Adjoining Property		☐	☒	Vegetation, parked vehicles, and access restrictions prevented a complete visual observation.	
Current and Past Uses of the Adjoining Property		☒	☐		
Uses of the Surrounding Property		☒	☐		
Interviews (with…)					
Current Owner		☒	☐		
Identified Key Site Manager	☐	☒	☐		
Non-Residential Major Occupants	☒	☐	☐		
Occupants with Operations Likely to Indicate RECs	☒	☐	☐		
Past Owners, Operators, and/or Occupants	☐	☐	☒	No prior owner contact information has been provided to PSI to date.	
If Subject Property Abandoned, Owner or Occupants of Neighboring Properties	☒	☐	☐		
State or Local Government Official		☒	☐		

DATA GAP WORKSHEET

Project or Property Name: Winter Springs Site
Project Number: 06637160

Requirement	Status			Other Sources of Information	SDG*
Category Activity	**N/A**	**Complete**	**Incomplete**	**Reference Source(s) Obtained or What Sources PSI Used to Try To Close Data Gap**	**Blank if None**
FOIAs (to…)					
Fire Department	☐	☐	☒	No response has been received to date.	
City/County Agency	☐	☐	☒	No response has been received to date.	
State-Equivalent Environmental Department	☒	☐	☐		
Other Agency	☒	☐	☐		

Comments and Explanations Regarding Incomplete Data

Based on the information reviewed to date and observations at the time of PSI's site reconnaissance, the data gaps identified above do not appear to be SDGs at this time.

*** SDG = Significant Data Gap. List Identified SDG(s) in Section 1.1.1 of the Report**

ADDITIONAL SUPPLEMENTAL DOCUMENTATION

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **01-21-30-501-0000-0010**
Property Address:
Owners: **EPB ENGINEERING & CONSTRUCTION PLLC**
2025 Market Value $1,435,986 Assessed Value $1,435,986 Taxable Value $1,435,986
2024 Tax Bill $22,571.26
Vac Feeder Rd Frontage property has a lot size of 3.58 Acres

Parcel Location



Site View

Parcel Information

Parcel	01-21-30-501-0000-0010
Property Address	
Mailing Address	PO BOX 1013 OAKLAND, FL 34760-1013
Subdivision	TUSCAWILLA
Tax District	W1:Winter Springs
DOR Use Code	1003:Vac Feeder Rd Frontage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	$0	$0
Depreciated Other Features	$0	$0
Land Value (Market)	$1,435,986	$1,435,986
Land Value Agriculture	$0	$0
Just/Market Value	$1,435,986	$1,435,986
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$1,435,986	$1,435,986

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$22,571.26
Tax Bill Amount	$22,571.26
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
EPB ENGINEERING & CONSTRUCTION PLLC

Legal Description

LOTS 1 + 2 + THAT PART OF LOTS 3 + 4 E OF
GOLDENROD RD & 1/2 OF VACD ST ON S
TUSKAWILLA PB 1 PG 5

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$1,435,986	$0	$1,435,986
Schools	$1,435,986	$0	$1,435,986
CITY WINTER SPRINGS	$1,435,986	$0	$1,435,986
FIRE FUND	$1,435,986	$0	$1,435,986
SJWM(Saint Johns Water Management)	$1,435,986	$0	$1,435,986

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/26/2023	$1,125,000	10482/0602	Improved	No

Land

Units	Rate	Assessed	Market
145,490 SF	$9.87/SF	$1,435,986	$1,435,986

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft^2)	
Total Area (ft^2)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
01144	SITE SIGN - TUSKAWILLA RD & E SR 434	$604		5/5/2004

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	T-C
Description	
Future Land Use	Town Center District
Description	

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 49

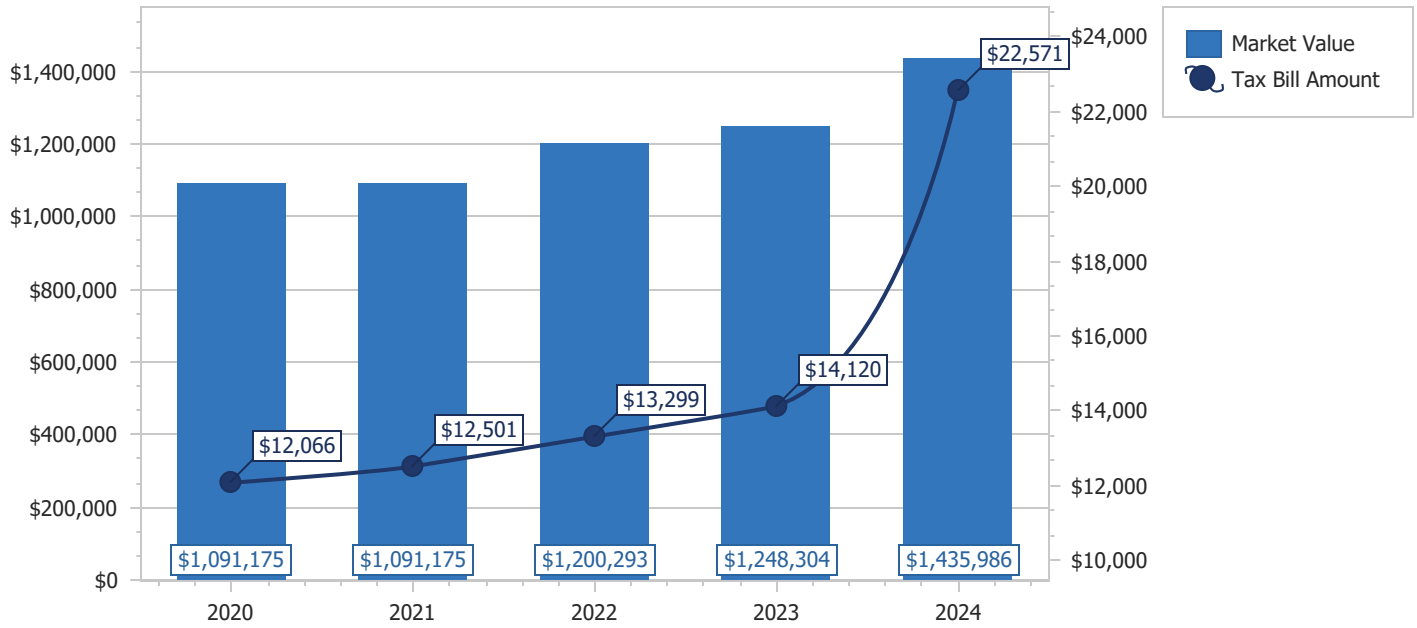
School Districts

Elementary	Layer
Middle	Indian Trails
High	Winter Springs

Utilities

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **26-20-30-5AR-0A00-008D**
Property Address:
Owners: **BLUE ORANGE HOLDINGS LLC**
2025 Market Value $813,624 Assessed Value $813,624 Taxable Value $813,624
2024 Tax Bill $12,184.43
Vac General-Commercial property has a lot size of 1.42 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-20-30-5AR-0A00-008D
Property Address	
Mailing Address	PO BOX 1013 OAKLAND, FL 34760-4647
Subdivision	D R MITCHELLS SURVEY OF THE LEVY GRANT
Tax District	W1:Winter Springs
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	$0	$0
Depreciated Other Features	$0	$0
Land Value (Market)	$813,624	$775,175
Land Value Agriculture	$0	$0
Just/Market Value	$813,624	$775,175
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$813,624	$775,175

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$12,184.43
Tax Bill Amount	$12,184.43
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
BLUE ORANGE HOLDINGS LLC

Legal Description

PT OF LOT 8 DESC AS BEG INT
WLY R/W ACL RR & NLY LI LOT 17
TUSKAWILLA EXT RUN NLY ALONG RR
TO SLY R/W OVIEDO RD NWLY ALONG
SLY R/W TO A PT N OF BEG S TO BEG (LESS RD)
BLK A
D R MITCHELLS SURVEY OF THE
LEVY GRANT
PB 1 PG 5

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$813,624	$0	$813,624
Schools	$813,624	$0	$813,624
CITY WINTER SPRINGS	$813,624	$0	$813,624
FIRE FUND	$813,624	$0	$813,624
SJWM(Saint Johns Water Management)	$813,624	$0	$813,624

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/20/2023	$1,485,000	10555/0944	Vacant	Yes

Land

Units	Rate	Assessed	Market
62,014 SF	$13.12/SF	$813,624	$813,624

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
00801	SITE PLAN REVIEW - ALSO INCLUDES LOT 8H	$0		5/5/2010
26920	INSTALL OUTDOOR ADVERTISING SIGN	$6,596		5/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	T-C
Description	
Future Land Use	Town Center District
Description	

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 49

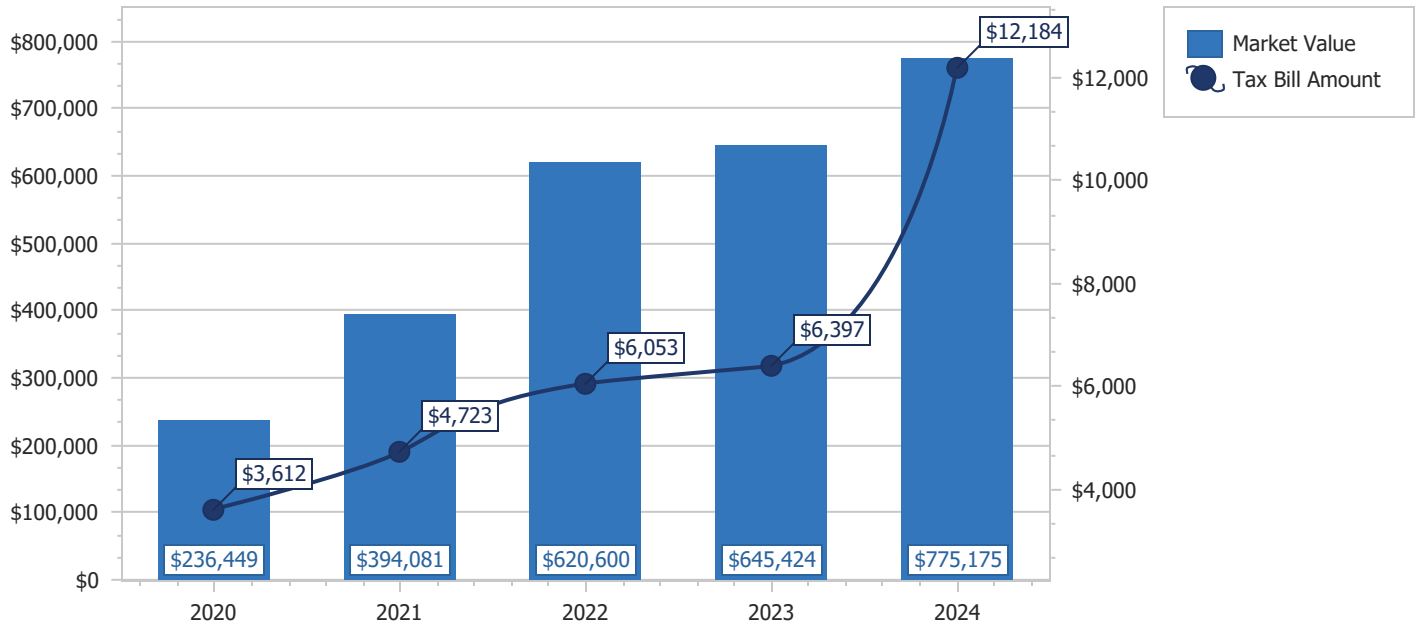
School Districts

Elementary	Layer
Middle	Indian Trails
High	Winter Springs

Utilities

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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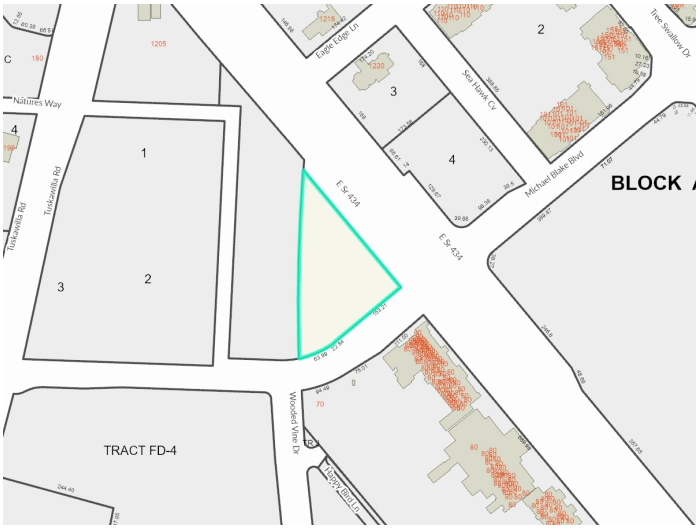
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **26-20-30-5AR-0A00-008H**
Property Address:
Owners: **BLUE ORANGE HOLDINGS LLC**
2025 Market Value $503,939 Assessed Value $503,939 Taxable Value $503,939
2024 Tax Bill $7,546.75
Vac General-Commercial property has a lot size of 0.88 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-20-30-5AR-0A00-008H
Property Address	
Mailing Address	PO BOX 1013 OAKLAND, FL 34760-4647
Subdivision	D R MITCHELLS SURVEY OF THE LEVY GRANT
Tax District	W1:Winter Springs
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	$0	$0
Depreciated Other Features	$0	$0
Land Value (Market)	$503,939	$480,125
Land Value Agriculture	$0	$0
Just/Market Value	$503,939	$480,125
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$503,939	$480,125

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$7,546.75
Tax Bill Amount	$7,546.75
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
BLUE ORANGE HOLDINGS LLC

Legal Description

PT OF LOT 8 DESC AS FROM SE COR BLOCK C GARDENA FARMS TOWN SITES RUN N 55 DEG 28 MIN 13 SEC W 800 FT NWLY ALONG CURVE 1148.44 FT N 49 DEG 31 MIN 30 SEC E 250.50 FT TO POB RUN N 39 DEG 49 MIN 53 SEC W 659.48 FT NLY ALONG CURVE 133.83 FT TO POB RUN ELY ALONG CURVE 63.99 FT N 49 DEG 13 MIN 20 SEC E 22.84 FT N 50 DEG 22 MIN 25 SEC E TO WLY R/W SR 434 NWLY ALONG R/W TO WLY R/W OF RR SELY ALONG WLY R/W OF RR TO BEG (LESS PT NOT PLATTED) BLK A
DR MITCHELLS SURVEY OF THE
LEVY GRANT
PB 1 PG 5
&
SEC 06 TWP 21S RGE 31E
FROM SE COR BLOCK C GARDENA FARMS TOWN SITES RUN N 55 DEG 28 MIN 13 SEC W 800 FT NWLY ALONG CURVE 1148.44 FT N 49 DEG 31 MIN 30 SEC E 250.50 FT TO POB RUN N 39 DEG 49 MIN 53 SEC W 659.48 FT NLY ALONG CURVE 133.83 FT TO POB RUN ELY ALONG CURVE 63.99 FT N 49 DEG 13 MIN 20 SEC E 22.84 FT N 50 DEG 22 MIN 25 SEC E TO WLY R/W SR 434 NWLY ALONG R/W TO WLY R/W OF RR SELY ALONG WLY R/W OF RR TO BEG (LESS PT PLATTED)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$503,939	$0	$503,939
Schools	$503,939	$0	$503,939
CITY WINTER SPRINGS	$503,939	$0	$503,939
FIRE FUND	$503,939	$0	$503,939
SJWM(Saint Johns Water Management)	$503,939	$0	$503,939

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/20/2023	$1,485,000	10555/0944	Vacant	Yes
SPECIAL WARRANTY DEED	2/2/2017	$277,200	08856/0546	Vacant	No

Land

Units	Rate	Assessed	Market
38,410 SF	$13.12/SF	$503,939	$503,939

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

* Year Built = Actual / Effective

Building

Permits

Permit #	Description	Value	CO Date	Permit Date
2023-00000689	80 MICHAEL BLAKE BLVD: F-ALARM INST OTH 2023-02-28	$8,765		2/28/2023
03654	CONSTRUCTION OF LIFT STATION	$33,000		11/14/2019
02739	CONSTRUCTION OF A RETAINING WALL.	$162,200		8/15/2019
00490	CONSTRUCTION OF A 145 SUITE, 4 STORY RETIREMENT RESIDENCE.PAD PER PERMIT: 80 MICHAEL BLAKE BLVD.	$25,405,047		7/8/2019

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	T-C
Description	
Future Land Use	Town Center District
Description	

School Districts	
Elementary	Layer
Middle	Indian Trails
High	Winter Springs

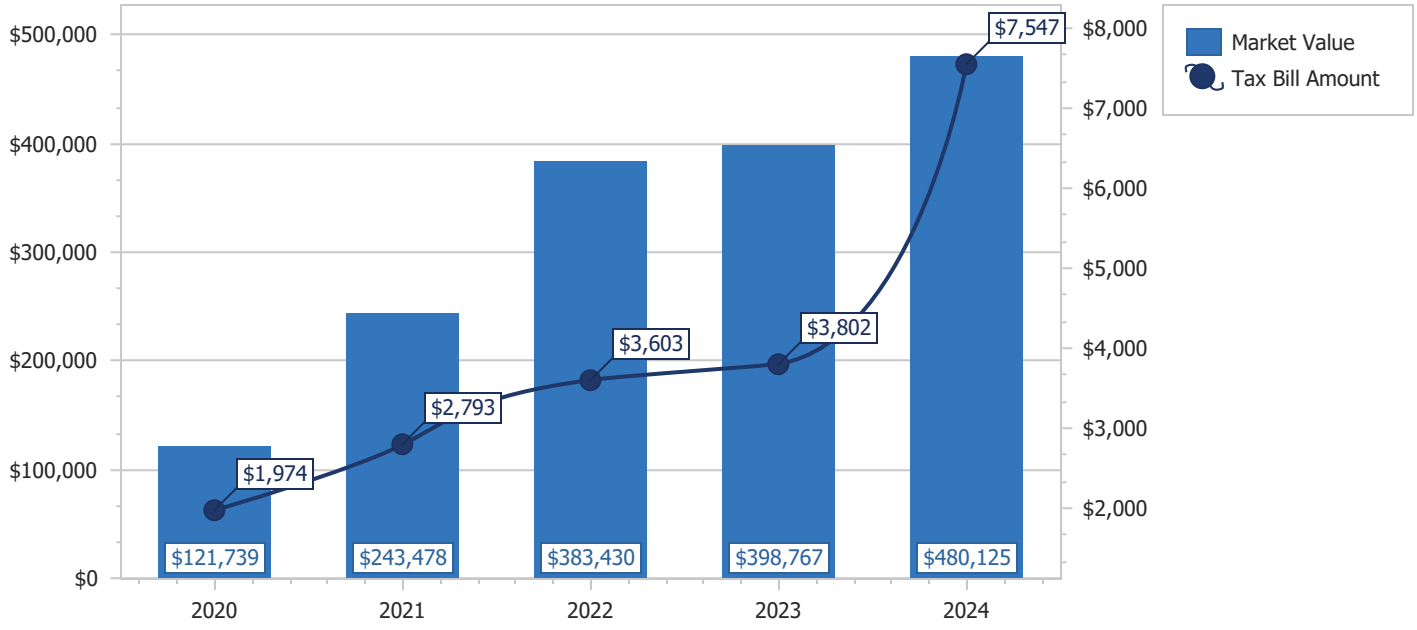
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 49

Utilities

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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PERSONNEL QUALIFICATIONS

Professional Service Industries, Inc.

All Appropriate Inquiries Environmental Professional

Jeffery Townsend

Meets the education, training, and experience requirements as set forth in 40 CFR §312.10

October 4, 2006

Chief Learning Officer

700

FERNANDA SANCHEZ
STAFF SCIENTIST-ENVIRONMENTAL SERVICES
ORLANDO, FLORIDA

YEAR STARTED WITH INTERTEK-PSI: 2025

Education

- B.S. Forestry Engineering, Escuela Superior Politecnica de Chimborazo, Ecuador, 2016

Certifications/Registrations/Technical Training

- ArcGIS Software for Natural Resource Management
- Eco-physiology of Forest Systems
- Leadership Instruments

Professional Experience

- Environmental Scientist with a bachelor's in forestry engineering, one year of landscape and environmental consulting experience, and additional lab experience in soil and environmental testing. Skilled in fieldwork for groundwater, surface water, and soil sampling, as well as preparing reports and conducting data analysis. Highly motivated and detail-oriented, with a strong commitment to environmental health, safety protocols, and quality control. Ready to support environmental projects with field and office responsibilities, working effectively both independently and as part of a team.

Representative Project Experience

- Phase I ESAs – Perform Phase I ESAs in accordance with ASTM E 1527-21 in the North and Central Florida area. The Phase I ESAs have included commercially developed properties and undeveloped land. Prepare Phase I ESA report based on findings during historical research, regulatory documentation review, interviews, and site reconnaissance activities. Work under the direct supervision of a PSI Principal Consultant for the Phase I ESAs.
- Assisted in environmental data collection, including water and soil sampling, and prepared technical reports to inform management decisions.
- Utilized ArcGIS software to conduct spatial analysis and support environmental management plans.
- Analyzed scientific data and performed calculations to support research projects, including the assessment of organic carbon in soil.
- Collaborated with cross-functional teams and students to manage project timelines and deliverables.
- Contributed to the development and implementation of sustainable forest management plans for public and private lands.

GEOTECHNICAL ENGINEERING SERVICES REPORT

For

Proposed Commercial Development
SR 434 and Tuskawilla Road, Winter Springs
Seminole County, Florida 32708

Prepared for

Ferber Company
100 Second Avenue North, Suite 201-N
Saint Petersburg, Florida, 33701

Prepared by

PROFESSIONAL SERVICE INDUSTRIES, INC.
5801 BENJAMIN CENTER DRIVE
SUITE 112
TAMPA, FLORIDA 33634
TELEPHONE (813) 886-1075
FAX (813) 249-4916

PSI PROJECT NO. 0775-3597

January 11, 2024

5801 Benjamin Center Drive, Suite 112
Tampa, Florida 33634
phone: 813.886.1075
fax: 813.249.4916
intertek.com/building
psiusa.com
Engineering Certificate of Authorization 3684

January 11, 2024

Ferber Company
100 Second Avenue South, Suite 201-N
St. Petersburg, Florida 33701

Attention: Mr. Will Anderson – Vice President, Project & Construction Services

Re: Geotechnical Engineering Services Report
Proposed Commercial Development, Winter Springs
SR 434 and Tuskawilla Road
Winter Springs, Seminole County, Florida 32708
PSI Project Number 0775-3597

Dear Mr. Anderson:

Professional Service Industries, Inc. (PSI), an Intertek Company is pleased to submit our geotechnical engineering services report for the proposed commercial development to be located southeast to the intersection between SR 434 and Tuskawilla Road in Winter Springs, Seminole County, Florida 32708. This report presents the results of our field exploration program and includes geotechnical recommendations to guide design and construction of the project.

Should there be any questions, please do not hesitate to contact our office at (813) 886-1075. PSI would be pleased to continue providing geotechnical services or construction materials testing throughout the implementation of the project. We look forward to working with you and your organization on this and future projects.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.

Abhay Wakankar
Staff Engineer Intern

Lloyd T. Lasher, Jr., P.E.
Principal Consultant
Florida License No. 56794

Courtland Alvies, P.E.
Geotechnical Services Department Manager
Florida License No. 93388

TABLE OF CONTENTS

1.0 PROJECT INFORMATION 1
- 1.1 Project Authorization 1
- 1.2 Project Description 1
- 1.3 Purpose and Scope of Services 2

2.0 SITE AND SUBSURFACE CONDITIONS 3
- 2.1 Site Location and Description 3
- 2.2 Subsurface Conditions 3
- 2.3 Groundwater Information 4
- 2.4 Infiltration Testing Results 4

3.0 EVALUATION AND RECOMMENDATIONS 5
- 3.1 General 5
- 3.2 Site Preparation 5
- 3.3 Shallow Foundation Recommendations 6
- 3.4 Settlement 6
- 3.5 Floor Slab Recommendations 7
- 3.6 Pavement Recommendations 7

4.0 CONSTRUCTION CONSIDERATIONS 9
- 4.1 General 9
- 4.2 Drainage and Groundwater Concerns 9
- 4.3 Utility Excavations 9
- 4.4 Excavations 9

5.0 REPORT LIMITATIONS 10

APPENDIX

Boring Location Plan ..... Sheet 1

Soil Profiles ..... Sheet 2

1.0 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries, Inc. (PSI), an Intertek Company has completed a geotechnical exploration for the proposed commercial development to be located southeast to the intersection between SR 434 and Tuskawilla Road in Winter Springs, Seminole County, Florida 32708. This study has been performed in general accordance with our Geotechnical Engineering Services Proposal No. 0775-414579.

Photo of the project area is shown below from Google Earth (2020):



1.2 PROJECT DESCRIPTION

Based on information provided in a conceptual site plan prepared by Kimley Horn, we understand only the eastern half of the property is currently planned for development. The project is set to include two commercial developments, a stormwater management pond, and a swale area across approximately 2.91 acres of land. The subject property is located southeast of the intersection of East State Road 434 and Tuskawilla Road, Florida. The proposed development has been segmented into distinct parcels which are summarized below:

Parcel A (Southern Development Parcel)

- Single-story approximately 5,399 square feet, southeasterly located
- Drive-through (south, east, and north of the proposed structure)
- Proposed parking and driving pavements planned to surround the structure on all sides
- Proposed swale area located southwestern corner of the proposed structure

Parcel B (Northern Development Parcel)

- Single-story approximately 2,500 square feet, southeasterly located
- Proposed stormwater pond located north of the proposed structure
- Proposed Drive-through (north and east of the proposed structure)
- Proposed parking and driving pavements planned to surround the structure on all sides

Based on the provided information, a summary of our understanding of the proposed project is provided below in the following Project Description and Proposal Basis Table.

Table 1: Project Description

Project Items	**Two commercial structures, a stormwater management pond, a swale area, and paved parking and driving areas**
Building Construction Types	Single-story commercial buildings primarily consisting of wood frame construction with slab-on-grade floor systems with no below grade/basement areas.
Finished Floor Elevations	Within two to three feet ± of current grade. (Anticipated)
Requested or Anticipated Foundation Types	Shallow foundations
Maximum Isolated Column Loads	50 kips (Anticipated)
Typical Continuous Wall Loads	3 to 5 kips per lineal foot (Anticipated)
Pavement for Parking and Drives	Flexible or Rigid Pavement.
Anticipated Maximum Slab Loads	200 PSF

Anticipated structural loading and grading information was not provided. The anticipated loading and grading information provided in **Table 1** above is based on our past experiences with similar projects.

Should any of the above information described above be inconsistent with the planned construction, we request that you contact us promptly to allow us to make any necessary modifications to the recommendations in this report.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of this study has been to obtain information on the subsurface soil and groundwater conditions within the proposed development. In order to achieve this objective, the following scope of services was performed:

1. Four (4) Standard Penetration Test (SPT) borings with termination depths of 20 feet from the existing ground surface were performed – two borings within or in the vicinity of each proposed structure footprint area.

2. One (1) Standard Penetration Test (SPT) boring with a termination depth of 20 feet from the existing ground surface was performed within the proposed swale area footprint.

3. Two (2) Standard Penetration Test (SPT) borings with a termination depth of 20 feet from the existing ground surface were performed within the proposed stormwater management area.

4. Two (2) Double-Ring Infiltrometer (DRI) tests to a maximum depth of 3 feet below the existing ground water surface were performed - one at the proposed stormwater pond and one at the proposed swale area.

5. Four (4) Hand Auger test borings were performed to a depth of 5 feet below existing grade within the proposed pavement areas.

The borings were located in the field by estimating distances from existing features identified from the schematic site plan provided for this project, therefore; the Boring Location Plan presented on **Sheet 1** should be considered approximate.

The SPT borings were advanced using mud rotary drilling methods. In the SPT borings, samples were collected and SPT resistances were measured virtually continuously from 4 to 10 feet and on intervals of 5 feet thereafter to boring termination depths. The top 4 feet of the SPT borings were manually augured to check for underground private utilities. Drilling and sampling techniques were accomplished in general accordance with ASTM standards. As called for by local regulations, the SPT borings were grouted upon completion.

Representative portions of each sample were returned to our Tampa, Florida office where they were visually classified by a geotechnical engineer. Classifications were performed in general accordance with the Unified Soil Classification System (USCS). Soil profiles were prepared for the boreholes indicating lithological materials encountered and any additional pertinent information.

At the conclusion of our field and laboratory work, the data was evaluated by an experienced geotechnical engineer to develop appropriate engineering recommendations.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 SITE LOCATION AND DESCRIPTION

The subject property is located southeast of the intersection of East State Road 434 and Tuskawilla Road in Winter Springs, Seminole County, Florida 32708. At the time of our field exploration, the project site consisted of moderate-to-dense tree cover and/or surface vegetation overgrowth over most of the site. The site is bordered to the south by Michael Blake Boulevard, to the west Tuskawilla Road, to the north by existing commercial structures with associated pavements, and to the east by SR 434.

2.2 SUBSURFACE CONDITIONS

Generally, the subsurface materials consisted of very loose to medium dense fine sand to slightly silty fine sand (SP/SP-SM) underlain by clayey sands (SC). The transition from relatively clean to clayey sand typically occurred at depths of 6 to 8 feet. Organic laden sand and significant roots were generally encountered in the initial 2 feet of the soil borings performed. Overall Standard Penetration resistances (N-Values) ranged from 2 to 14 blows per foot (bpf). The soil profiles presented on **Sheet 2** include soil descriptions and stratifications. Variations may occur and should be expected between the widely spaced

boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

2.3 GROUNDWATER INFORMATION

The groundwater table was encountered at an approximate depth of 4 feet below the existing ground surface in most of the performed borings. It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded during the rainy season.

The estimated normal seasonal high groundwater levels presented herein are based on the observed soil stratigraphy, conditions observed in the borings, groundwater levels, USDA Soil Survey information, and our experience in the project vicinity. Based on the borings completed to date, we estimate the normal seasonal high groundwater table elevation (SHWT) will occur approximately 2 to 2 ½ feet below the existing ground surface at the explored locations. Please note, estimates of seasonal high groundwater may be more refined if site specific existing topographical data is provided for consideration.

In general, the normal seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Groundwater conditions will vary with environmental changes and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences, such as swales, drainage ponds, underdrains and areas of covered soil (buildings, paved parking lots, sidewalks, etc.).

2.4 INFILTRATION TESTING RESULTS

To support stormwater design, PSI carried out testing to evaluate infiltration characteristics of the near surface sandy soils. One Double Ring Infiltrometer (DRI) infiltration test was conducted within the proposed swale area (DRI-1), and the other in the proposed stormwater pond area (DRI-2). The DRI tests were performed in general accordance with applicable ASTM standards. The following table provides the results of PSI's infiltration testing program.

Location	Test Depth (inches)	Soil Description (USCS)	Measured Infiltration Rate (in/hour)
DRI-1	24	SP/SP-SM	17
DRI-2	24	SP/SP-SM	13

The recovery of a given stormwater system is dependent on soil permeability, as well as the groundwater table, system bottom elevation, system geometry, confining layer, and water level in the system. We recommend a commercially available computer program such as PONDS or MODRET be used by an engineer experienced in groundwater modeling to evaluate the proposed stormwater system. The system should be designed and constructed in accordance with Water Management District requirements. We recommend an appropriate safety factor be applied to the stormwater model.

3.0 EVALUATION AND RECOMMENDATIONS

3.1 GENERAL

The site was moderately to heavily wooded at the time of our field exploration. Significant roots and some organic laden sand was encountered in the initial 2 feet of the majority of soil borings performed. These materials should be removed during site stripping. We recommend the owner budget and account for a slightly thicker than normal stripping depth (up to 24 inches) in the contract and design documents prepared for this site.

The following recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered. If there is any change in the project criteria, including the location or orientation of structures, PSI should be allowed to review the plan to determine if additional fieldwork and/or any modifications to our recommendations will be required. Once final design plans and specifications are available, a general review by PSI is strongly recommended as a means to check that the evaluations made in preparation of this report are correct and that earthwork and foundation recommendations are properly interpreted and implemented.

3.2 SITE PREPARATION

1. The existing trees should be removed along with any other vegetation, root mat, topsoil, and any other soft or unsuitable material in proposed construction areas. At a minimum, it is recommended that the clearing/stripping operations extend at least 10 feet beyond the proposed development perimeter, where possible.

   Material generated during stripping operations should be disposed of off-site in a proper manner. Initial site clearing and preparation work should be carried out under the observation of a representative of the geotechnical engineer.

2. Following the clearing/stripping operations, the exposed subgrade should be evaluated by a representative of PSI. For the building area, the exposed subgrade soils should be compacted to at least 95 percent of the maximum dry density in accordance with ASTM D-1557, Modified Proctor method. Any soft or unsuitable materials identified during the initial compaction should be removed and replaced with approved structural fill.

3. Following subgrade preparation, development areas may be brought up to finished subgrade levels, if needed, using structural fill. The existing on-site sand to slightly silty sand (SP/SP-SM) can be used for structural fill provided it is free of organic or deleterious materials. The existing on-site clayey sand (SC) materials should not be used as structural fill. These materials presented with elevated levels of fines content which are linked to moisture sensitivity and workability concerns. Fill soils should be tested and approved by PSI prior to import and placement. Imported fill should consist of sand with less than 12 percent passing the No. 200 sieve, free of significant rocks/rubble, organics, clay, debris and other unsuitable material. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to at least 95 percent of the maximum dry density in accordance with ASTM D-1557, Modified Proctor method. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.

4. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. A moisture content within the percentage range needed to achieve compaction (typically +/- 3 percent) is recommended prior to compaction of the natural ground and fill.

A representative of PSI should be retained to provide full time, on-site observation of earthwork and excavation activities. It is important that PSI be retained to observe that the subsurface conditions are as we have discussed herein, and that fill placement is in accordance with our recommendations.

3.3 SHALLOW FOUNDATION RECOMMENDATIONS

With proper subgrade preparation, column footings and continuous wall foundations can be designed for a net allowable soil bearing capacity of 2,500 pounds per square foot, based on dead load plus design live load. Minimum dimensions of 36 inches for column footings and 18 inches for continuous footings should be used in foundation design to account for variable subsurface conditions which may be present, regardless of whether the maximum allowable foundation bearing pressures have been fully developed. Footings should bear at a depth of at least 18 inches below the final exterior grade. The deeper depth reduces the potential that adjacent excavations or erosion may undermine the exterior footings.

The foundation excavations should be observed by a representative of PSI prior to steel or concrete placement to confirm that the compacted fill foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to at least 95 percent of the maximum dry density in accordance with ASTM D-1557, Modified Proctor method, for a minimum depth of one foot below the bottom of the footing depth, as determined by field density compaction tests. Soft or loose soil zones encountered at the bottom of the footing excavations should be removed and replaced with fill soils (as directed above), lean concrete, or dense graded compacted crushed stone (FDOT No. 57).

After opening, footing excavations should be observed and concrete placed as quickly as possible to avoid exposure of the footing bottoms to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. The foundation concrete should be placed promptly after the excavation is made.

3.4 SETTLEMENT

The settlement of shallow foundations supported on compacted sand fill should occur rapidly after loading. Thus, the expected settlement should occur during construction as structural loads are imposed. Provided the recommended site preparation operations are properly performed, the total settlement of wall and isolated column footings from the applied loads is expected to be on the order of an inch or less. Maximum differential settlement across approximately 25 feet of continuous footing length is expected to be on the order of half the total settlement. Settlement of this magnitude is usually considered tolerable for most structures; however, the tolerance of the proposed structure to the predicted total and differential settlement should be confirmed by the project structural engineer.

3.5 FLOOR SLAB RECOMMENDATIONS

Slab-on-grade construction should be supported on soils compacted to at least 95 percent of the maximum dry density in accordance with ASTM D-1557, Modified Proctor method. We have assumed no extraordinary floor slab performance requirements such as very low allowable deflections or smoothness requirements are necessary. Any cuts that are made in the building pad for utility installation should be backfilled with clean granular materials that are compacted to at least 95 percent of the maximum dry density in accordance with ASTM D-1557, Modified Proctor method. Material to be placed within 12 inches of the bottom of the slab should have no single particle greater than 3 inches in size and should meet the requirements of approved structural fill.

The floor slab should be adequately reinforced to reduce the risk of cracking due to differential settlement. Floor slabs should not be rigidly connected to wall and column footings. An impervious membrane should be installed between the soil subgrade and bottom of floor slabs to be overlain with moisture sensitive coverings to avoid slab moisture problems. Floor slab design should conform to American Concrete Institute (ACI) design standards and practices.

3.6 PAVEMENT RECOMMENDATIONS

Grading information was not provided prior to the submission of this report but we anticipate relatively minor grade changes. We recommend site grading provide a minimum of 18 inches of separation between the estimated normal seasonal high groundwater table and the pavement basecourse for all pavement areas located throughout the site.

If a minimum separation of 18 inches is maintained between the bottom of the pavement base course and the estimated normal seasonal high groundwater table, pavement base materials may consist of limerock. Base materials should meet FDOT requirements including being compacted to at least 98 percent of the maximum dry density in accordance with ASTM D-1557, modified Proctor Method, and a minimum LBR of 100. Traffic should not be allowed on the subgrade as the base is placed to avoid rutting. The following pavement sections should be considered minimal and are based on our experience with similar developments. Actual pavement sections should be determined by the project civil engineer based upon the anticipated traffic loading and expected pavement performance. Routine maintenance should be anticipated.

MINIMUM FLEXIBLE PAVEMENT RECOMMENDATIONS		
Material	**Minimum Thickness (inches)**	
	Light-Duty (Car Parking Areas)	**Medium Duty (Drive and Entrance/Exit Areas)**
Type SP Asphaltic Concrete	1 ½	2
Base Minimum LBR = 100	6	8
Stabilized Subgrade Minimum LBR = 40	12	12

For heavy-duty uses, such as dumpster pads and areas to receive heavy truck traffic or frequent stopping and turning movements such as trash enclosures, we recommend the use of a rigid concrete pavement section. The concrete should have a minimum compressive strength of 4,000 psi at 28 days when tested in accordance with ASTM C-39. Based on our experience, a minimum concrete thickness of 7 inches should be utilized. The rigid pavement should be dowelled in accordance with FDOT Standard Index 305, as designed by the civil engineer. The upper 12 inches of subgrade immediately beneath the concrete pavement section should comprise AASHTO A-3 soils compacted to at least 98 percent of the maximum dry density in accordance with ASTM D-1557, modified Proctor method. Rigid pavement design recommendations are summarized in the following table.

MINIMUM RIGID PAVEMENT RECOMMENDATIONS	
Material	**Minimum Thickness (inches)**
Portland Cement (Concrete 4,000 psi minimum)	7
AASHTO A-3 Subgrade compacted to 98 percent of ASTM D-1557	12

All pavement materials and construction procedures should conform to the more stringent of Florida DOT or appropriate county/city requirements.

4.0 CONSTRUCTION CONSIDERATIONS

4.1 GENERAL

It is recommended that PSI be retained to provide observation and testing of construction activities involved in the foundation, earthwork, and related activities of this project. This will promote project continuity and will reduce the potential for misinterpretation of our recommendations.

4.2 DRAINAGE AND GROUNDWATER CONCERNS

Depending on finished grades and the time of year construction occurs, dewatering of this site may be necessary during some foundation and deeper utility construction. Dewatering should maintain the groundwater level at least 2 feet below the lowest excavation to facilitate compaction. We recommend that the dewatering system be designed, constructed, and maintained by an experienced dewatering contractor. The effects of the proposed dewatering system on adjacent properties or nearby structures should also be considered in the design.

Water should not be allowed to collect in the foundation excavations, on the floor slab areas, on the pavement surface, or on prepared subgrades of the construction area either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building. In pavement areas, standing water on the pavement surface or within the base course layer can lead to softening of the subgrade and other problems related to the deterioration of the pavement.

4.3 UTILITY EXCAVATIONS

Utility trenches may be required for this project. We recommend all utility trench backfill comply to the gradation and requirements of structural fill, as described above and be placed and compacted to the recommendations contained in the site preparation section of this report. This fill should be compacted to at least 95 percent of the maximum dry density in accordance with ASTM D-1557, modified Proctor method.

4.4 EXCAVATIONS

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its “Construction Standards for Excavations, 29 CFR, Part 1926, Subpart P”. This document was issued to better ensure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with current OSHA guidelines. It is our understanding that these regulations are strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractors “responsible person”, as defined in 29 CFR, Part 1926,

should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in all local, state, and federal safety regulations.

We are providing this information solely as a service to our client. PSI does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations. It is the policy of PSI not to provide recommendations regarding temporary slopes during construction which is the sole responsibility of the contractor as indicated above.

5.0 REPORT LIMITATIONS

The Geotechnical Engineer warrants that the findings, recommendations, specifications or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

The services provided were conventional in nature and did not include any special services that may lessen the risk of conditions that can contribute to moisture, mold or other microbial contaminant growth in buildings. You may be aware that mold is abundant throughout nature and is comprised of a wide variety of microscopic fungi. Due to its nature, the potential for mold infestations cannot be completely eliminated.

The scope of services also does not include an environmental assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes.

Florida is underlain by a soluble limestone formation, which can dissolve and result in surface subsidence and the formation of sinkholes. A comprehensive assessment of the potential for sinkhole development at this site was not included in our scope of services. Typically, such an assessment would include geophysical surveying methods and the extension of deeper soil borings into the underlying limestone formation.

The recommendations submitted are based on the subsurface information obtained by PSI and design information furnished by Ferber Company for the proposed project. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the recommendations are required.

This report has been prepared for the exclusive use of Ferber Company and its consultants for the specific application to the proposed commercial development to be located in Winter Springs, Seminole County, Florida 32708.

APPENDIX



Reference: Aerial obtained from Google

LEGEND

- Approximate SPT boring location
- Approximate Hand Auger boring location
- Approximate Double Ring Infiltrometer Test location

BORING LOCATION PLAN

0 100'

PLAN SCALE

intertek psi

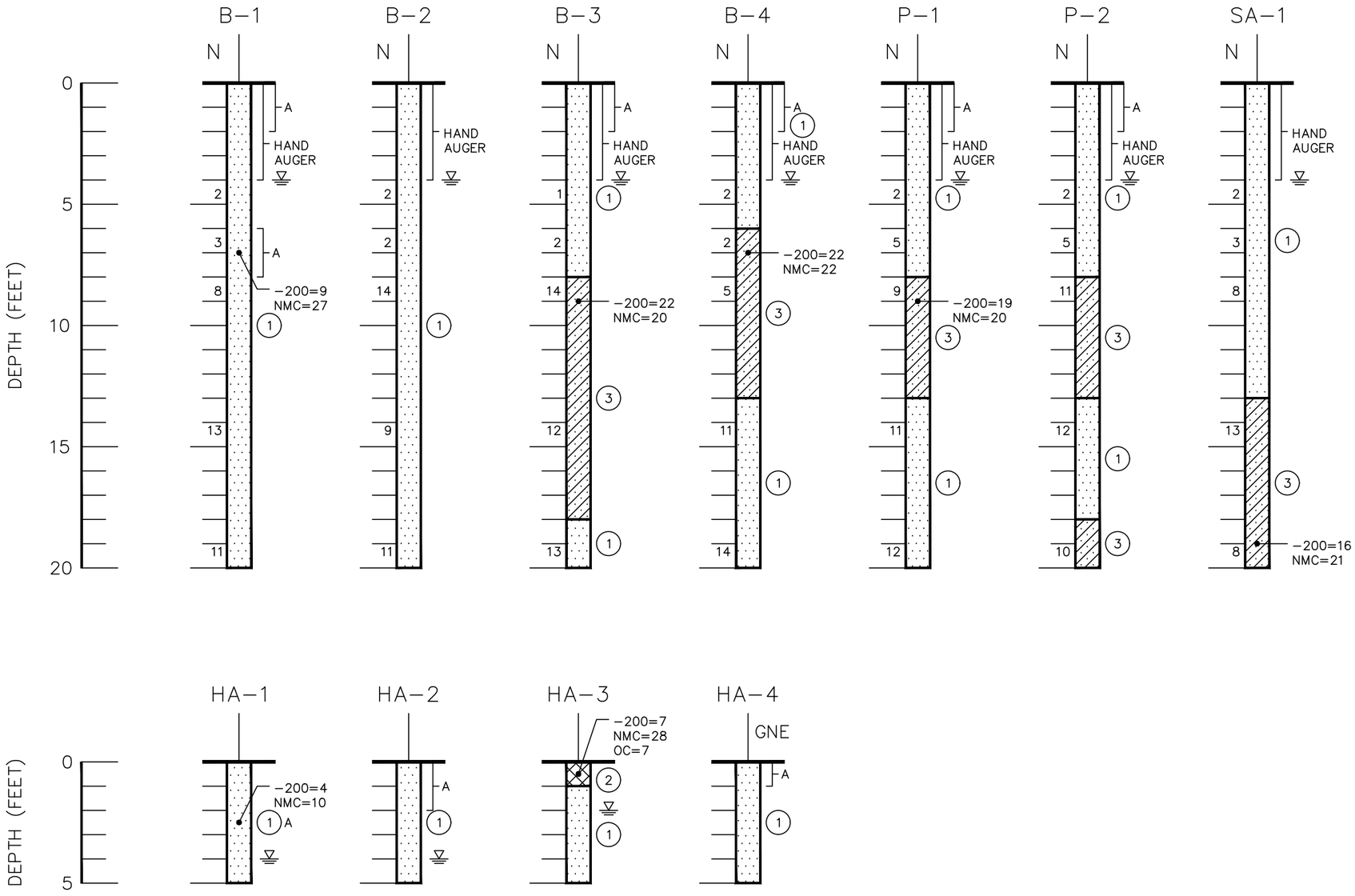
DRAWN	DJG
CHECKED	CA
APPROVED	LTL
SCALE	NOTED

GEOTECHNICAL SERVICES

PROPOSED COMMERCIAL DEVELOPMENT

WINTER SPRINGS, FLORIDA

DATE	PROJ. NO.	SHEET
JAN 24	07753597	SHEET 1



LEGEND

(1)	Gray/brown/dark brown/tan SAND to slightly silty SAND (SP/SP–SM)
(2)	Dark brown organic SAND (PT)
(3)	Gray/brown clayey SAND (SC)
A	With trace roots
SP	Unified Soil Classification System (ASTM D 2487) group symbol as determined by visual review
▽	Groundwater level, December 2023
GNE	Groundwater level not encountered
N	SPT N–value in blows/foot
–200	Fines passing No. 200 sieve (%)
NMC	Natural Moisture Content (%)
OC	Organic Content (%)

SOIL PROFILES

0 5’

VERTICAL SCALE

intertek psi

DRAWN	DJG
CHECKED	CA
APPROVED	LTL
SCALE	NOTED

GEOTECHNICAL SERVICES

PROPOSED COMMERCIAL DEVELOPMENT

WINTER SPRINGS, FLORIDA

DATE	PROJ. NO.	SHEET
JAN 24	07753597	SHEET 2

DRAINAGE CALCULATION BOOK

For

Sutton Crossings
Tuskawilla Rd and Micheal Blake Blvd.
SEC 38/TWN 21 S/RGE 31 E

Winter Springs, FL 32708

Seminole County

Prepared For:

Prepared By

Florida Business COA # 30780

600 North Westshore Blvd., Suite 950
Tampa, FL 33609

KYLE STEVEN MOREL LICENSE No. 77085 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Kyle Morel
DN: E=kmorel@bohlereng.com, CN=Kyle Morel, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240828673826, C=US
Date: 2025.02.11 15:32:50-05'00'

This item has been digitally signed and sealed by Kyle Steven Morel, PE, 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.

Kyle Morel, P.E.
Florida Professional Engineer License No. 77085

January 20, 2025

Table of Contents

Stormwater Narrative

Appendix A..... Project Maps

- Vicinity Map
- Aerial Map
- Pre-Basin Exhibit
- Post-Basin Exhibit
- Perimeter Rings Exhibit
- FEMA Map
- USGS Soils Map

Appendix B.....Stormwater Calculations

Appendix C .....ICPR4 – Summary Tables

STORMWATER NARRATIVE

Project Name: Ace Hardware
Location: Winter Springs, Fl 32708
Permittee: EPB Engineering & Construction, PLLC
Operating Entity: EPB Engineering & Construction, PLLC
Project Area: 6.13 acres
Project Land Use: Commercial use (Zoning T-5)

I. INTRODUCTION

This report provides the necessary engineering information to support the construction plan approval for the Ace Hardware project in Winter Springs, Florida. It addresses drainage and related engineering considerations required for approval.

The project involves the construction of a commercial development, including a 17,170 sq-ft building, a 6,163 sq-ft outdoor storage area, parking, and utility infrastructure. The site comprises Parcel Numbers 01-21-30-501-0000-001 (Schoen property) and 26-20-30-5AR-0A00-008D/H (Schrimsher property), located northeast of the intersection of Tuskawilla Road and Michael Blake Boulevard, and south of State Route 434.

In addition to the Ace Hardware development, the remainder of the site will be cleared, graded, and seeded for future mixed-use commercial development. Proposed drive aisles will provide access from Tuskawilla Road and Michael Blake Boulevard.

II. SUMMARY

The Sutton Crossings – Ace Hardware project is a 6.13-acre development located in Winter Springs, Florida, northeast of Tuskawilla Road and Michael Blake Boulevard, and south of State Route 434. The undeveloped site is primarily wooded with sporadic grass cover. Aerial imagery illustrating the project location is included in the Aerial Exhibit.

Stormwater management for the development will utilize two interconnected stormwater chamber systems and two interconnected dry retention ponds. These systems will discharge via a control structure into the existing stormwater infrastructure along Michael Blake Boulevard. The design complies with the requirements of the St. John’s River Water Management District (SJRWMD) and the City of Winter Springs.

III. OFF-SITE STORMWATER ANALYSIS

Currently, most stormwater runoff from the site flows south toward Michael Blake Boulevard, where it is collected by the existing stormwater system and directed to "Pond 1" within the Tuskawilla Crossings Subdivision.

A review of previously approved downstream projects indicates that runoff from this site was not accounted for. Pegasus Engineering has been tasked with designing repairs and rehabilitation for Pond 1 and evaluating stormwater management options for the Sutton Crossings development.

A Stormwater Management Design Criteria Memo, dated May 8, 2024, concluded that stormwater runoff from Sutton Crossings must be regulated to prevent adverse impacts on existing infrastructure, specifically drainage structures CB-1 and CB-3 in the Tuskawilla Crossings Construction Plans. The memo specifies:

- Maximum Discharge Rate: 15 cfs to Pond 1 with upsized pipes (CB-3 to CB-4 and CB-4 to CB-6) to 24-inch RCP storm sewer pipes.
- Alternative Discharge Rate: 12 cfs without upsizing the existing pipes.

Off-site pipe upsizing will be addressed by Pegasus Engineering.

IV. EXISTING CONDITIONS

Topography:
The Schoen property slopes gently from approximately elevation 45 ft in the northwest to 42 ft in the southeast. Runoff generally flows toward Michael Blake Boulevard.

Flood Zone:
The site lies within FEMA Zone “X” per Map Panel No. 12117C0160F, dated September 28, 2007.

Soil Conditions:
Geotechnical evaluations by Yovaish Engineering Services identified fine sands classified as Paola-St. Lucie sands (#24) and Tavares-Millhopper fine sands (#31). Permeability tests showed vertical hydraulic conductivity ranging from 17 to 38 ft/day, with horizontal conductivity estimated at 1.5 to 2 times the vertical rate.

The project site covers approximately 6.13 acres and is located northeast of the intersection of Tuskawilla Road and Michael Blake Boulevard and south of State Route 434 in Winter Springs, Florida. The site is currently undeveloped. Vegetation consists of mostly woods with sporadic grass coverage across the site.

Summary of Groundwater Observations

Boring	Depth to Encountered Groundwater (feet)	Boring	Depth to Encountered Groundwater (feet)
TB-1	6.2	RB-2	5.8
TB-2	6.7	RB-3	6.7
TB-3	5.9	RB-4	6.7
PB-1	4.5	RB-5	6.1
PB-2	5.5		

V. DEVELOPED SITE CONDITIONS

The proposed development includes:

- A 17,170 sq-ft Ace Hardware building with three additional units and a covered outdoor area.
- Utilities, parking, and drive aisles.
- Stormwater and water quality BMPs designed for the entire 6.13-acre site.

Approximately 1.57 acres of impervious surfaces are proposed for the Ace Hardware site, with future commercial parcels modeled at 85% impervious coverage. Stormwater will drain to either the storm chamber system or dry retention ponds.

VI. STORMWATER MANAGEMENT & FLOW CONTROL

Pre-Development Conditions:
The site consists of a single undeveloped basin with a pervious CN of 30. Runoff flows southeast toward Michael Blake Boulevard.

Post-Development Conditions:
Stormwater will be managed using storm chambers and dry retention ponds designed to attenuate runoff and meet water quality requirements. The 25-year post-development flow rate is limited to 15 cfs, complying with the Stormwater Management Design Criteria Memo.

Runoff calculations and detailed analyses for pre- and post-development conditions are included in Appendices B and C.

Water Quality Treatment:
Storm chambers and dry retention ponds will provide water quality treatment by infiltrating the first flush of runoff. The treatment volume is designed for the greater of 0.5 inches of runoff or 1.25 inches from impervious areas.

PRE-DEVELOPMENT FLOOD ROUTING MODEL

The site pre-development condition consists of a single-basin undeveloped parcel with a pervious CN of 30.0. The basin is modeled as a hydrograph and flows southeast towards the Michael Blake Blvd right-of-way via sheet and overland flows. Basin (PRE) is 6.13 acres with a time of concentration of 28.1 minutes and discharges at Node (PRE).

Drainage calculations including the pervious CN, time of concentration, and ICPR analysis for pre-development conditions can be found in Appendix B of this report.

POST-DEVELOPMENT FLOOD ROUTING MODEL

The post-development condition incorporates storm chambers and two dry retention ponds to meet water quality and quantity requirements. Infiltration into the underlying soils will be utilized for additional treatment and attenuation.

Due to the existing site topography, a portion of the off-site developed area and some on-site areas on the southern portion of the project site cannot be captured and directed to the proposed on-site stormwater system. These areas will discharge unretained into the existing stormwater infrastructure within the Michael Blake Blvd right-of-way. This bypassed area was modeled as directly discharging off-site and included in the total runoff rate leaving the site.

The post-development site consists of a mixed-use commercial development divided into six drainage basins. A summary of the post-development conditions is provided below:

Post Development Basin	Basin Area (acres)	Impervious Area (acres)	Curve Number, CN	Time of Concentration (Minutes)
Basin 1	1.91	1.47	84.4	10
Basin 2	0.52	0.17	58.3	10
Basin 3	1.13	0.96	89.2	10
Basin 4A	1.66	1.41	89.2	10
Basin 4B	0.91	0.77	89.2	10
Bypass	0.39	0.12	57.2	10

ICPR modeling was used to calculate the 25-year flow under developed conditions. The maximum discharge rate for the combined basins was determined to be less than 15 cfs. Detailed drainage calculations, including pervious CN, required treatment volume, and stage-storage volumes for storm chambers and ponds, are provided in Appendix B, while the ICPR analysis for post-development conditions is included in Appendix C..

TAILWATER CONSIDERATIONS

Stormwater from the treatment and attenuation systems will discharge into an existing catch basin located on the north side of Michael Blake Blvd. The catch basin has an invert elevation of 37.67 feet.

WATER QUALITY TREATMENT VOLUME

The stormwater treatment system incorporates storm chambers and dry retention ponds as BMPs to reduce discharges to the downstream basin. The first flush of runoff will be collected within the aggregate storage layer and infiltrated into the surrounding soils to meet water quality treatment volume requirements. The design treatment volume is based on the greater of:

- The first 0.5 inches of runoff from the total site area, or
- 1.25 inches of runoff from the impervious area.

Detailed calculations and treatment volume requirements are included in Appendix B.

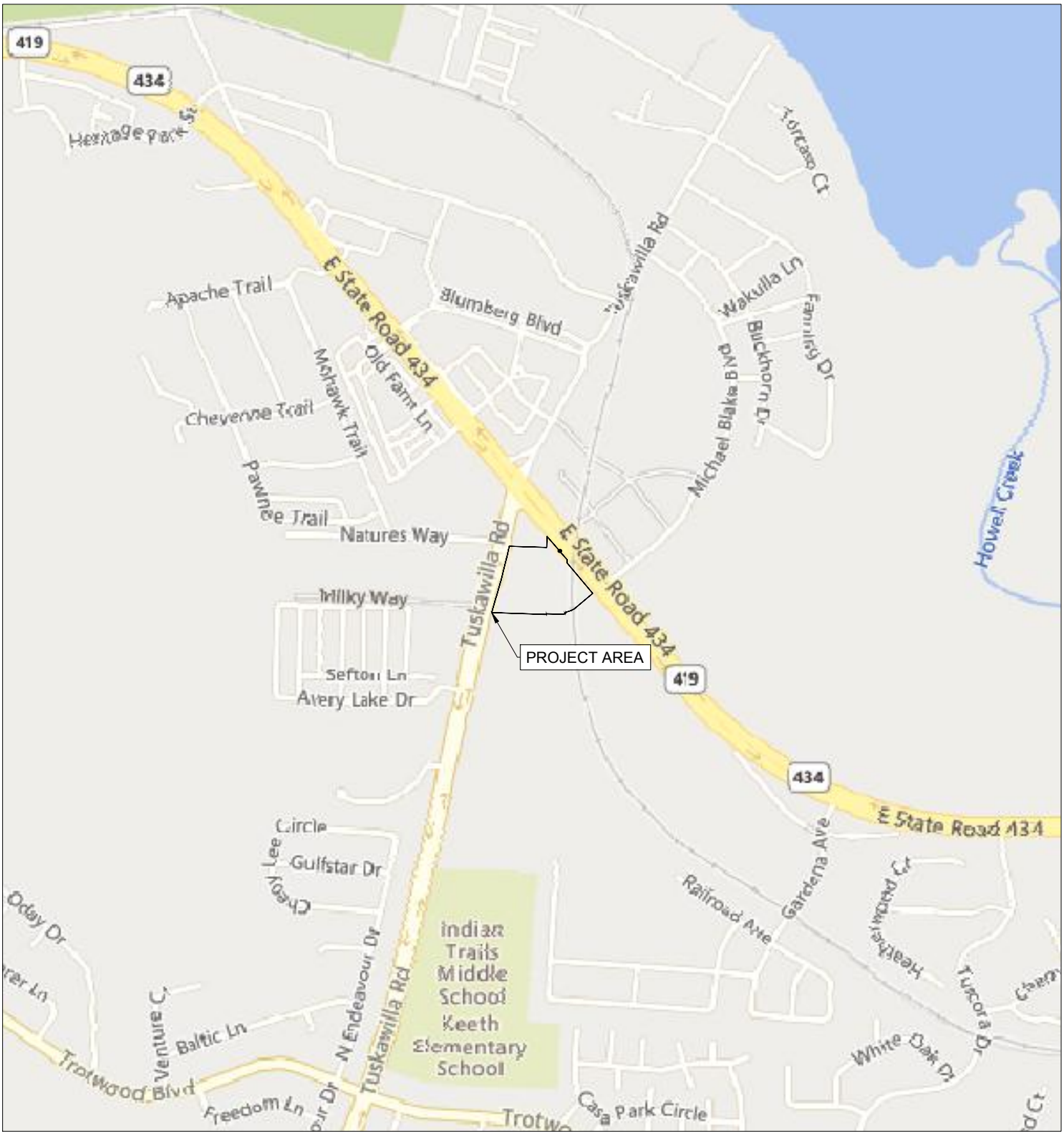
EROSION AND SEDIMENT CONTROL PLANS

Erosion and sediment control measures will be implemented to minimize soil loss and prevent off-site sediment transport during construction. These measures include:

- Planting trees, shrubs, and sod on all pervious surfaces.
- Installing a 1.5-foot sump in all inlets to trap sediment and fines.
- Sodding or seeding and mulching all lawn and pervious areas.
- Providing a temporary gravel construction entrance to prevent the tracking of fines and sands onto adjacent roadways.
- Installing silt fencing around the site perimeter and inlets to retain sediment on-site.

These measures will ensure compliance with state water quality standards and prevent violations from sediment-laden discharges.

Appendix A
Project Maps



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VICINITY MAP

1/8/25| LS | P-EXHA-FLA240162.00-0A | Rev. 0

BOHLER

600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

1000 500 250 0 1000

1"=1000'



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AERIAL EXHIBIT

1/14/25| LS | P-EXHA-FLA240162.00-0A | Rev. 0

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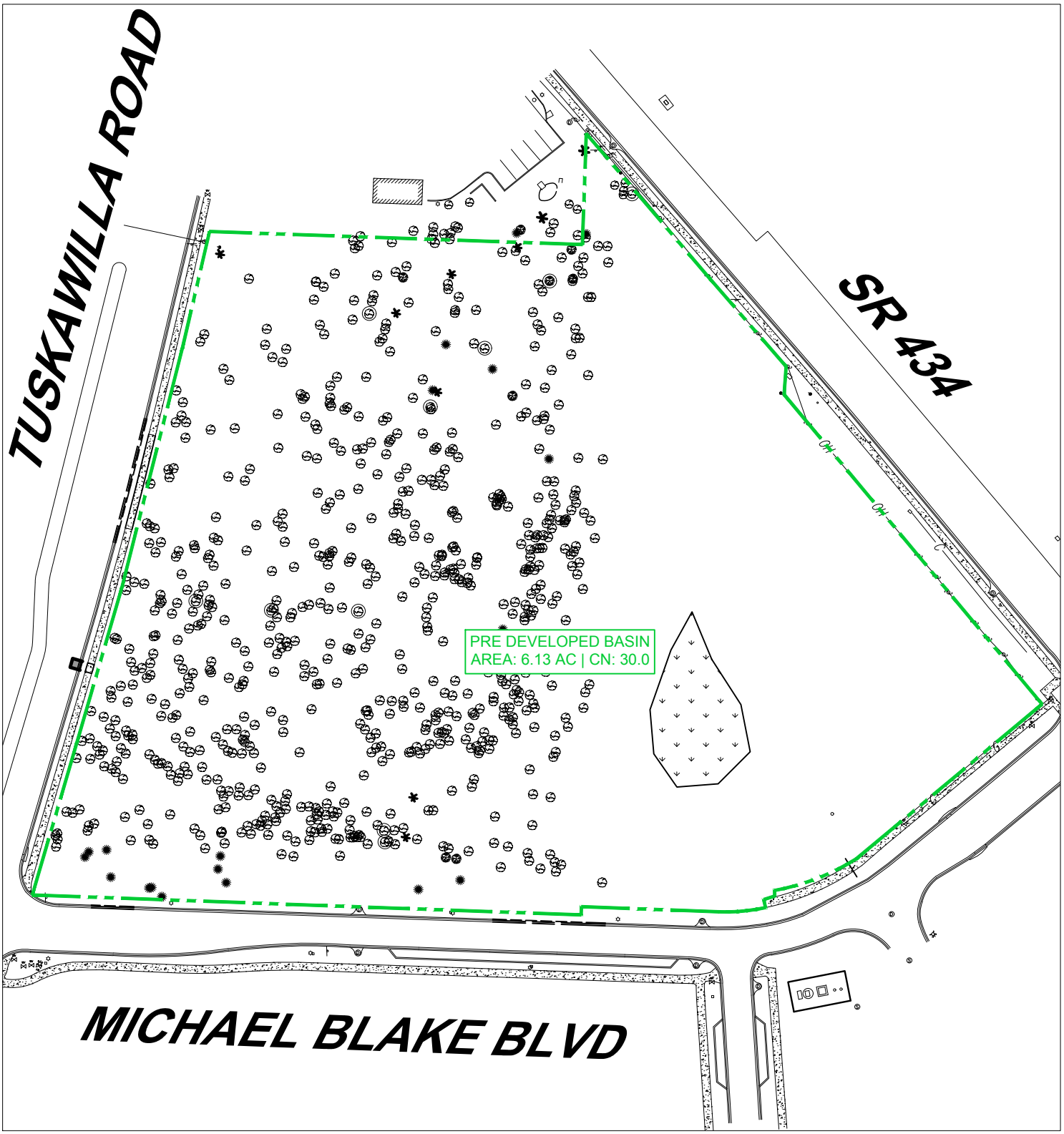

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PRE-BASIN EXHIBIT

7/2/2024 | LS | P-EXHA-FLA240162.00-0A | Rev. 0

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Fax: (813) 812-4101

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TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

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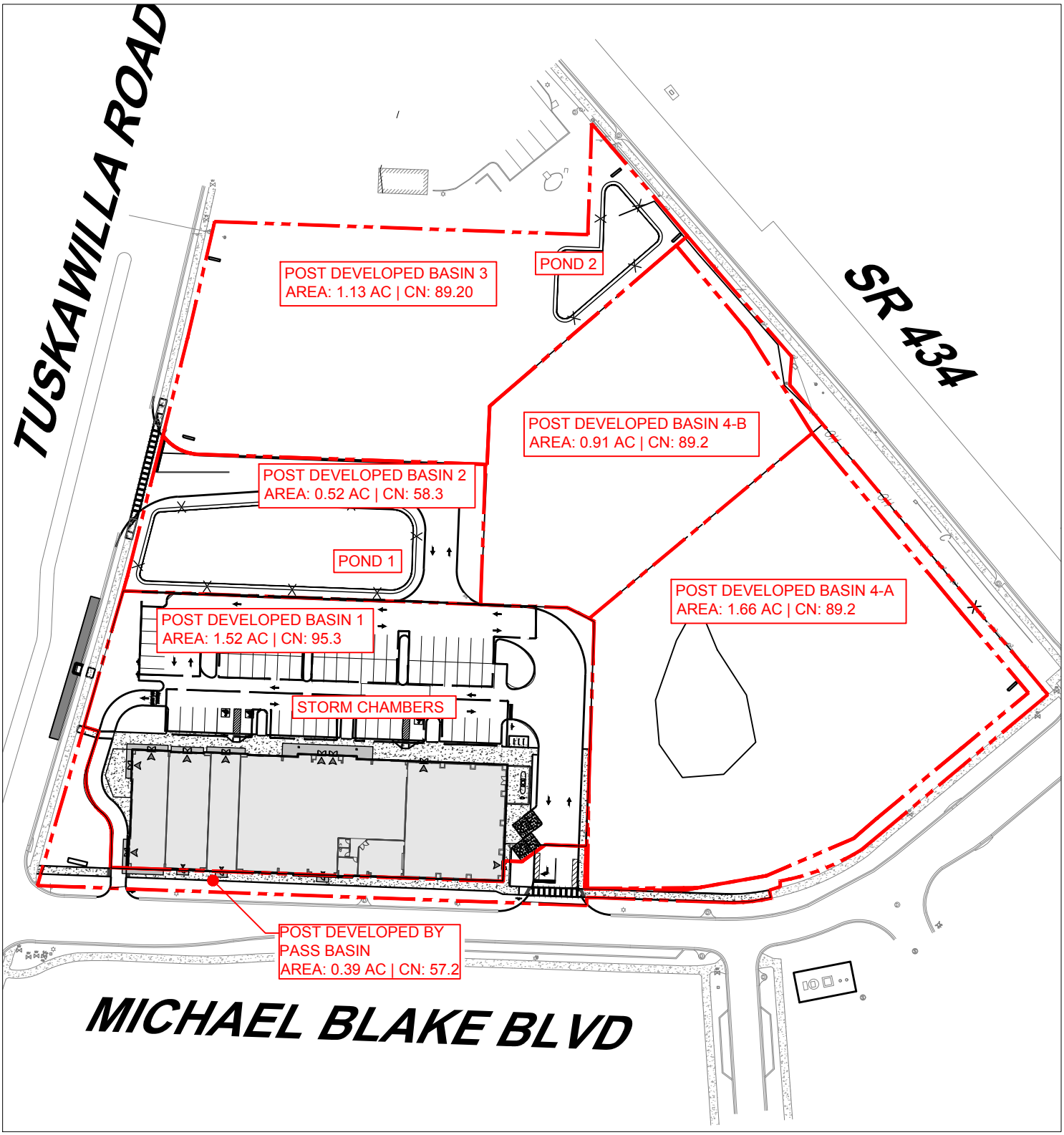

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POST-BASIN EXHIBIT

7/2/2024 | LS | P-EXHA-FLA240162.00-0AKK | Rev. 0

BOHLER

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Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

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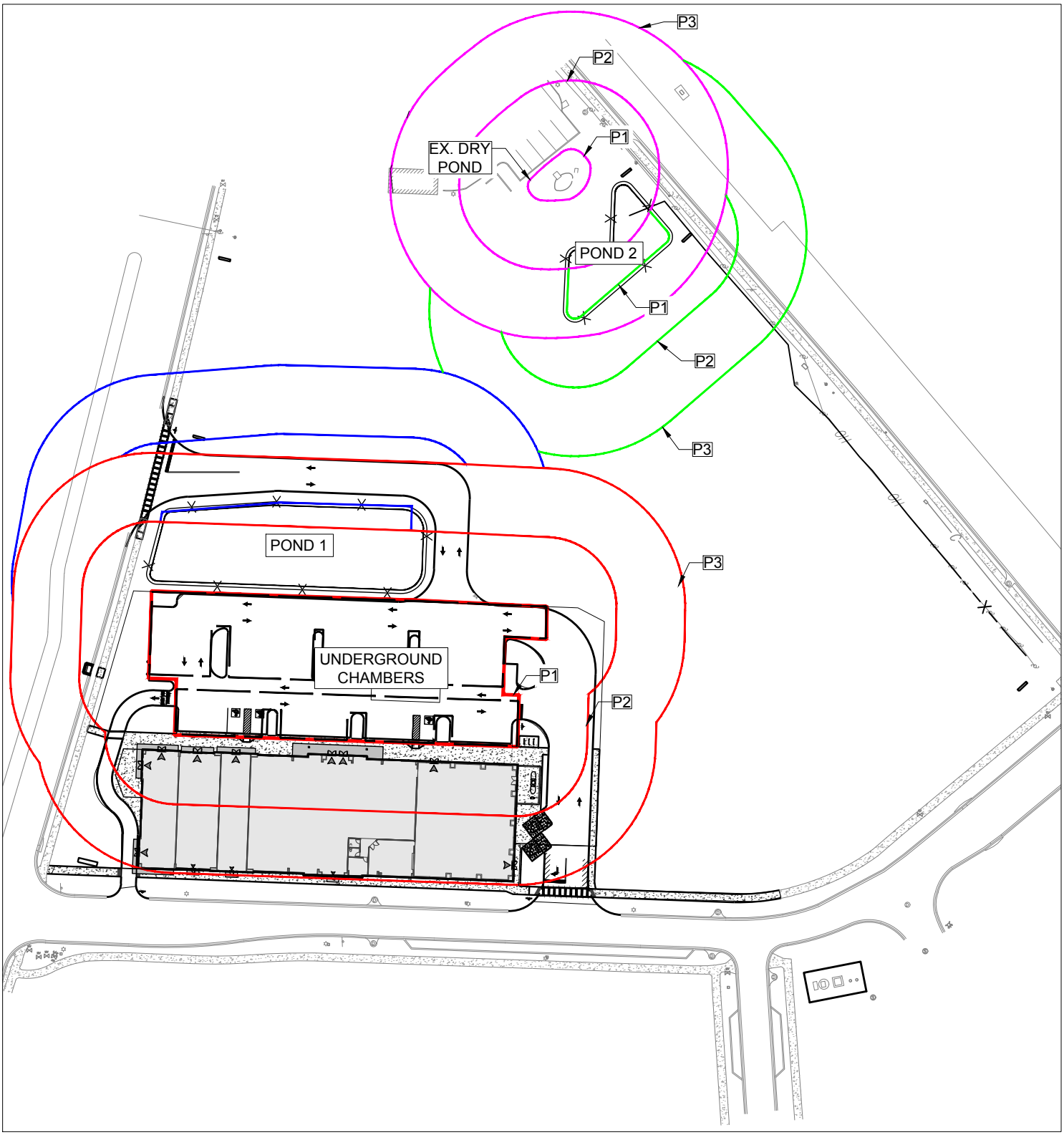
1"= 100'



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2/11/2025 | LS | P-EXHA-FLA240162.00-0AKK | Rev. 0

PERIMETER RINGS EXHIBIT

TUSKAWILLA RD & E STATE RD 434
WINTER SPRINGS, FL 32708
SEMINOLE COUNTY | PLAN REV. 0

BOHLER //
600 N WESTSHORE BLVD., SUITE 950
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

N

100 50 25 0
1"= 100'

National Flood Hazard Layer FIRMette

FEMA

81°16'2"W 28°41'58"N



81°15'25"W 28°41'26"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/9/2025 at 6:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Map Scale: 1:1,420 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24	Paola-St. Lucie sands, 0 to 5 percent slopes	1.7	23.4%
27	Pomello fine sand, 0 to 5 percent slopes	1.6	22.1%
31	Tavares-Millhopper fine sands, 0 to 5 percent slopes	4.0	54.6%
Totals for Area of Interest		**7.2**	**100.0%**

Seminole County, Florida

24—Paola-St. Lucie sands, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1lmq8
Elevation: 20 to 130 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 332 to 362 days
Farmland classification: Not prime farmland

Map Unit Composition

Paola and similar soils: 52 percent
St. lucie and similar soils: 43 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paola

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 3 inches: sand
E - 3 to 25 inches: sand
C - 25 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A

Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Description of St. Lucie

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 2 inches: sand
C - 2 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 39.96 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Minor Components

Tavares

Percent of map unit: 5 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Seminole County, Florida

27—Pomello fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2v16w
Elevation: 0 to 130 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 287 to 317 days
Farmland classification: Not prime farmland

Map Unit Composition

Pomello and similar soils: 91 percent
Minor components: 9 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pomello

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 55 inches: fine sand
Bh - 55 to 67 inches: fine sand
Bw - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A
Ecological site: F154XA008FL - Moist Sandy Scrubby Flatwoods
Forage suitability group: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL), South Florida Flatwoods (R154XY003FL)
Hydric soil rating: No

Minor Components

Myakka, non-hydric
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Eaugallie, non-hydric
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Basinger, hydric
Percent of map unit: 2 percent
Landform: Drainageways
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear
Ecological site: F154XA007FL - Moist Sandy Wet-Mesic Flatwoods
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Sparr
Percent of map unit: 1 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Seminole County, Florida

31—Tavares-Millhopper fine sands, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2w4gz
Elevation: 20 to 150 feet
Mean annual precipitation: 45 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Tavares and similar soils: 58 percent
Millhopper and similar soils: 32 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tavares

Setting

Landform: Flats on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits and/or eolian deposits

Typical profile

A - 0 to 6 inches: fine sand
C - 6 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Description of Millhopper

Setting

Landform: Rises on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, riser
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 64 inches: fine sand
Bt - 64 to 76 inches: fine sandy loam
Btg - 76 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F154XA004FL - Moist Sandy Pine-Hardwood Woodlands
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G155XB121FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Minor Components

Candler

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, hills on marine terraces, knolls on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R154XY002FL), Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Felda

Percent of map unit: 2 percent
Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Astatula

Percent of map unit: 2 percent
Landform: Knolls on marine terraces, ridges on marine terraces, hills on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL)
Hydric soil rating: No

Myakka

Percent of map unit: 2 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pomello

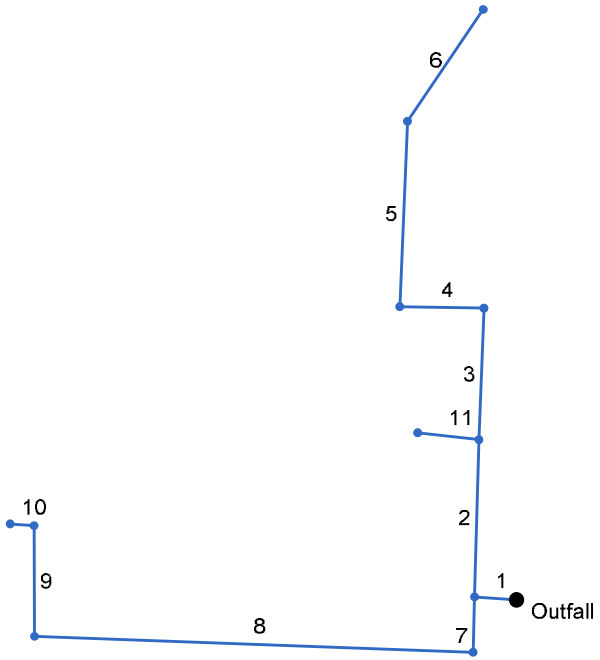
Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope, summit
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 23, Aug 26, 2024

Appendix B
Stormwater Calculations

Sutton Crossings



Project File: Sutton Crossings Storm Tabs.stm	Number of lines: 11	Date: 2/11/2025

FL-DOT Report 25 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len (ft)	Drainage Area C1 = 0.3 C2 = 0.95 C3 = 0.9 Increment (ac)	Drainage Area Sub-Total (ac)	Drainage Area Sum CA	Time of conc (min)	Time of Flow in sect (min)	Inten (I) (in/hr)	Total CA	Add Q / Total Flow Q (cfs)	Inlet elev (ft)	Elev of HGL / Elev of Crown / Elev of Invert Up (ft)	Down (ft)	Fall (ft)	Rise / Span Size (in)	HGL / Pipe Slope (%)	ADD / Full Flow Vel (ft/s)	Cap (cfs)	Date: 2/11/2025 / Frequency: 25 yrs / Proj: Sutton Crossings Sto — Line description
1	End	Grate	0.012	28.000	0.00 0.07 0.00	1.13 1.73 0.00	0.34 1.64 0.00	18.01	0.17	6.78	1.98	0.00 13.45	42.55	42.42 40.64 38.14	42.39 40.50 38.00	0.03 0.14	30 30 Cir	0.09 0.50	2.74 6.40	13.45 31.42	
2	1	Grate	0.012	105.000	0.00 0.14 0.00	1.13 1.02 0.00	0.34 0.97 0.00	16.77	0.59	7.03	1.31	0.00 9.20	43.17	42.74 40.98 38.98	42.59 40.14 38.14	0.15 0.84	24 24 Cir	0.14 0.80	2.93 6.98	9.20 21.92	
3	2	MH	0.013	88.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	14.96	1.81	7.44	0.34	0.00 2.52	43.40	42.95 41.24 39.24	42.94 40.98 38.98	0.01 0.26	24 24 Cir	0.01 0.30	0.80 3.91	2.52 12.29	
4	3	MH	0.013	56.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	13.84	1.12	7.72	0.34	0.00 2.62	43.85	42.97 41.41 39.41	42.96 41.24 39.24	0.01 0.17	24 24 Cir	0.01 0.30	0.83 3.97	2.62 12.46	
5	4	MH	0.012	124.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	11.56	2.28	8.39	0.34	0.00 2.84	43.85	42.99 41.66 39.66	42.98 41.41 39.41	0.02 0.25	24 24 Cir	0.01 0.20	0.91 3.50	2.84 11.00	
6	5	Genr	0.012	90.000	1.13 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	10.00	1.56	8.92	0.34	0.00 3.03	44.00	43.02 42.00 40.00	43.00 41.66 39.66	0.01 0.34	24 24 Cir	0.02 0.38	0.96 4.79	3.03 15.06	
7	1	MH	0.013	37.000	0.00 0.00 0.00	0.00 0.64 0.00	0.00 0.61 0.00	17.55	0.46	6.87	0.61	0.00 4.18	43.00	42.60 40.27 38.27	42.59 40.14 38.14	0.01 0.13	24 24 Cir	0.03 0.35	1.33 4.27	4.18 13.41	
8	7	Grate	0.013	292.000	0.00 0.56 0.00	0.00 0.64 0.00	0.00 0.61 0.00	14.26	3.29	7.62	0.61	0.00 4.63	44.10	42.75 41.16 39.16	42.63 40.27 38.27	0.12 0.89	24 24 Cir	0.04 0.30	1.47 3.97	4.63 12.49	
9	8	Grate	0.013	74.000	0.00 0.02 0.00	0.00 0.08 0.00	0.00 0.08 0.00	10.93	3.34	8.60	0.08	0.00 0.65	44.66	42.81 41.03 39.53	42.80 40.66 39.16	0.00 0.37	18 18 Cir	0.00 0.50	0.37 4.20	0.65 7.43	
10	9	Grate	0.013	16.000	0.00 0.06 0.00	0.00 0.06 0.00	0.00 0.06 0.00	10.00	0.93	8.92	0.06	0.00 0.51	43.54	42.81 41.08 39.58	42.81 41.03 39.53	0.00 0.05	18 18 Cir	0.00 0.31	0.29 3.32	0.51 5.87	

NOTES: Intensity = 73.72 / (Inlet time + 7.70) ^ 0.73 (in/hr)

Sutton Crossings

FL-DOT Report 25 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q / Total Flow	Inlet elev	Elev of HGL / Elev of Crown / Elev of Invert			Rise / Span	HGL / Pipe	ADD / Full Flow		Date: 2/11/2025 / Frequency: 25 yrs / Proj: Sutton Crossings Sto
					C1 = 0.3 C2 = 0.95 C3 = 0.9																
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
11	2	Grate	0.012	41.000	0.00 0.88 0.00	0.00 0.88 0.00	0.00 0.84 0.00	10.00	0.29	8.92	0.84	0.00 7.46	43.12	42.98 41.50 39.50	42.94 40.98 38.98	0.04 0.52	24 24 Cir	0.09 1.27	2.37 8.78	7.46 27.59	

NOTES: Intensity = 73.72 / (Inlet time + 7.70) ^ 0.73 (in/hr)

Sutton Crossings

FL-DOT Report

100 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len	Drainage Area C1 = 0.3 C2 = 0.95 C3 = 0.9			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q / Total Flow	Inlet elev	Elev of HGL / Elev of Crown / Elev of Invert			Rise / Span	HGL / Pipe	ADD / Full Flow		Date: 2/11/2025 / Frequency: 100 yrs / Proj: Sutton Crossings Sto
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	Grate	0.012	28.000	0.00 0.07 0.00	1.13 1.73 0.00	0.34 1.64 0.00	17.60	0.16	7.27	1.98	0.00 14.42	42.55	43.09 40.64 38.14	43.06 40.50 38.00	0.03 0.14	30 30 Cir	0.11 0.50	2.94 6.40	14.42 31.42	
2	1	Grate	0.012	105.000	0.00 0.14 0.00	1.13 1.02 0.00	0.34 0.97 0.00	16.43	0.55	7.51	1.31	0.00 9.83	43.17	43.46 40.98 38.98	43.29 40.14 38.14	0.17 0.84	24 24 Cir	0.16 0.80	3.13 6.98	9.83 21.92	
3	2	MH	0.013	88.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	14.72	1.71	7.90	0.34	0.00 2.68	43.40	43.70 41.24 39.24	43.69 40.98 38.98	0.01 0.26	24 24 Cir	0.01 0.30	0.85 3.91	2.68 12.29	
4	3	MH	0.013	56.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	13.66	1.06	8.17	0.34	0.00 2.77	43.85	43.72 41.41 39.41	43.71 41.24 39.24	0.01 0.17	24 24 Cir	0.02 0.30	0.88 3.97	2.77 12.46	
5	4	MH	0.012	124.000	0.00 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	11.49	2.17	8.81	0.34	0.00 2.99	43.85	43.75 41.66 39.66	43.73 41.41 39.41	0.02 0.25	24 24 Cir	0.01 0.20	0.95 3.50	2.99 11.00	
6	5	Genr	0.012	90.000	1.13 0.00 0.00	1.13 0.00 0.00	0.34 0.00 0.00	10.00	1.49	9.33	0.34	0.00 3.16	44.00	43.77 42.00 40.00	43.76 41.66 39.66	0.01 0.34	24 24 Cir	0.02 0.38	1.01 4.79	3.16 15.06	
7	1	MH	0.013	37.000	0.00 0.00 0.00	0.00 0.64 0.00	0.00 0.61 0.00	17.18	0.43	7.36	0.61	0.00 4.47	43.00	43.31 40.27 38.27	43.29 40.14 38.14	0.01 0.13	24 24 Cir	0.04 0.35	1.42 4.27	4.47 13.41	
8	7	Grate	0.013	292.000	0.00 0.56 0.00	0.00 0.64 0.00	0.00 0.61 0.00	14.07	3.11	8.07	0.61	0.00 4.90	44.10	43.47 41.16 39.16	43.34 40.27 38.27	0.14 0.89	24 24 Cir	0.05 0.30	1.56 3.97	4.90 12.49	
9	8	Grate	0.013	74.000	0.00 0.02 0.00	0.00 0.08 0.00	0.00 0.08 0.00	10.89	3.18	9.01	0.08	0.00 0.68	44.66	43.53 41.03 39.53	43.53 40.66 39.16	0.00 0.37	18 18 Cir	0.00 0.50	0.39 4.20	0.68 7.43	
10	9	Grate	0.013	16.000	0.00 0.06 0.00	0.00 0.06 0.00	0.00 0.06 0.00	10.00	0.89	9.33	0.06	0.00 0.53	43.54	43.54 41.08 39.58	43.54 41.03 39.53	0.00 0.05	18 18 Cir	0.00 0.31	0.30 3.32	0.53 5.87	

NOTES: Intensity = 52.22 / (Inlet time + 5.60) ^ 0.63 (in/hr)

Sutton Crossings

FL-DOT Report

100 YR 24 Hr Storm

Line No	To Line	Type of struc	n - Value	Len	Drainage Area C1 = 0.3 C2 = 0.95 C3 = 0.9			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q / Total Flow	Inlet elev	Elev of HGL / Elev of Crown / Elev of Invert			Rise / Span	HGL / Pipe	ADD / Full Flow		Date: 2/11/2025 / Frequency: 100 yrs / Proj: Sutton Crossings Sto
					Increment (ac)	Sub-Total (ac)	Sum CA							Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		Q (cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
11	2	Grate	0.012	41.000	0.00 0.88 0.00	0.00 0.88 0.00	0.00 0.84 0.00	10.00	0.28	9.33	0.84	0.00 7.80	43.12	43.73 41.50 39.50	43.69 40.98 38.98	0.04 0.52	24 24 Cir	0.10 1.27	2.48 8.78	7.80 27.59	

NOTES: Intensity = 52.22 / (Inlet time + 5.60) ^ 0.63 (in/hr)

Sutton Crossings

PROJECT NAME: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

SUMMARY OF GROUND COVER DATA

ON-SITE AREA

BASIN	Land Use Description	Runoff Coefficient	CN	Area (ac.)	Total Area (ac)	Weighted CN	Weighted Runoff Coefficient
PRE-DEVELOPMENT BASIN	Impervious	0.95	98	0.00	6.13	**30.0**	**0.3**
	Woods (Hydrologic Soil Group A)	0.30	30	6.13			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 1	Impervious	0.95	98	1.45	1.52	**95.3**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.07			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 2	Impervious	0.95	98	0.17	0.52	**58.3**	**0.5**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.35			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 3	Impervious	0.95	98	0.96	1.13	**89.1**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.17			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 4-A	Impervious	0.95	98	1.41	1.66	**89.1**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.25			
	Open Water	1.00	100	0.00			
POST-DEVELOPMENT BASIN 4-B	Impervious	0.95	98	0.77	0.91	**88.9**	**0.9**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.14			
	Open Water	1.00	100	0.00			
POST-BP BYPASS	Impervious	0.95	98	0.12	0.39	**57.2**	**0.5**
	Open Space (Hydrologic Soil Group A)	0.30	39	0.27			
	Open Water	1.00	100	0.00			

Notes:
1.) See Appendix D for NRCS Soils Map
2.) CN Values based on Hydrologic Soil Group information provided within the geotechnical report
3.) CN numbers per TR-55, Urban Hydrology for Small Watersheds

LOT	AREA (AC)	PROPOSED IMPERVIOUS AREA (AC)	TOTAL ALLOWABLE IMPERVIOUS (AC)	TOTAL REMIAINING IMPERVIOUS (AC)	%
LOT 1	1.91	1.57	1.57	0.00	82%
LOT 2	0.52	0.17	0.17	0.00	33%
LOT 3	1.13	0.00	0.96	0.96	85%
LOT 4-A	1.66	0.00	1.41	1.41	85%
LOT 4-B	0.91	0.00	0.77	0.77	85%
TOTAL	6.13	1.74	4.88	3.14	

PROJECT: **SUTTON CROSSINGS**
PROJECT #: **FLA240162.00**

PRE DEVELOPMENT - Time of Concentration (Tc) Summary

Flow Parameter	Pre Development
Overland Flow	
Length (ft)	100
Slope (%)	1.00%
Manning n (1)	0.4
P (in) (2)	4.50
Tc (min) (3)	23.89
Shallow Concentrated Flow	
Swale Length (ft)	425
Swale Slope (%)	1.10%
Tc (min) (4)	4.19
TOTAL Tc	**28.1**

NOTES:

(1) From Table 2.2 of FDOT Drainage Manual, 2020 dense grass
(2) 2yr/24hr rainfall depth from NOAA rainfall data
(3) From Eq. 1 of "Tc Methodology by Flow Regime"
(4) From Eqs. 2 and 3 of "Tc Methodology by Flow Regime"
(5) Cross sectional area of inner pipe
(6) Perimeter of inner pipe
(7) Hydraulic Radius where R=A/P
(8) From Table T-1 of FDOT Hydrology Handbook, 2000

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 1)

IMPERVIOUS AREA	**(ac)**	1.45
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.151 6579

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 1)

BASIN AREA	**(ac)**	1.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.063 2759

SJRWMD ADDTIONAL REQUIRED TREATMENT

BASIN AREA	**(ac)**	1.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.063 2759

TOTAL REQUIRED TREATMENT (BASIN 1)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.214 9338

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 2)

IMPERVIOUS AREA	**(ac)**	0.17
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.018 771

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 2)

BASIN AREA	**(ac)**	0.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.022 946

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 2)

BASIN AREA	**(ac)**	0.52
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.022 946

TOTAL REQUIRED TREATMENT (BASIN 2)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.043 1891

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 3)

IMPERVIOUS AREA	**(ac)**	0.96
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.100 4356

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 3)

BASIN AREA	**(ac)**	1.13
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.047 2051

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 3)

BASIN AREA	**(ac)**	1.13
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.047 2051

TOTAL REQUIRED TREATMENT (BASIN 3)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.147 6407

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 4-A)

IMPERVIOUS AREA	**(ac)**	1.41
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.147 6398

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 4-A)

BASIN AREA	**(ac)**	1.66
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.069 3013

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 4-A)

BASIN AREA	**(ac)**	1.66
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.069 3013

TOTAL REQUIRED TREATMENT (BASIN 4-A)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.216 9411

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

SJRWMD REQUIRED TREATMENT OVER IMPERVIOUS AREA (BASIN 4-B)

IMPERVIOUS AREA	**(ac)**	0.77
DEPTH OF TREATMENT	**(in)**	1.25
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.080 3494

SJRWMD REQUIRED TREATMENT OVER DRAINAGE AREA (BASIN 4-B)

BASIN AREA	**(ac)**	0.91
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.038 1652

SJRWMD ADDTIONAL REQUIRED TREATMENT (BASIN 4-B)

BASIN AREA	**(ac)**	0.91
DEPTH OF TREATMENT	**(in)**	0.50
WATER QUALITY VOLUME	**(ac-ft)** **(cu-ft)**	0.038 1652

TOTAL REQUIRED TREATMENT (BASIN 4-B)

TOTAL QUALITY WATER VOLUME	**(ac-ft)** **(cu-ft)**	0.118 5146

PROJECT NAME: SUTTON CROSSINGS
PROJECT #: FLA240162.00

Stage - Storage Calculations

DRY RETENTION - POND 1

Elevation+7:787:18 (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
40.00	10,800	0.248	0.000	0.000	0
40.07	10,800	0.248	0.017	0.017	720
40.15	10,800	0.248	0.021	0.037	1620
40.23	10,800	0.248	0.021	0.058	2520
40.32	10,800	0.248	0.021	0.079	3420
40.40	10,800	0.248	0.021	0.099	4320
40.48	10,800	0.248	0.021	0.120	5220
40.57	10,800	0.248	0.021	0.140	6120
40.65	10,800	0.248	0.021	0.161	7020
40.73	10,800	0.248	0.021	0.182	7920
40.82	10,800	0.248	0.021	0.202	8820
40.90	10,800	0.248	0.021	0.223	9720
40.98	10,800	0.248	0.021	0.244	10620
41.07	10,800	0.248	0.021	0.264	11520
41.15	10,800	0.248	0.021	0.285	12420
41.23	10,800	0.248	0.021	0.306	13320
41.32	10,800	0.248	0.021	0.326	14220
41.40	10,800	0.248	0.021	0.347	15120
41.48	10,800	0.248	0.021	0.368	16020
41.57	10,800	0.248	0.021	0.388	16920
41.65	10,800	0.248	0.021	0.409	17820
41.73	10,800	0.248	0.021	0.430	18720
41.82	10,800	0.248	0.021	0.450	19620
41.90	10,800	0.248	0.021	0.471	20520
41.98	10,800	0.248	0.021	0.492	21420
42.07	10,800	0.248	0.021	0.512	22320
42.15	10,800	0.248	0.021	0.533	23220
42.23	10,800	0.248	0.021	0.554	24120
44.00	10,800	0.248	0.438	0.992	43200

DRY RETENTION - POND 2

Elevation (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
40.00	3,104	0.071	0.000	0.000	0
40.07	3,104	0.071	0.005	0.005	207
40.15	3,104	0.071	0.006	0.011	466
40.23	3,104	0.071	0.006	0.017	724
40.32	3,104	0.071	0.006	0.023	983
40.40	3,104	0.071	0.006	0.029	1242
40.48	3,104	0.071	0.006	0.034	1500
40.57	3,104	0.071	0.006	0.040	1759
40.65	3,104	0.071	0.006	0.046	2018
40.73	3,104	0.071	0.006	0.052	2276
40.82	3,104	0.071	0.006	0.058	2535
40.90	3,104	0.071	0.006	0.064	2794
40.98	3,104	0.071	0.006	0.070	3052
41.07	3,104	0.071	0.006	0.076	3311
41.15	3,104	0.071	0.006	0.082	3570
41.23	3,104	0.071	0.006	0.088	3828
41.32	3,104	0.071	0.006	0.094	4087
41.40	3,104	0.071	0.006	0.100	4346
41.48	3,104	0.071	0.006	0.106	4604
41.57	3,104	0.071	0.006	0.112	4863
41.65	3,104	0.071	0.006	0.118	5122
41.73	3,104	0.071	0.006	0.124	5380
41.82	3,104	0.071	0.006	0.129	5639
41.90	3,104	0.071	0.006	0.135	5898
41.98	3,104	0.071	0.006	0.141	6156
42.07	3,104	0.071	0.006	0.147	6415
42.15	3,104	0.071	0.006	0.153	6674
42.23	3,104	0.071	0.006	0.159	6932
44.00	3,104	0.071	0.126	0.285	12416

DRY RETENTION - UNDERGROUND CHAMBERS

Elevation (ft NGVD)	Area (sq ft)	Area (acres)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
39.90	8961.54	0.206	**0**	**0**	**0**
39.98	8961.54	0.206	0.017	0.017	747
40.00	8961.54	0.206	0.003	0.021	896
40.07	8961.54	0.206	0.014	0.034	1494
40.15	8961.54	0.206	0.017	0.051	2240
40.23	8961.54	0.206	0.017	0.069	2987
40.32	8961.54	0.206	0.017	0.086	3734
40.40	8961.54	0.206	0.017	0.103	4481
40.48	19507.70	0.448	0.027	0.130	5667
40.57	19289.96	0.443	0.037	0.167	7284
40.65	18995.82	0.436	0.037	0.204	8879
40.73	18698.69	0.429	0.036	0.240	10449
40.82	18333.45	0.421	0.035	0.275	11992
40.90	17892.81	0.411	0.035	0.310	13502
40.98	17446.90	0.401	0.034	0.344	14974
41.07	17007.82	0.390	0.033	0.377	16410
41.15	16422.99	0.377	0.032	0.409	17803
41.23	15758.15	0.362	0.031	0.439	19144
41.32	15022.83	0.345	0.029	0.469	20426
41.40	14137.10	0.325	0.028	0.497	21641
41.48	12966.42	0.298	0.026	0.523	22771
41.57	10915.95	0.251	0.023	0.546	23766
41.65	10098.87	0.232	0.020	0.566	24641
41.73	9393.81	0.216	0.019	0.584	25454
41.82	8961.54	0.206	0.018	0.602	26218
41.90	8961.54	0.206	0.017	0.619	26965
41.98	8961.54	0.206	0.017	0.636	27712
42.07	8961.54	0.206	0.017	0.653	28459
42.15	8961.54	0.206	0.017	0.670	29206
42.23	8961.54	0.206	0.017	0.688	29952

TOTAL STAGE VOLUME

Elevation (ft NGVD)	Incremental Volume (ac-ft)	Cumulative Volume (ac-ft)	Cumulative Volume (c-ft)
39.90	0.000	0.000	0
39.98	0.017	0.017	747
40.00	0.003	0.021	896
40.07	0.035	0.056	2421
40.15	0.044	0.099	4326
40.23	0.044	0.143	6231
40.32	0.044	0.187	8137
40.40	0.044	0.231	10042
40.48	0.054	0.284	12387
40.57	0.064	0.348	15162
40.65	0.063	0.411	17916
40.73	0.063	0.474	20646
40.82	0.062	0.536	23347
40.90	0.061	0.597	26015
40.98	0.060	0.658	28647
41.07	0.060	0.717	31241
41.15	0.059	0.776	33792
41.23	0.057	0.833	36292
41.32	0.056	0.889	38733
41.40	0.054	0.944	41107
41.48	0.053	0.996	43395
41.57	0.049	1.046	45549
41.65	0.047	1.092	47583
41.73	0.045	1.138	49554
41.82	0.044	1.182	51477
41.90	0.044	1.225	53383
41.98	0.044	1.269	55288
42.07	0.044	1.313	57194
42.15	0.044	1.357	59099
42.23	0.044	1.400	61005
44.00	0.564	1.964	85568

TOTAL QUALITY WATER BASIN 1

TOTAL QUALITY WATER VOLUME	**(ac-ft)**	0.214
	(cu-ft)	9338

TOTAL QUALITY WATER BASIN 2

TOTAL QUALITY WATER VOLUME	**(ac-ft)**	0.043
	(cu-ft)	1891

TOTAL QUALITY WATER BASIN 3

TOTAL QUALITY WATER VOLUME	**(ac-ft)**	0.147
	(cu-ft)	6407

TOTAL QUALITY WATER BASIN 4-A

TOTAL QUALITY WATER VOLUME	**(ac-ft)**	0.216
	(cu-ft)	9411

TOTAL QUALITY WATER BASIN 4-B

TOTAL QUALITY WATER VOLUME	**(ac-ft)**	0.118
	(cu-ft)	5146

TOTAL QUALITY WATER BASIN

TOTAL QUALITY WATER VOLUME	**(ac-ft)**	0.739
	(cu-ft)	32193
WATER QUALITY ELEVATION	**(ft)**	41.10

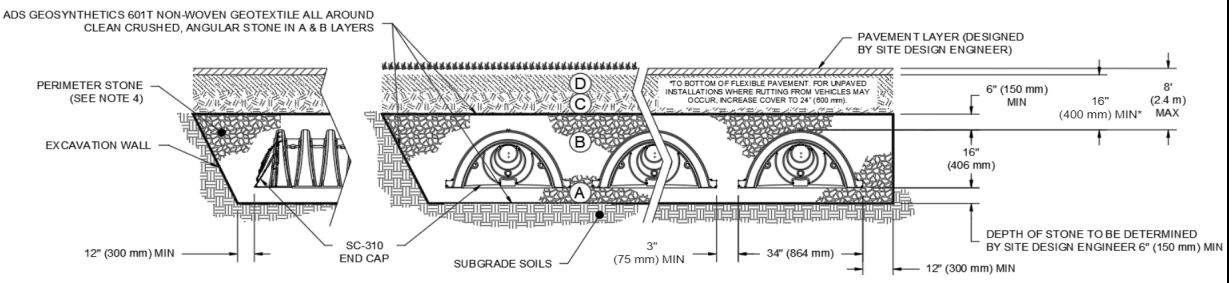
Project: SUTTON CROSSINGS

Area of System	22405	*sf*
Stone Porosity	40	*%*
Bottom of System EL	39.90	*ft*
Top of Storage EL		*ft*
Bottom of Storage EL		*ft*
Chamber Height	16	*in*
Chamber Length	85.4	*in*
Chamber Width	34	*in*
Row Space	3	*in*
Chamber Installed Footprint	21.9	*sf*
Stone Above Chambers	6	*in*
Stone Below Chambers	6	*in*
Chamber Total in System Area	1021	*qty*

Total Volume
29952.32
Vol. Below Top EL
29952.32
Vol. Below Bot EL
0.00
Design Volume
29952.32

StormTech SC-310 Cumulative Storage Volumes

Height of System *(inches)*	Incremental Chamber Storage *(cubic feet)*	Incremental Stone Storage *(cubic feet)*	Incremental Chamber & Stone *(cubic feet)*	Cumulative Total *(cubic feet)*	Elevation *(feet)*
28	0.00	746.80	746.80	29952.32	42.23
27	0.00	746.80	746.80	29205.52	42.15
26	0.00	746.80	746.80	28458.73	42.07
25	0.00	746.80	746.80	27711.93	41.98
24	0.00	746.80	746.80	26965.14	41.90
23	0.00	746.80	746.80	26218.34	41.82
22	60.04	722.78	782.82	25471.54	41.73
21	157.96	683.61	841.57	24688.73	41.65
20	271.45	638.22	909.66	23847.16	41.57
19	556.23	524.30	1080.54	22937.49	41.48
18	718.83	459.26	1178.09	21856.96	41.40
17	841.85	410.06	1251.90	20678.87	41.32
16	943.97	369.21	1313.18	19426.96	41.23
15	1036.31	332.27	1368.58	18113.78	41.15
14	1117.54	299.78	1417.32	16745.20	41.07
13	1178.52	275.39	1453.91	15327.88	40.98
12	1240.45	250.61	1491.07	13873.97	40.90
11	1301.65	226.13	1527.79	12382.91	40.82
10	1352.38	205.84	1558.22	10855.12	40.73
9	1393.65	189.34	1582.99	9296.90	40.65
8	1434.50	172.99	1607.50	7713.91	40.57
7	1464.74	160.90	1625.64	6106.41	40.48
6	0.00	746.80	746.80	4480.77	40.40
5	0.00	746.80	746.80	3733.98	40.32
4	0.00	746.80	746.80	2987.18	40.23
3	0.00	746.80	746.80	2240.39	40.15
2	0.00	746.80	746.80	1493.59	40.07
1	0.00	746.80	746.80	746.80	39.98



NOTE: If the software program being used allows for Stage Volume data, it is recommended to use the stage volume data from this spreadsheet. Software programs typically use linear interpolation to take stage area data and estimate stage volume data. Due to rounding differences over the total number of stages provided in this spreadsheet, the accuracy of the estimated volume could be off as much as 1%. It is recommended that the user check the software estimated volume and compare it to the volume listed in this spreadsheet to ensure the accuracy is within acceptable levels.

Stage Area Data

Height of System *(inches)*	Depth *(feet)*	Elevation *(feet)*	Area *(ft^2)*	Area *(acres)*
28	2.33	42.23	8961.54	0.2057
27	2.25	42.15	8961.54	0.2057
26	2.17	42.07	8961.54	0.2057
25	2.08	41.98	8961.54	0.2057
24	2.00	41.90	8961.54	0.2057
23	1.92	41.82	8961.54	0.2057
22	1.83	41.73	9393.81	0.2157
21	1.75	41.65	10098.87	0.2318
20	1.67	41.57	10915.95	0.2506
19	1.58	41.48	12966.42	0.2977
18	1.50	41.40	14137.10	0.3245
17	1.42	41.32	15022.83	0.3449
16	1.33	41.23	15758.15	0.3618
15	1.25	41.15	16422.99	0.3770
14	1.17	41.07	17007.82	0.3904
13	1.08	40.98	17446.90	0.4005
12	1.00	40.90	17892.81	0.4108
11	0.92	40.82	18333.45	0.4209
10	0.83	40.73	18698.69	0.4293
9	0.75	40.65	18995.82	0.4361
8	0.67	40.57	19289.96	0.4428
7	0.58	40.48	19507.70	0.4478
6	0.50	40.40	8961.54	0.2057
5	0.42	40.32	8961.54	0.2057
4	0.33	40.23	8961.54	0.2057
3	0.25	40.15	8961.54	0.2057
2	0.17	40.07	8961.54	0.2057
1	0.08	39.98	8961.54	0.2057
0	0.00	39.90	8961.54	0.2057

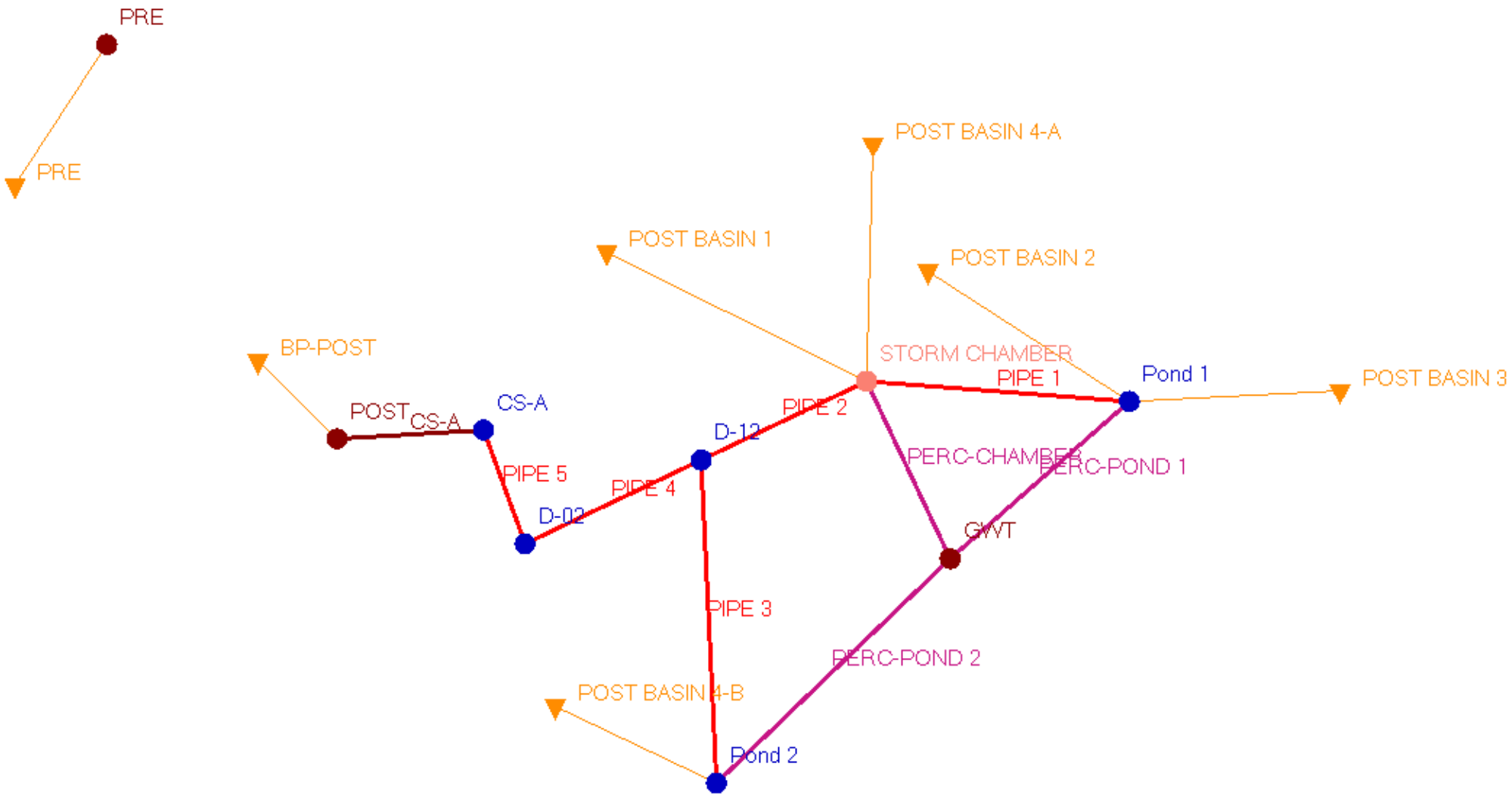
PROJECT NAME: **SUTTON CROSSINGS**
PROJECT NUMBER: **FLA240162.00**

Max Stage		
Simulation	**Node Name**	**Pond Stage (ft)**
010Y-24H	POND 1	41.79
010Y-24H	POND 2	41.78
010Y-24H	STORM CHAMBER	41.79
100Y-24H	POND 1	43.06
100Y-24H	POND 2	42.99
100Y-24H	STORM CHAMBER	43.05
025Y-24H	POND 1	42.39
025Y-24H	POND 2	42.36
025Y-24H	STORM CHAMBER	42.39
MEAN	POND 1	41.28
MEAN	POND 2	41.28
MEAN	STORM CHAMBER	41.28

Simulation	**Pre Q (cfs)**	**Post Q (cfs)**
MEAN	0	0.28
010Y-24H	0.14	5.20
025Y-24H	0.57	11.60
100Y-24H	2.01	16.08

Appendix C

ICPR4 - Summary Tables


PRE
PRE
POST BASIN 4-A
POST BASIN 1
POST BASIN 2
BP-POST
STORM CHAMBER
PIPE 1
Pond 1
POST BASIN 3
POST
CS-A
CS-A
PIPE 2
D-12
PERC-CHAMBER
PERC-POND 1
PIPE 5
PIPE 4
D-02
GWT
PIPE 3
PERC-POND 2
POST BASIN 4-B
Pond 2

Simple Basin:

Scenario:	Scenario1
Node:	
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	0.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	
Peaking Factor:	0.0
Area:	0.0000 ac
Curve Number:	0.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BP-POST

Scenario:	Scenario1
Node:	POST
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.3900 ac
Curve Number:	57.2
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 1

Scenario:	Scenario1
Node:	STORM CHAMBER
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.5200 ac
Curve Number:	95.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 2

Scenario:	Scenario1
Node:	Pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.5200 ac
Curve Number:	58.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 3

Scenario:	Scenario1
Node:	Pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	99999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.1300 ac
Curve Number:	89.2
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 4-A

Scenario:	Scenario1
Node:	STORM CHAMBER
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	1.6600 ac
Curve Number:	89.2
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST BASIN 4-B

Scenario:	Scenario1
Node:	Pond 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.9100 ac
Curve Number:	89.2
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: PRE

Scenario:	Scenario1
Node:	PRE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	28.1000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.1300 ac
Curve Number:	30.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: CS-A

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	38.90 ft
Warning Stage:	44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.0001	4
999.00	0.0010	44

Comment:

Node: D-02

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	38.90 ft
Warning Stage:	44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.0010	44
999.00	0.0010	44

Comment:

Node: D-12

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
0.00	0.0001	4
999.00	0.0010	44

Comment:

Node: GWT

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 38.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	38.90
0	0	0	72.0000	38.90

Comment:

Node: POST

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: PRE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs

Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Pond 1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
40.00	0.2480	10803
41.00	0.2480	10803
42.00	0.2480	10803
43.00	0.2480	10803
44.00	0.2480	10803

Comment:

Node: Pond 2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Area [ac]	Area [ft2]
40.00	0.0710	3093
41.00	0.0710	3093
42.00	0.0710	3093
43.00	0.0710	3093
44.00	0.0710	3093

Comment:

Node: STORM CHAMBER

Scenario: Scenario1
Type: Stage/Volume

Base Flow: 0.00 cfs
Initial Stage: 38.90 ft
Warning Stage: 44.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
39.90	0.00	0
40.48	0.14	6098
40.90	0.32	13939
41.40	0.50	21780
41.90	0.62	27007
42.23	0.69	30056

Comment: Used StormTech Calculator to developed Z-V table.

SC-310 chambers

Drop Structure Link: CS-A		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	38.00 ft	Invert:	37.67 ft
From Node:	CS-A	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	POST	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	94.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	41.20 ft	Ref Node:	
Control Elevation:	41.20 ft	Discharge Coefficients	
Max Depth:	9999.00 ft	Weir Default:	3.200
Max Width:	4.00 ft	Weir Table:	
Fillet:	0.00 ft		

Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Percolation Link: PERC-CHAMBER

Scenario:	Scenario1	Surface Area Option:	User Specified
From Node:	STORM CHAMBER	Bottom Elevation:	39.90 ft
To Node:	GWT	Surface Area:	0.6000 ac
Link Count:	1	Vertical Flow Termination:	Horizontal Flow Algorithm
Flow Direction:	Both	Perimeter 1:	807.00 ft
Aquifer Base Elevation:	34.00 ft	Perimeter 2:	1074.00 ft
Water Table Elevation:	38.90 ft	Perimeter 3:	1385.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	22.250 fpd	Distance P2 to P3:	50.00 ft
Vertical Conductivity:	14.830 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.250	# of Cells P2 to P3:	29
Layer Thickness:	1.00 ft		

Comment:

Percolation Link: PERC-POND 1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 1		
To Node:	GWT	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	208.00 ft
Flow Direction:	Both	Perimeter 2:	262.00 ft
Aquifer Base Elevation:	34.00 ft	Perimeter 3:	519.00 ft
Water Table Elevation:	38.90 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	50.00 ft
Horizontal Conductivity:	16.270 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	10.120 fpd	# of Cells P2 to P3:	29
Fillable Porosity:	0.250		
Layer Thickness:	1.00 ft		

Comment:

Percolation Link: PERC-POND 2

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pond 2		
To Node:	GWT	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	156.00 ft

Flow Direction:	Both		
Aquifer Base Elevation:	36.00 ft	Perimeter 2:	272.00 ft
Water Table Elevation:	38.07 ft	Perimeter 3:	594.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	14.290 fpd	Distance P2 to P3:	50.00 ft
Vertical Conductivity:	8.890 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.250	# of Cells P2 to P3:	29
Layer Thickness:	1.93 ft		

Comment:

Pipe Link: PIPE 1		Upstream		Downstream	
Scenario:	Scenario1	Invert:	40.00 ft	Invert:	40.00 ft
From Node:	Pond 1	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	STORM CHAMBER	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	8.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PIPE 2		Upstream		Downstream	
Scenario:	Scenario1	Invert:	39.50 ft	Invert:	38.98 ft
From Node:	STORM CHAMBER	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	D-12	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	40.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PIPE 3		Upstream		Downstream	
Scenario:	Scenario1	Invert:	40.00 ft	Invert:	38.98 ft
From Node:	Pond 2	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	D-12	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	349.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: PIPE 4		Upstream		Downstream	
Scenario:	Scenario1	Invert:	38.98 ft	Invert:	38.14 ft
From Node:	D-12	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	D-02	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	106.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: PIPE 5		Upstream		Downstream	
Scenario:	Scenario1	Invert:	38.14 ft	Invert:	38.00 ft
From Node:	D-02	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	CS-A	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	28.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 010Y-24H

Scenario: Scenario1
Run Date/Time: 2/11/2025 1:02:36 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	6.80 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-24H

Scenario: Scenario1
Run Date/Time: 2/11/2025 1:03:17 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.0000	0.0500
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	8.60 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-24H

Scenario: Scenario1
Run Date/Time: 2/11/2025 1:04:16 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	10.80 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2

Energy Switch (1D): Energy

Comment:

Simulation: MEAN

Scenario: Scenario1
Run Date/Time: 2/11/2025 1:05:00 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	4.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POST	010Y-24H	0.00	0.00	0.0000	5.20	0.00	0
PRE	010Y-24H	0.00	0.00	0.0000	0.14	0.00	0
Pond 1	010Y-24H	44.00	41.79	0.0007	8.87	1.63	10811
Pond 2	010Y-24H	44.00	41.78	0.0008	3.91	1.65	3431
STORM CHAMBER	010Y-24H	44.00	41.79	0.0010	15.25	4.75	17215
POST	025Y-24H	0.00	0.00	0.0000	11.60	0.00	0
PRE	025Y-24H	0.00	0.00	0.0000	0.57	0.00	0
Pond 1	025Y-24H	44.00	42.39	0.0006	11.10	3.84	10811
Pond 2	025Y-24H	44.00	42.36	0.0006	5.05	2.40	3430
STORM CHAMBER	025Y-24H	44.00	42.39	-0.0010	18.15	9.95	17216
POST	100Y-24H	0.00	0.00	0.0000	16.08	0.00	0
PRE	100Y-24H	0.00	0.00	0.0000	2.01	0.00	0
Pond 1	100Y-24H	44.00	43.06	0.0010	14.99	5.70	10811
Pond 2	100Y-24H	44.00	42.99	0.0009	6.98	3.33	3430
STORM CHAMBER	100Y-24H	44.00	43.05	0.0010	24.71	13.63	17216
POST	MEAN	0.00	0.00	0.0000	0.28	0.00	0
PRE	MEAN	0.00	0.00	0.0000	0.00	0.00	0
Pond 1	MEAN	44.00	41.28	0.0010	6.71	1.27	10811
Pond 2	MEAN	44.00	41.28	0.0005	2.60	1.25	3431
STORM CHAMBER	MEAN	44.00	41.28	0.0010	10.34	4.73	17216

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	0.0000	41.10	0.00
RECOVERY	Pond 1	0.2506	40.75	1.27
RECOVERY	Pond 1	0.5003	40.68	1.27
RECOVERY	Pond 1	0.7506	40.62	0.24
RECOVERY	Pond 1	1.0000	40.60	0.28
RECOVERY	Pond 1	1.2509	40.58	0.25
RECOVERY	Pond 1	1.5001	40.56	0.23
RECOVERY	Pond 1	1.7510	40.54	0.14
RECOVERY	Pond 1	2.0026	40.53	0.13
RECOVERY	Pond 1	2.2513	40.52	0.11
RECOVERY	Pond 1	2.5010	40.51	0.10
RECOVERY	Pond 1	2.7501	40.51	0.09
RECOVERY	Pond 1	3.0006	40.50	0.09
RECOVERY	Pond 1	3.2503	40.49	0.08
RECOVERY	Pond 1	3.5032	40.48	0.08
RECOVERY	Pond 1	3.7509	40.48	0.07
RECOVERY	Pond 1	4.0036	40.47	0.07
RECOVERY	Pond 1	4.2515	40.47	0.07
RECOVERY	Pond 1	4.5007	40.46	0.07
RECOVERY	Pond 1	4.7506	40.45	0.06
RECOVERY	Pond 1	5.0034	40.45	0.06
RECOVERY	Pond 1	5.2506	40.44	0.06
RECOVERY	Pond 1	5.5001	40.44	0.06
RECOVERY	Pond 1	5.7514	40.43	0.06
RECOVERY	Pond 1	6.0001	40.43	0.06
RECOVERY	Pond 1	6.2539	40.42	0.05
RECOVERY	Pond 1	6.5024	40.42	0.05
RECOVERY	Pond 1	6.7536	40.42	0.05
RECOVERY	Pond 1	7.0025	40.41	0.05
RECOVERY	Pond 1	7.2526	40.41	0.05
RECOVERY	Pond 1	7.5022	40.40	0.05
RECOVERY	Pond 1	7.7509	40.40	0.05
RECOVERY	Pond 1	8.0012	40.40	0.05
RECOVERY	Pond 1	8.2529	40.39	0.05
RECOVERY	Pond 1	8.5043	40.39	0.04
RECOVERY	Pond 1	8.7504	40.38	0.04
RECOVERY	Pond 1	9.0037	40.38	0.04
RECOVERY	Pond 1	9.2512	40.38	0.04
RECOVERY	Pond 1	9.5001	40.37	0.04
RECOVERY	Pond 1	9.7515	40.37	0.04
RECOVERY	Pond 1	10.0002	40.37	0.04
RECOVERY	Pond 1	10.2502	40.36	0.04

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	10.5008	40.36	0.04
RECOVERY	Pond 1	10.7553	40.36	0.04
RECOVERY	Pond 1	11.0053	40.35	0.04
RECOVERY	Pond 1	11.2547	40.35	0.04
RECOVERY	Pond 1	11.5039	40.35	0.04
RECOVERY	Pond 1	11.7501	40.34	0.04
RECOVERY	Pond 1	12.0022	40.34	0.04
RECOVERY	Pond 1	12.2518	40.34	0.04
RECOVERY	Pond 1	12.5036	40.34	0.04
RECOVERY	Pond 1	12.7510	40.33	0.04
RECOVERY	Pond 1	13.0000	40.33	0.03
RECOVERY	Pond 1	13.2531	40.33	0.03
RECOVERY	Pond 1	13.5018	40.32	0.03
RECOVERY	Pond 1	13.7507	40.32	0.03
RECOVERY	Pond 1	14.0037	40.32	0.03
RECOVERY	Pond 1	14.2539	40.32	0.03
RECOVERY	Pond 1	14.5037	40.31	0.03
RECOVERY	Pond 1	14.7505	40.31	0.03
RECOVERY	Pond 1	15.0045	40.31	0.03
RECOVERY	Pond 1	15.2535	40.30	0.03
RECOVERY	Pond 1	15.5033	40.30	0.03
RECOVERY	Pond 1	15.7518	40.30	0.03
RECOVERY	Pond 1	16.0009	40.30	0.03
RECOVERY	Pond 1	16.2534	40.29	0.03
RECOVERY	Pond 1	16.5040	40.29	0.03
RECOVERY	Pond 1	16.7519	40.29	0.03
RECOVERY	Pond 1	17.0036	40.29	0.03
RECOVERY	Pond 1	17.2514	40.28	0.03
RECOVERY	Pond 1	17.5006	40.28	0.03
RECOVERY	Pond 1	17.7580	40.28	0.03
RECOVERY	Pond 1	18.0023	40.28	0.03
RECOVERY	Pond 1	18.2545	40.27	0.03
RECOVERY	Pond 1	18.5003	40.27	0.03
RECOVERY	Pond 1	18.7519	40.27	0.03
RECOVERY	Pond 1	19.0023	40.27	0.03
RECOVERY	Pond 1	19.2501	40.27	0.03
RECOVERY	Pond 1	19.5012	40.26	0.03
RECOVERY	Pond 1	19.7524	40.26	0.03
RECOVERY	Pond 1	20.0035	40.26	0.03
RECOVERY	Pond 1	20.2536	40.26	0.03
RECOVERY	Pond 1	20.5044	40.25	0.03
RECOVERY	Pond 1	20.7500	40.25	0.03

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	21.0043	40.25	0.03
RECOVERY	Pond 1	21.2515	40.25	0.03
RECOVERY	Pond 1	21.5010	40.25	0.03
RECOVERY	Pond 1	21.7511	40.24	0.03
RECOVERY	Pond 1	22.0003	40.24	0.03
RECOVERY	Pond 1	22.2548	40.24	0.03
RECOVERY	Pond 1	22.5027	40.24	0.03
RECOVERY	Pond 1	22.7568	40.23	0.02
RECOVERY	Pond 1	23.0025	40.23	0.02
RECOVERY	Pond 1	23.2534	40.23	0.02
RECOVERY	Pond 1	23.5040	40.23	0.02
RECOVERY	Pond 1	23.7501	40.23	0.02
RECOVERY	Pond 1	24.0009	40.22	0.02
RECOVERY	Pond 1	24.2516	40.22	0.02
RECOVERY	Pond 1	24.5016	40.22	0.02
RECOVERY	Pond 1	24.7532	40.22	0.02
RECOVERY	Pond 1	25.0002	40.22	0.02
RECOVERY	Pond 1	25.2506	40.21	0.02
RECOVERY	Pond 1	25.5037	40.21	0.02
RECOVERY	Pond 1	25.7531	40.21	0.02
RECOVERY	Pond 1	26.0063	40.21	0.02
RECOVERY	Pond 1	26.2590	40.21	0.02
RECOVERY	Pond 1	26.5071	40.20	0.02
RECOVERY	Pond 1	26.7543	40.20	0.02
RECOVERY	Pond 1	27.0066	40.20	0.02
RECOVERY	Pond 1	27.2529	40.20	0.02
RECOVERY	Pond 1	27.5005	40.20	0.02
RECOVERY	Pond 1	27.7509	40.20	0.02
RECOVERY	Pond 1	28.0058	40.19	0.02
RECOVERY	Pond 1	28.2501	40.19	0.02
RECOVERY	Pond 1	28.5018	40.19	0.02
RECOVERY	Pond 1	28.7551	40.19	0.02
RECOVERY	Pond 1	29.0017	40.19	0.02
RECOVERY	Pond 1	29.2553	40.18	0.02
RECOVERY	Pond 1	29.5062	40.18	0.02
RECOVERY	Pond 1	29.7509	40.18	0.02
RECOVERY	Pond 1	30.0084	40.18	0.02
RECOVERY	Pond 1	30.2504	40.18	0.02
RECOVERY	Pond 1	30.5069	40.18	0.02
RECOVERY	Pond 1	30.7572	40.17	0.02
RECOVERY	Pond 1	31.0048	40.17	0.02
RECOVERY	Pond 1	31.2509	40.17	0.02

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	31.5063	40.17	0.02
RECOVERY	Pond 1	31.7513	40.17	0.02
RECOVERY	Pond 1	32.0009	40.17	0.02
RECOVERY	Pond 1	32.2502	40.16	0.02
RECOVERY	Pond 1	32.5024	40.16	0.02
RECOVERY	Pond 1	32.7543	40.16	0.02
RECOVERY	Pond 1	33.0020	40.16	0.02
RECOVERY	Pond 1	33.2562	40.16	0.02
RECOVERY	Pond 1	33.5007	40.16	0.02
RECOVERY	Pond 1	33.7505	40.15	0.02
RECOVERY	Pond 1	34.0057	40.15	0.02
RECOVERY	Pond 1	34.2533	40.15	0.02
RECOVERY	Pond 1	34.5098	40.15	0.02
RECOVERY	Pond 1	34.7527	40.15	0.02
RECOVERY	Pond 1	35.0001	40.15	0.02
RECOVERY	Pond 1	35.2570	40.14	0.02
RECOVERY	Pond 1	35.5107	40.14	0.02
RECOVERY	Pond 1	35.7598	40.14	0.02
RECOVERY	Pond 1	36.0040	40.14	0.02
RECOVERY	Pond 1	36.2528	40.14	0.02
RECOVERY	Pond 1	36.5027	40.14	0.02
RECOVERY	Pond 1	36.7544	40.13	0.02
RECOVERY	Pond 1	37.0082	40.13	0.02
RECOVERY	Pond 1	37.2515	40.13	0.02
RECOVERY	Pond 1	37.5050	40.13	0.02
RECOVERY	Pond 1	37.7578	40.13	0.02
RECOVERY	Pond 1	38.0028	40.13	0.02
RECOVERY	Pond 1	38.2500	40.13	0.02
RECOVERY	Pond 1	38.5006	40.12	0.02
RECOVERY	Pond 1	38.7534	40.12	0.02
RECOVERY	Pond 1	39.0062	40.12	0.02
RECOVERY	Pond 1	39.2532	40.12	0.02
RECOVERY	Pond 1	39.5025	40.12	0.02
RECOVERY	Pond 1	39.7512	40.12	0.02
RECOVERY	Pond 1	40.0032	40.12	0.02
RECOVERY	Pond 1	40.2535	40.11	0.02
RECOVERY	Pond 1	40.5023	40.11	0.02
RECOVERY	Pond 1	40.7550	40.11	0.02
RECOVERY	Pond 1	41.0056	40.11	0.02
RECOVERY	Pond 1	41.2574	40.11	0.02
RECOVERY	Pond 1	41.5058	40.11	0.02
RECOVERY	Pond 1	41.7566	40.10	0.02

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	42.0041	40.10	0.02
RECOVERY	Pond 1	42.2522	40.10	0.02
RECOVERY	Pond 1	42.5031	40.10	0.02
RECOVERY	Pond 1	42.7517	40.10	0.02
RECOVERY	Pond 1	43.0011	40.10	0.02
RECOVERY	Pond 1	43.2573	40.10	0.02
RECOVERY	Pond 1	43.5045	40.10	0.02
RECOVERY	Pond 1	43.7549	40.09	0.02
RECOVERY	Pond 1	44.0022	40.09	0.02
RECOVERY	Pond 1	44.2506	40.09	0.02
RECOVERY	Pond 1	44.5054	40.09	0.02
RECOVERY	Pond 1	44.7505	40.09	0.02
RECOVERY	Pond 1	45.0072	40.09	0.02
RECOVERY	Pond 1	45.2520	40.09	0.02
RECOVERY	Pond 1	45.5009	40.08	0.02
RECOVERY	Pond 1	45.7538	40.08	0.02
RECOVERY	Pond 1	46.0015	40.08	0.02
RECOVERY	Pond 1	46.2502	40.08	0.02
RECOVERY	Pond 1	46.5029	40.08	0.02
RECOVERY	Pond 1	46.7508	40.08	0.02
RECOVERY	Pond 1	47.0005	40.08	0.02
RECOVERY	Pond 1	47.2537	40.07	0.02
RECOVERY	Pond 1	47.5043	40.07	0.02
RECOVERY	Pond 1	47.7561	40.07	0.02
RECOVERY	Pond 1	48.0094	40.07	0.02
RECOVERY	Pond 1	48.2507	40.07	0.02
RECOVERY	Pond 1	48.5043	40.07	0.02
RECOVERY	Pond 1	48.7500	40.07	0.01
RECOVERY	Pond 1	49.0008	40.07	0.01
RECOVERY	Pond 1	49.2513	40.06	0.01
RECOVERY	Pond 1	49.5033	40.06	0.01
RECOVERY	Pond 1	49.7518	40.06	0.01
RECOVERY	Pond 1	50.0039	40.06	0.01
RECOVERY	Pond 1	50.2533	40.06	0.01
RECOVERY	Pond 1	50.5023	40.06	0.01
RECOVERY	Pond 1	50.7528	40.06	0.01
RECOVERY	Pond 1	51.0020	40.06	0.01
RECOVERY	Pond 1	51.2547	40.06	0.01
RECOVERY	Pond 1	51.5020	40.05	0.01
RECOVERY	Pond 1	51.7504	40.05	0.01
RECOVERY	Pond 1	52.0024	40.05	0.01
RECOVERY	Pond 1	52.2537	40.05	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	52.5045	40.05	0.01
RECOVERY	Pond 1	52.7526	40.05	0.01
RECOVERY	Pond 1	53.0059	40.05	0.01
RECOVERY	Pond 1	53.2521	40.05	0.01
RECOVERY	Pond 1	53.5037	40.05	0.01
RECOVERY	Pond 1	53.7560	40.05	0.01
RECOVERY	Pond 1	54.0015	40.04	0.01
RECOVERY	Pond 1	54.2523	40.04	0.01
RECOVERY	Pond 1	54.5007	40.04	0.01
RECOVERY	Pond 1	54.7511	40.04	0.01
RECOVERY	Pond 1	55.0066	40.04	0.01
RECOVERY	Pond 1	55.2511	40.04	0.01
RECOVERY	Pond 1	55.5018	40.04	0.01
RECOVERY	Pond 1	55.7546	40.04	0.01
RECOVERY	Pond 1	56.0049	40.04	0.01
RECOVERY	Pond 1	56.2505	40.04	0.01
RECOVERY	Pond 1	56.5047	40.04	0.01
RECOVERY	Pond 1	56.7556	40.04	0.01
RECOVERY	Pond 1	57.0017	40.04	0.01
RECOVERY	Pond 1	57.2509	40.04	0.01
RECOVERY	Pond 1	57.5000	40.03	0.01
RECOVERY	Pond 1	57.7510	40.03	0.01
RECOVERY	Pond 1	58.0043	40.03	0.01
RECOVERY	Pond 1	58.2516	40.03	0.01
RECOVERY	Pond 1	58.5070	40.03	0.01
RECOVERY	Pond 1	58.7510	40.03	0.01
RECOVERY	Pond 1	59.0039	40.03	0.01
RECOVERY	Pond 1	59.2515	40.03	0.01
RECOVERY	Pond 1	59.5012	40.03	0.01
RECOVERY	Pond 1	59.7567	40.03	0.01
RECOVERY	Pond 1	60.0038	40.03	0.01
RECOVERY	Pond 1	60.2557	40.03	0.01
RECOVERY	Pond 1	60.5019	40.03	0.01
RECOVERY	Pond 1	60.7551	40.03	0.01
RECOVERY	Pond 1	61.0023	40.03	0.01
RECOVERY	Pond 1	61.2552	40.03	0.01
RECOVERY	Pond 1	61.5026	40.03	0.01
RECOVERY	Pond 1	61.7544	40.02	0.01
RECOVERY	Pond 1	62.0015	40.02	0.01
RECOVERY	Pond 1	62.2534	40.02	0.01
RECOVERY	Pond 1	62.5025	40.02	0.01
RECOVERY	Pond 1	62.7537	40.02	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	63.0021	40.02	0.01
RECOVERY	Pond 1	63.2546	40.02	0.01
RECOVERY	Pond 1	63.5039	40.02	0.01
RECOVERY	Pond 1	63.7504	40.02	0.01
RECOVERY	Pond 1	64.0005	40.02	0.01
RECOVERY	Pond 1	64.2520	40.02	0.01
RECOVERY	Pond 1	64.5042	40.02	0.01
RECOVERY	Pond 1	64.7517	40.02	0.01
RECOVERY	Pond 1	65.0050	40.02	0.01
RECOVERY	Pond 1	65.2576	40.02	0.01
RECOVERY	Pond 1	65.5005	40.02	0.01
RECOVERY	Pond 1	65.7530	40.02	0.01
RECOVERY	Pond 1	66.0037	40.02	0.01
RECOVERY	Pond 1	66.2567	40.02	0.01
RECOVERY	Pond 1	66.5031	40.02	0.01
RECOVERY	Pond 1	66.7552	40.02	0.00
RECOVERY	Pond 1	67.0034	40.02	0.00
RECOVERY	Pond 1	67.2515	40.01	0.00
RECOVERY	Pond 1	67.5013	40.01	0.00
RECOVERY	Pond 1	67.7505	40.01	0.00
RECOVERY	Pond 1	68.0044	40.01	0.00
RECOVERY	Pond 1	68.2517	40.01	0.00
RECOVERY	Pond 1	68.5040	40.01	0.00
RECOVERY	Pond 1	68.7553	40.01	0.00
RECOVERY	Pond 1	69.0061	40.01	0.00
RECOVERY	Pond 1	69.2535	40.01	0.00
RECOVERY	Pond 1	69.5009	40.01	0.00
RECOVERY	Pond 1	69.7577	40.01	0.00
RECOVERY	Pond 1	70.0009	40.01	0.00
RECOVERY	Pond 1	70.2528	40.01	0.00
RECOVERY	Pond 1	70.5051	40.01	0.01
RECOVERY	Pond 1	70.7525	40.01	0.01
RECOVERY	Pond 1	71.0003	40.01	0.01
RECOVERY	Pond 1	71.2550	40.01	0.01
RECOVERY	Pond 1	71.5005	40.01	0.01
RECOVERY	Pond 1	71.7556	40.01	0.01
RECOVERY	Pond 1	72.0006	40.01	0.01
RECOVERY	Pond 1	72.2524	40.01	0.01
RECOVERY	Pond 1	72.5040	40.01	0.01
RECOVERY	Pond 1	72.7569	40.01	0.01
RECOVERY	Pond 1	73.0019	40.00	0.01
RECOVERY	Pond 1	73.2550	40.00	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	73.5028	40.00	0.01
RECOVERY	Pond 1	73.7513	40.00	0.00
RECOVERY	Pond 1	74.0023	40.00	0.00
RECOVERY	Pond 1	74.2544	40.00	0.00
RECOVERY	Pond 1	74.5030	40.00	0.00
RECOVERY	Pond 1	74.7535	40.00	0.00
RECOVERY	Pond 1	75.0004	40.00	0.00
RECOVERY	Pond 1	75.2524	40.00	0.00
RECOVERY	Pond 1	75.5008	40.00	0.00
RECOVERY	Pond 1	75.7504	40.00	0.00
RECOVERY	Pond 1	76.0014	40.00	0.00
RECOVERY	Pond 1	76.2518	40.00	0.00
RECOVERY	Pond 1	76.5020	40.00	0.00
RECOVERY	Pond 1	76.7537	40.00	0.00
RECOVERY	Pond 1	77.0008	40.00	0.00
RECOVERY	Pond 1	77.2541	40.00	0.00
RECOVERY	Pond 1	77.5012	40.00	0.00
RECOVERY	Pond 1	77.7542	40.00	0.00
RECOVERY	Pond 1	78.0023	40.00	0.00
RECOVERY	Pond 1	78.2543	40.00	0.00
RECOVERY	Pond 1	78.5023	40.00	0.00
RECOVERY	Pond 1	78.7542	40.00	0.00
RECOVERY	Pond 1	79.0074	40.00	0.00
RECOVERY	Pond 1	79.2532	40.00	0.00
RECOVERY	Pond 1	79.5023	40.00	0.00
RECOVERY	Pond 1	79.7506	40.00	0.00
RECOVERY	Pond 1	80.0040	40.00	0.00
RECOVERY	Pond 1	80.2560	40.00	0.00
RECOVERY	Pond 1	80.5008	40.00	0.00
RECOVERY	Pond 1	80.7520	40.00	0.00
RECOVERY	Pond 1	81.0017	40.00	0.00
RECOVERY	Pond 1	81.2505	40.00	0.00
RECOVERY	Pond 1	81.5049	40.00	0.00
RECOVERY	Pond 1	81.7509	40.00	0.00
RECOVERY	Pond 1	82.0030	40.00	0.00
RECOVERY	Pond 1	82.2517	40.00	0.00
RECOVERY	Pond 1	82.5032	40.00	0.00
RECOVERY	Pond 1	82.7524	40.00	0.00
RECOVERY	Pond 1	83.0022	40.00	0.00
RECOVERY	Pond 1	83.2567	40.00	0.00
RECOVERY	Pond 1	83.5039	40.00	0.00
RECOVERY	Pond 1	83.7512	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	84.0025	40.00	0.00
RECOVERY	Pond 1	84.2505	40.00	0.00
RECOVERY	Pond 1	84.5068	40.00	0.00
RECOVERY	Pond 1	84.7530	40.00	0.00
RECOVERY	Pond 1	85.0002	40.00	0.00
RECOVERY	Pond 1	85.2513	40.00	0.00
RECOVERY	Pond 1	85.5037	40.00	0.00
RECOVERY	Pond 1	85.7535	40.00	0.00
RECOVERY	Pond 1	86.0072	40.00	0.00
RECOVERY	Pond 1	86.2505	40.00	0.00
RECOVERY	Pond 1	86.5037	40.00	0.00
RECOVERY	Pond 1	86.7509	40.00	0.00
RECOVERY	Pond 1	87.0052	40.00	0.00
RECOVERY	Pond 1	87.2544	40.00	0.00
RECOVERY	Pond 1	87.5039	40.00	0.00
RECOVERY	Pond 1	87.7541	40.00	0.00
RECOVERY	Pond 1	88.0016	40.00	0.00
RECOVERY	Pond 1	88.2507	40.00	0.00
RECOVERY	Pond 1	88.5063	40.00	0.00
RECOVERY	Pond 1	88.7509	40.00	0.00
RECOVERY	Pond 1	89.0012	40.00	0.00
RECOVERY	Pond 1	89.2513	40.00	0.00
RECOVERY	Pond 1	89.5038	40.00	0.00
RECOVERY	Pond 1	89.7513	40.00	0.00
RECOVERY	Pond 1	90.0035	40.00	0.00
RECOVERY	Pond 1	90.2503	40.00	0.00
RECOVERY	Pond 1	90.5014	40.00	0.00
RECOVERY	Pond 1	90.7530	40.00	0.00
RECOVERY	Pond 1	91.0033	40.00	0.00
RECOVERY	Pond 1	91.2538	40.00	0.00
RECOVERY	Pond 1	91.5048	40.00	0.00
RECOVERY	Pond 1	91.7518	40.00	0.00
RECOVERY	Pond 1	92.0053	40.00	0.00
RECOVERY	Pond 1	92.2524	40.00	0.00
RECOVERY	Pond 1	92.5013	40.00	0.00
RECOVERY	Pond 1	92.7537	40.00	0.00
RECOVERY	Pond 1	93.0072	40.00	0.00
RECOVERY	Pond 1	93.2535	40.00	0.00
RECOVERY	Pond 1	93.5063	40.00	0.00
RECOVERY	Pond 1	93.7509	40.00	0.00
RECOVERY	Pond 1	94.0010	40.00	0.00
RECOVERY	Pond 1	94.2560	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	94.5104	40.00	0.00
RECOVERY	Pond 1	94.7507	40.00	0.00
RECOVERY	Pond 1	95.0011	40.00	0.00
RECOVERY	Pond 1	95.2523	40.00	0.00
RECOVERY	Pond 1	95.5059	40.00	0.00
RECOVERY	Pond 1	95.7536	40.00	0.00
RECOVERY	Pond 1	96.0022	40.00	0.00
RECOVERY	Pond 1	96.2528	40.00	0.00
RECOVERY	Pond 1	96.5046	40.00	0.00
RECOVERY	Pond 1	96.7522	40.00	0.00
RECOVERY	Pond 1	97.0013	40.00	0.00
RECOVERY	Pond 1	97.2554	40.00	0.00
RECOVERY	Pond 1	97.5027	40.00	0.00
RECOVERY	Pond 1	97.7534	40.00	0.00
RECOVERY	Pond 1	98.0035	40.00	0.00
RECOVERY	Pond 1	98.2517	40.00	0.00
RECOVERY	Pond 1	98.5008	40.00	0.00
RECOVERY	Pond 1	98.7501	40.00	0.00
RECOVERY	Pond 1	99.0024	40.00	0.00
RECOVERY	Pond 1	99.2526	40.00	0.00
RECOVERY	Pond 1	99.5063	40.00	0.00
RECOVERY	Pond 1	99.7535	40.00	0.00
RECOVERY	Pond 1	100.0025	40.00	0.00
RECOVERY	Pond 1	100.2548	40.00	0.00
RECOVERY	Pond 1	100.5041	40.00	0.00
RECOVERY	Pond 1	100.7520	40.00	0.00
RECOVERY	Pond 1	101.0065	40.00	0.00
RECOVERY	Pond 1	101.2569	40.00	0.00
RECOVERY	Pond 1	101.5038	40.00	0.00
RECOVERY	Pond 1	101.7506	40.00	0.00
RECOVERY	Pond 1	102.0030	40.00	0.00
RECOVERY	Pond 1	102.2542	40.00	0.00
RECOVERY	Pond 1	102.5014	40.00	0.00
RECOVERY	Pond 1	102.7540	40.00	0.00
RECOVERY	Pond 1	103.0040	40.00	0.00
RECOVERY	Pond 1	103.2558	40.00	0.00
RECOVERY	Pond 1	103.5028	40.00	0.00
RECOVERY	Pond 1	103.7512	40.00	0.00
RECOVERY	Pond 1	104.0032	40.00	0.00
RECOVERY	Pond 1	104.2503	40.00	0.00
RECOVERY	Pond 1	104.5050	40.00	0.00
RECOVERY	Pond 1	104.7545	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	105.0016	40.00	0.00
RECOVERY	Pond 1	105.2542	40.00	0.00
RECOVERY	Pond 1	105.5022	40.00	0.00
RECOVERY	Pond 1	105.7528	40.00	0.00
RECOVERY	Pond 1	106.0002	40.00	0.00
RECOVERY	Pond 1	106.2539	40.00	0.00
RECOVERY	Pond 1	106.5039	40.00	0.00
RECOVERY	Pond 1	106.7527	40.00	0.00
RECOVERY	Pond 1	107.0019	40.00	0.00
RECOVERY	Pond 1	107.2509	40.00	0.00
RECOVERY	Pond 1	107.5039	40.00	0.00
RECOVERY	Pond 1	107.7551	40.00	0.00
RECOVERY	Pond 1	108.0038	40.00	0.00
RECOVERY	Pond 1	108.2512	40.00	0.00
RECOVERY	Pond 1	108.5008	40.00	0.00
RECOVERY	Pond 1	108.7522	40.00	0.00
RECOVERY	Pond 1	109.0028	40.00	0.00
RECOVERY	Pond 1	109.2554	40.00	0.00
RECOVERY	Pond 1	109.5006	40.00	0.00
RECOVERY	Pond 1	109.7517	40.00	0.00
RECOVERY	Pond 1	110.0054	40.00	0.00
RECOVERY	Pond 1	110.2503	40.00	0.00
RECOVERY	Pond 1	110.5041	40.00	0.00
RECOVERY	Pond 1	110.7525	40.00	0.00
RECOVERY	Pond 1	111.0005	40.00	0.00
RECOVERY	Pond 1	111.2532	40.00	0.00
RECOVERY	Pond 1	111.5013	40.00	0.00
RECOVERY	Pond 1	111.7517	40.00	0.00
RECOVERY	Pond 1	112.0020	40.00	0.00
RECOVERY	Pond 1	112.2582	40.00	0.00
RECOVERY	Pond 1	112.5021	40.00	0.00
RECOVERY	Pond 1	112.7529	40.00	0.00
RECOVERY	Pond 1	113.0010	40.00	0.00
RECOVERY	Pond 1	113.2528	40.00	0.00
RECOVERY	Pond 1	113.5022	40.00	0.00
RECOVERY	Pond 1	113.7533	40.00	0.00
RECOVERY	Pond 1	114.0009	40.00	0.00
RECOVERY	Pond 1	114.2504	40.00	0.00
RECOVERY	Pond 1	114.5017	40.00	0.00
RECOVERY	Pond 1	114.7507	40.00	0.00
RECOVERY	Pond 1	115.0046	40.00	0.00
RECOVERY	Pond 1	115.2512	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 1	115.5036	40.00	0.00
RECOVERY	Pond 1	115.7533	40.00	0.00
RECOVERY	Pond 1	116.0057	40.00	0.00
RECOVERY	Pond 1	116.2516	40.00	0.00
RECOVERY	Pond 1	116.5025	40.00	0.00
RECOVERY	Pond 1	116.7520	40.00	0.00
RECOVERY	Pond 1	117.0059	40.00	0.00
RECOVERY	Pond 1	117.2547	40.00	0.00
RECOVERY	Pond 1	117.5003	40.00	0.00
RECOVERY	Pond 1	117.7521	40.00	0.00
RECOVERY	Pond 1	118.0021	40.00	0.00
RECOVERY	Pond 1	118.2516	40.00	0.00
RECOVERY	Pond 1	118.5029	40.00	0.00
RECOVERY	Pond 1	118.7567	40.00	0.00
RECOVERY	Pond 1	119.0054	40.00	0.00
RECOVERY	Pond 1	119.2505	40.00	0.00
RECOVERY	Pond 1	119.5013	40.00	0.00
RECOVERY	Pond 1	119.7546	40.00	0.00
RECOVERY	Pond 1	120.0011	40.00	0.00
RECOVERY	Pond 2	0.0000	41.10	0.00
RECOVERY	Pond 2	0.2506	40.75	0.32
RECOVERY	Pond 2	0.5003	40.68	0.32
RECOVERY	Pond 2	0.7506	40.62	0.32
RECOVERY	Pond 2	1.0000	40.59	0.32
RECOVERY	Pond 2	1.2509	40.57	0.32
RECOVERY	Pond 2	1.5001	40.55	0.32
RECOVERY	Pond 2	1.7510	40.54	0.10
RECOVERY	Pond 2	2.0026	40.53	0.09
RECOVERY	Pond 2	2.2513	40.52	0.07
RECOVERY	Pond 2	2.5010	40.51	0.06
RECOVERY	Pond 2	2.7501	40.50	0.06
RECOVERY	Pond 2	3.0006	40.49	0.05
RECOVERY	Pond 2	3.2503	40.49	0.04
RECOVERY	Pond 2	3.5032	40.48	0.04
RECOVERY	Pond 2	3.7509	40.47	0.04
RECOVERY	Pond 2	4.0036	40.47	0.04
RECOVERY	Pond 2	4.2515	40.46	0.03
RECOVERY	Pond 2	4.5007	40.46	0.03
RECOVERY	Pond 2	4.7506	40.45	0.03
RECOVERY	Pond 2	5.0034	40.45	0.03
RECOVERY	Pond 2	5.2506	40.44	0.03
RECOVERY	Pond 2	5.5001	40.44	0.03

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	5.7514	40.43	0.02
RECOVERY	Pond 2	6.0001	40.43	0.02
RECOVERY	Pond 2	6.2539	40.42	0.02
RECOVERY	Pond 2	6.5024	40.42	0.02
RECOVERY	Pond 2	6.7536	40.41	0.02
RECOVERY	Pond 2	7.0025	40.41	0.02
RECOVERY	Pond 2	7.2526	40.41	0.02
RECOVERY	Pond 2	7.5022	40.40	0.02
RECOVERY	Pond 2	7.7509	40.40	0.02
RECOVERY	Pond 2	8.0012	40.39	0.02
RECOVERY	Pond 2	8.2529	40.39	0.02
RECOVERY	Pond 2	8.5043	40.39	0.02
RECOVERY	Pond 2	8.7504	40.38	0.02
RECOVERY	Pond 2	9.0037	40.38	0.02
RECOVERY	Pond 2	9.2512	40.38	0.02
RECOVERY	Pond 2	9.5001	40.37	0.02
RECOVERY	Pond 2	9.7515	40.37	0.02
RECOVERY	Pond 2	10.0002	40.36	0.02
RECOVERY	Pond 2	10.2502	40.36	0.02
RECOVERY	Pond 2	10.5008	40.36	0.02
RECOVERY	Pond 2	10.7553	40.35	0.02
RECOVERY	Pond 2	11.0053	40.35	0.02
RECOVERY	Pond 2	11.2547	40.35	0.02
RECOVERY	Pond 2	11.5039	40.35	0.01
RECOVERY	Pond 2	11.7501	40.34	0.01
RECOVERY	Pond 2	12.0022	40.34	0.01
RECOVERY	Pond 2	12.2518	40.34	0.01
RECOVERY	Pond 2	12.5036	40.33	0.01
RECOVERY	Pond 2	12.7510	40.33	0.01
RECOVERY	Pond 2	13.0000	40.33	0.01
RECOVERY	Pond 2	13.2531	40.32	0.01
RECOVERY	Pond 2	13.5018	40.32	0.01
RECOVERY	Pond 2	13.7507	40.32	0.01
RECOVERY	Pond 2	14.0037	40.32	0.01
RECOVERY	Pond 2	14.2539	40.31	0.01
RECOVERY	Pond 2	14.5037	40.31	0.01
RECOVERY	Pond 2	14.7505	40.31	0.01
RECOVERY	Pond 2	15.0045	40.30	0.01
RECOVERY	Pond 2	15.2535	40.30	0.01
RECOVERY	Pond 2	15.5033	40.30	0.01
RECOVERY	Pond 2	15.7518	40.30	0.01
RECOVERY	Pond 2	16.0009	40.29	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	16.2534	40.29	0.01
RECOVERY	Pond 2	16.5040	40.29	0.01
RECOVERY	Pond 2	16.7519	40.29	0.01
RECOVERY	Pond 2	17.0036	40.28	0.01
RECOVERY	Pond 2	17.2514	40.28	0.01
RECOVERY	Pond 2	17.5006	40.28	0.01
RECOVERY	Pond 2	17.7580	40.28	0.01
RECOVERY	Pond 2	18.0023	40.27	0.01
RECOVERY	Pond 2	18.2545	40.27	0.01
RECOVERY	Pond 2	18.5003	40.27	0.01
RECOVERY	Pond 2	18.7519	40.27	0.01
RECOVERY	Pond 2	19.0023	40.27	0.01
RECOVERY	Pond 2	19.2501	40.26	0.01
RECOVERY	Pond 2	19.5012	40.26	0.01
RECOVERY	Pond 2	19.7524	40.26	0.01
RECOVERY	Pond 2	20.0035	40.26	0.01
RECOVERY	Pond 2	20.2536	40.25	0.01
RECOVERY	Pond 2	20.5044	40.25	0.01
RECOVERY	Pond 2	20.7500	40.25	0.01
RECOVERY	Pond 2	21.0043	40.25	0.01
RECOVERY	Pond 2	21.2515	40.25	0.01
RECOVERY	Pond 2	21.5010	40.24	0.01
RECOVERY	Pond 2	21.7511	40.24	0.01
RECOVERY	Pond 2	22.0003	40.24	0.01
RECOVERY	Pond 2	22.2548	40.24	0.01
RECOVERY	Pond 2	22.5027	40.23	0.01
RECOVERY	Pond 2	22.7568	40.23	0.01
RECOVERY	Pond 2	23.0025	40.23	0.01
RECOVERY	Pond 2	23.2534	40.23	0.01
RECOVERY	Pond 2	23.5040	40.23	0.01
RECOVERY	Pond 2	23.7501	40.22	0.01
RECOVERY	Pond 2	24.0009	40.22	0.01
RECOVERY	Pond 2	24.2516	40.22	0.01
RECOVERY	Pond 2	24.5016	40.22	0.01
RECOVERY	Pond 2	24.7532	40.22	0.01
RECOVERY	Pond 2	25.0002	40.21	0.01
RECOVERY	Pond 2	25.2506	40.21	0.01
RECOVERY	Pond 2	25.5037	40.21	0.01
RECOVERY	Pond 2	25.7531	40.21	0.01
RECOVERY	Pond 2	26.0063	40.21	0.01
RECOVERY	Pond 2	26.2590	40.20	0.01
RECOVERY	Pond 2	26.5071	40.20	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	26.7543	40.20	0.01
RECOVERY	Pond 2	27.0066	40.20	0.01
RECOVERY	Pond 2	27.2529	40.20	0.01
RECOVERY	Pond 2	27.5005	40.19	0.01
RECOVERY	Pond 2	27.7509	40.19	0.01
RECOVERY	Pond 2	28.0058	40.19	0.01
RECOVERY	Pond 2	28.2501	40.19	0.01
RECOVERY	Pond 2	28.5018	40.19	0.01
RECOVERY	Pond 2	28.7551	40.19	0.01
RECOVERY	Pond 2	29.0017	40.18	0.01
RECOVERY	Pond 2	29.2553	40.18	0.01
RECOVERY	Pond 2	29.5062	40.18	0.01
RECOVERY	Pond 2	29.7509	40.18	0.01
RECOVERY	Pond 2	30.0084	40.18	0.01
RECOVERY	Pond 2	30.2504	40.18	0.01
RECOVERY	Pond 2	30.5069	40.17	0.01
RECOVERY	Pond 2	30.7572	40.17	0.01
RECOVERY	Pond 2	31.0048	40.17	0.01
RECOVERY	Pond 2	31.2509	40.17	0.01
RECOVERY	Pond 2	31.5063	40.17	0.01
RECOVERY	Pond 2	31.7513	40.16	0.01
RECOVERY	Pond 2	32.0009	40.16	0.01
RECOVERY	Pond 2	32.2502	40.16	0.01
RECOVERY	Pond 2	32.5024	40.16	0.01
RECOVERY	Pond 2	32.7543	40.16	0.01
RECOVERY	Pond 2	33.0020	40.16	0.01
RECOVERY	Pond 2	33.2562	40.15	0.01
RECOVERY	Pond 2	33.5007	40.15	0.01
RECOVERY	Pond 2	33.7505	40.15	0.01
RECOVERY	Pond 2	34.0057	40.15	0.01
RECOVERY	Pond 2	34.2533	40.15	0.01
RECOVERY	Pond 2	34.5098	40.15	0.01
RECOVERY	Pond 2	34.7527	40.14	0.01
RECOVERY	Pond 2	35.0001	40.14	0.01
RECOVERY	Pond 2	35.2570	40.14	0.01
RECOVERY	Pond 2	35.5107	40.14	0.01
RECOVERY	Pond 2	35.7598	40.14	0.01
RECOVERY	Pond 2	36.0040	40.14	0.01
RECOVERY	Pond 2	36.2528	40.14	0.01
RECOVERY	Pond 2	36.5027	40.13	0.01
RECOVERY	Pond 2	36.7544	40.13	0.01
RECOVERY	Pond 2	37.0082	40.13	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	37.2515	40.13	0.01
RECOVERY	Pond 2	37.5050	40.13	0.01
RECOVERY	Pond 2	37.7578	40.13	0.01
RECOVERY	Pond 2	38.0028	40.12	0.01
RECOVERY	Pond 2	38.2500	40.12	0.01
RECOVERY	Pond 2	38.5006	40.12	0.01
RECOVERY	Pond 2	38.7534	40.12	0.01
RECOVERY	Pond 2	39.0062	40.12	0.01
RECOVERY	Pond 2	39.2532	40.12	0.01
RECOVERY	Pond 2	39.5025	40.12	0.01
RECOVERY	Pond 2	39.7512	40.11	0.01
RECOVERY	Pond 2	40.0032	40.11	0.01
RECOVERY	Pond 2	40.2535	40.11	0.01
RECOVERY	Pond 2	40.5023	40.11	0.01
RECOVERY	Pond 2	40.7550	40.11	0.01
RECOVERY	Pond 2	41.0056	40.11	0.01
RECOVERY	Pond 2	41.2574	40.10	0.01
RECOVERY	Pond 2	41.5058	40.10	0.01
RECOVERY	Pond 2	41.7566	40.10	0.01
RECOVERY	Pond 2	42.0041	40.10	0.01
RECOVERY	Pond 2	42.2522	40.10	0.01
RECOVERY	Pond 2	42.5031	40.10	0.01
RECOVERY	Pond 2	42.7517	40.10	0.01
RECOVERY	Pond 2	43.0011	40.09	0.01
RECOVERY	Pond 2	43.2573	40.09	0.01
RECOVERY	Pond 2	43.5045	40.09	0.01
RECOVERY	Pond 2	43.7549	40.09	0.01
RECOVERY	Pond 2	44.0022	40.09	0.01
RECOVERY	Pond 2	44.2506	40.09	0.01
RECOVERY	Pond 2	44.5054	40.09	0.01
RECOVERY	Pond 2	44.7505	40.08	0.01
RECOVERY	Pond 2	45.0072	40.08	0.01
RECOVERY	Pond 2	45.2520	40.08	0.01
RECOVERY	Pond 2	45.5009	40.08	0.01
RECOVERY	Pond 2	45.7538	40.08	0.01
RECOVERY	Pond 2	46.0015	40.08	0.01
RECOVERY	Pond 2	46.2502	40.08	0.01
RECOVERY	Pond 2	46.5029	40.07	0.01
RECOVERY	Pond 2	46.7508	40.07	0.01
RECOVERY	Pond 2	47.0005	40.07	0.01
RECOVERY	Pond 2	47.2537	40.07	0.01
RECOVERY	Pond 2	47.5043	40.07	0.01

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	47.7561	40.07	0.01
RECOVERY	Pond 2	48.0094	40.07	0.01
RECOVERY	Pond 2	48.2507	40.07	0.01
RECOVERY	Pond 2	48.5043	40.06	0.01
RECOVERY	Pond 2	48.7500	40.06	0.01
RECOVERY	Pond 2	49.0008	40.06	0.01
RECOVERY	Pond 2	49.2513	40.06	0.01
RECOVERY	Pond 2	49.5033	40.06	0.01
RECOVERY	Pond 2	49.7518	40.06	0.01
RECOVERY	Pond 2	50.0039	40.06	0.01
RECOVERY	Pond 2	50.2533	40.05	0.01
RECOVERY	Pond 2	50.5023	40.05	0.01
RECOVERY	Pond 2	50.7528	40.05	0.01
RECOVERY	Pond 2	51.0020	40.05	0.01
RECOVERY	Pond 2	51.2547	40.05	0.01
RECOVERY	Pond 2	51.5020	40.05	0.01
RECOVERY	Pond 2	51.7504	40.05	0.01
RECOVERY	Pond 2	52.0024	40.04	0.01
RECOVERY	Pond 2	52.2537	40.04	0.01
RECOVERY	Pond 2	52.5045	40.04	0.01
RECOVERY	Pond 2	52.7526	40.04	0.01
RECOVERY	Pond 2	53.0059	40.04	0.01
RECOVERY	Pond 2	53.2521	40.04	0.01
RECOVERY	Pond 2	53.5037	40.04	0.01
RECOVERY	Pond 2	53.7560	40.03	0.01
RECOVERY	Pond 2	54.0015	40.03	0.01
RECOVERY	Pond 2	54.2523	40.03	0.01
RECOVERY	Pond 2	54.5007	40.03	0.01
RECOVERY	Pond 2	54.7511	40.03	0.01
RECOVERY	Pond 2	55.0066	40.03	0.01
RECOVERY	Pond 2	55.2511	40.03	0.01
RECOVERY	Pond 2	55.5018	40.02	0.01
RECOVERY	Pond 2	55.7546	40.02	0.01
RECOVERY	Pond 2	56.0049	40.02	0.01
RECOVERY	Pond 2	56.2505	40.02	0.01
RECOVERY	Pond 2	56.5047	40.02	0.01
RECOVERY	Pond 2	56.7556	40.02	0.01
RECOVERY	Pond 2	57.0017	40.02	0.01
RECOVERY	Pond 2	57.2509	40.01	0.01
RECOVERY	Pond 2	57.5000	40.01	0.01
RECOVERY	Pond 2	57.7510	40.01	0.01
RECOVERY	Pond 2	58.0043	40.01	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	58.2516	40.01	0.00
RECOVERY	Pond 2	58.5070	40.01	0.00
RECOVERY	Pond 2	58.7510	40.01	0.00
RECOVERY	Pond 2	59.0039	40.01	0.00
RECOVERY	Pond 2	59.2515	40.00	0.00
RECOVERY	Pond 2	59.5012	40.00	0.00
RECOVERY	Pond 2	59.7567	40.00	0.00
RECOVERY	Pond 2	60.0038	40.00	0.00
RECOVERY	Pond 2	60.2557	40.00	0.00
RECOVERY	Pond 2	60.5019	40.00	0.00
RECOVERY	Pond 2	60.7551	40.00	0.00
RECOVERY	Pond 2	61.0023	40.00	0.00
RECOVERY	Pond 2	61.2552	40.00	0.00
RECOVERY	Pond 2	61.5026	40.00	0.00
RECOVERY	Pond 2	61.7544	40.00	0.00
RECOVERY	Pond 2	62.0015	40.00	0.00
RECOVERY	Pond 2	62.2534	40.00	0.00
RECOVERY	Pond 2	62.5025	40.00	0.00
RECOVERY	Pond 2	62.7537	40.00	0.00
RECOVERY	Pond 2	63.0021	40.00	0.00
RECOVERY	Pond 2	63.2546	40.00	0.00
RECOVERY	Pond 2	63.5039	40.00	0.00
RECOVERY	Pond 2	63.7504	40.00	0.00
RECOVERY	Pond 2	64.0005	40.00	0.00
RECOVERY	Pond 2	64.2520	40.00	0.00
RECOVERY	Pond 2	64.5042	40.00	0.00
RECOVERY	Pond 2	64.7517	40.00	0.00
RECOVERY	Pond 2	65.0050	40.00	0.00
RECOVERY	Pond 2	65.2576	40.00	0.00
RECOVERY	Pond 2	65.5005	40.00	0.00
RECOVERY	Pond 2	65.7530	40.00	0.00
RECOVERY	Pond 2	66.0037	40.00	0.00
RECOVERY	Pond 2	66.2567	40.00	0.00
RECOVERY	Pond 2	66.5031	40.00	0.00
RECOVERY	Pond 2	66.7552	40.00	0.00
RECOVERY	Pond 2	67.0034	40.00	0.00
RECOVERY	Pond 2	67.2515	40.00	0.00
RECOVERY	Pond 2	67.5013	40.00	0.00
RECOVERY	Pond 2	67.7505	40.00	0.00
RECOVERY	Pond 2	68.0044	40.00	0.00
RECOVERY	Pond 2	68.2517	40.00	0.00
RECOVERY	Pond 2	68.5040	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	68.7553	40.00	0.00
RECOVERY	Pond 2	69.0061	40.00	0.00
RECOVERY	Pond 2	69.2535	40.00	0.00
RECOVERY	Pond 2	69.5009	40.00	0.00
RECOVERY	Pond 2	69.7577	40.00	0.00
RECOVERY	Pond 2	70.0009	40.00	0.00
RECOVERY	Pond 2	70.2528	40.00	0.00
RECOVERY	Pond 2	70.5051	40.00	0.00
RECOVERY	Pond 2	70.7525	40.00	0.00
RECOVERY	Pond 2	71.0003	40.00	0.00
RECOVERY	Pond 2	71.2550	40.00	0.00
RECOVERY	Pond 2	71.5005	40.00	0.00
RECOVERY	Pond 2	71.7556	40.00	0.00
RECOVERY	Pond 2	72.0006	40.00	0.00
RECOVERY	Pond 2	72.2524	40.00	0.00
RECOVERY	Pond 2	72.5040	40.00	0.00
RECOVERY	Pond 2	72.7569	40.00	0.00
RECOVERY	Pond 2	73.0019	40.00	0.00
RECOVERY	Pond 2	73.2550	40.00	0.00
RECOVERY	Pond 2	73.5028	40.00	0.00
RECOVERY	Pond 2	73.7513	40.00	0.00
RECOVERY	Pond 2	74.0023	40.00	0.00
RECOVERY	Pond 2	74.2544	40.00	0.00
RECOVERY	Pond 2	74.5030	40.00	0.00
RECOVERY	Pond 2	74.7535	40.00	0.00
RECOVERY	Pond 2	75.0004	40.00	0.00
RECOVERY	Pond 2	75.2524	40.00	0.00
RECOVERY	Pond 2	75.5008	40.00	0.00
RECOVERY	Pond 2	75.7504	40.00	0.00
RECOVERY	Pond 2	76.0014	40.00	0.00
RECOVERY	Pond 2	76.2518	40.00	0.00
RECOVERY	Pond 2	76.5020	40.00	0.00
RECOVERY	Pond 2	76.7537	40.00	0.00
RECOVERY	Pond 2	77.0008	40.00	0.00
RECOVERY	Pond 2	77.2541	40.00	0.00
RECOVERY	Pond 2	77.5012	40.00	0.00
RECOVERY	Pond 2	77.7542	40.00	0.00
RECOVERY	Pond 2	78.0023	40.00	0.00
RECOVERY	Pond 2	78.2543	40.00	0.00
RECOVERY	Pond 2	78.5023	40.00	0.00
RECOVERY	Pond 2	78.7542	40.00	0.00
RECOVERY	Pond 2	79.0074	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	79.2532	40.00	0.00
RECOVERY	Pond 2	79.5023	40.00	0.00
RECOVERY	Pond 2	79.7506	40.00	0.00
RECOVERY	Pond 2	80.0040	40.00	0.00
RECOVERY	Pond 2	80.2560	40.00	0.00
RECOVERY	Pond 2	80.5008	40.00	0.00
RECOVERY	Pond 2	80.7520	40.00	0.00
RECOVERY	Pond 2	81.0017	40.00	0.00
RECOVERY	Pond 2	81.2505	40.00	0.00
RECOVERY	Pond 2	81.5049	40.00	0.00
RECOVERY	Pond 2	81.7509	40.00	0.00
RECOVERY	Pond 2	82.0030	40.00	0.00
RECOVERY	Pond 2	82.2517	40.00	0.00
RECOVERY	Pond 2	82.5032	40.00	0.00
RECOVERY	Pond 2	82.7524	40.00	0.00
RECOVERY	Pond 2	83.0022	40.00	0.00
RECOVERY	Pond 2	83.2567	40.00	0.00
RECOVERY	Pond 2	83.5039	40.00	0.00
RECOVERY	Pond 2	83.7512	40.00	0.00
RECOVERY	Pond 2	84.0025	40.00	0.00
RECOVERY	Pond 2	84.2505	40.00	0.00
RECOVERY	Pond 2	84.5068	40.00	0.00
RECOVERY	Pond 2	84.7530	40.00	0.00
RECOVERY	Pond 2	85.0002	40.00	0.00
RECOVERY	Pond 2	85.2513	40.00	0.00
RECOVERY	Pond 2	85.5037	40.00	0.00
RECOVERY	Pond 2	85.7535	40.00	0.00
RECOVERY	Pond 2	86.0072	40.00	0.00
RECOVERY	Pond 2	86.2505	40.00	0.00
RECOVERY	Pond 2	86.5037	40.00	0.00
RECOVERY	Pond 2	86.7509	40.00	0.00
RECOVERY	Pond 2	87.0052	40.00	0.00
RECOVERY	Pond 2	87.2544	40.00	0.00
RECOVERY	Pond 2	87.5039	40.00	0.00
RECOVERY	Pond 2	87.7541	40.00	0.00
RECOVERY	Pond 2	88.0016	40.00	0.00
RECOVERY	Pond 2	88.2507	40.00	0.00
RECOVERY	Pond 2	88.5063	40.00	0.00
RECOVERY	Pond 2	88.7509	40.00	0.00
RECOVERY	Pond 2	89.0012	40.00	0.00
RECOVERY	Pond 2	89.2513	40.00	0.00
RECOVERY	Pond 2	89.5038	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	89.7513	40.00	0.00
RECOVERY	Pond 2	90.0035	40.00	0.00
RECOVERY	Pond 2	90.2503	40.00	0.00
RECOVERY	Pond 2	90.5014	40.00	0.00
RECOVERY	Pond 2	90.7530	40.00	0.00
RECOVERY	Pond 2	91.0033	40.00	0.00
RECOVERY	Pond 2	91.2538	40.00	0.00
RECOVERY	Pond 2	91.5048	40.00	0.00
RECOVERY	Pond 2	91.7518	40.00	0.00
RECOVERY	Pond 2	92.0053	40.00	0.00
RECOVERY	Pond 2	92.2524	40.00	0.00
RECOVERY	Pond 2	92.5013	40.00	0.00
RECOVERY	Pond 2	92.7537	40.00	0.00
RECOVERY	Pond 2	93.0072	40.00	0.00
RECOVERY	Pond 2	93.2535	40.00	0.00
RECOVERY	Pond 2	93.5063	40.00	0.00
RECOVERY	Pond 2	93.7509	40.00	0.00
RECOVERY	Pond 2	94.0010	40.00	0.00
RECOVERY	Pond 2	94.2560	40.00	0.00
RECOVERY	Pond 2	94.5104	40.00	0.00
RECOVERY	Pond 2	94.7507	40.00	0.00
RECOVERY	Pond 2	95.0011	40.00	0.00
RECOVERY	Pond 2	95.2523	40.00	0.00
RECOVERY	Pond 2	95.5059	40.00	0.00
RECOVERY	Pond 2	95.7536	40.00	0.00
RECOVERY	Pond 2	96.0022	40.00	0.00
RECOVERY	Pond 2	96.2528	40.00	0.00
RECOVERY	Pond 2	96.5046	40.00	0.00
RECOVERY	Pond 2	96.7522	40.00	0.00
RECOVERY	Pond 2	97.0013	40.00	0.00
RECOVERY	Pond 2	97.2554	40.00	0.00
RECOVERY	Pond 2	97.5027	40.00	0.00
RECOVERY	Pond 2	97.7534	40.00	0.00
RECOVERY	Pond 2	98.0035	40.00	0.00
RECOVERY	Pond 2	98.2517	40.00	0.00
RECOVERY	Pond 2	98.5008	40.00	0.00
RECOVERY	Pond 2	98.7501	40.00	0.00
RECOVERY	Pond 2	99.0024	40.00	0.00
RECOVERY	Pond 2	99.2526	40.00	0.00
RECOVERY	Pond 2	99.5063	40.00	0.00
RECOVERY	Pond 2	99.7535	40.00	0.00
RECOVERY	Pond 2	100.0025	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	100.2548	40.00	0.00
RECOVERY	Pond 2	100.5041	40.00	0.00
RECOVERY	Pond 2	100.7520	40.00	0.00
RECOVERY	Pond 2	101.0065	40.00	0.00
RECOVERY	Pond 2	101.2569	40.00	0.00
RECOVERY	Pond 2	101.5038	40.00	0.00
RECOVERY	Pond 2	101.7506	40.00	0.00
RECOVERY	Pond 2	102.0030	40.00	0.00
RECOVERY	Pond 2	102.2542	40.00	0.00
RECOVERY	Pond 2	102.5014	40.00	0.00
RECOVERY	Pond 2	102.7540	40.00	0.00
RECOVERY	Pond 2	103.0040	40.00	0.00
RECOVERY	Pond 2	103.2558	40.00	0.00
RECOVERY	Pond 2	103.5028	40.00	0.00
RECOVERY	Pond 2	103.7512	40.00	0.00
RECOVERY	Pond 2	104.0032	40.00	0.00
RECOVERY	Pond 2	104.2503	40.00	0.00
RECOVERY	Pond 2	104.5050	40.00	0.00
RECOVERY	Pond 2	104.7545	40.00	0.00
RECOVERY	Pond 2	105.0016	40.00	0.00
RECOVERY	Pond 2	105.2542	40.00	0.00
RECOVERY	Pond 2	105.5022	40.00	0.00
RECOVERY	Pond 2	105.7528	40.00	0.00
RECOVERY	Pond 2	106.0002	40.00	0.00
RECOVERY	Pond 2	106.2539	40.00	0.00
RECOVERY	Pond 2	106.5039	40.00	0.00
RECOVERY	Pond 2	106.7527	40.00	0.00
RECOVERY	Pond 2	107.0019	40.00	0.00
RECOVERY	Pond 2	107.2509	40.00	0.00
RECOVERY	Pond 2	107.5039	40.00	0.00
RECOVERY	Pond 2	107.7551	40.00	0.00
RECOVERY	Pond 2	108.0038	40.00	0.00
RECOVERY	Pond 2	108.2512	40.00	0.00
RECOVERY	Pond 2	108.5008	40.00	0.00
RECOVERY	Pond 2	108.7522	40.00	0.00
RECOVERY	Pond 2	109.0028	40.00	0.00
RECOVERY	Pond 2	109.2554	40.00	0.00
RECOVERY	Pond 2	109.5006	40.00	0.00
RECOVERY	Pond 2	109.7517	40.00	0.00
RECOVERY	Pond 2	110.0054	40.00	0.00
RECOVERY	Pond 2	110.2503	40.00	0.00
RECOVERY	Pond 2	110.5041	40.00	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	Pond 2	110.7525	40.00	0.00
RECOVERY	Pond 2	111.0005	40.00	0.00
RECOVERY	Pond 2	111.2532	40.00	0.00
RECOVERY	Pond 2	111.5013	40.00	0.00
RECOVERY	Pond 2	111.7517	40.00	0.00
RECOVERY	Pond 2	112.0020	40.00	0.00
RECOVERY	Pond 2	112.2582	40.00	0.00
RECOVERY	Pond 2	112.5021	40.00	0.00
RECOVERY	Pond 2	112.7529	40.00	0.00
RECOVERY	Pond 2	113.0010	40.00	0.00
RECOVERY	Pond 2	113.2528	40.00	0.00
RECOVERY	Pond 2	113.5022	40.00	0.00
RECOVERY	Pond 2	113.7533	40.00	0.00
RECOVERY	Pond 2	114.0009	40.00	0.00
RECOVERY	Pond 2	114.2504	40.00	0.00
RECOVERY	Pond 2	114.5017	40.00	0.00
RECOVERY	Pond 2	114.7507	40.00	0.00
RECOVERY	Pond 2	115.0046	40.00	0.00
RECOVERY	Pond 2	115.2512	40.00	0.00
RECOVERY	Pond 2	115.5036	40.00	0.00
RECOVERY	Pond 2	115.7533	40.00	0.00
RECOVERY	Pond 2	116.0057	40.00	0.00
RECOVERY	Pond 2	116.2516	40.00	0.00
RECOVERY	Pond 2	116.5025	40.00	0.00
RECOVERY	Pond 2	116.7520	40.00	0.00
RECOVERY	Pond 2	117.0059	40.00	0.00
RECOVERY	Pond 2	117.2547	40.00	0.00
RECOVERY	Pond 2	117.5003	40.00	0.00
RECOVERY	Pond 2	117.7521	40.00	0.00
RECOVERY	Pond 2	118.0021	40.00	0.00
RECOVERY	Pond 2	118.2516	40.00	0.00
RECOVERY	Pond 2	118.5029	40.00	0.00
RECOVERY	Pond 2	118.7567	40.00	0.00
RECOVERY	Pond 2	119.0054	40.00	0.00
RECOVERY	Pond 2	119.2505	40.00	0.00
RECOVERY	Pond 2	119.5013	40.00	0.00
RECOVERY	Pond 2	119.7546	40.00	0.00
RECOVERY	Pond 2	120.0011	40.00	0.00
RECOVERY	STORM CHAMBER	0.0000	41.10	0.00
RECOVERY	STORM CHAMBER	0.2506	40.75	1.29
RECOVERY	STORM CHAMBER	0.5003	40.68	1.12
RECOVERY	STORM CHAMBER	0.7506	40.62	0.60

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	STORM CHAMBER	1.0000	40.60	0.54
RECOVERY	STORM CHAMBER	1.2509	40.58	0.38
RECOVERY	STORM CHAMBER	1.5001	40.56	0.43
RECOVERY	STORM CHAMBER	1.7510	40.54	0.27
RECOVERY	STORM CHAMBER	2.0026	40.53	0.22
RECOVERY	STORM CHAMBER	2.2513	40.52	0.22
RECOVERY	STORM CHAMBER	2.5010	40.51	0.19
RECOVERY	STORM CHAMBER	2.7501	40.50	0.18
RECOVERY	STORM CHAMBER	3.0006	40.50	0.17
RECOVERY	STORM CHAMBER	3.2503	40.49	0.16
RECOVERY	STORM CHAMBER	3.5032	40.48	0.15
RECOVERY	STORM CHAMBER	3.7509	40.48	0.14
RECOVERY	STORM CHAMBER	4.0036	40.47	0.14
RECOVERY	STORM CHAMBER	4.2515	40.46	0.13
RECOVERY	STORM CHAMBER	4.5007	40.46	0.13
RECOVERY	STORM CHAMBER	4.7506	40.45	0.12
RECOVERY	STORM CHAMBER	5.0034	40.45	0.12
RECOVERY	STORM CHAMBER	5.2506	40.44	0.11
RECOVERY	STORM CHAMBER	5.5001	40.44	0.11
RECOVERY	STORM CHAMBER	5.7514	40.43	0.11
RECOVERY	STORM CHAMBER	6.0001	40.43	0.10
RECOVERY	STORM CHAMBER	6.2539	40.42	0.10
RECOVERY	STORM CHAMBER	6.5024	40.42	0.10
RECOVERY	STORM CHAMBER	6.7536	40.41	0.10
RECOVERY	STORM CHAMBER	7.0025	40.41	0.09
RECOVERY	STORM CHAMBER	7.2526	40.41	0.09
RECOVERY	STORM CHAMBER	7.5022	40.40	0.09
RECOVERY	STORM CHAMBER	7.7509	40.40	0.09
RECOVERY	STORM CHAMBER	8.0012	40.39	0.08
RECOVERY	STORM CHAMBER	8.2529	40.39	0.08
RECOVERY	STORM CHAMBER	8.5043	40.39	0.08
RECOVERY	STORM CHAMBER	8.7504	40.38	0.08
RECOVERY	STORM CHAMBER	9.0037	40.38	0.08
RECOVERY	STORM CHAMBER	9.2512	40.38	0.08
RECOVERY	STORM CHAMBER	9.5001	40.37	0.08
RECOVERY	STORM CHAMBER	9.7515	40.37	0.07
RECOVERY	STORM CHAMBER	10.0002	40.37	0.07
RECOVERY	STORM CHAMBER	10.2502	40.36	0.07
RECOVERY	STORM CHAMBER	10.5008	40.36	0.07
RECOVERY	STORM CHAMBER	10.7553	40.36	0.07
RECOVERY	STORM CHAMBER	11.0053	40.35	0.07
RECOVERY	STORM CHAMBER	11.2547	40.35	0.07

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERYS	TORM CHAMBER	11.5039	40.35	0.07
RECOVERYS	TORM CHAMBER	11.7501	40.34	0.07
RECOVERYS	TORM CHAMBER	12.0022	40.34	0.07
RECOVERYS	TORM CHAMBER	12.2518	40.34	0.06
RECOVERYS	TORM CHAMBER	12.5036	40.33	0.06
RECOVERYS	TORM CHAMBER	12.7510	40.33	0.06
RECOVERYS	TORM CHAMBER	13.0000	40.33	0.06
RECOVERYS	TORM CHAMBER	13.2531	40.33	0.06
RECOVERYS	TORM CHAMBER	13.5018	40.32	0.06
RECOVERYS	TORM CHAMBER	13.7507	40.32	0.06
RECOVERYS	TORM CHAMBER	14.0037	40.32	0.06
RECOVERYS	TORM CHAMBER	14.2539	40.31	0.06
RECOVERYS	TORM CHAMBER	14.5037	40.31	0.06
RECOVERYS	TORM CHAMBER	14.7505	40.31	0.06
RECOVERYS	TORM CHAMBER	15.0045	40.31	0.06
RECOVERYS	TORM CHAMBER	15.2535	40.30	0.06
RECOVERYS	TORM CHAMBER	15.5033	40.30	0.06
RECOVERYS	TORM CHAMBER	15.7518	40.30	0.05
RECOVERYS	TORM CHAMBER	16.0009	40.30	0.05
RECOVERYS	TORM CHAMBER	16.2534	40.29	0.05
RECOVERYS	TORM CHAMBER	16.5040	40.29	0.05
RECOVERYS	TORM CHAMBER	16.7519	40.29	0.05
RECOVERYS	TORM CHAMBER	17.0036	40.29	0.05
RECOVERYS	TORM CHAMBER	17.2514	40.28	0.05
RECOVERYS	TORM CHAMBER	17.5006	40.28	0.05
RECOVERYS	TORM CHAMBER	17.7580	40.28	0.05
RECOVERYS	TORM CHAMBER	18.0023	40.28	0.05
RECOVERYS	TORM CHAMBER	18.2545	40.27	0.05
RECOVERYS	TORM CHAMBER	18.5003	40.27	0.05
RECOVERYS	TORM CHAMBER	18.7519	40.27	0.05
RECOVERYS	TORM CHAMBER	19.0023	40.27	0.05
RECOVERYS	TORM CHAMBER	19.2501	40.26	0.05
RECOVERYS	TORM CHAMBER	19.5012	40.26	0.05
RECOVERYS	TORM CHAMBER	19.7524	40.26	0.05
RECOVERYS	TORM CHAMBER	20.0035	40.26	0.05
RECOVERYS	TORM CHAMBER	20.2536	40.25	0.05
RECOVERYS	TORM CHAMBER	20.5044	40.25	0.04
RECOVERYS	TORM CHAMBER	20.7500	40.25	0.05
RECOVERYS	TORM CHAMBER	21.0043	40.25	0.04
RECOVERYS	TORM CHAMBER	21.2515	40.25	0.04
RECOVERYS	TORM CHAMBER	21.5010	40.24	0.04
RECOVERYS	TORM CHAMBER	21.7511	40.24	0.04

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	STORM CHAMBER	22.0003	40.24	0.04
RECOVERY	STORM CHAMBER	22.2548	40.24	0.04
RECOVERY	STORM CHAMBER	22.5027	40.24	0.04
RECOVERY	STORM CHAMBER	22.7568	40.23	0.04
RECOVERY	STORM CHAMBER	23.0025	40.23	0.04
RECOVERY	STORM CHAMBER	23.2534	40.23	0.04
RECOVERY	STORM CHAMBER	23.5040	40.23	0.04
RECOVERY	STORM CHAMBER	23.7501	40.22	0.04
RECOVERY	STORM CHAMBER	24.0009	40.22	0.04
RECOVERY	STORM CHAMBER	24.2516	40.22	0.04
RECOVERY	STORM CHAMBER	24.5016	40.22	0.04
RECOVERY	STORM CHAMBER	24.7532	40.22	0.04
RECOVERY	STORM CHAMBER	25.0002	40.21	0.04
RECOVERY	STORM CHAMBER	25.2506	40.21	0.04
RECOVERY	STORM CHAMBER	25.5037	40.21	0.04
RECOVERY	STORM CHAMBER	25.7531	40.21	0.04
RECOVERY	STORM CHAMBER	26.0063	40.21	0.04
RECOVERY	STORM CHAMBER	26.2590	40.20	0.04
RECOVERY	STORM CHAMBER	26.5071	40.20	0.04
RECOVERY	STORM CHAMBER	26.7543	40.20	0.04
RECOVERY	STORM CHAMBER	27.0066	40.20	0.04
RECOVERY	STORM CHAMBER	27.2529	40.20	0.04
RECOVERY	STORM CHAMBER	27.5005	40.20	0.04
RECOVERY	STORM CHAMBER	27.7509	40.19	0.04
RECOVERY	STORM CHAMBER	28.0058	40.19	0.04
RECOVERY	STORM CHAMBER	28.2501	40.19	0.04
RECOVERY	STORM CHAMBER	28.5018	40.19	0.04
RECOVERY	STORM CHAMBER	28.7551	40.19	0.04
RECOVERY	STORM CHAMBER	29.0017	40.18	0.04
RECOVERY	STORM CHAMBER	29.2553	40.18	0.03
RECOVERY	STORM CHAMBER	29.5062	40.18	0.03
RECOVERY	STORM CHAMBER	29.7509	40.18	0.04
RECOVERY	STORM CHAMBER	30.0084	40.18	0.04
RECOVERY	STORM CHAMBER	30.2504	40.18	0.03
RECOVERY	STORM CHAMBER	30.5069	40.17	0.03
RECOVERY	STORM CHAMBER	30.7572	40.17	0.03
RECOVERY	STORM CHAMBER	31.0048	40.17	0.03
RECOVERY	STORM CHAMBER	31.2509	40.17	0.03
RECOVERY	STORM CHAMBER	31.5063	40.17	0.03
RECOVERY	STORM CHAMBER	31.7513	40.17	0.03
RECOVERY	STORM CHAMBER	32.0009	40.16	0.03
RECOVERY	STORM CHAMBER	32.2502	40.16	0.03

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	STORM CHAMBER	32.5024	40.16	0.03
RECOVERY	STORM CHAMBER	32.7543	40.16	0.03
RECOVERY	STORM CHAMBER	33.0020	40.16	0.03
RECOVERY	STORM CHAMBER	33.2562	40.16	0.03
RECOVERY	STORM CHAMBER	33.5007	40.15	0.03
RECOVERY	STORM CHAMBER	33.7505	40.15	0.03
RECOVERY	STORM CHAMBER	34.0057	40.15	0.03
RECOVERY	STORM CHAMBER	34.2533	40.15	0.03
RECOVERY	STORM CHAMBER	34.5098	40.15	0.03
RECOVERY	STORM CHAMBER	34.7527	40.15	0.03
RECOVERY	STORM CHAMBER	35.0001	40.14	0.03
RECOVERY	STORM CHAMBER	35.2570	40.14	0.03
RECOVERY	STORM CHAMBER	35.5107	40.14	0.03
RECOVERY	STORM CHAMBER	35.7598	40.14	0.03
RECOVERY	STORM CHAMBER	36.0040	40.14	0.03
RECOVERY	STORM CHAMBER	36.2528	40.14	0.03
RECOVERY	STORM CHAMBER	36.5027	40.13	0.03
RECOVERY	STORM CHAMBER	36.7544	40.13	0.03
RECOVERY	STORM CHAMBER	37.0082	40.13	0.03
RECOVERY	STORM CHAMBER	37.2515	40.13	0.03
RECOVERY	STORM CHAMBER	37.5050	40.13	0.03
RECOVERY	STORM CHAMBER	37.7578	40.13	0.03
RECOVERY	STORM CHAMBER	38.0028	40.12	0.03
RECOVERY	STORM CHAMBER	38.2500	40.12	0.03
RECOVERY	STORM CHAMBER	38.5006	40.12	0.03
RECOVERY	STORM CHAMBER	38.7534	40.12	0.03
RECOVERY	STORM CHAMBER	39.0062	40.12	0.03
RECOVERY	STORM CHAMBER	39.2532	40.12	0.03
RECOVERY	STORM CHAMBER	39.5025	40.12	0.03
RECOVERY	STORM CHAMBER	39.7512	40.11	0.03
RECOVERY	STORM CHAMBER	40.0032	40.11	0.03
RECOVERY	STORM CHAMBER	40.2535	40.11	0.03
RECOVERY	STORM CHAMBER	40.5023	40.11	0.03
RECOVERY	STORM CHAMBER	40.7550	40.11	0.03
RECOVERY	STORM CHAMBER	41.0056	40.11	0.03
RECOVERY	STORM CHAMBER	41.2574	40.11	0.03
RECOVERY	STORM CHAMBER	41.5058	40.10	0.03
RECOVERY	STORM CHAMBER	41.7566	40.10	0.03
RECOVERY	STORM CHAMBER	42.0041	40.10	0.03
RECOVERY	STORM CHAMBER	42.2522	40.10	0.03
RECOVERY	STORM CHAMBER	42.5031	40.10	0.03
RECOVERY	STORM CHAMBER	42.7517	40.10	0.03

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	STORM CHAMBER	43.0011	40.10	0.03
RECOVERY	STORM CHAMBER	43.2573	40.09	0.03
RECOVERY	STORM CHAMBER	43.5045	40.09	0.03
RECOVERY	STORM CHAMBER	43.7549	40.09	0.03
RECOVERY	STORM CHAMBER	44.0022	40.09	0.03
RECOVERY	STORM CHAMBER	44.2506	40.09	0.03
RECOVERY	STORM CHAMBER	44.5054	40.09	0.03
RECOVERY	STORM CHAMBER	44.7505	40.09	0.03
RECOVERY	STORM CHAMBER	45.0072	40.08	0.03
RECOVERY	STORM CHAMBER	45.2520	40.08	0.03
RECOVERY	STORM CHAMBER	45.5009	40.08	0.03
RECOVERY	STORM CHAMBER	45.7538	40.08	0.03
RECOVERY	STORM CHAMBER	46.0015	40.08	0.02
RECOVERY	STORM CHAMBER	46.2502	40.08	0.02
RECOVERY	STORM CHAMBER	46.5029	40.08	0.02
RECOVERY	STORM CHAMBER	46.7508	40.07	0.02
RECOVERY	STORM CHAMBER	47.0005	40.07	0.02
RECOVERY	STORM CHAMBER	47.2537	40.07	0.02
RECOVERY	STORM CHAMBER	47.5043	40.07	0.02
RECOVERY	STORM CHAMBER	47.7561	40.07	0.02
RECOVERY	STORM CHAMBER	48.0094	40.07	0.02
RECOVERY	STORM CHAMBER	48.2507	40.07	0.02
RECOVERY	STORM CHAMBER	48.5043	40.06	0.02
RECOVERY	STORM CHAMBER	48.7500	40.06	0.02
RECOVERY	STORM CHAMBER	49.0008	40.06	0.02
RECOVERY	STORM CHAMBER	49.2513	40.06	0.02
RECOVERY	STORM CHAMBER	49.5033	40.06	0.02
RECOVERY	STORM CHAMBER	49.7518	40.06	0.02
RECOVERY	STORM CHAMBER	50.0039	40.06	0.02
RECOVERY	STORM CHAMBER	50.2533	40.05	0.02
RECOVERY	STORM CHAMBER	50.5023	40.05	0.02
RECOVERY	STORM CHAMBER	50.7528	40.05	0.02
RECOVERY	STORM CHAMBER	51.0020	40.05	0.02
RECOVERY	STORM CHAMBER	51.2547	40.05	0.02
RECOVERY	STORM CHAMBER	51.5020	40.05	0.02
RECOVERY	STORM CHAMBER	51.7504	40.05	0.02
RECOVERY	STORM CHAMBER	52.0024	40.04	0.02
RECOVERY	STORM CHAMBER	52.2537	40.04	0.02
RECOVERY	STORM CHAMBER	52.5045	40.04	0.02
RECOVERY	STORM CHAMBER	52.7526	40.04	0.02
RECOVERY	STORM CHAMBER	53.0059	40.04	0.02
RECOVERY	STORM CHAMBER	53.2521	40.04	0.02

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERYS	TORM CHAMBER	53.5037	40.04	0.02
RECOVERYS	TORM CHAMBER	53.7560	40.03	0.02
RECOVERYS	TORM CHAMBER	54.0015	40.03	0.02
RECOVERYS	TORM CHAMBER	54.2523	40.03	0.02
RECOVERYS	TORM CHAMBER	54.5007	40.03	0.02
RECOVERYS	TORM CHAMBER	54.7511	40.03	0.02
RECOVERYS	TORM CHAMBER	55.0066	40.03	0.02
RECOVERYS	TORM CHAMBER	55.2511	40.02	0.02
RECOVERYS	TORM CHAMBER	55.5018	40.02	0.02
RECOVERYS	TORM CHAMBER	55.7546	40.02	0.02
RECOVERYS	TORM CHAMBER	56.0049	40.02	0.02
RECOVERYS	TORM CHAMBER	56.2505	40.02	0.02
RECOVERYS	TORM CHAMBER	56.5047	40.02	0.02
RECOVERYS	TORM CHAMBER	56.7556	40.01	0.02
RECOVERYS	TORM CHAMBER	57.0017	40.01	0.02
RECOVERYS	TORM CHAMBER	57.2509	40.01	0.02
RECOVERYS	TORM CHAMBER	57.5000	40.01	0.02
RECOVERYS	TORM CHAMBER	57.7510	40.01	0.02
RECOVERYS	TORM CHAMBER	58.0043	40.01	0.02
RECOVERYS	TORM CHAMBER	58.2516	40.00	0.02
RECOVERYS	TORM CHAMBER	58.5070	40.00	0.02
RECOVERYS	TORM CHAMBER	58.7510	40.00	0.02
RECOVERYS	TORM CHAMBER	59.0039	40.00	0.02
RECOVERYS	TORM CHAMBER	59.2515	40.00	0.02
RECOVERYS	TORM CHAMBER	59.5012	40.00	0.02
RECOVERYS	TORM CHAMBER	59.7567	39.99	0.02
RECOVERYS	TORM CHAMBER	60.0038	39.99	0.02
RECOVERYS	TORM CHAMBER	60.2557	39.99	0.02
RECOVERYS	TORM CHAMBER	60.5019	39.99	0.02
RECOVERYS	TORM CHAMBER	60.7551	39.99	0.02
RECOVERYS	TORM CHAMBER	61.0023	39.99	0.02
RECOVERYS	TORM CHAMBER	61.2552	39.98	0.02
RECOVERYS	TORM CHAMBER	61.5026	39.98	0.02
RECOVERYS	TORM CHAMBER	61.7544	39.98	0.02
RECOVERYS	TORM CHAMBER	62.0015	39.98	0.02
RECOVERYS	TORM CHAMBER	62.2534	39.98	0.02
RECOVERYS	TORM CHAMBER	62.5025	39.97	0.02
RECOVERYS	TORM CHAMBER	62.7537	39.97	0.02
RECOVERYS	TORM CHAMBER	63.0021	39.97	0.02
RECOVERYS	TORM CHAMBER	63.2546	39.97	0.02
RECOVERYS	TORM CHAMBER	63.5039	39.97	0.02
RECOVERYS	TORM CHAMBER	63.7504	39.97	0.02

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERYS	TORM CHAMBER	64.0005	39.96	0.02
RECOVERYS	TORM CHAMBER	64.2520	39.96	0.02
RECOVERYS	TORM CHAMBER	64.5042	39.96	0.02
RECOVERYS	TORM CHAMBER	64.7517	39.96	0.02
RECOVERYS	TORM CHAMBER	65.0050	39.96	0.02
RECOVERYS	TORM CHAMBER	65.2576	39.95	0.02
RECOVERYS	TORM CHAMBER	65.5005	39.95	0.02
RECOVERYS	TORM CHAMBER	65.7530	39.95	0.02
RECOVERYS	TORM CHAMBER	66.0037	39.95	0.02
RECOVERYS	TORM CHAMBER	66.2567	39.95	0.02
RECOVERYS	TORM CHAMBER	66.5031	39.95	0.02
RECOVERYS	TORM CHAMBER	66.7552	39.94	0.02
RECOVERYS	TORM CHAMBER	67.0034	39.94	0.02
RECOVERYS	TORM CHAMBER	67.2515	39.94	0.02
RECOVERYS	TORM CHAMBER	67.5013	39.94	0.02
RECOVERYS	TORM CHAMBER	67.7505	39.94	0.02
RECOVERYS	TORM CHAMBER	68.0044	39.93	0.02
RECOVERYS	TORM CHAMBER	68.2517	39.93	0.01
RECOVERYS	TORM CHAMBER	68.5040	39.93	0.01
RECOVERYS	TORM CHAMBER	68.7553	39.93	0.01
RECOVERYS	TORM CHAMBER	69.0061	39.93	0.01
RECOVERYS	TORM CHAMBER	69.2535	39.93	0.01
RECOVERYS	TORM CHAMBER	69.5009	39.92	0.01
RECOVERYS	TORM CHAMBER	69.7577	39.92	0.02
RECOVERYS	TORM CHAMBER	70.0009	39.92	0.01
RECOVERYS	TORM CHAMBER	70.2528	39.92	0.01
RECOVERYS	TORM CHAMBER	70.5051	39.92	0.01
RECOVERYS	TORM CHAMBER	70.7525	39.92	0.01
RECOVERYS	TORM CHAMBER	71.0003	39.91	0.01
RECOVERYS	TORM CHAMBER	71.2550	39.91	0.01
RECOVERYS	TORM CHAMBER	71.5005	39.91	0.01
RECOVERYS	TORM CHAMBER	71.7556	39.91	0.01
RECOVERYS	TORM CHAMBER	72.0006	39.91	0.02
RECOVERYS	TORM CHAMBER	72.2524	39.91	0.01
RECOVERYS	TORM CHAMBER	72.5040	39.90	0.01
RECOVERYS	TORM CHAMBER	72.7569	39.90	0.01
RECOVERYS	TORM CHAMBER	73.0019	39.90	0.01
RECOVERYS	TORM CHAMBER	73.2550	39.90	0.00
RECOVERYS	TORM CHAMBER	73.5028	39.90	0.00
RECOVERYS	TORM CHAMBER	73.7513	39.90	0.00
RECOVERYS	TORM CHAMBER	74.0023	39.90	0.00
RECOVERYS	TORM CHAMBER	74.2544	39.90	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	STORM CHAMBER	74.5030	39.90	0.00
RECOVERY	STORM CHAMBER	74.7535	39.90	0.00
RECOVERY	STORM CHAMBER	75.0004	39.90	0.00
RECOVERY	STORM CHAMBER	75.2524	39.90	0.00
RECOVERY	STORM CHAMBER	75.5008	39.90	0.00
RECOVERY	STORM CHAMBER	75.7504	39.90	0.00
RECOVERY	STORM CHAMBER	76.0014	39.90	0.00
RECOVERY	STORM CHAMBER	76.2518	39.90	0.00
RECOVERY	STORM CHAMBER	76.5020	39.90	0.00
RECOVERY	STORM CHAMBER	76.7537	39.90	0.00
RECOVERY	STORM CHAMBER	77.0008	39.90	0.00
RECOVERY	STORM CHAMBER	77.2541	39.90	0.00
RECOVERY	STORM CHAMBER	77.5012	39.90	0.00
RECOVERY	STORM CHAMBER	77.7542	39.90	0.00
RECOVERY	STORM CHAMBER	78.0023	39.90	0.00
RECOVERY	STORM CHAMBER	78.2543	39.90	0.00
RECOVERY	STORM CHAMBER	78.5023	39.90	0.00
RECOVERY	STORM CHAMBER	78.7542	39.90	0.00
RECOVERY	STORM CHAMBER	79.0074	39.90	0.00
RECOVERY	STORM CHAMBER	79.2532	39.90	0.00
RECOVERY	STORM CHAMBER	79.5023	39.90	0.00
RECOVERY	STORM CHAMBER	79.7506	39.90	0.00
RECOVERY	STORM CHAMBER	80.0040	39.90	0.00
RECOVERY	STORM CHAMBER	80.2560	39.90	0.00
RECOVERY	STORM CHAMBER	80.5008	39.90	0.00
RECOVERY	STORM CHAMBER	80.7520	39.90	0.00
RECOVERY	STORM CHAMBER	81.0017	39.90	0.00
RECOVERY	STORM CHAMBER	81.2505	39.90	0.00
RECOVERY	STORM CHAMBER	81.5049	39.90	0.00
RECOVERY	STORM CHAMBER	81.7509	39.90	0.00
RECOVERY	STORM CHAMBER	82.0030	39.90	0.00
RECOVERY	STORM CHAMBER	82.2517	39.90	0.00
RECOVERY	STORM CHAMBER	82.5032	39.90	0.00
RECOVERY	STORM CHAMBER	82.7524	39.90	0.00
RECOVERY	STORM CHAMBER	83.0022	39.90	0.00
RECOVERY	STORM CHAMBER	83.2567	39.90	0.00
RECOVERY	STORM CHAMBER	83.5039	39.90	0.00
RECOVERY	STORM CHAMBER	83.7512	39.90	0.00
RECOVERY	STORM CHAMBER	84.0025	39.90	0.00
RECOVERY	STORM CHAMBER	84.2505	39.90	0.00
RECOVERY	STORM CHAMBER	84.5068	39.90	0.00
RECOVERY	STORM CHAMBER	84.7530	39.90	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERYS	TORM CHAMBER	85.0002	39.90	0.00
RECOVERYS	TORM CHAMBER	85.2513	39.90	0.00
RECOVERYS	TORM CHAMBER	85.5037	39.90	0.00
RECOVERYS	TORM CHAMBER	85.7535	39.90	0.00
RECOVERYS	TORM CHAMBER	86.0072	39.90	0.00
RECOVERYS	TORM CHAMBER	86.2505	39.90	0.00
RECOVERYS	TORM CHAMBER	86.5037	39.90	0.00
RECOVERYS	TORM CHAMBER	86.7509	39.90	0.00
RECOVERYS	TORM CHAMBER	87.0052	39.90	0.00
RECOVERYS	TORM CHAMBER	87.2544	39.90	0.00
RECOVERYS	TORM CHAMBER	87.5039	39.90	0.00
RECOVERYS	TORM CHAMBER	87.7541	39.90	0.00
RECOVERYS	TORM CHAMBER	88.0016	39.90	0.00
RECOVERYS	TORM CHAMBER	88.2507	39.90	0.00
RECOVERYS	TORM CHAMBER	88.5063	39.90	0.00
RECOVERYS	TORM CHAMBER	88.7509	39.90	0.00
RECOVERYS	TORM CHAMBER	89.0012	39.90	0.00
RECOVERYS	TORM CHAMBER	89.2513	39.90	0.00
RECOVERYS	TORM CHAMBER	89.5038	39.90	0.00
RECOVERYS	TORM CHAMBER	89.7513	39.90	0.00
RECOVERYS	TORM CHAMBER	90.0035	39.90	0.00
RECOVERYS	TORM CHAMBER	90.2503	39.90	0.00
RECOVERYS	TORM CHAMBER	90.5014	39.90	0.00
RECOVERYS	TORM CHAMBER	90.7530	39.90	0.00
RECOVERYS	TORM CHAMBER	91.0033	39.90	0.00
RECOVERYS	TORM CHAMBER	91.2538	39.90	0.00
RECOVERYS	TORM CHAMBER	91.5048	39.90	0.00
RECOVERYS	TORM CHAMBER	91.7518	39.90	0.00
RECOVERYS	TORM CHAMBER	92.0053	39.90	0.00
RECOVERYS	TORM CHAMBER	92.2524	39.90	0.00
RECOVERYS	TORM CHAMBER	92.5013	39.90	0.00
RECOVERYS	TORM CHAMBER	92.7537	39.90	0.00
RECOVERYS	TORM CHAMBER	93.0072	39.90	0.00
RECOVERYS	TORM CHAMBER	93.2535	39.90	0.00
RECOVERYS	TORM CHAMBER	93.5063	39.90	0.00
RECOVERYS	TORM CHAMBER	93.7509	39.90	0.00
RECOVERYS	TORM CHAMBER	94.0010	39.90	0.00
RECOVERYS	TORM CHAMBER	94.2560	39.90	0.00
RECOVERYS	TORM CHAMBER	94.5104	39.90	0.00
RECOVERYS	TORM CHAMBER	94.7507	39.90	0.00
RECOVERYS	TORM CHAMBER	95.0011	39.90	0.00
RECOVERYS	TORM CHAMBER	95.2523	39.90	0.00

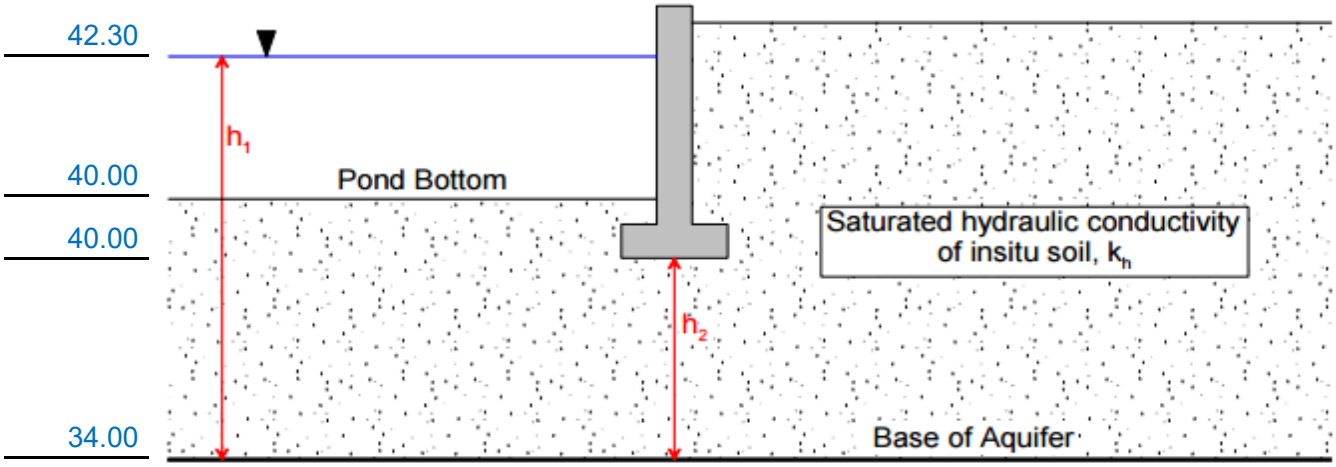
Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERYS	TORM CHAMBER	95.5059	39.90	0.00
RECOVERYS	TORM CHAMBER	95.7536	39.90	0.00
RECOVERYS	TORM CHAMBER	96.0022	39.90	0.00
RECOVERYS	TORM CHAMBER	96.2528	39.90	0.00
RECOVERYS	TORM CHAMBER	96.5046	39.90	0.00
RECOVERYS	TORM CHAMBER	96.7522	39.90	0.00
RECOVERYS	TORM CHAMBER	97.0013	39.90	0.00
RECOVERYS	TORM CHAMBER	97.2554	39.90	0.00
RECOVERYS	TORM CHAMBER	97.5027	39.90	0.00
RECOVERYS	TORM CHAMBER	97.7534	39.90	0.00
RECOVERYS	TORM CHAMBER	98.0035	39.90	0.00
RECOVERYS	TORM CHAMBER	98.2517	39.90	0.00
RECOVERYS	TORM CHAMBER	98.5008	39.90	0.00
RECOVERYS	TORM CHAMBER	98.7501	39.90	0.00
RECOVERYS	TORM CHAMBER	99.0024	39.90	0.00
RECOVERYS	TORM CHAMBER	99.2526	39.90	0.00
RECOVERYS	TORM CHAMBER	99.5063	39.90	0.00
RECOVERYS	TORM CHAMBER	99.7535	39.90	0.00
RECOVERYS	TORM CHAMBER	100.0025	39.90	0.00
RECOVERYS	TORM CHAMBER	100.2548	39.90	0.00
RECOVERYS	TORM CHAMBER	100.5041	39.90	0.00
RECOVERYS	TORM CHAMBER	100.7520	39.90	0.00
RECOVERYS	TORM CHAMBER	101.0065	39.90	0.00
RECOVERYS	TORM CHAMBER	101.2569	39.90	0.00
RECOVERYS	TORM CHAMBER	101.5038	39.90	0.00
RECOVERYS	TORM CHAMBER	101.7506	39.90	0.00
RECOVERYS	TORM CHAMBER	102.0030	39.90	0.00
RECOVERYS	TORM CHAMBER	102.2542	39.90	0.00
RECOVERYS	TORM CHAMBER	102.5014	39.90	0.00
RECOVERYS	TORM CHAMBER	102.7540	39.90	0.00
RECOVERYS	TORM CHAMBER	103.0040	39.90	0.00
RECOVERYS	TORM CHAMBER	103.2558	39.90	0.00
RECOVERYS	TORM CHAMBER	103.5028	39.90	0.00
RECOVERYS	TORM CHAMBER	103.7512	39.90	0.00
RECOVERYS	TORM CHAMBER	104.0032	39.90	0.00
RECOVERYS	TORM CHAMBER	104.2503	39.90	0.00
RECOVERYS	TORM CHAMBER	104.5050	39.90	0.00
RECOVERYS	TORM CHAMBER	104.7545	39.90	0.00
RECOVERYS	TORM CHAMBER	105.0016	39.90	0.00
RECOVERYS	TORM CHAMBER	105.2542	39.90	0.00
RECOVERYS	TORM CHAMBER	105.5022	39.90	0.00
RECOVERYS	TORM CHAMBER	105.7528	39.90	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERY	STORM CHAMBER	106.0002	39.90	0.00
RECOVERY	STORM CHAMBER	106.2539	39.90	0.00
RECOVERY	STORM CHAMBER	106.5039	39.90	0.00
RECOVERY	STORM CHAMBER	106.7527	39.90	0.00
RECOVERY	STORM CHAMBER	107.0019	39.90	0.00
RECOVERY	STORM CHAMBER	107.2509	39.90	0.00
RECOVERY	STORM CHAMBER	107.5039	39.90	0.00
RECOVERY	STORM CHAMBER	107.7551	39.90	0.00
RECOVERY	STORM CHAMBER	108.0038	39.90	0.00
RECOVERY	STORM CHAMBER	108.2512	39.90	0.00
RECOVERY	STORM CHAMBER	108.5008	39.90	0.00
RECOVERY	STORM CHAMBER	108.7522	39.90	0.00
RECOVERY	STORM CHAMBER	109.0028	39.90	0.00
RECOVERY	STORM CHAMBER	109.2554	39.90	0.00
RECOVERY	STORM CHAMBER	109.5006	39.90	0.00
RECOVERY	STORM CHAMBER	109.7517	39.90	0.00
RECOVERY	STORM CHAMBER	110.0054	39.90	0.00
RECOVERY	STORM CHAMBER	110.2503	39.90	0.00
RECOVERY	STORM CHAMBER	110.5041	39.90	0.00
RECOVERY	STORM CHAMBER	110.7525	39.90	0.00
RECOVERY	STORM CHAMBER	111.0005	39.90	0.00
RECOVERY	STORM CHAMBER	111.2532	39.90	0.00
RECOVERY	STORM CHAMBER	111.5013	39.90	0.00
RECOVERY	STORM CHAMBER	111.7517	39.90	0.00
RECOVERY	STORM CHAMBER	112.0020	39.90	0.00
RECOVERY	STORM CHAMBER	112.2582	39.90	0.00
RECOVERY	STORM CHAMBER	112.5021	39.90	0.00
RECOVERY	STORM CHAMBER	112.7529	39.90	0.00
RECOVERY	STORM CHAMBER	113.0010	39.90	0.00
RECOVERY	STORM CHAMBER	113.2528	39.90	0.00
RECOVERY	STORM CHAMBER	113.5022	39.90	0.00
RECOVERY	STORM CHAMBER	113.7533	39.90	0.00
RECOVERY	STORM CHAMBER	114.0009	39.90	0.00
RECOVERY	STORM CHAMBER	114.2504	39.90	0.00
RECOVERY	STORM CHAMBER	114.5017	39.90	0.00
RECOVERY	STORM CHAMBER	114.7507	39.90	0.00
RECOVERY	STORM CHAMBER	115.0046	39.90	0.00
RECOVERY	STORM CHAMBER	115.2512	39.90	0.00
RECOVERY	STORM CHAMBER	115.5036	39.90	0.00
RECOVERY	STORM CHAMBER	115.7533	39.90	0.00
RECOVERY	STORM CHAMBER	116.0057	39.90	0.00
RECOVERY	STORM CHAMBER	116.2516	39.90	0.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Rate [cfs]
RECOVERYS	TORM CHAMBER	116.5025	39.90	0.00
RECOVERYS	TORM CHAMBER	116.7520	39.90	0.00
RECOVERYS	TORM CHAMBER	117.0059	39.90	0.00
RECOVERYS	TORM CHAMBER	117.2547	39.90	0.00
RECOVERYS	TORM CHAMBER	117.5003	39.90	0.00
RECOVERYS	TORM CHAMBER	117.7521	39.90	0.00
RECOVERYS	TORM CHAMBER	118.0021	39.90	0.00
RECOVERYS	TORM CHAMBER	118.2516	39.90	0.00
RECOVERYS	TORM CHAMBER	118.5029	39.90	0.00
RECOVERYS	TORM CHAMBER	118.7567	39.90	0.00
RECOVERYS	TORM CHAMBER	119.0054	39.90	0.00
RECOVERYS	TORM CHAMBER	119.2505	39.90	0.00
RECOVERYS	TORM CHAMBER	119.5013	39.90	0.00
RECOVERYS	TORM CHAMBER	119.7546	39.90	0.00
RECOVERYS	TORM CHAMBER	120.0011	39.90	0.00

PROJECT: **Sutton Crossings**
PROJECT #: **FLA240162.00**

K Value Calculations Pond 1



$$k_{avg} = \left(\frac{L_{Unwalled}}{L_{Total}} X\ k_h\right) + \left(\frac{L_{Walled}}{L_{Total}} X\ \frac{h_2}{h_1} X\ k_h\right)$$

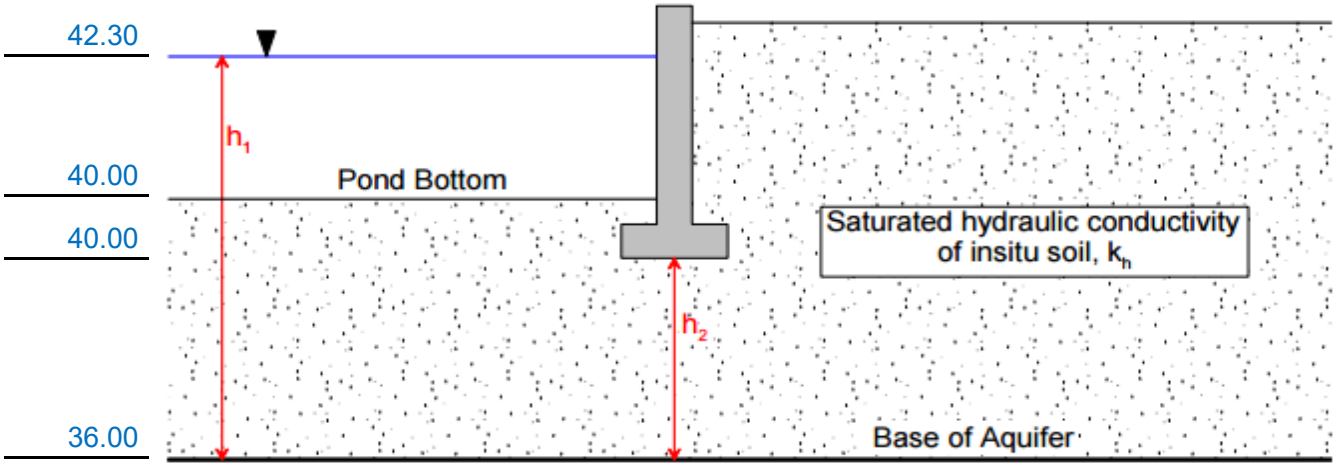
L_{Total} is the total perimeter
L_{Walled} is the total perimeter
$L_{Unwalled}$ is the total perimeter

L_{Total} (Ft)	480
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	480
h_1 (Ft)	8.30
h_2 (Ft)	6
k_h (Ft/day)	22.5
k_{avg} (Ft/day)	**16.27**

L_{Total} (Ft)	480
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	480
h_1 (Ft)	8.3
h_2 (Ft)	6
k_v (Ft/day)	14
k_{avg} (Ft/day)	**10.12**

PROJECT: **Sutton Crossings**
PROJECT #: **FLA240162.00**

K Value Calculations Basin 1



$$k_{avg} = \left(\frac{L_{Unwalled}}{L_{Total}} X\ k_h\right) + \left(\frac{L_{Walled}}{L_{Total}} X\ \frac{h_2}{h_1} X\ k_h\right)$$

L_{Total} is the total perimeter
L_{Walled} is the total perimeter
$L_{Unwalled}$ is the total perimeter

L_{Total} (Ft)	277
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	277
h_1 (Ft)	6.30
h_2 (Ft)	4
k_h (Ft/day)	22.5
k_{avg} (Ft/day)	**14.29**

L_{Total} (Ft)	277
$L_{Unwalled}$ (Ft)	0
L_{Walled} (Ft)	277
h_1 (Ft)	6.3
h_2 (Ft)	4
k_v (Ft/day)	14
k_{avg} (Ft/day)	**8.89**

TRAFFIC IMPACT ANALYSIS

ACE HARDWARE DEVELOPMENT

WINTER SPRINGS, SEMINOLE COUNTY

Prepared for:

McMillan Ace Hardware
5040 W State Road 46,
Sanford, FL 32771

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

September 2023

TPD № 5824

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning and Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, 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: Ace Hardware Development

LOCATION: Winter Spring, Seminole County

CLIENT: McMillian Ace Hardware

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.

NAME: Turgut Dervish

P.E. No.: 20400

DATE: **September 26, 2023**

SIGNATURE:



TABLE OF CONTENTS

Page

INTRODUCTION **1**

EXISTING TRAFFIC CONDITIONS **4**

Analysis of Daily Traffic Conditions
Analysis of Peak Hour Traffic Conditions

PROPOSED DEVELOPMENT AND TRIP GENERATION **8**

Trip Generation
Trip Distribution and Assignment

PROJECTED TRAFFIC CONDITIONS **11**

Analysis of Daily Traffic Conditions
Analysis of Peak Hour Traffic Conditions

CONCLUSIONS **18**

APPENDICES **19**

A Study Methodology
B Traffic Data and Roadway Concurrency Information
C Existing Intersection Counts and FDOT Seasonal Factors
D Existing HCS Capacity Worksheets
E Projected HCS Capacity Worksheets

LIST OF TABLES

Page

Table 1 Existing Roadway Conditions Analysis 4
Table 2 Existing Intersection LOS Analysis 5
Table 3 Trip Generation Summary 8
Table 4 Future Roadway Conditions Analysis 11
Table 5 Projected Intersection LOS Analysis 17

LIST OF FIGURES

Page

Figure 1 Site Location 2
Figure 2 Site Plan 3
Figure 3 Existing A.M. Peak Hour Traffic Volumes 6
Figure 4 Existing P.M. Peak Hour Traffic Volumes 6
Figure 5 Project Trip Distribution and Assignment 10
Figure 6 Projected A.M. Peak Hour Traffic Volumes 12
Figure 7 Projected A.M. Peak Hour Traffic Volumes 13
Figure 8 Projected P.M. Peak Hour Traffic Volumes 14
Figure 9 Projected P.M. Peak Hour Traffic Volumes 15

INTRODUCTION

This analysis was conducted in order to assess the traffic impact of the proposed Ace Hardware Development in the City of Winter Springs, Seminole County. The development is located in the northeast corner of the Tuskawilla Road and Michael Blake Boulevard intersection. **Figure 1** depicts the site location. Access to the site is proposed via three access driveways, a full access connection on Michael Blake Boulevard and right in/right out driveways on Tuskawilla Road and SR 434. **Figure 2** depicts the conceptual site plan.

The analysis was conducted in accordance with a study methodology submitted and reviewed by Seminole County. The project is in the Seminole County Dense Urban Land Use Area (DULA). As per Seminole County requirements, the classified roadways within the one-mile sphere of influence (or impact area) and major intersections within a quarter mile from the site were included in the traffic analysis. The study methodology and related correspondence are included in **Appendix A.** Data used in the analysis consisted of site plan and development information provided by the Project Engineers, daily traffic volume data obtained from Seminole County, and A.M. & P.M. peak hour intersection counts made by Traffic Planning and Design, Inc. (TPD) personnel.



Ace Hardware - Winter Springs
Project № 5824
Figure 1
Page 2

Site Location

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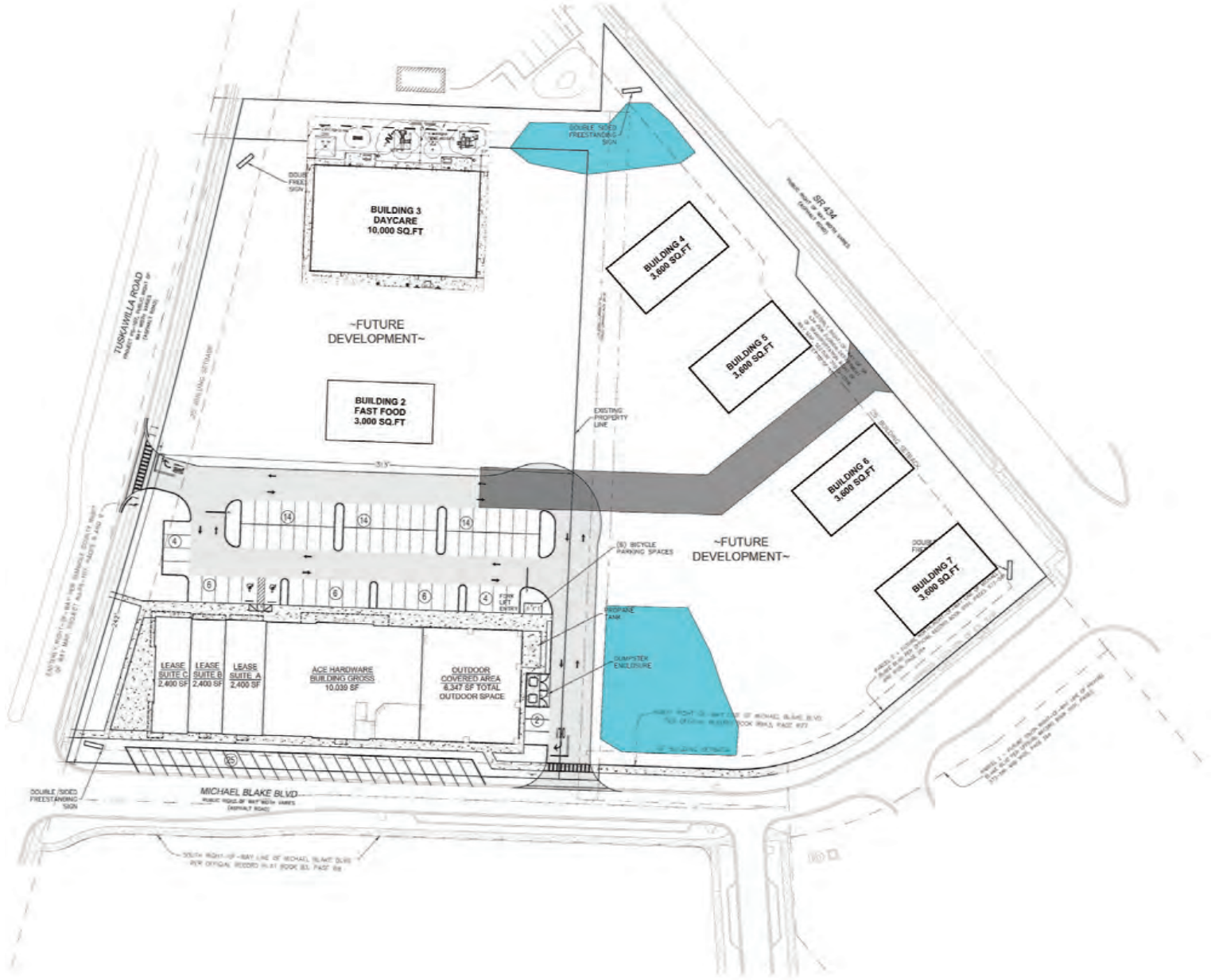

Ace Hardware - Winter Springs
Project № 5824
Figure 2
Page 3

Concept Plan

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EXISTING TRAFFIC CONDITIONS

Existing traffic conditions were analyzed using daily traffic volumes for the study roadways and A.M. & P.M. peak hour traffic volumes for the study intersections. The roadway analysis consisted of a generalized capacity analysis with the existing traffic volumes and the available capacity. The intersection analysis was conducted as per the procedures of the Highway Capacity Manual. Pertinent roadway segment data sheets showing the existing and committed trips along with the corresponding segment capacities are included in **Appendix B**.

Analysis of Daily Traffic Conditions

A roadway segment analysis was performed for the study roadway segments by comparing the daily traffic volume of each segment with the corresponding capacity of the segment. **Table 1** shows each of the roadway segments along with their number of lanes, adopted daily LOS/capacities, existing traffic volumes, available capacities, and existing Levels of Service (LOS). The results of the analysis indicate that the roadway segments currently operate satisfactorily with excess traffic capacity available.

Table 1
Existing Roadway Conditions Analysis

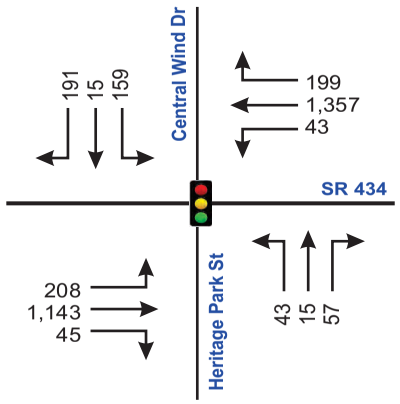
Seg #	Roadway Segment	Lanes	Daily Capacity	Existing Daily Traffic	Committed Trips	Available Capacity	LOS
Tuscawilla Road							
326	SR 434 to Trotwood Blvd	4L	42,560	21,241	0	21,319	C
327	Trotwood Blvd to Winter Springs Blvd	4L	42,560	20,748	8	21,804	C
SR 434							
296	Springs Ave to Tuskawilla Rd	4L	48,000	27,610	293	20,097	C
297	Tuskawilla Rd to SR 419	4L	48,000	36,344	0	11,656	C

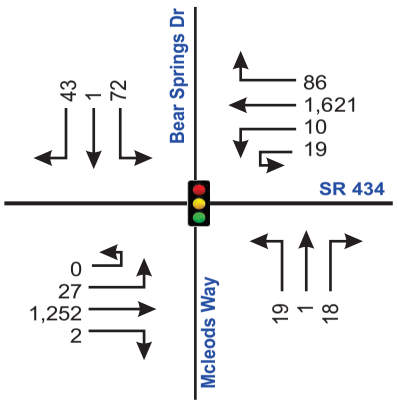
Analysis of Peak Hour Traffic Conditions

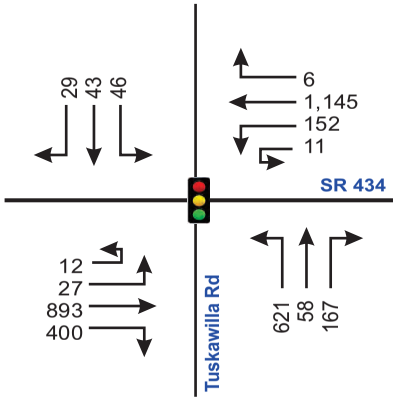
A capacity analysis was conducted for the A.M. & P.M. peak hour traffic conditions for the study intersections. The analysis was conducted utilizing Highway Capacity Software in accordance with the procedures of the Highway Capacity Manual. Existing traffic consisting of turning movement counts are included in **Appendix C** along with the FDOT Peak Season Factor report. The traffic counts were made on September 12, 2023, when the FDOT seasonal factor for Seminole County was 1.04 and therefore the counts were adjusted. The existing peak hour traffic volumes are shown in **Figures 3 and 4**. The intersection capacity analysis results are summarized in **Table 2** and indicate that the study intersections are currently operating at satisfactory Levels of Service except for the southbound movement at the intersection of SR 434 and Tuskawilla Road during the P.M. peak hour and the westbound movement at the intersection of SR 434 & Michael Blake Boulevard during the A.M. and P.M. peak hours. Detailed capacity analysis worksheets are included in **Appendix D.**

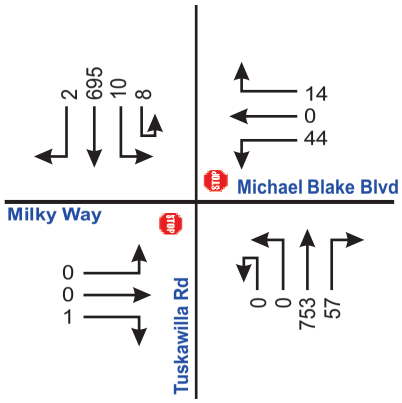
Table 2
Existing Intersection LOS Analysis

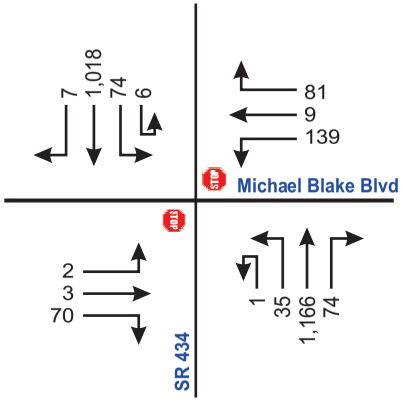
Intersection	Time Period	Control	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Tuskawilla Rd & Trotwood Blvd	A.M.	Signal	38.8	D	52.3	D	15.9	B	15.0	B	21.6	C
	P.M		43.9	D	47.2	D	13.2	B	14.7	B	18.3	B
Tuskawilla Rd & Michael Blake Blvd	A.M.	Stop	10.6	B	20.2	C	0.0	A	0.3	A	--	--
	P.M.		12.1	B	26.6	D	0.0	A	0.6	A	--	--
SR 434 & Tuskawilla Rd	A.M.	Signal	33.8	C	39.7	D	57.4	E	75.7	E	42.8	D
	P.M.		44.4	D	49.4	D	73.6	E	99.1	F	54.8	D
SR 434 & Michael Blake Blvd	A.M.	Stop	16.3	C	181.8	F	0.3	A	1.0	A	--	--
	P.M.		41.2	E	199.4	F	0.4	A	1.8	A	--	--
SR 434 & Bear Springs Dr/McLeod Way	A.M.	Signal	9.1	A	13.7	B	64.8	E	70.0	E	14.5	B
	P.M.		11.3	B	13.0	B	65.3	E	69.9	E	14.4	B
SR 434 & Central Winds Dr/Heritage Park St	A.M.	Signal	31.8	C	54.7	D	70.8	E	77.9	E	48.4	D
	P.M.		26.6	C	32.8	C	75.7	E	81.3	F	33.8	C

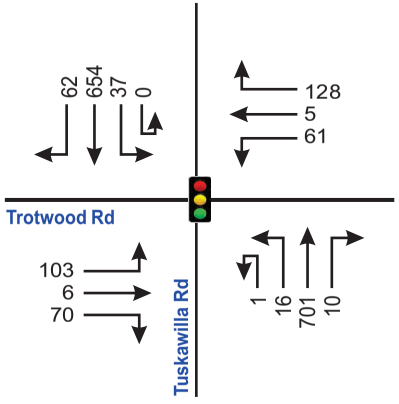












Ace Hardware - Winter Springs
Project № 5824
Figure 3
Page 6

Existing A.M. Peak Hour Turning Movements

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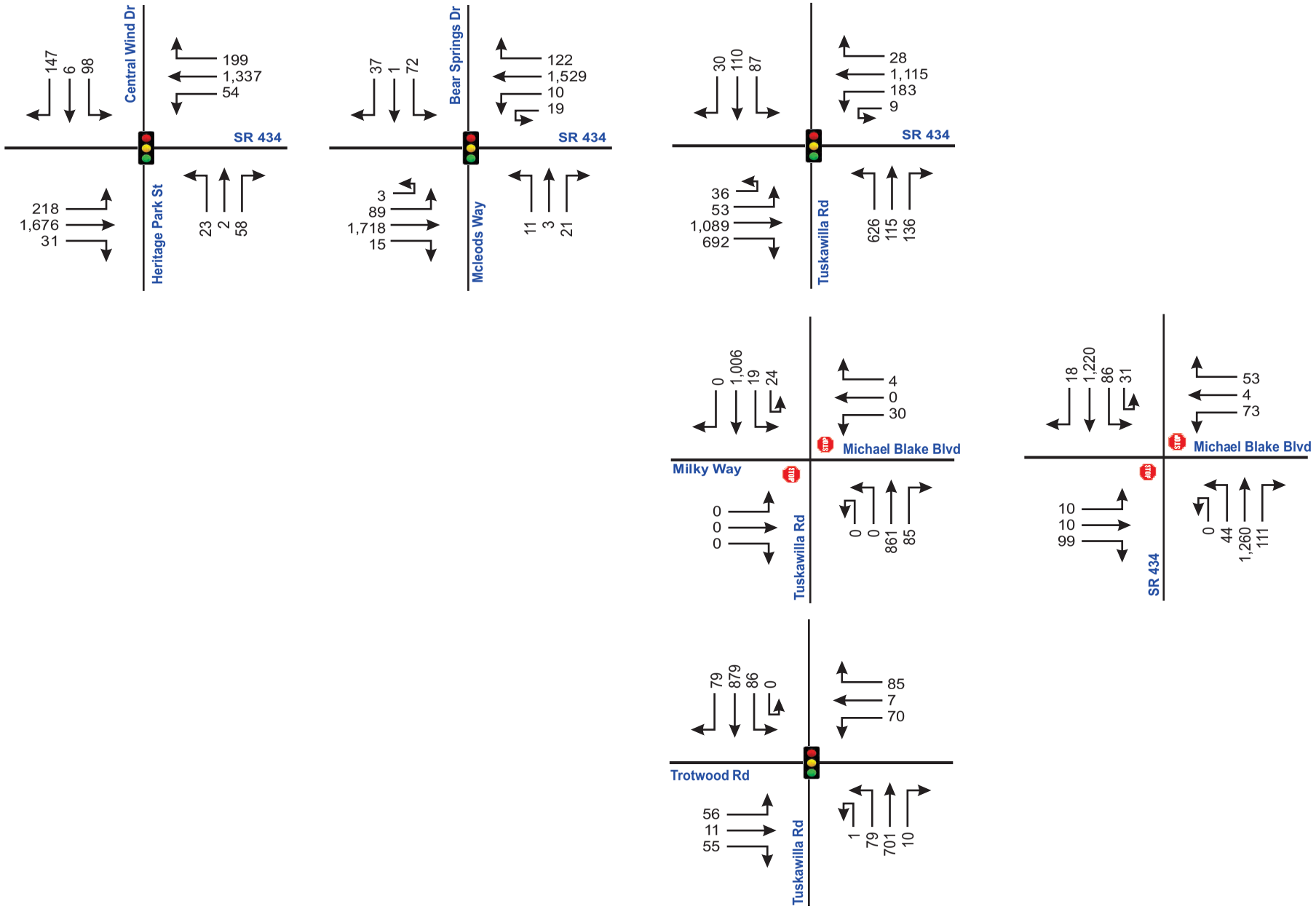
Central Wind Dr
147
6
98
199
1,337
54
SR 434
218
1,676
31
Heritage Park St
23
2
58
Bear Springs Dr
37
1
72
122
1,529
10
19
SR 434
3
89
1,718
15
Mcleods Way
11
3
21
30
110
87
28
1,115
183
9
SR 434
36
53
1,089
692
Tuskawilla Rd
626
115
136
0
1,006
19
24
4
0
30
Michael Blake Blvd
Milky Way
0
0
0
Tuskawilla Rd
0
0
861
85
18
1,220
86
31
53
4
73
Michael Blake Blvd
10
10
99
SR 434
0
44
1,260
111
79
879
86
0
85
7
70
Trotwood Rd
56
11
55
Tuskawilla Rd
1
79
701
10

PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development will consist of a 10,000 square foot Day Care facility, 23,586 square foot strip retail center with Ace Hardware as the anchor tenant, three fast food restaurants with drive through windows totaling 9,000 square feet and two stand-alone high-turnover (sit-down) restaurants totaling 9,500 square feet. To determine the impact of this development in the area, an analysis of its trip generation characteristics was made. This included the determination of the trips to be generated and the distribution/ assignment of these trips to the area roadways.

Trip Generation

The trip generation of the proposed development was calculated using rates provided by the *11th Edition* of the *Institute of Transportation Engineers (ITE) Trip Generation Manual.* The results of the trip generation calculation are summarized in **Table 3** and ITE trip generation sheets are included in the Study Methodology, in Appendix A. As shown in the table, the proposed development will generate 3,354 net new daily trips, of which 293 will occur during the A.M. peak hour and 285 will occur during the P.M. peak hour.

Table 3
Trip Generation Summary

ITE Code	Land Use	Size (KSF)[1]	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate[2]	Trips	Rate[2]	Enter	Exit	Total	Rate[2]	Enter	Exit	Total
565	Day Care	10.00	4.09	41	0.78	4	4	8	0.79	4	4	8
822	Strip Retail Plaza (<40K)	23.586	51.94	1,225	2.36	33	23	56	6.59	78	77	155
934	Fast Food w/Drive Through (3 sites)	9.00	467.48	4,207	44.61	205	196	401	33.03	155	142	297
932	High Turnover (Sit-Down) Restaurant (2 stand-alone sites)	9.50	107.20	1,018	9.57	50	41	91	9.05	52	34	86
	Sub-Total			6,491	---	292	264	556	---	289	257	546
	Retail Pass-by (40%)[2]			490	---	13	9	22	---	31	31	62
	Fast Food Pass-by (AM=50%, PM=55%, Daily=52.5%)[2]			2,209	---	103	98	201	---	85	78	163
	High Turnover Restaurant Pass-by (43%)[2]			438	---	22	18	40	---	22	14	36
	Total Net New Trips			**3,354**	**---**	**154**	**139**	**293**	**---**	**151**	**134**	**285**

[1]KSF=1,000 sq. ft. [2]Equation utilized when R^2 >0.75 [3]Pass-by rates obtained from ITE's Trip Generation Manual, 11th Edition, LUC 821

Trip Distribution and Assignment

A distribution pattern will be determined with the use of the 2030 Central Florida Regional Planning Model (CFRPM v7). The model was revised to add a traffic zone representing the project and its proposed development. Subsequently, the model was run with a Select Zone Analysis which produced a trip distribution for the project trips. **Figure 5** depicts the trip distribution on the area roadways. The model distribution plot is included in the study methodology, in Appendix A.



Ace Hardware - Winter Springs
Project № 5824
Figure 5
Page 10

Trip Distribution

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PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were analyzed using daily traffic volumes for the study roadways and A.M. & P.M. peak hour traffic volumes for the study intersections. The roadway analysis consisted of a generalized capacity analysis with the projected traffic consisting of background traffic and project trips. The intersection analysis was conducted as per the procedures of the Highway Capacity Manual. Background traffic consisting of existing traffic and committed trips was provided by Seminole County.

Analysis of Daily Traffic Conditions

A roadway segment analysis was performed for the study roadway segments by comparing the total daily traffic volume of each segment with the corresponding capacity of the segment. The roadway segment analysis is summarized in **Table 4**. The table shows each of the road segments along with their number of lanes, adopted daily LOS/capacities, projected traffic volumes and resultant Levels of Service. The results of the analysis indicate that the impacted road segments are projected to operate similar to existing conditions with excess traffic capacity available.

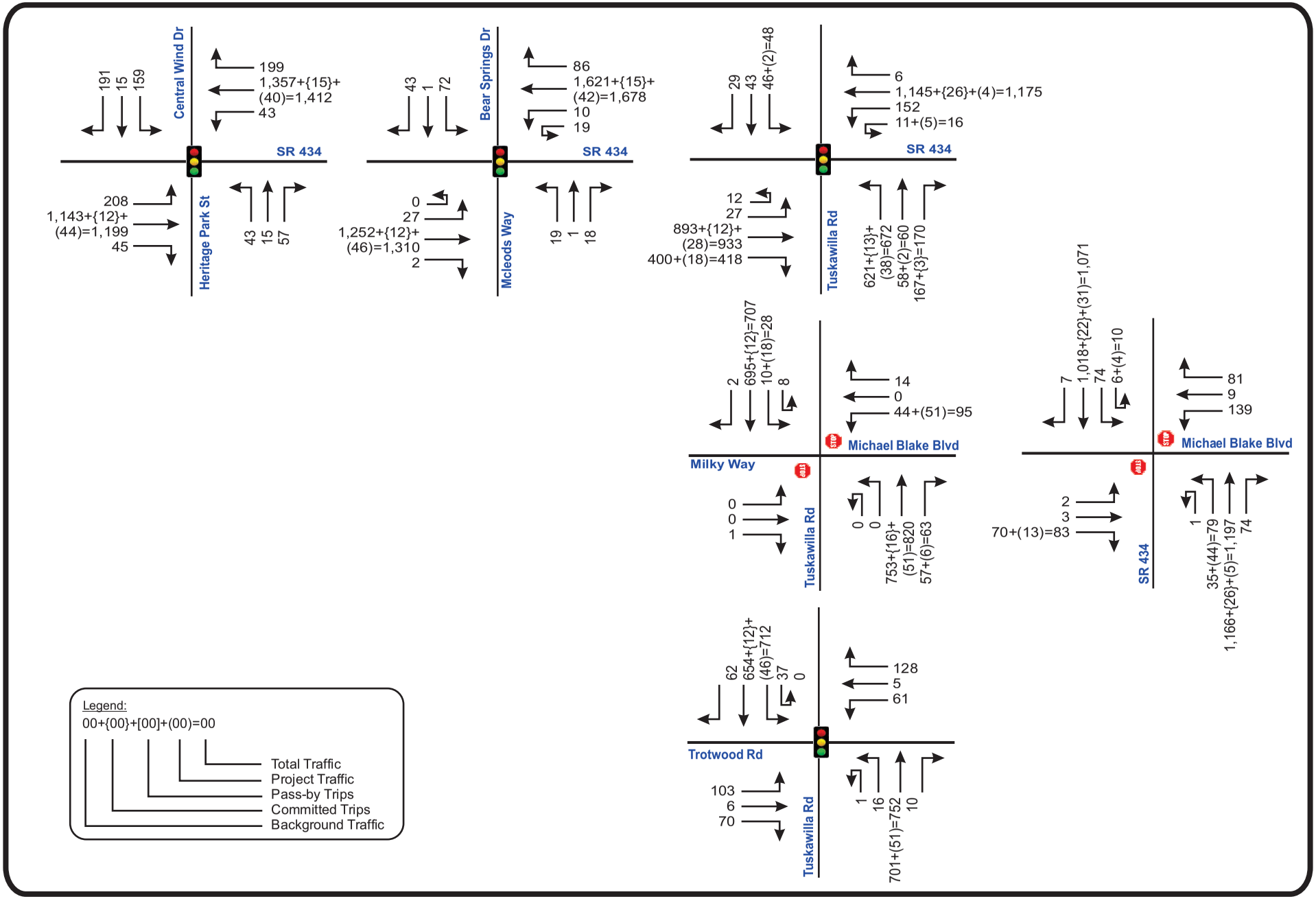
Table 4
Future Roadway Conditions Analysis

Seg #	Roadway Segment	Lns	Daily Capacity	Background Daily Traffic		Project Daily Trips		Total Daily Volume	Available Capacity	LOS
				Existing	Committed[1]	%[2]	Volume			
Tuscawilla Road										
326	SR 434 to Trotwood Blvd	4L	42,560	21,241	425[1]	37%	1,241	22,907	19,653	C
327	Trotwood Blvd to Winter Springs Blvd	4L	42,560	20,748	8	33%	1,107	21,863	20,697	C
SR 434										
296	Springs Ave to Tuskawilla Rd	4L	48,000	27,610	293	32%	1,073	28,976	19,024	C
297	Tuskawilla Rd to SR 419	4L	48,000	36,344	727[1]	30%	1,006	38,077	9,923	C

[1]2% of existing traffic volume added when no committee trip were originally assigned [2]Highest Percentage on the Segment

Analysis of Peak Hour Traffic Conditions

The peak hour traffic conditions at the study intersections were estimated by adding the project trips to existing traffic and committed trips. Daily committed trips were converted to peak hour directional trips using an A.M. and P.M. K=0.091 factors, and an A.M. and P.M. D=0.568 factor. These trips were assigned to the intersections based upon the existing traffic patterns at the intersections. The projected A.M. peak hour traffic volumes are shown in **Figures 6 and 7** and the projected P.M. peak hour traffic volumes are shown in **Figures 8 and 9**.



Ace Hardware - Winter Springs
Project № 5824
Figure 6
Page 12

Projected A.M. Peak Hour Turning Movements

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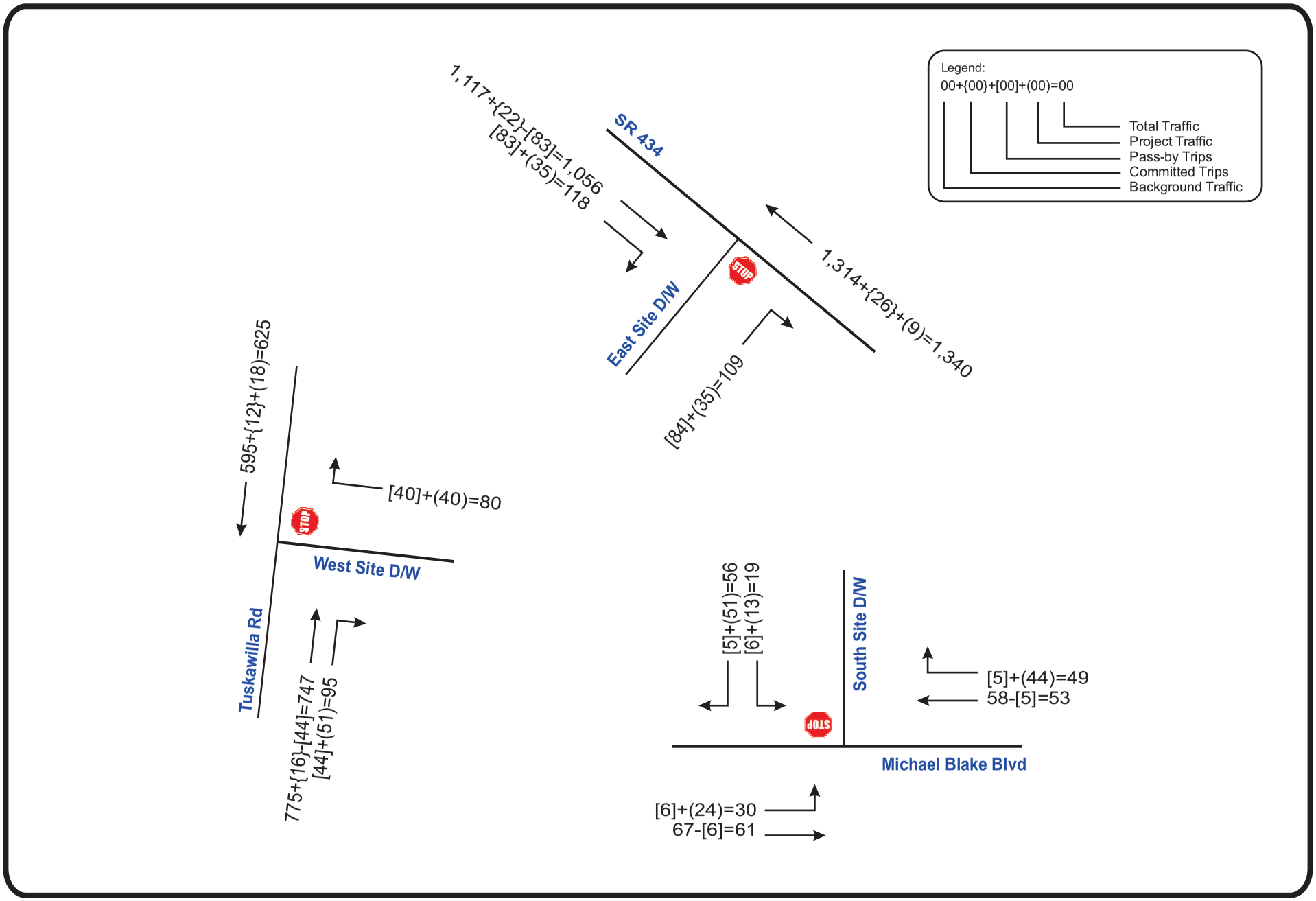

Projected A.M. Peak Hour Turning Movements

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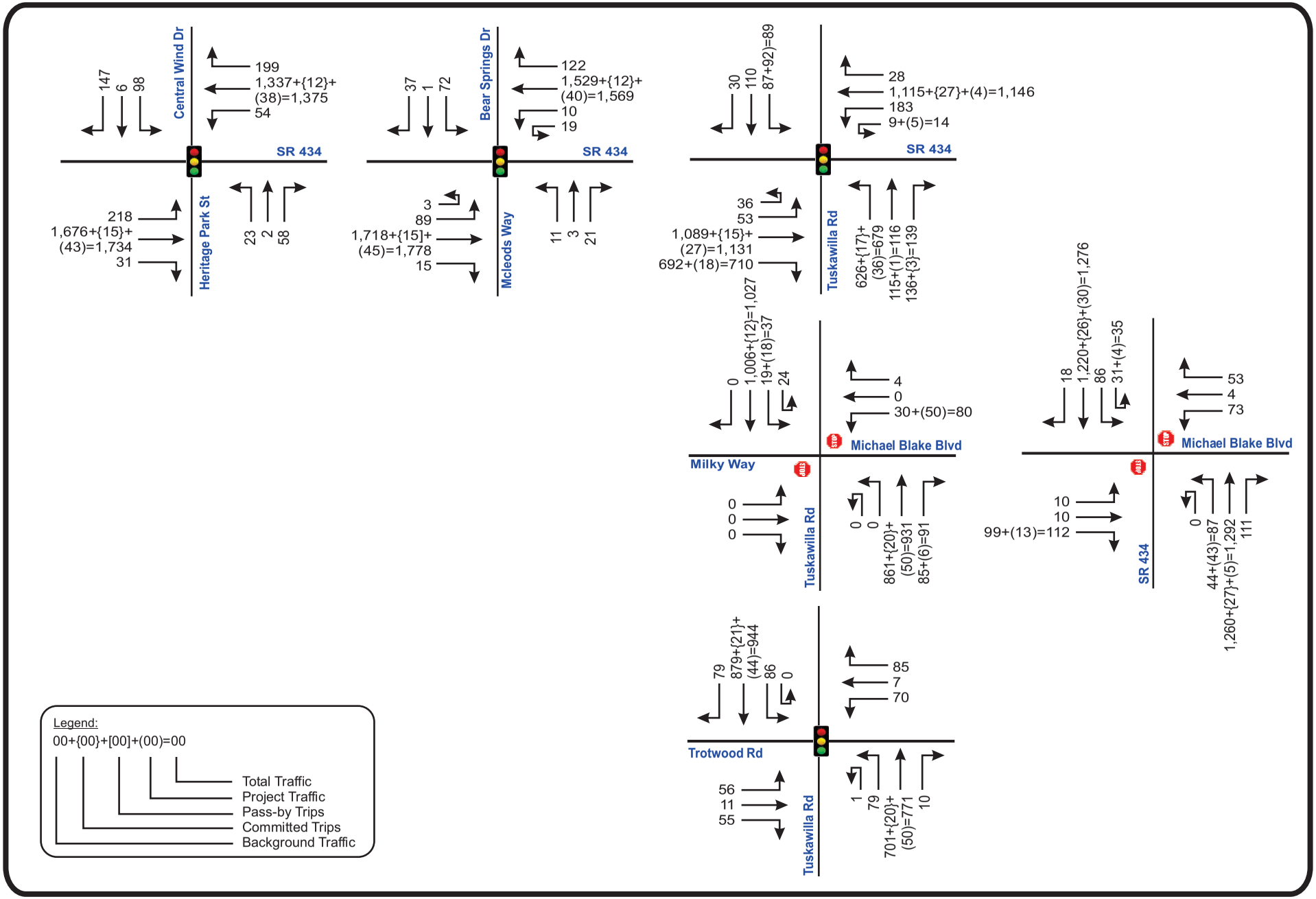

Ace Hardware - Winter Springs
Project № 5824
Figure 8
Page 14

Projected P.M. Peak Hour Turning Movements

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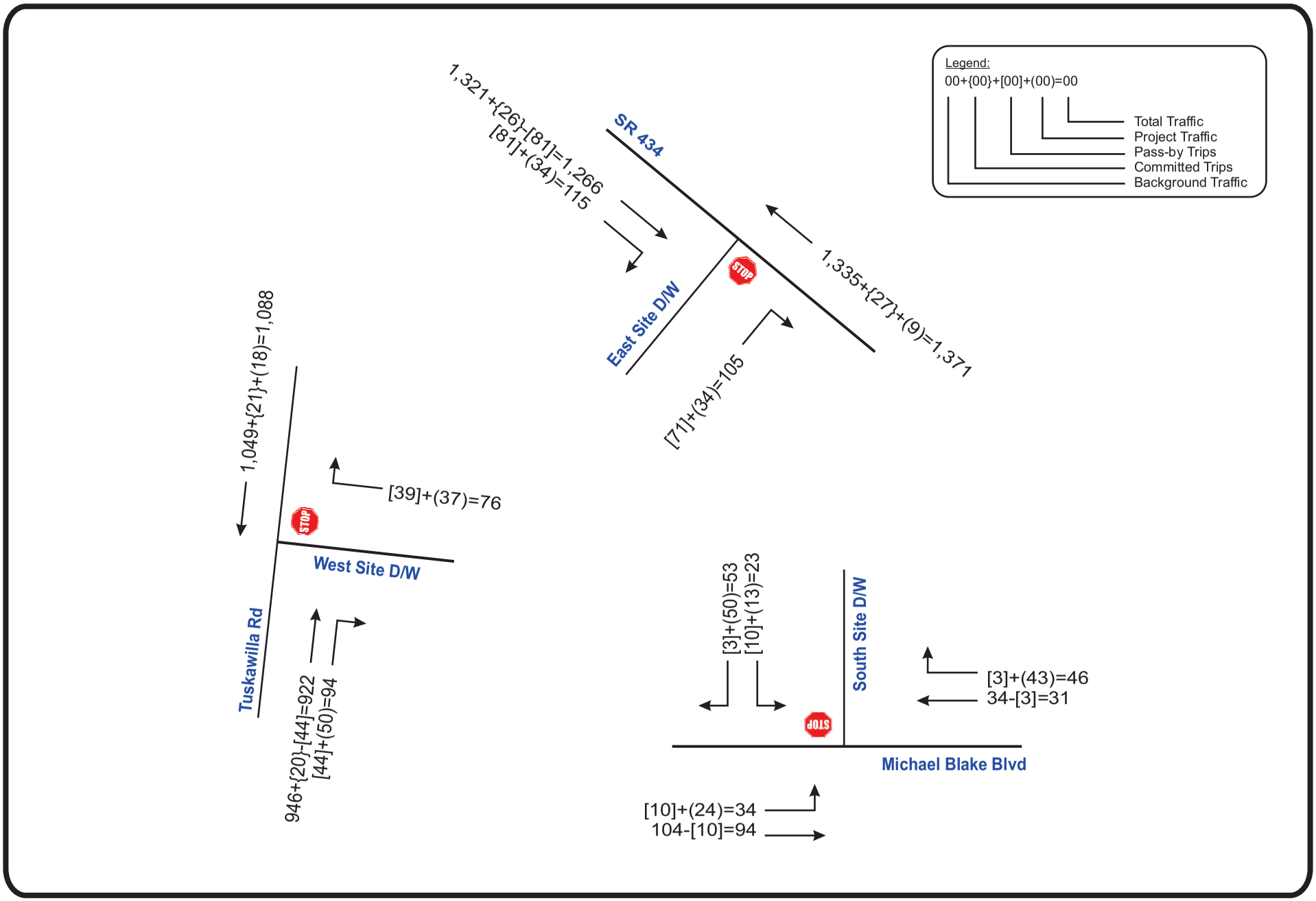

Projected P.M. Peak Hour Turning Movements

N
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An analysis of projected peak hour traffic conditions was performed using the Highway Capacity software and procedures of the *Highway Capacity Manual* for intersections. The analysis was accomplished utilizing existing intersection geometry and traffic controls. The results of the capacity analysis as summarized in **Table 5** indicate satisfactory traffic operating conditions (LOS "E" or better) for the study intersections and project driveways except for the following:

- The southbound movement at the intersection of SR 434 and Tuskawilla Road during the P.M. peak hour. Similar to existing conditions, this movement is failing, however the volume to capacity (v/c) ratio is less than one, which indicates that there is capacity.

- The westbound and eastbound movements at the intersection of SR 434 & Michael Blake Boulevard during the A.M. and P.M. peak hours. Similar to existing conditions, the westbound movement is failing however, the project is not contributing any trips to this movement. The eastbound movement is failing, however the volume to capacity (v/c) ratio is less than one, which indicates that there is capacity.

- The southbound movement at the intersection of SR 434 and Central Winds Drive / Heritage Park Street. The southbound movement is failing however, the project is not contributing any trips to this movement.

The HCS capacity worksheets are included in **Appendix E.**

Table 5
Projected Intersection LOS Analysis

Intersection	Time Period	Control	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Tuskawilla Rd & Trotwood Blvd	A.M.	Signal	38.8	D	52.3	D	16.5	B	15.5	B	21.6	C
	P.M.		43.9	D	47.2	D	13.7	B	15.3	B	18.5	B
Tuskawilla Rd & Michael Blake Blvd	A.M.	Stop	10.7	B	32.1	D	0.0	A	0.5	A	--	--
	P.M.		12.2	B	47.2	E	0.0	A	0.8	A	--	--
SR 434 & Tuskawilla Rd	A.M.	Signal	36.8	D	42.7	D	56.9	E	75.7	E	45.0	D
	P.M.		48.4	D	53.3	D	72.8	E	99.4	F	57.6	E
SR 434 & Michael Blake Blvd	A.M.	Stop	18.0	C	328.0	F	0.7	A	1.1	A	--	--
	P.M.		124.8	F	629.3	F	0.8	A	1.9	A	--	--
SR 434 & Bear Springs Dr/McLeod Way	A.M.	Signal	9.5	A	14.3	B	64.8	E	70.0	E	14.9	B
	P.M.		11.9	B	13.4	B	65.3	E	69.9	E	14.8	B
SR 434 & Central Winds Dr/Heritage Park St	A.M.	Signal	32.0	C	59.8	E	70.8	E	77.9	E	50.7	D
	P.M.		27.1	C	33.9	C	75.7	E	81.3	F	34.2	C
Michael Blake Blvd & South Site Driveway	A.M.	Stop	2.6	A	--	--	--	--	9.3	A	--	--
	P.M.		2.1	A	--	--	--	--	9.3	A	--	--
Tuskawilla Rd & West Site Driveway	A.M.	Stop	--	--	12.6	B	--	--	--	--	--	--
	P.M.		--	--	13.8	B	--	--	--	--	--	--
SR 434 and East Site Driveway	A.M.	Stop	16.7	C	--	--	--	--	--	--	--	--
	P.M.		19.7	C	--	--	--	--	--	--	--	--

CONCLUSIONS

This analysis was undertaken in order to assess the traffic impact of a proposed Ace Hardware Development located in the northeast corner of the intersection of Tuskawilla Road & Michael Blake Boulevard in the City of Winter Springs, Seminole County. The following is a summary of the results:

- The proposed development will generate 3,354 net new daily trips, of which 293 will occur during the A.M. peak hour and 285 will occur during the P.M. peak hour. These vehicles were distributed and assigned to the project driveways and area roadways within the development's one-mile impact area.

- The impacted roadways segments were analyzed utilizing projected traffic volumes consisting of existing traffic volumes and project trips plus committed trips provided by Seminole County. The roadway capacity analysis revealed that the impacted roadway segments currently operate satisfactorily within their adopted LOS standards. Similar to existing conditions, the impact roadway segments will continue to operate satisfactorily within their adopted LOS standard with the project trips added during the A.M. and P.M. peak hours.

- The intersection capacity analysis conducted in accordance with the procedures of the HCM revealed that the existing study intersections currently operate at satisfactory Levels of Service during the A.M. and P.M. peak hours except for the southbound movement at the intersection of SR 434 and Tuskawilla Road during the P.M. peak hour and the westbound movement at the intersection of SR 434 & Michael Blake Boulevard during the A.M. and P.M. peak hours. Similar to existing conditions, the study intersections will continue to operate at satisfactory Levels of Service with the project trips added during the A.M. and P.M. peak hours except for the southbound movement at the intersection of SR 434 and Tuskawilla Road during the P.M. peak hour,the westbound movement at the intersection of SR 434 & Michael Blake Boulevard during the A.M. and P.M. peak hours, and the southbound movement at the intersection of SR 434 and Central Winds Drive / Heritage Park Street. As reference, the project is contributing no trips to several of these movement and the other movements show that the volume to capacity (v/c) ratio is less than one, which indicates that there is capacity.

APPENDICES

APPENDIX A

Study Methodology

Jay Davoll

From: Rita Merhi
Sent: Tuesday, August 29, 2023 10:29 AM
To: Jay Davoll
Subject: FW: TPD# 5824 Winter Springs Ace Hardware and Future Development

Regards,

Rita Merhi

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407.628.9955
www.tpdtraffic.com

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Traffic Planning and Design, Inc. (TPD) is a premiere transportation planning and traffic engineering company that has been extending consultancy services to its ...

From: Nick Tafelsky <ntafelsky@winterspringsfl.org>
Sent: Friday, August 25, 2023 1:13 PM
To: Turgut Dervish <turgut@tpdtraffic.com>
Cc: Rita Merhi <rita@tpdtraffic.com>; Planning <planning@winterspringsfl.org>
Subject: RE: TPD# 5824 Winter Springs Ace Hardware and Future Development

The City does not review methodologies before submittal. Once a project is submitted along with the traffic study, we will advise if there are any concerns about the methodology used.

Nick Tafelsky, AICP
Senior City Planner
P: (407) 327-5968 **F:** (407) 327-4753

A: 1126 East State Road 434
Winter Springs, Florida 32708

Jay Davoll

From: Perez, Arturo <aperez07@seminolecountyfl.gov>
Sent: Tuesday, August 29, 2023 5:31 PM
To: Rita Merhi
Cc: Turgut Dervish; Jay Davoll; Wharton, William
Subject: RE: TPD# 5824 Winter Springs Ace Hardware and Future Development

Rita,

The requested changes have been satisfactorily made. The methodology to prepare the TIS is approved.

Stay safe.

Regards,

Arturo

Arturo J. Perez, MSCE, P.E. (FL, GA, CO)
Professional Engineer - Transportation
Public Works Department | Engineering Division
Phone: 407-665-5716
100 East First Street
Sanford, FL 32771
aperez07@seminolecountyfl.gov

From: Rita Merhi <rita@tpdtraffic.com>
Sent: Tuesday, August 29, 2023 10:45 AM
To: Perez, Arturo <aperez07@seminolecountyfl.gov>
Cc: Turgut Dervish <turgut@tpdtraffic.com>; Jay Davoll <jay@tpdtraffic.com>
Subject: TPD# 5824 Winter Springs Ace Hardware and Future Development

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Good morning Arturo,

As you can see from the emails below, the City of Winter Springs is not going to review our proposed methodology.
Attached please find the response to methodology comments and the revised methodology for Ace Hardware.
We will be requesting turning movements count to be collected next week and we will proceed with the traffic study.

Thank you for your assistance.

Regards,

Rita Merhi

Jay Davoll

From: Perez, Arturo <aperez07@seminolecountyfl.gov>
Sent: Friday, August 25, 2023 12:01 PM
To: Rita Merhi; rgironella@winterspringsfl.org
Cc: Turgut Dervish; Jay Davoll; Benjamin Weinberg
Subject: RE: TPD# 5824 Winter Springs Ace Hardware and Future Development
Attachments: 5824 Ace Hardware Winter Springs TIA Methodology_AJP08252023.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Rita,

The methodology looks good, I just have a few minor edits. Go ahead and make those changes, anything else Rachel requires and resubmit.

Regards,

Arturo

Arturo J. Perez, MSCE, P.E. (FL, GA, CO)
Professional Engineer - Transportation
Public Works Department | Engineering Division
Phone: 407-665-5716
100 East First Street
Sanford, FL 32771
aperez07@seminolecountyfl.gov

From: Rita Merhi <rita@tpdtraffic.com>
Sent: Monday, August 21, 2023 11:06 AM
To: rgironella@winterspringsfl.org; Perez, Arturo <aperez07@seminolecountyfl.gov>
Cc: Turgut Dervish <turgut@tpdtraffic.com>; Jay Davoll <jay@tpdtraffic.com>; Benjamin Weinberg <ben@weinberg-eng.com>
Subject: TPD# 5824 Winter Springs Ace Hardware and Future Development

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Good morning Rachel & Arturo,

Attached please find our proposed study methodology for Ace Hardware Development in Winter Springs.
Please review and let us know if you have any questions or comments.

Thank you for your assistance.

Regards,

Rita Merhi

Traffic Planning and Design, Inc.
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Maitland, Florida 32751
407.628.9955
www.tpdtraffic.com

Traffic Planning | Design | Engineering | Management

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RESPONSE TO SEMINOLE COUNTY COMMENTS
ACE HARDWARE DEVELOPMENT

The following is our response to Seminole County comments regarding the TIA Methodology for Ace Hardware Development located in the northeast corner of the intersection of Tuskawilla Road and Michael Blake Boulevard. The comments are listed first in **bold** followed by our responses.

Comment 1. Proposed Development, add the type of connection that will be utilized.

Response – The type of connection was added to the description. See the revised methodology.

Comment 2. Include the intersection of SR 434 and site access to the list of intersections.

Response – SR 434 and site access was added to the list of itersections. See revised methodology.

TPD No. 5824
August 29, 2023

Traffic Planning and Design, Inc.
535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com

TO: Rachel Gironella, Civil Engineer
City of Winter Springs

To: Arturo J. Perez, MSCE, P.E.
Professional Engineer - Transportation
Seminole County Public Works Department – Engineering Division

FROM: Turgut Dervish, P.E.

DATE: August 29, 2023

RE: Traffic Impact Study Methodology - Revised
Ace Hardware Development – Winter Springs
TPD No. 5824

The following is an outline of the proposed methodology for the Traffic Impact Study for the proposed retail project in Winter Springs, Seminole County. The project site is located in the northeast corner of Tuskawilla Road and Michael Blake Boulevard. The project is anticipated to be completed by the end of 2025. **Figure 1** depicts the site location and the area roadways.

1. Proposed Development

The proposed development will consist of a 10,000 square foot Day Care facility, 23,586 square foot strip retail center with Ace Hardware as the anchor tenant, three fast food restaurants with drive through windows totaling 9,000 square feet and two stand-alone high-turnover (sit-down) restaurants totaling 9,500 square feet. Access to the site is proposed via a full access connection from Michael Blake Boulevard and right in / right out (RI/RO) connections from SR 434 and Tuskawilla Road. **Figure 2** depicts the conceptual site plan and the access configuration.

2. Trip Generation

Trip generation data from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation calculation for the proposed retail development. ITE Trip Generation sheets are attached. As shown in the table, the proposed development is estimated to generate 3,354 net new daily trips, of which 293 will occur during the A.M. peak hour and 285 during the P.M. peak hour.

3. Trip Distribution

A distribution pattern will be determined with the use of the 2030 Central Florida Regional Planning Model (CFRPM v7). The model was revised to add a traffic zone representing the project and its proposed development. Subsequently, the model was run with a Select Zone Analysis which produced a trip distribution for the project trips. **Figure 3** depicts the trip distribution on the area roadways. The model distribution plot is provided in the Attachment.



Ace Hardware - Winter Springs
Project № 5824
Figure 1

Site Location

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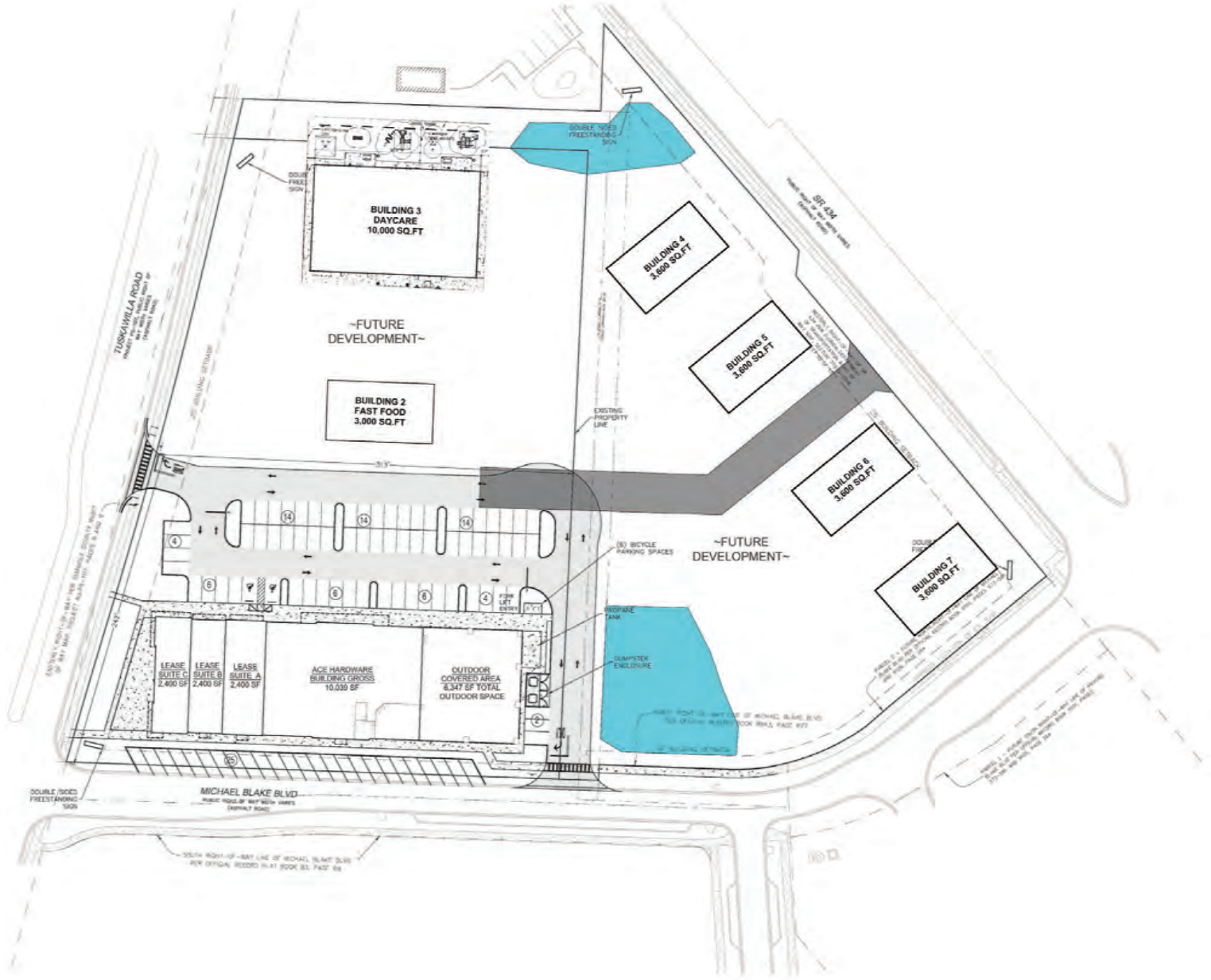

Ace Hardware - Winter Springs
Project № 5824
Figure 2

Concept Plan

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Ace Hardware - Winter Springs
Project № 5824
Figure 3

Trip Distribution

Table 1
Trip Generation Summary

ITE Code	Land Use	Size (KSF)[1]	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Rate[2]	Trips	Rate[2]	Enter	Exit	Total	Rate[2]	Enter	Exit	Total
565	Day Care	10.00	4.09	41	0.78	4	4	8	0.79	4	4	8
822	Strip Retail Plaza (<40K)	23.586	51.94	1,225	2.36	33	23	56	6.59	78	77	155
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Sub-Total				6,491	---	292	264	556	---	289	257	546
Retail Pass-by (40%)[2]				490	---	13	9	22	---	31	31	62
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Total Net New Trips				**3,354**	**---**	**154**	**139**	**293**	**---**	**151**	**134**	**285**

[1]KSF=1,000 sq. ft. [2]Equation utilized when R^2 >0.75 [3]Pass-by rates obtained from ITE's Trip Generation Manual, 11th Edition, LUC 821

4. Impact Area

As per Seminole County TIA guidelines, major roadways within a one-mile radius and intersections within a quarter mile radius of the site will be included in the analysis.

The concurrency roadways within one mile to be included in the area analysis are:

- Tuskawilla Road
  - SR 434 to Trotwood Blvd (Segment 326)
  - Trotwood Blvd to Winer Springs Blvd (Segment 327)
- SR 434
  - Springs Avenue to Tuskawilla Road (Segment 296)
  - Tuskawilla Road to SR 419 (Segment 297)

The intersections to be included in the area analysis are:

- Tuskawilla Road and Trotwood Boulevard
- Tuskawilla Road and Michael Blake Boulevard/Milky Way
- Tuskawilla Road and SR 434
- SR 434 and Michael Blake Boulevard
- SR 434 and Bear Springs Drive/McLeod's Way
- SR 434 and Central Winds Drive/Heritage Park Street
- SR 434 and Site access connection (RI/RO)
- Tuskawilla Road and Site access connection (RI/RO)
- Michael Blake Boulevard and Site access connection (full access)

5. Traffic Impact Assessment

a) Roadways

- Obtain background traffic volumes on the study roadway segments from Seminole County for use in the traffic analysis.
- Determine background traffic by combining existing traffic counts with committed trips to be provided by the City of Winter Spring and/or Seminole County.
- Combine project traffic with background traffic to obtain total traffic volumes.
- Perform daily roadway capacity analysis utilizing the City of Winter Springs and Seminole County standards.

Intersections

- Conduct intersection counts during the A.M./P.M. peak hour period at the study intersections.
- Determine background traffic by combining existing traffic counts with committed trips to be provided by Seminole County.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis utilizing the HCM/HCS operational analysis for the A.M./P.M. peak hour.

7. Traffic Report

Prepare traffic report summarizing study procedures, analyses and recommendations.

If you have any questions or concerns, please contact us at (407) 628-9955.

Attachments

Day Care Center
(565)

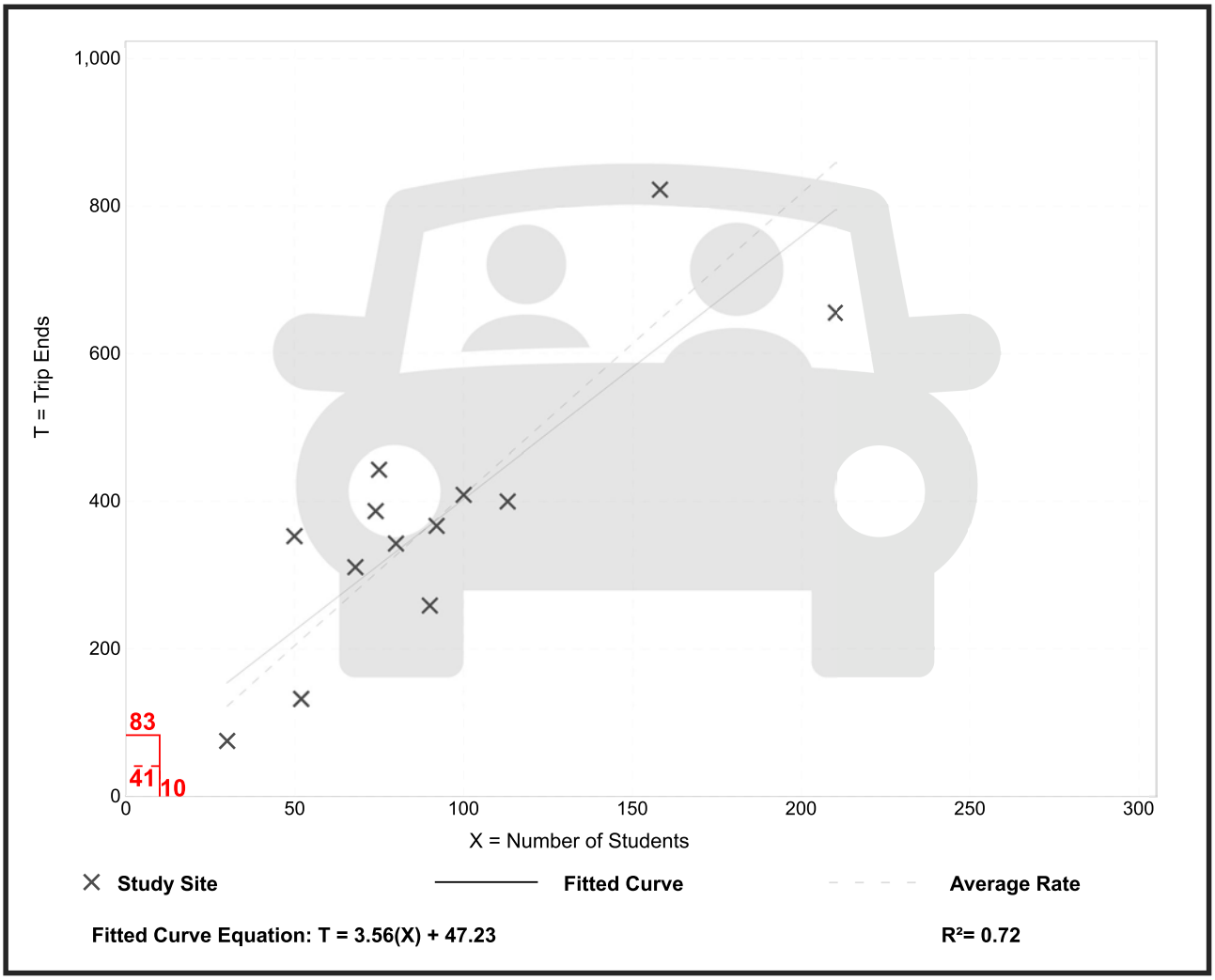
Vehicle Trip Ends vs: **Students**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Fitted Curve Equation: T = 3.56(X) + 47.23

R^2= 0.72

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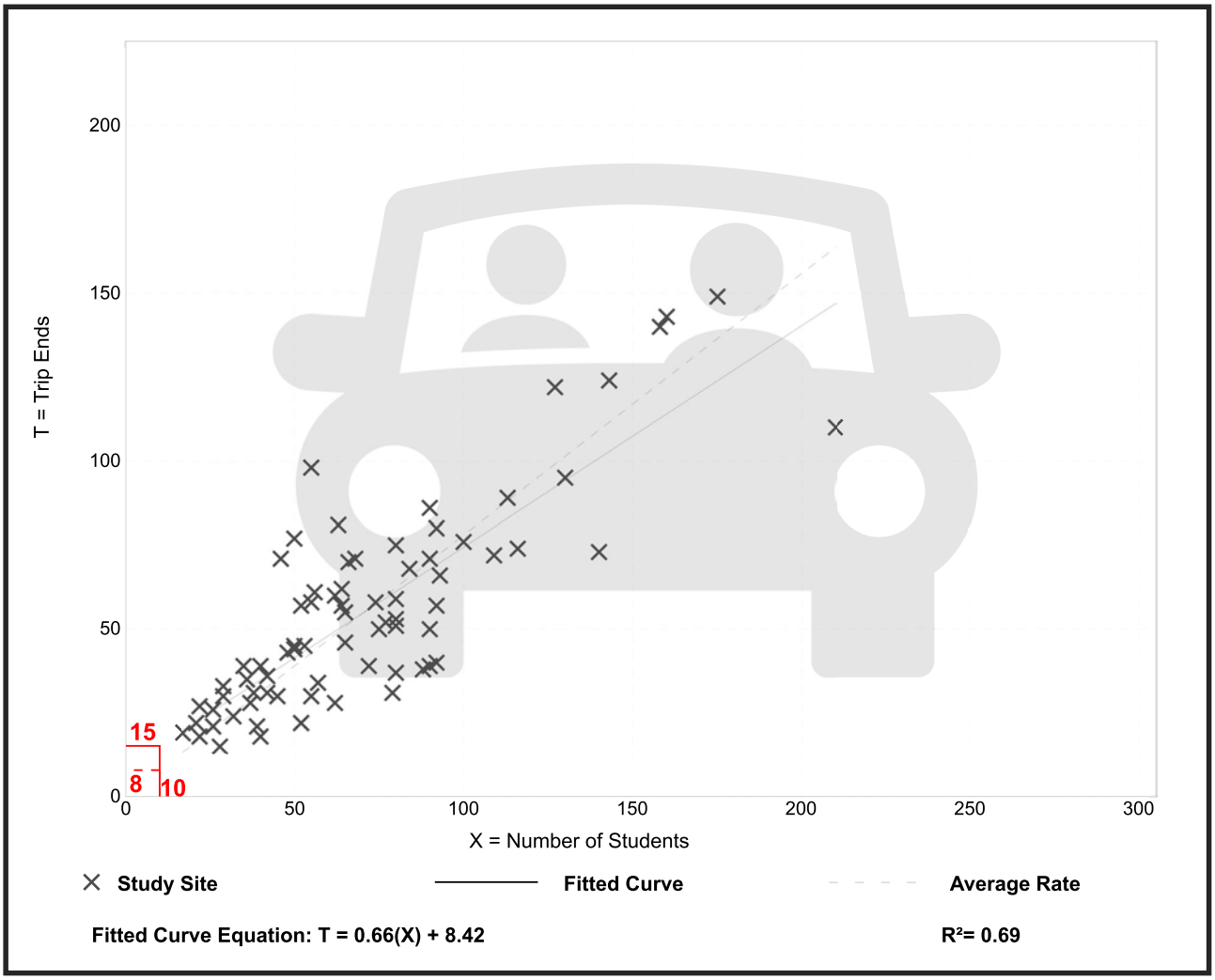
Day Care Center
(565)

Vehicle Trip Ends vs: **Students**
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: 75
Avg. Num. of Students: 71
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



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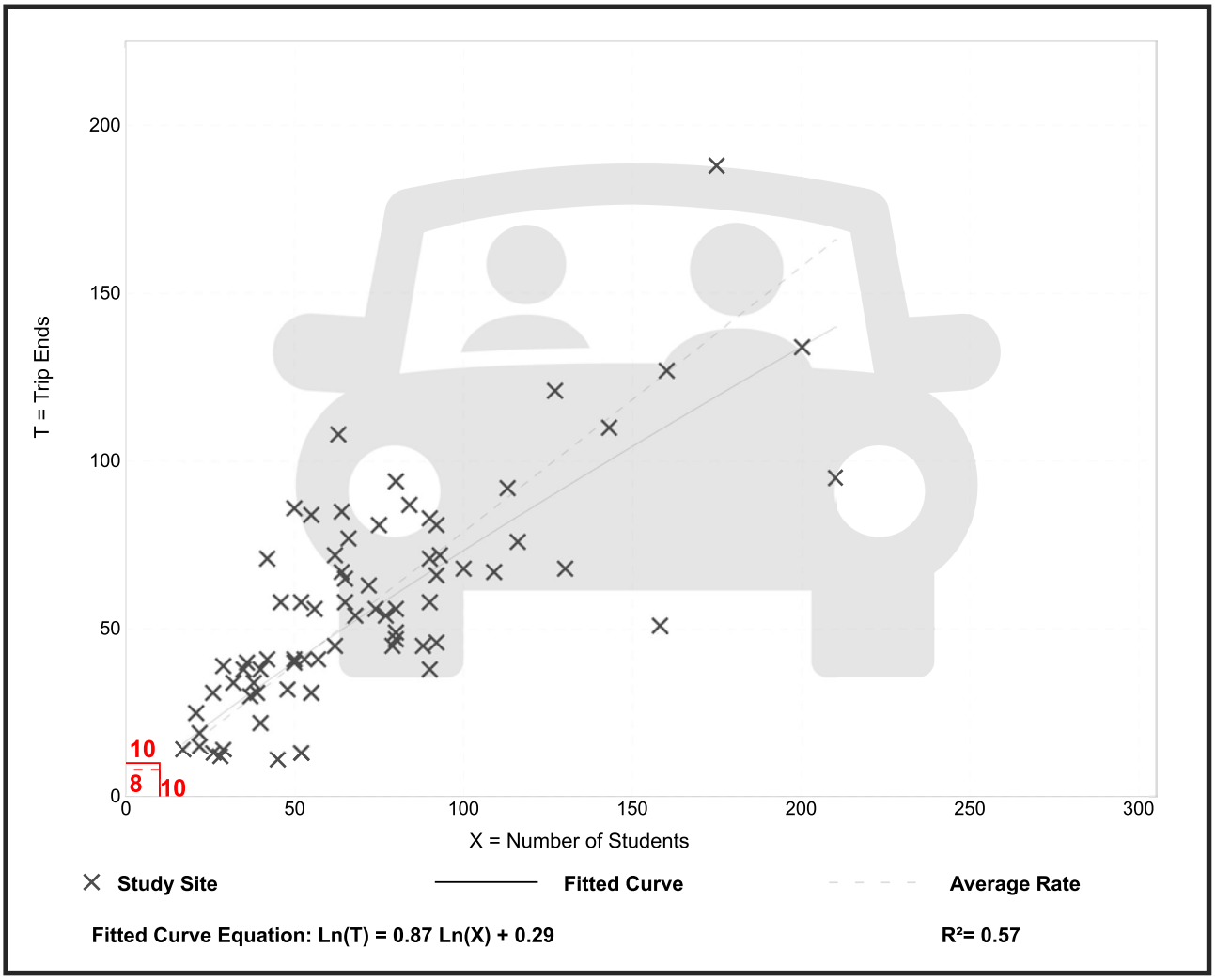
Day Care Center
(565)

Vehicle Trip Ends vs: **Students**
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: 75
Avg. Num. of Students: 72
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



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Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

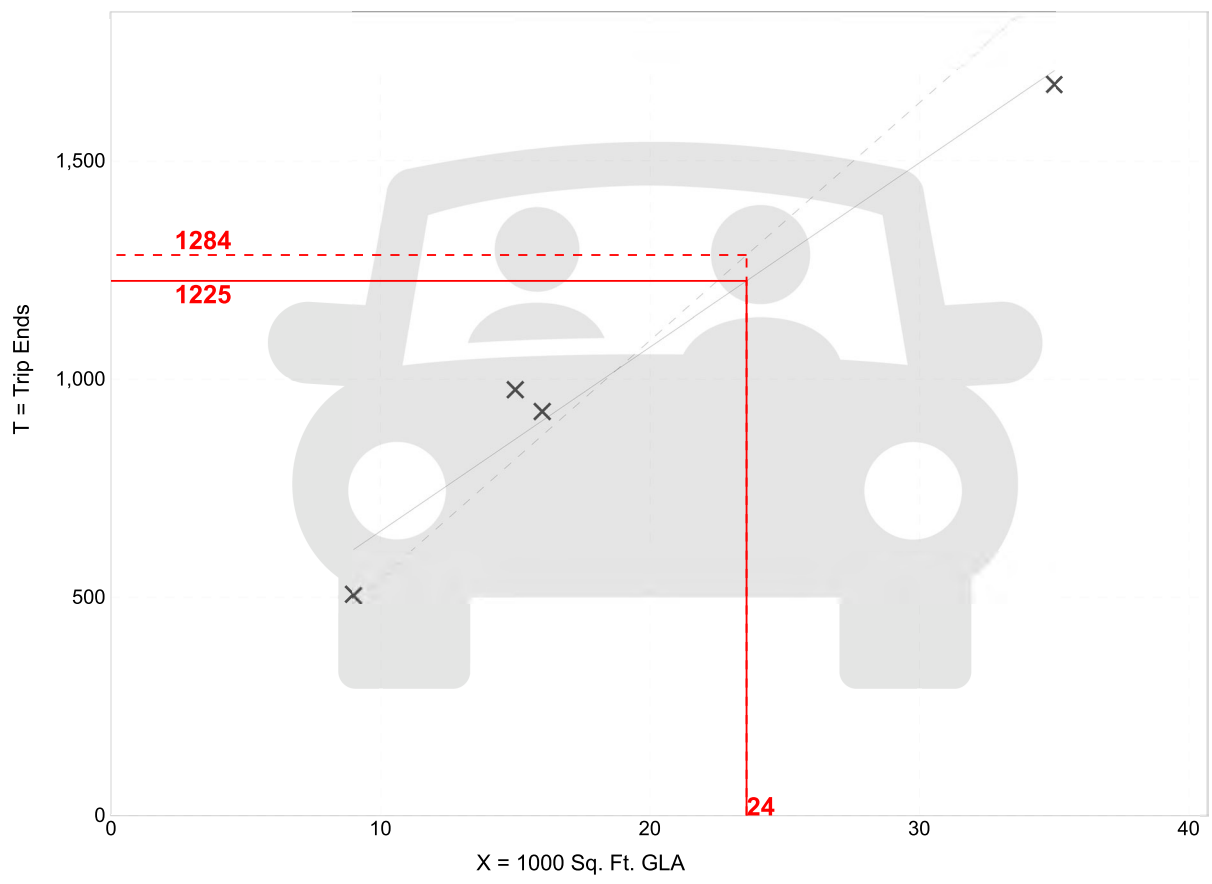
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

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Strip Retail Plaza (<40k)
(822)

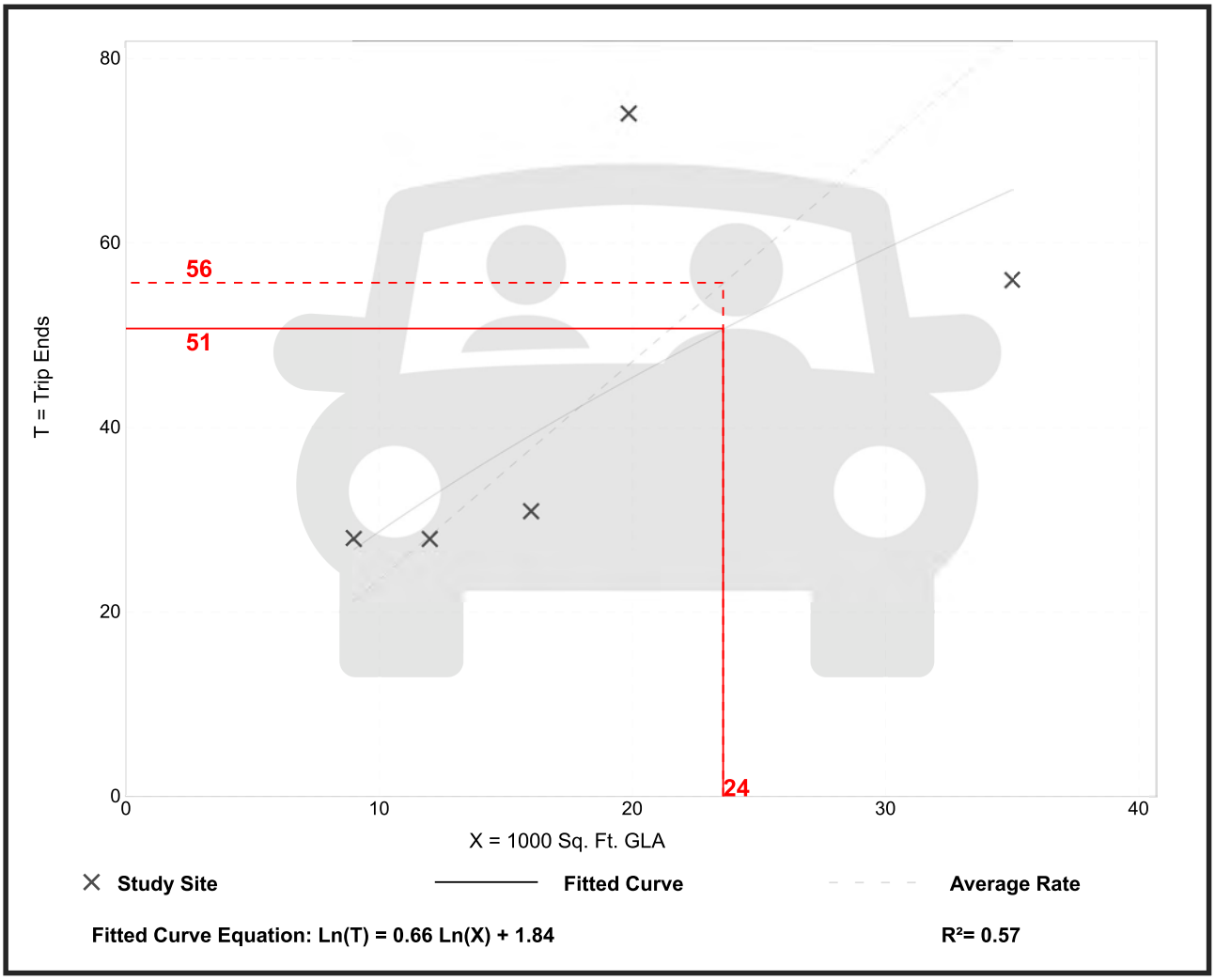
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



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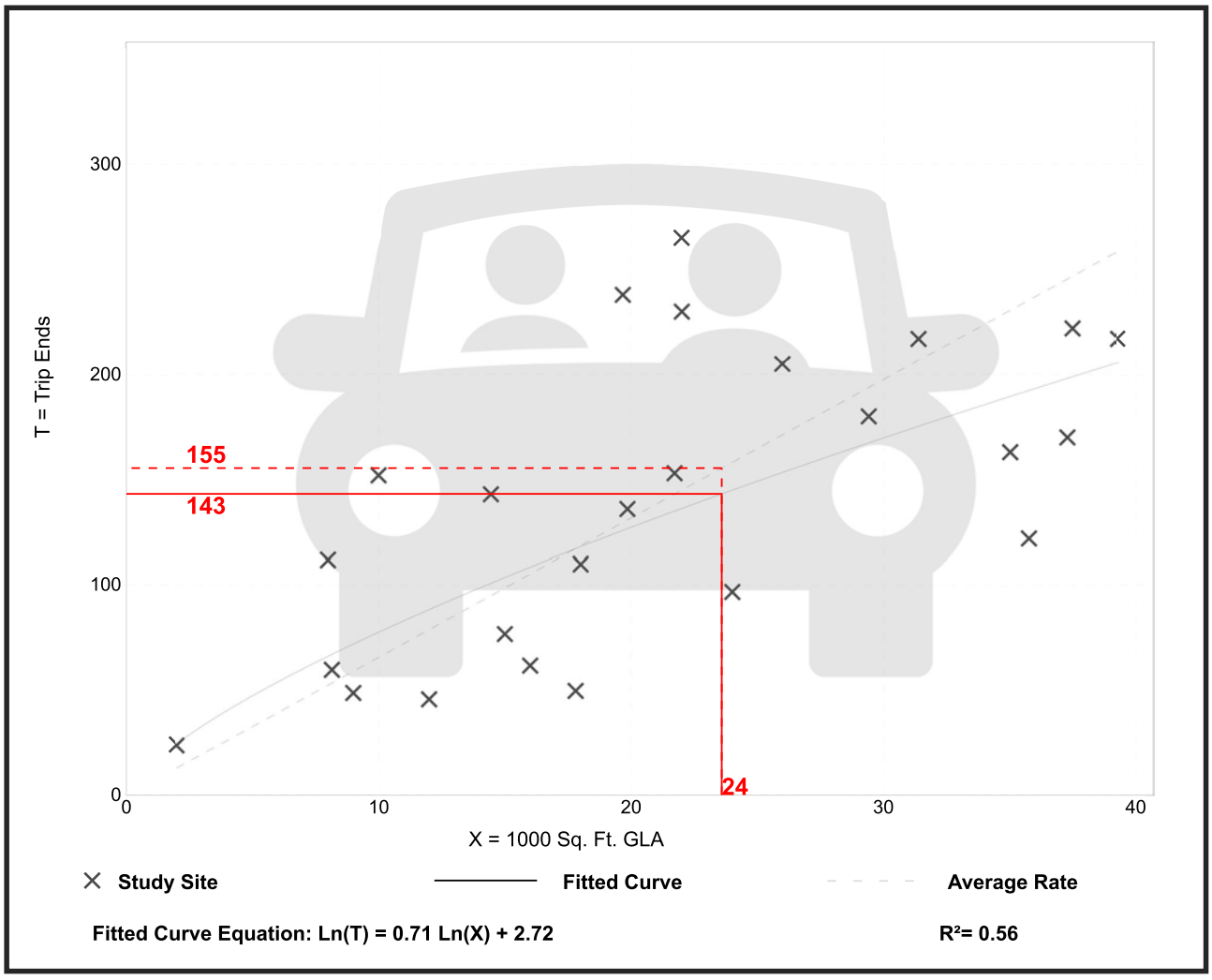
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



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Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Fast-Food Restaurant with Drive-Through Window
(934)

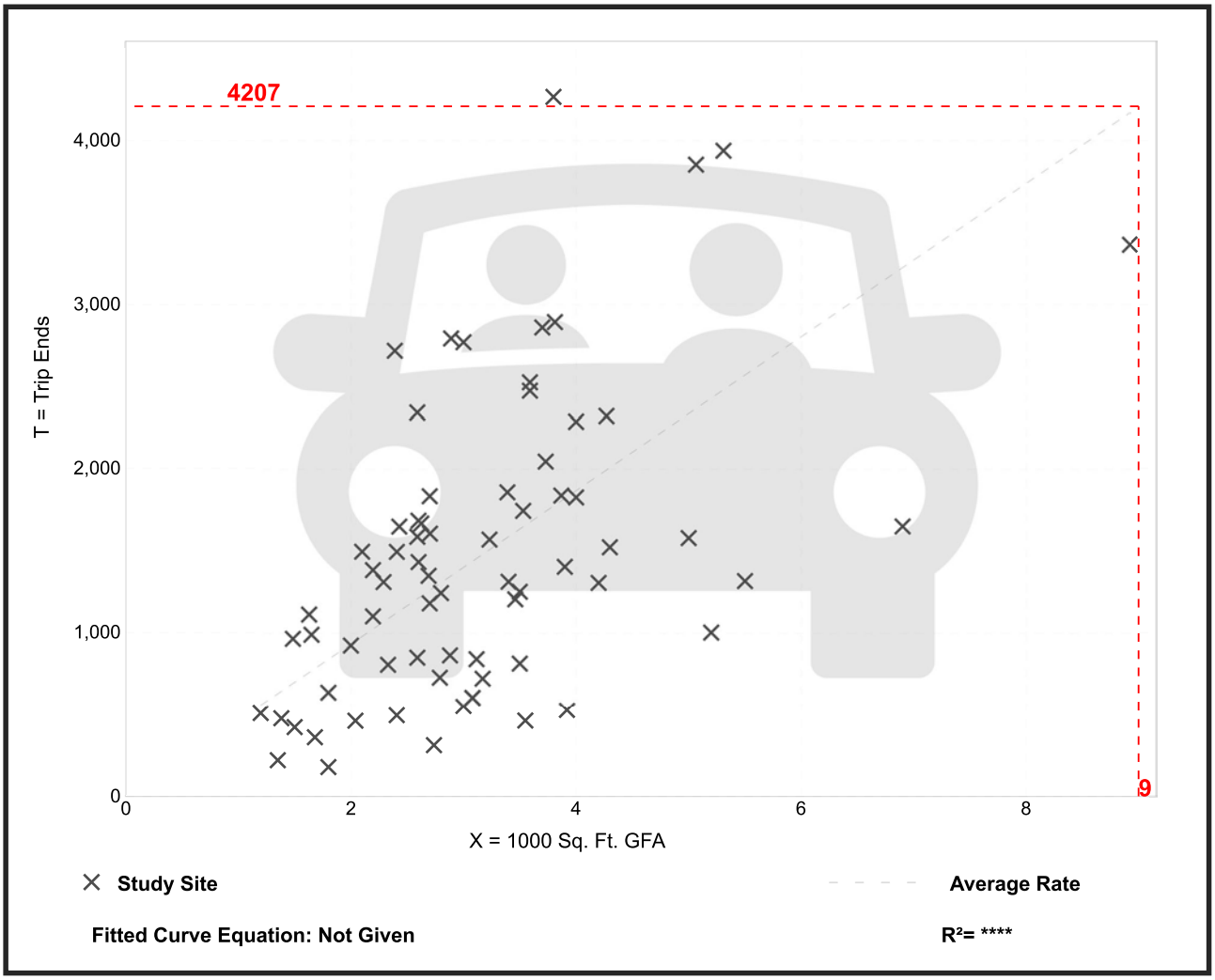
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



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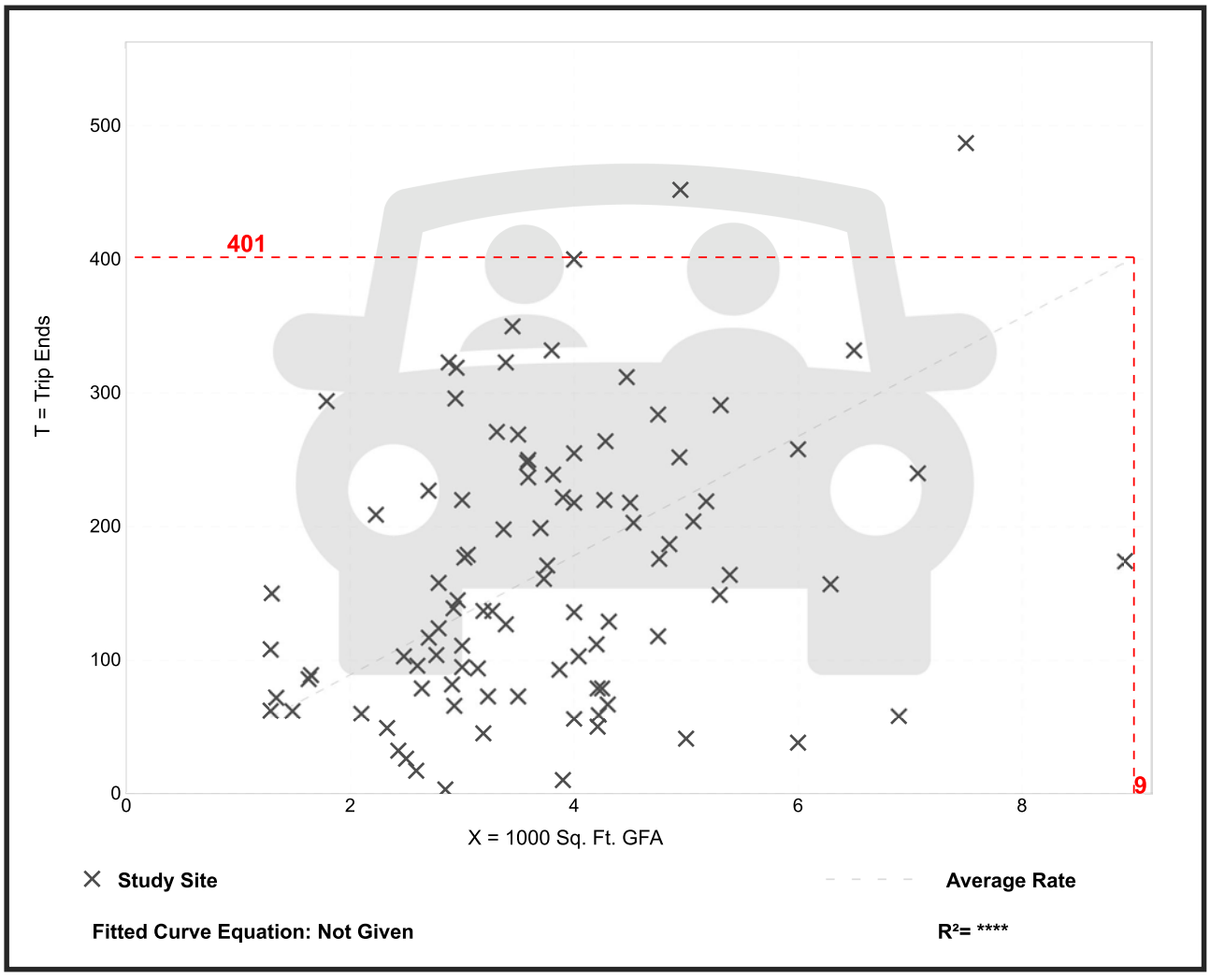
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
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:	96
Avg. 1000 Sq. Ft. GFA:	4
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



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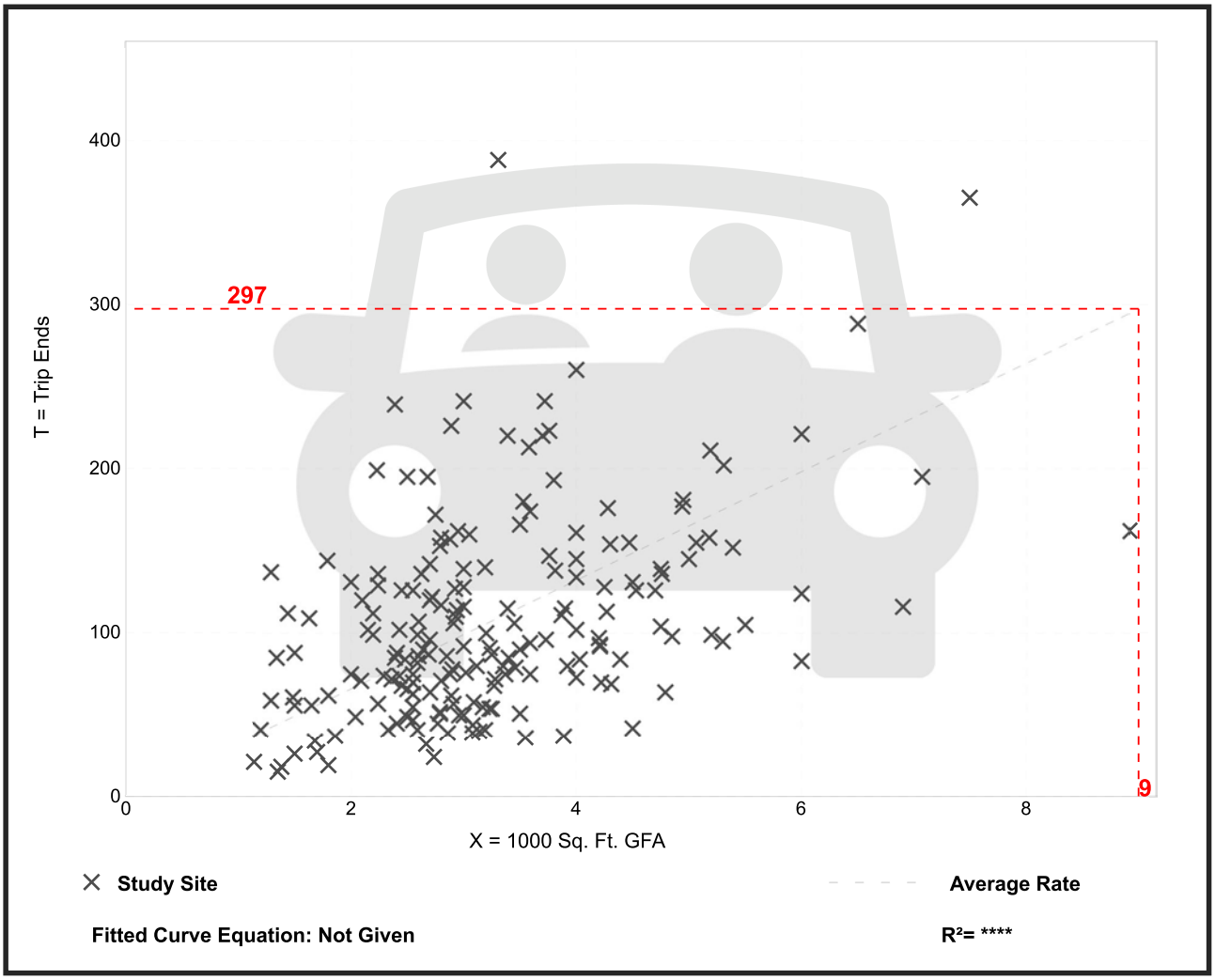
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
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:	190
Avg. 1000 Sq. Ft. GFA:	3
Directional Distribution:	52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



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Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

High-Turnover (Sit-Down) Restaurant
(932)

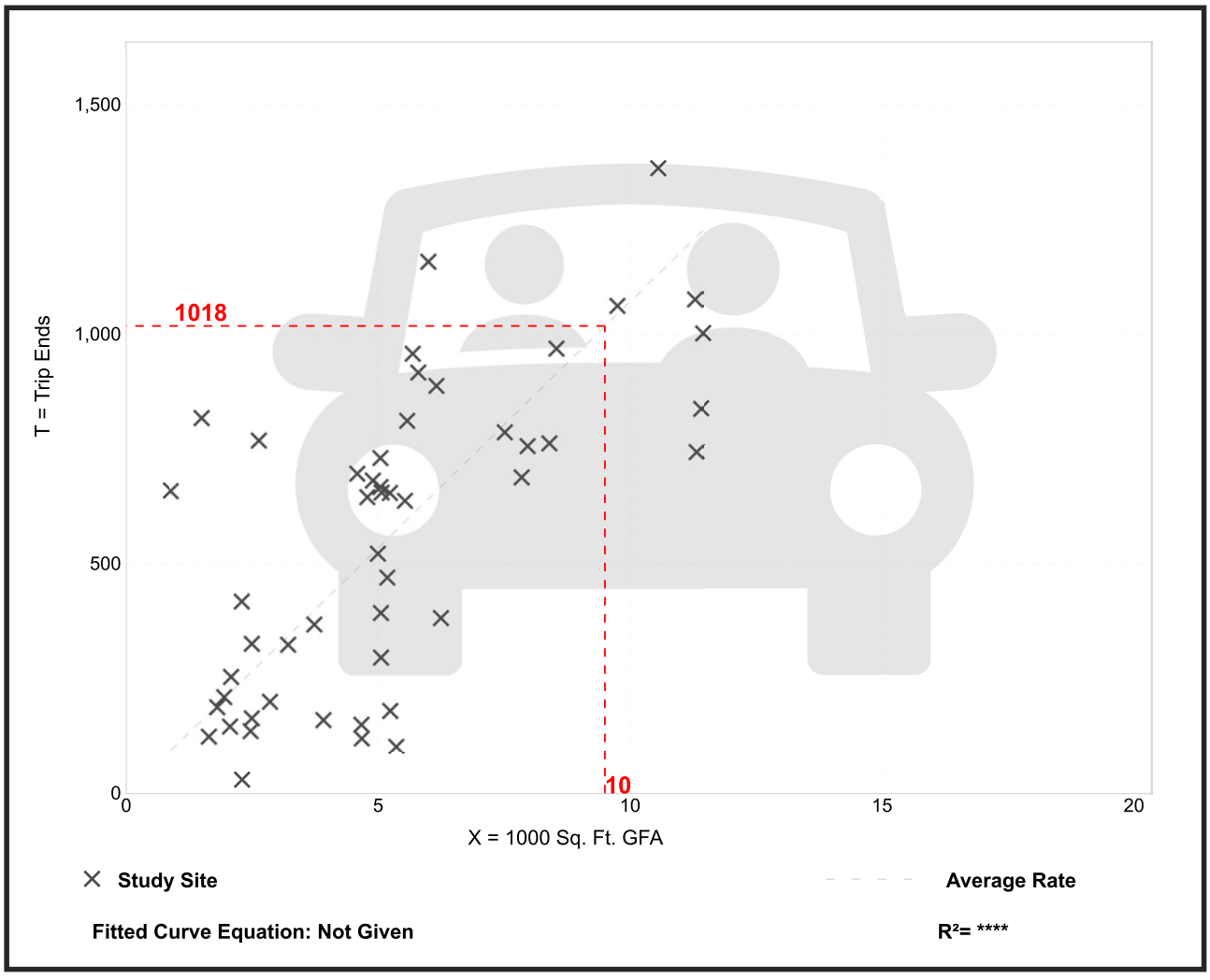
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



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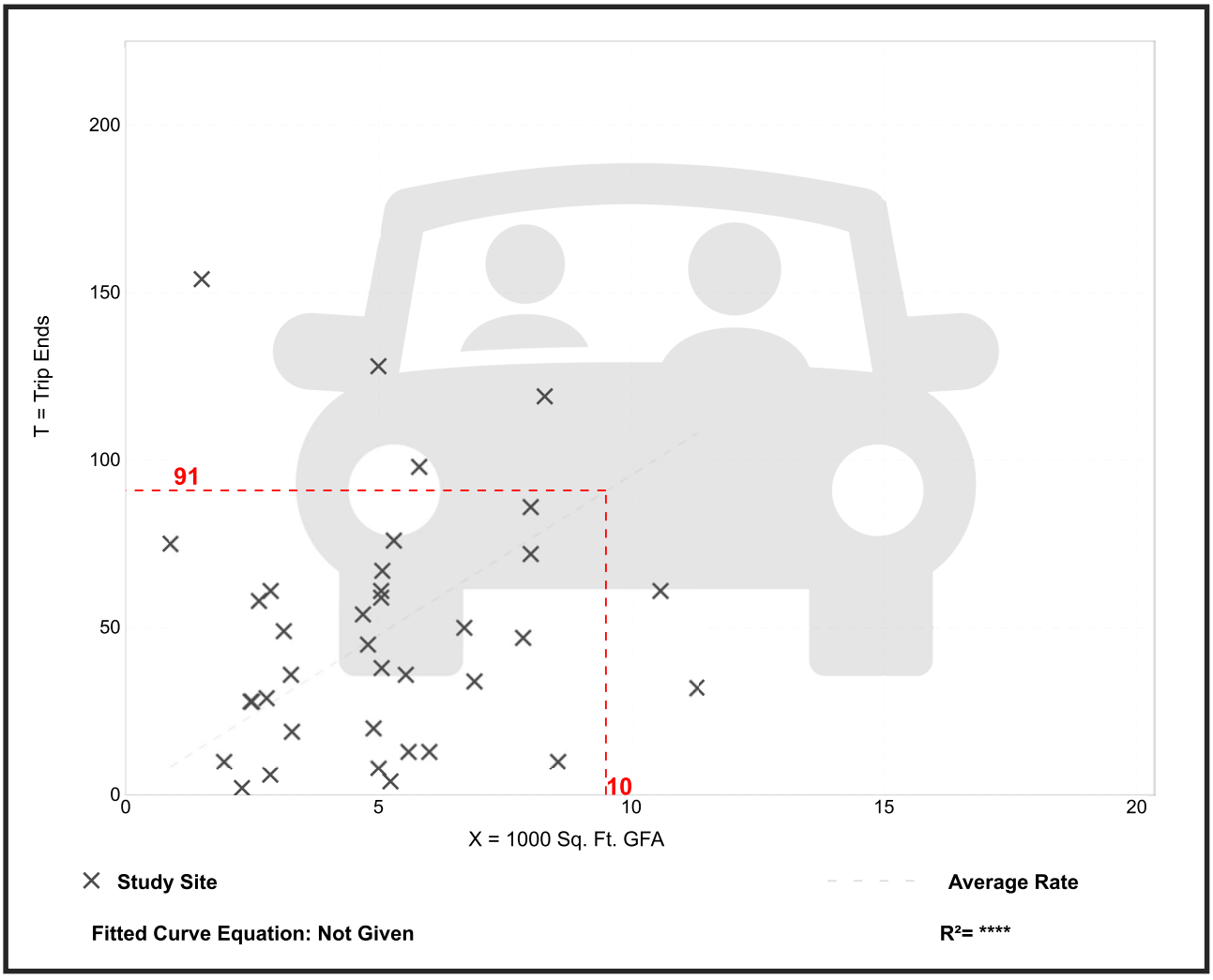
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 37
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



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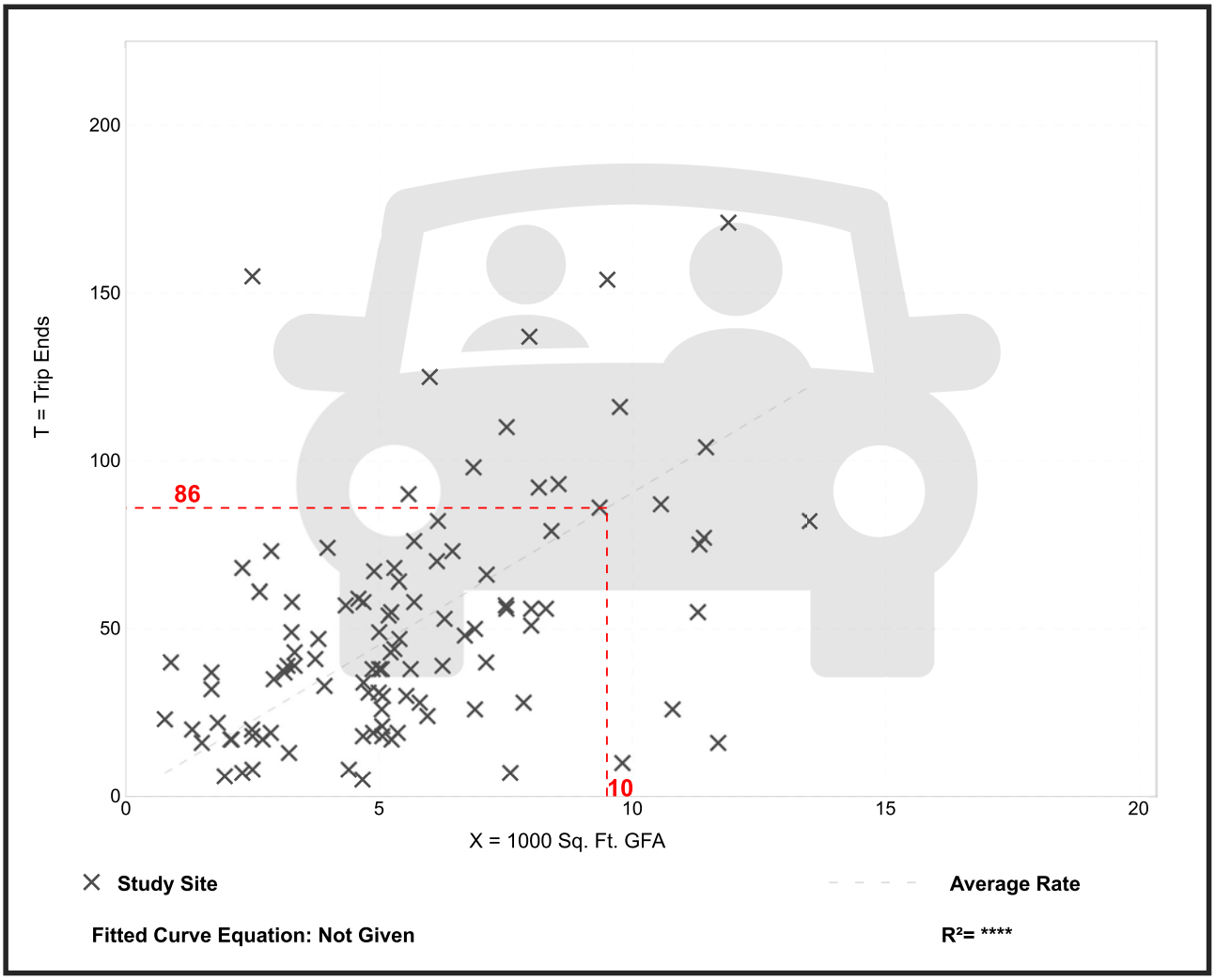
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 104
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



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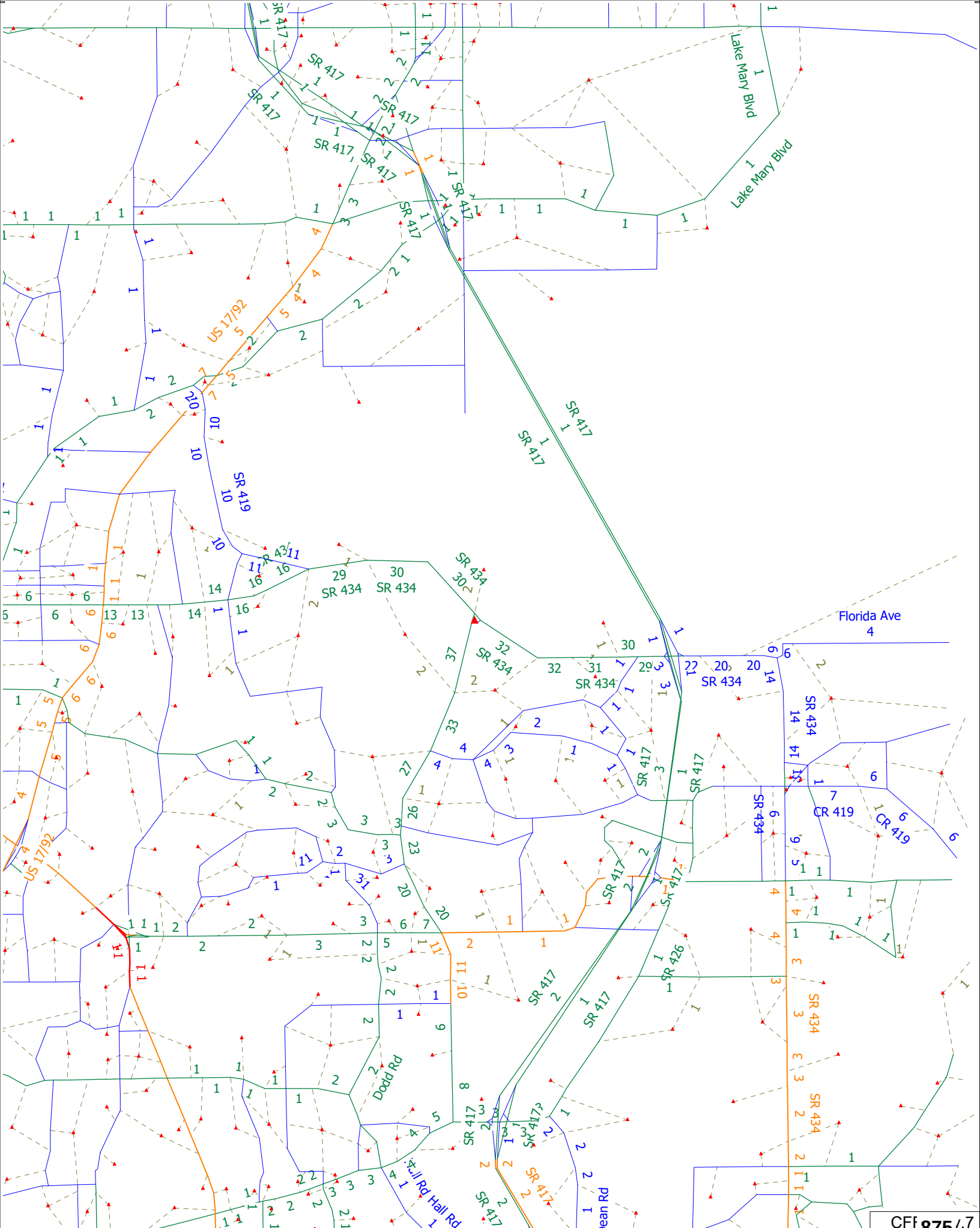
Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	932
Land Use	High-Turnover (Sit-Down) Restaurant
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	12
Average Pass-By Rate	43%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
2.9	Kentucky	1993	41	37	27	36	63	3935	2
3.1	Kentucky	1993	21	38	29	33	62	2580	2
4.6	Florida	1992	276	63	—	—	37	—	30
5	Florida	1992	65	58	—	—	42	—	30
5.3	Kentucky	1993	24	50	37	13	50	1615	2
5.7	Florida	1994	308	57	—	—	43	—	30
5.8	Florida	1992	150	32	—	—	68	—	30
6.2	Florida	1995	521	46	43	11	54	—	30
7.1	Indiana	1993	—	23	23	54	77	1565	2
8	Florida	1995	664	40	39	21	60	—	30
11	Florida	1996	267	38	43	19	62	—	30
12	Florida	1996	317	29	51	20	71	—	30



cube (Licensed to)

APPENDIX B

Traffic Data and Roadway Concurrency Information

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.

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.

APPENDIX C

Existing Intersection Counts, FDOT Seasonal Factors, Signal Timings

Prepared by National Data & Surveying Services

Tuskawilla Rd & SR 434/SR 419

Peak Hour Turning Movement Count

ID: 23-130259-001
City: Winter Springs

Day: Tuesday
Date: 9/12/2023

PEAK HOURS		COUNT PERIODS
AM	07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NOON	NONE	NONE
PM	05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

SOUTHBOUND (Tuskawilla Rd)

	Left	Thru	Right	U-Turn	Total	
AM	28	41	44	0	88	AM
NOON	0	0	0	0	0	NOON
PM	29	106	84	0	189	PM

EASTBOUND (SR 434/SR 419)

AM	NOON	PM	
1738	0	1738	⇦
12	0	35	↶ 0
26	0	51	↱ 0
859	0	1047	→ 0
385	0	665	↷ 0
AM	NOON	PM	

WESTBOUND (SR 434/SR 419)

PM	NOON	AM	
27	0	6	↰ 0
1072	0	1101	← 0
176	0	146	↶ 0
9	0	11	↷ 0
1271	0	1075	⇨
PM	NOON	AM	

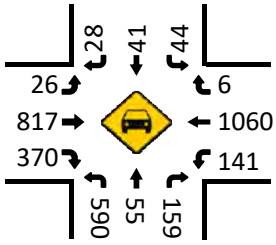
CONTROL: Signalized

TEV	3473 AM	0 NOON	4145 PM
PHF	0.96		0.98

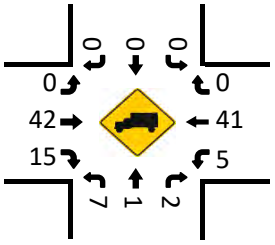
NORTHBOUND (Tuskawilla Rd)

	Left	Thru	Right	U-Turn	Total	
PM	947	0	602	111	131	PM
NOON	0	0	0	0	0	NOON
AM	572	0	597	56	161	AM

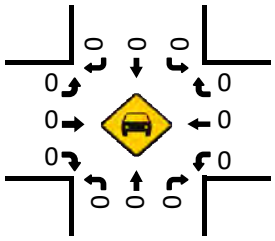
Cars (AM)



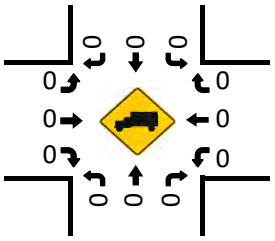
HT (AM)



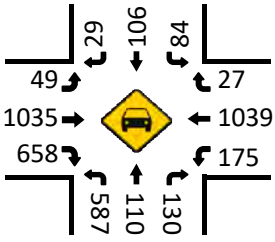
Cars (NOON)



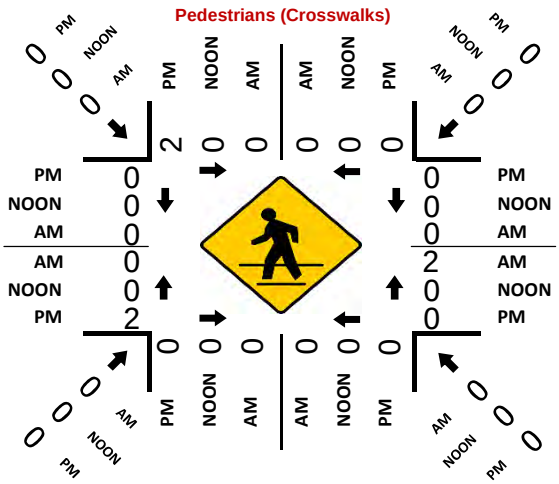
HT (NOON)



Cars (PM)



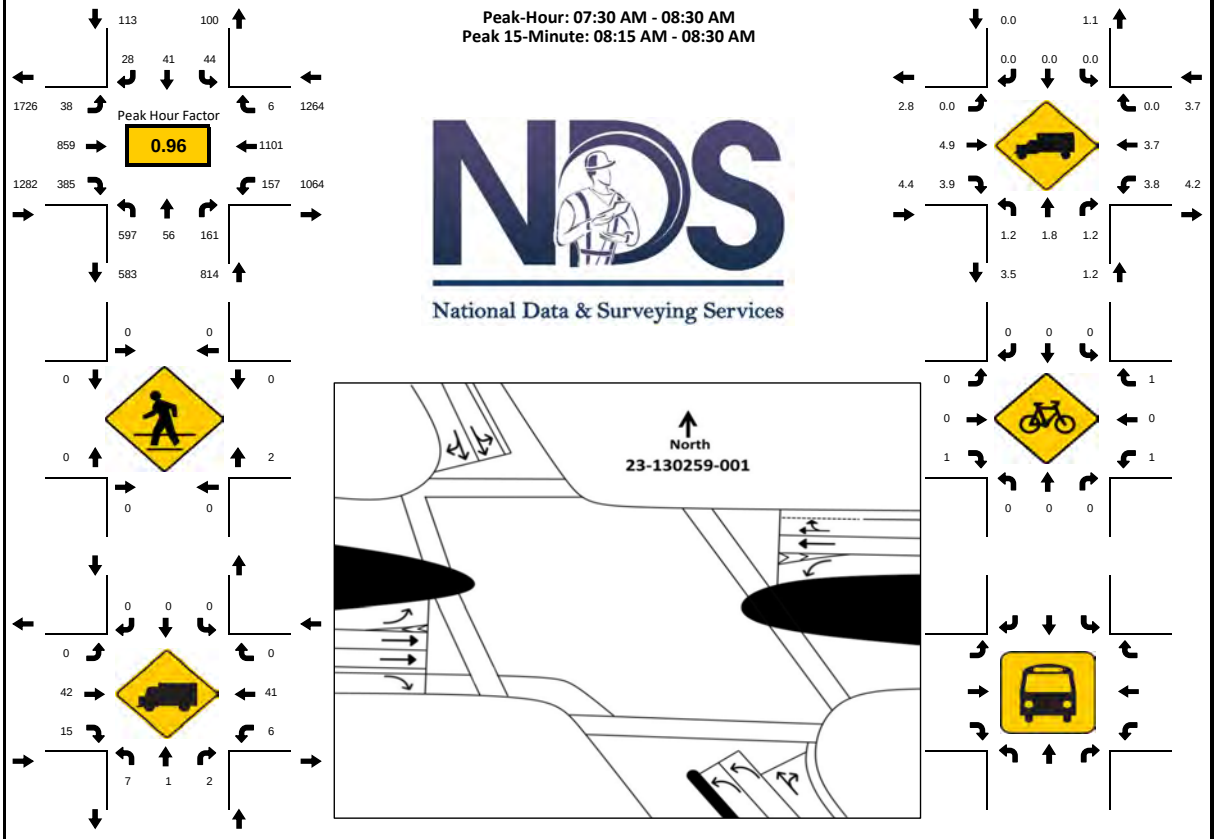
Pedestrians (Crosswalks)


PM
NOON
AM
0
2
0
0
0
0
0
0
0
0
0
0
0

LOCATION: Tuskawilla Rd & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-001
DATE: Tue, Sep 12, 2023

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:15 AM - 08:30 AM

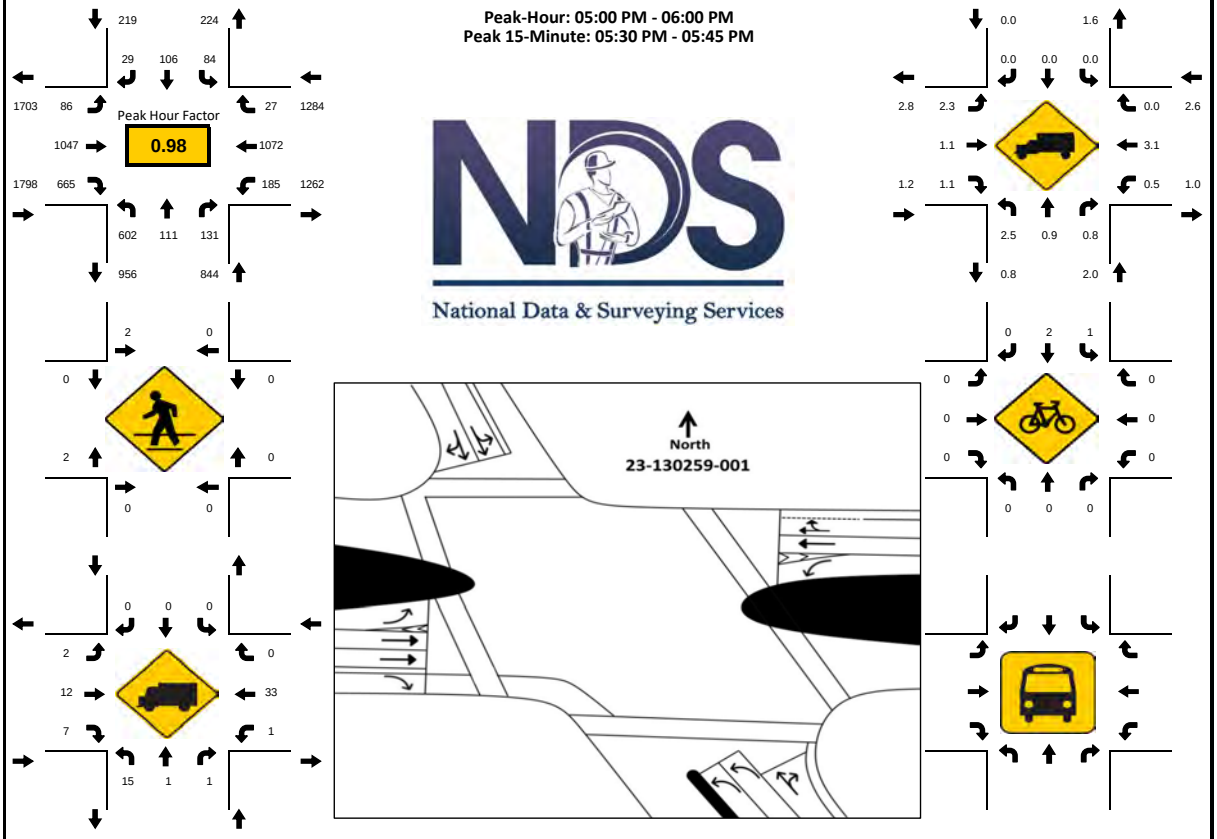


15-Min Count Period Beginning At	Tuskawilla Rd Northbound					Tuskawilla Rd Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	163	15	42	0		12	13	2	0		7	173	135	5		27	183	1	0		778	3300
7:15 AM	118	8	28	0		6	9	6	0		4	186	134	6		39	227	1	4		776	3343
7:30 AM	130	10	47	0		7	9	9	0		7	221	91	6		39	292	0	3		871	3473
7:45 AM	154	14	47	0		14	6	6	0		6	194	89	3		41	298	1	2		875	3455
8:00 AM	151	14	27	0		12	11	9	0		6	187	89	1		37	270	3	4		821	3363
8:15 AM	162	18	40	0		11	15	4	0		7	257	116	2		29	241	2	2		906	2542
8:30 AM	116	7	37	0		11	10	4	0		6	240	140	4		51	221	4	2		853	1636
8:45 AM	127	16	30	0		10	15	5	0		9	189	129	2		42	198	8	3		783	783
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	648	72	188	0		56	60	36	0		28	1028	464	24		164	1192	12	16		**3988**	
Heavy Trucks	16	4	4	0		0	0	0	0		0	56	32	0		8	60	0	4		**180**	
Pedestrians		0					0					0					8				**8**	
Bicycles	0	0	0	0		0	0	0	0		0	0	4	0		4	0	4	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: Tuskawilla Rd & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-001
DATE: Tue, Sep 12, 2023

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:30 PM - 05:45 PM

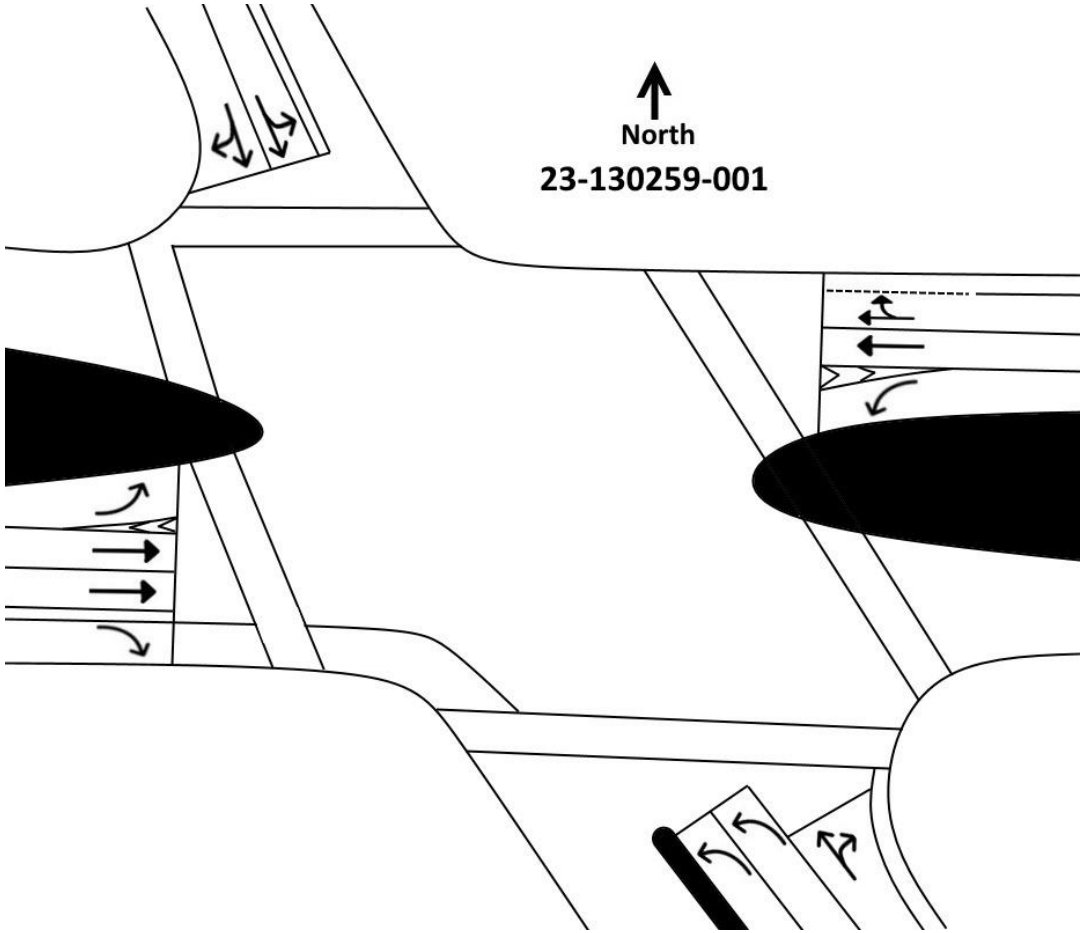


15-Min Count Period Beginning At	Tuskawilla Rd Northbound					Tuskawilla Rd Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	124	9	32	0		15	14	5	0		11	217	133	17		45	156	4	2		784	3654
4:15 PM	179	27	50	0		16	16	5	0		6	277	128	9		32	215	10	2		972	3902
4:30 PM	161	20	34	0		20	17	12	0		8	212	128	10		35	251	2	1		911	3977
4:45 PM	170	13	38	0		17	22	7	0		16	244	132	11		50	261	3	3		987	4123
5:00 PM	136	15	35	0		20	27	6	0		12	272	156	9		43	290	6	5		1032	4145
5:15 PM	133	33	31	0		25	24	6	0		16	277	150	3		44	297	8	0		1047	3113
5:30 PM	173	42	33	0		20	26	8	0		12	269	173	8		42	240	9	2		1057	2066
5:45 PM	160	21	32	0		19	29	9	0		11	229	186	15		47	245	4	2		1009	1009
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	692	168	140	0		100	116	36	0		64	1108	744	60		188	1188	36	20		**4660**	
Heavy Trucks	24	4	4	0		0	0	0	0		4	20	16	0		4	48	0	0		**124**	
Pedestrians		0					8					8					0				**16**	
Bicycles	0	0	0	0		4	4	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N/S Street: **Tuskawilla Rd**

Speed: **45/50 MPH**



E/W Street: **SR 434/SR 419**

Speed: **45 MPH**

Site Code: **23-130259-001**

Date: **09/12/2023**

Weather: **Sunny**

City: **Winter Springs**

County: **Seminole**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	**1**	**2**	**3**
SL/ST	00:55	00:22	00:26
NL/NT	00:56	00:34	00:32
EL/WL	00:18	00:18	00:17
WL/WT	00:06	00:05	00:08
ET/WT	01:10	01:08	01:15

Prepared by National Data & Surveying Services

Tuskawilla Rd & Michael Blake Blvd/Milky Way

Peak Hour Turning Movement Count

ID: 23-130259-002
City: Winter Springs

Day: Tuesday
Date: 9/12/2023

PEAK HOURS	COUNT PERIODS
08:00 AM - 09:00 AM	7:00 AM - 09:00 AM
NONE	NONE
05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

SOUTHBOUND (Tuskawilla Rd)

AM	2	668	10	8	745	AM
NOON	0	0	0	0	0	NOON
PM	0	967	18	23	855	PM

EASTBOUND (Michael Blake Blvd/Milky Way)

AM	NOON	PM	
2	0	0	
0	0	0	0
0	0	0	0
0	0	0	0
1	0	0	0
AM	NOON	PM	

WESTBOUND (Michael Blake Blvd/Milky Way)

PM	NOON	AM	
4	0	13	0
0	0	0	0
29	0	42	0
0	0	0	0
100	0	65	
PM	NOON	AM	

NORTHBOUND (Tuskawilla Rd)

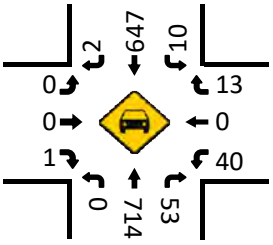
PM	996	0	0	828	82	PM
NOON	0	0	0	0	0	NOON
AM	711	0	0	724	55	AM

CONTROL

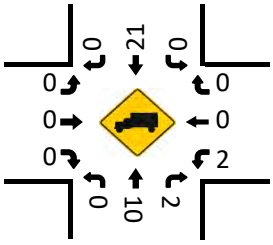
2- Way Stop(EB/WB)

TEV	1523 AM	0 NOON	1951 PM
PHF	0.96		0.97

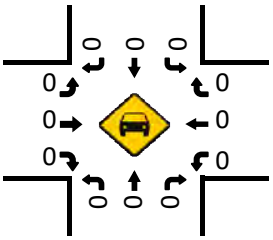
Cars (AM)



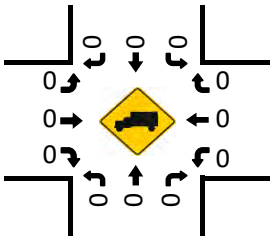
HT (AM)



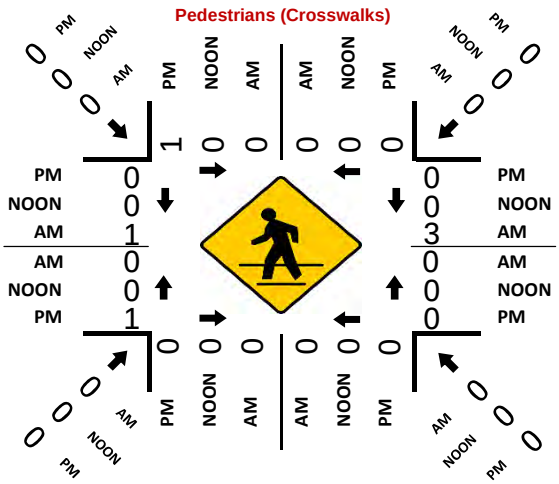
Cars (NOON)



HT (NOON)



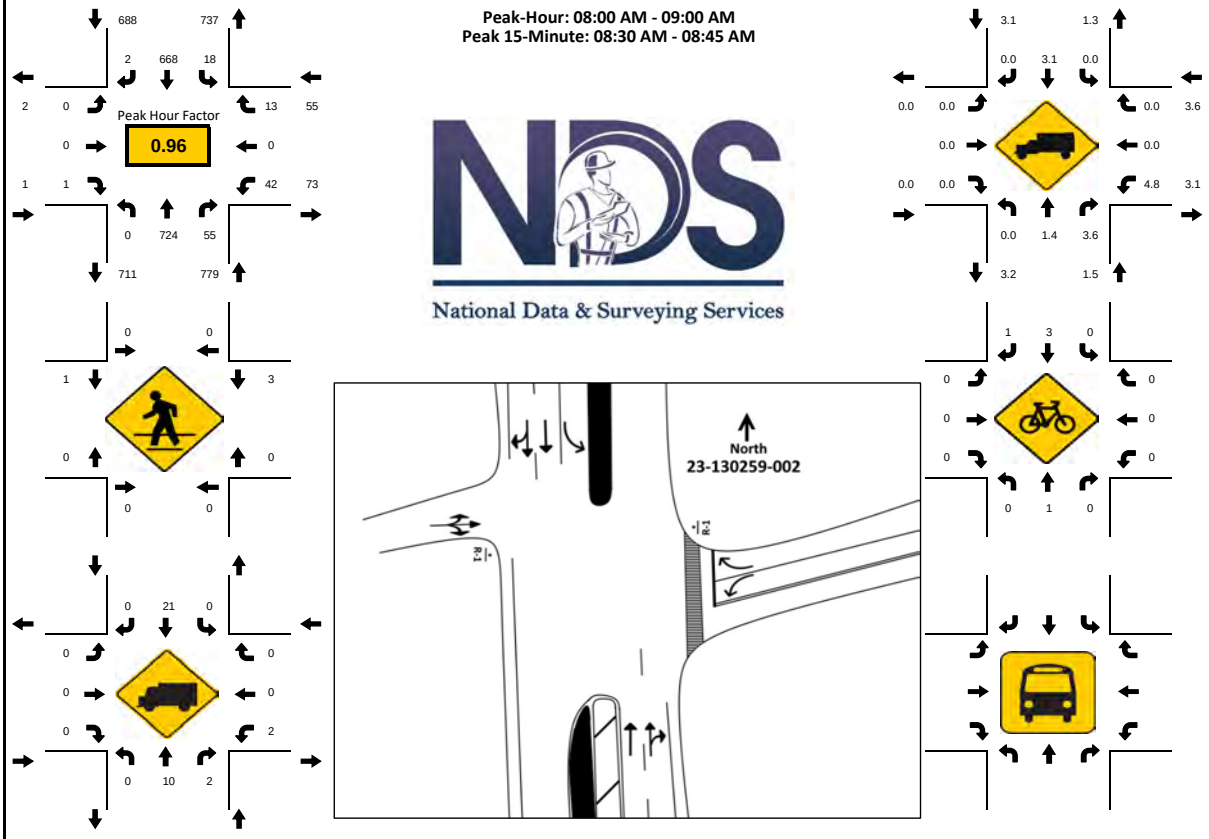
Pedestrians (Crosswalks)


PM
NOON
AM
0
0
0
1
0
0
0
0
0
0
0
0
0
0
0

LOCATION: Tuskawilla Rd & Michael Blake Blvd/Milky Way
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-002
DATE: Tue, Sep 12, 2023

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM

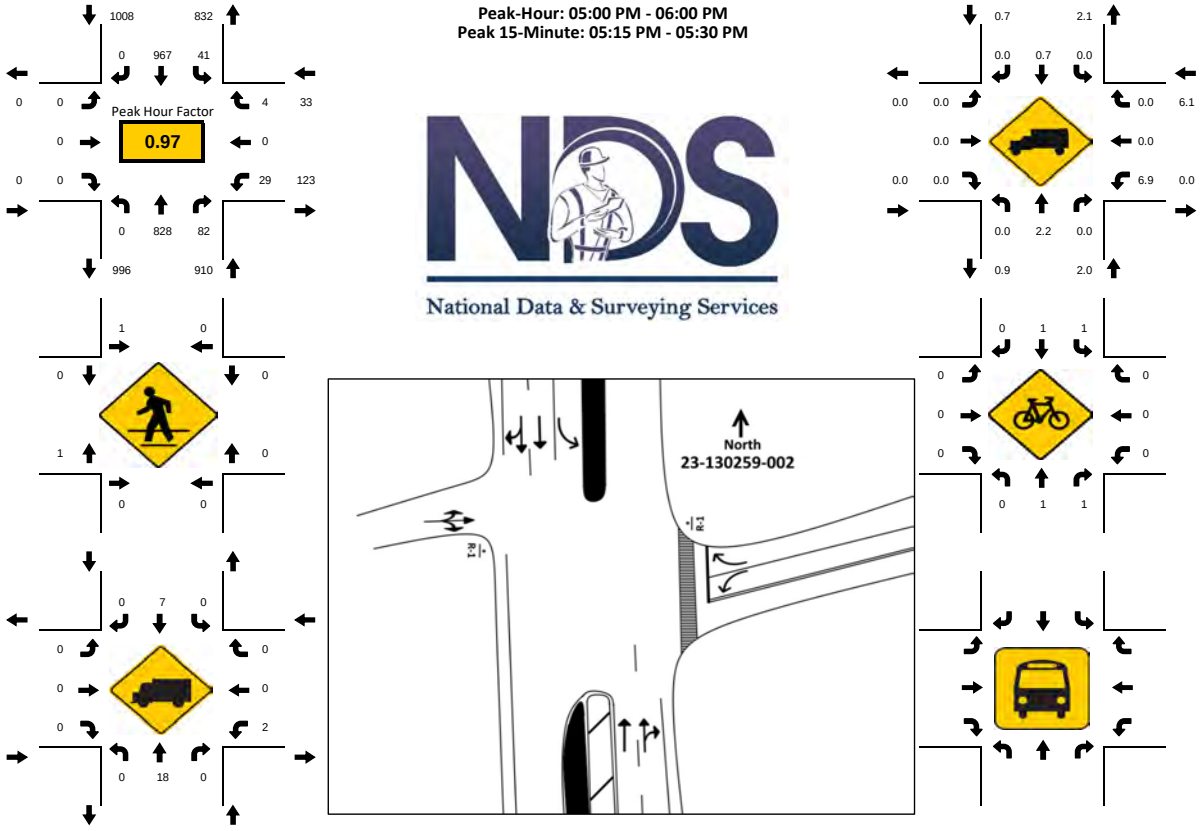


15-Min Count Period Beginning At	Tuskawilla Rd Northbound					Tuskawilla Rd Southbound					Michael Blake Blvd/Milky Way Eastbound					Michael Blake Blvd/Milky Way Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	185	6	0		1	178	0	1		0	0	0	0		7	0	5	0		383	1480
7:15 AM	0	170	13	0		4	176	0	0		0	0	0	0		9	0	3	0		375	1471
7:30 AM	0	183	11	0		1	145	0	0		1	0	0	0		5	0	10	0		356	1464
7:45 AM	0	211	11	0		3	131	0	0		0	0	0	0		9	0	1	0		366	1505
8:00 AM	0	207	11	0		1	140	1	0		0	0	0	0		5	0	9	0		374	1523
8:15 AM	0	186	14	0		5	146	0	3		0	0	0	0		13	0	1	0		368	1149
8:30 AM	0	162	18	0		0	203	0	1		0	0	0	0		12	0	1	0		397	781
8:45 AM	0	169	12	0		4	179	1	4		0	0	1	0		12	0	2	0		384	384
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	828	72	0		20	812	4	16		0	0	4	0		52	0	36	0		**1844**	
Heavy Trucks	0	16	4	0		0	36	0	0		0	0	0	0		4	0	0	0		**60**	
Pedestrians		0					0					4					4				**8**	
Bicycles	0	4	0	0		0	8	4	0		0	0	0	0		0	0	0	0		**16**	
Buses																						
Stopped Buses																						

LOCATION: Tuskawilla Rd & Michael Blake Blvd/Milky Way
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-002
DATE: Tue, Sep 12, 2023

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



15-Min Count Period Beginning At	Tuskawilla Rd Northbound					Tuskawilla Rd Southbound					Michael Blake Blvd/Milky Way Eastbound					Michael Blake Blvd/Milky Way Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	168	12	0		3	197	0	6		0	0	0	0		6	0	4	0		396	1786
4:15 PM	0	265	25	0		3	196	1	8		1	0	0	0		8	0	4	0		511	1878
4:30 PM	0	225	18	0		4	182	0	7		0	0	1	0		7	0	2	0		446	1869
4:45 PM	0	198	15	0		2	205	0	8		0	0	0	0		3	0	2	0		433	1894
5:00 PM	0	214	18	0		7	235	0	4		0	0	0	0		9	0	1	0		488	1951
5:15 PM	0	220	31	0		5	234	0	4		0	0	0	0		7	0	1	0		502	1463
5:30 PM	0	195	21	0		3	235	0	6		0	0	0	0		10	0	1	0		471	961
5:45 PM	0	199	12	0		3	263	0	9		0	0	0	0		3	0	1	0		490	490
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	880	124	0		28	1052	0	36		0	0	0	0		40	0	4	0		**2164**	
Heavy Trucks	0	28	0	0		0	16	0	0		0	0	0	0		4	0	0	0		**48**	
Pedestrians		0					4					4					0				**8**	
Bicycles	0	4	4	0		4	4	0	0		0	0	0	0		0	0	0	0		**16**	
Buses																						
Stopped Buses																						

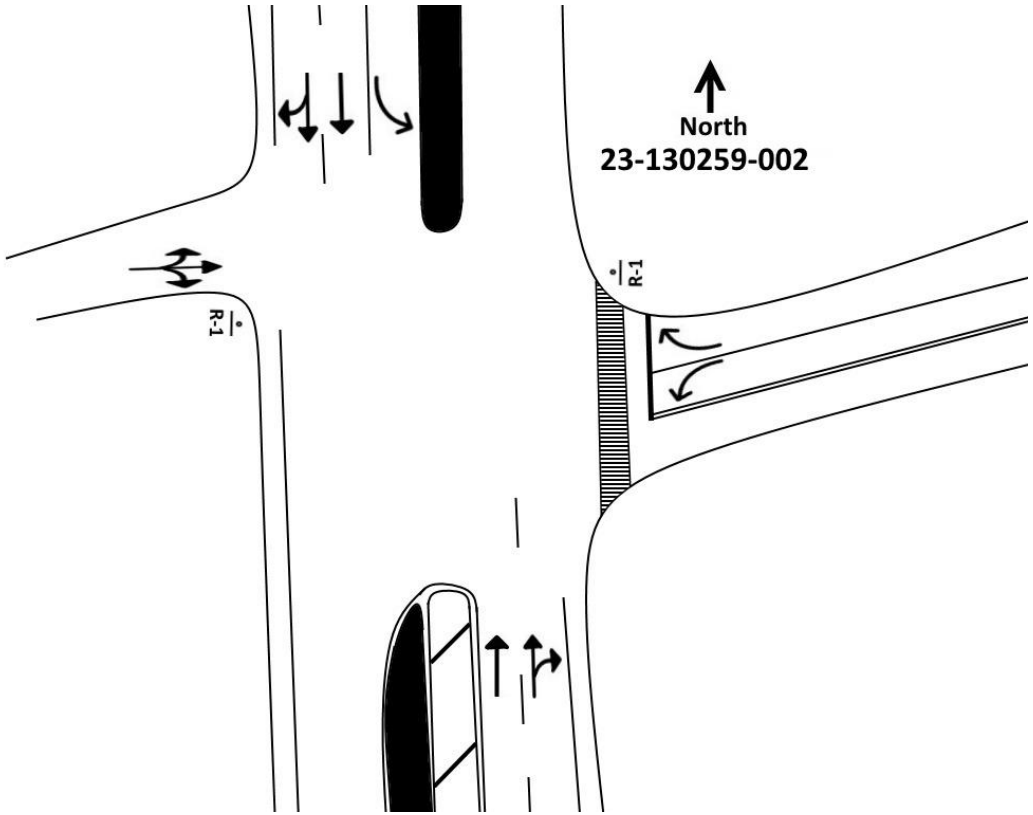
National Data & Surveying Services

Site Code:	**23-130259-002**
Date:	**09/12/2023**
Weather:	**Sunny**
City:	**Winter Springs**
County:	**Seminole**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**2- Way Stop(EB/WB)**

N

N/S Street: **Tuskawilla Rd**

Speed: **45/50 MPH**



E/W Street: **Michael Blake Blvd/Milky Way**

Speed: **25 MPH**

Prepared by National Data & Surveying Services

Michael Blake Blvd & SR 434/SR 419

Peak Hour Turning Movement Count

ID: 23-130259-003
City: Winter Springs

Day: Tuesday
Date: 9/12/2023

Michael Blake Blvd

SOUTHBOUND

PEAK HOURS							COUNT PERIODS
AM	07:30 AM - 08:30 AM	78	9	134	0	145	AM	7:00 AM - 09:00 AM
NOON	NONE	0	0	0	0	0	NOON	NONE
PM	04:45 PM - 05:45 PM	51	4	70	0	200	PM	4:00 PM - 06:00 PM

EASTBOUND

SR 434/SR 419

AM	NOON	PM		
1207	0	1303	⇦	
6	0	30	↩	0
71	0	83	↱	0
979	0	1173	→	0
7	0	17	↳	0
AM	NOON	PM		

WESTBOUND

SR 434/SR 419

PM	NOON	AM		
107	0	71	↰	0
1212	0	1121	←	0
42	0	34	↲	0
0	0	1	↪	0
1338	0	1181	⇨	
PM	NOON	AM		

CONTROL

2- Way Stop(NB/SB)

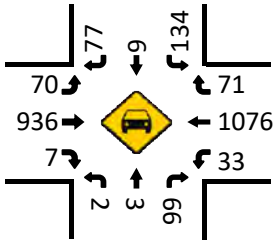
TEV	2583 AM	0 NOON	2904 PM
PHF	0.98		0.95

NORTHBOUND

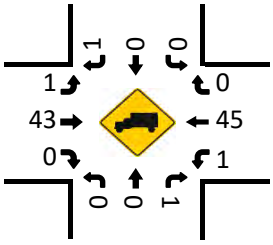
PM	63	0	10	10	95	PM
NOON	0	0	0	0	0	NOON
AM	50	0	2	3	67	AM

Michael Blake Blvd

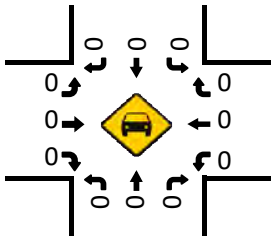
Cars (AM)



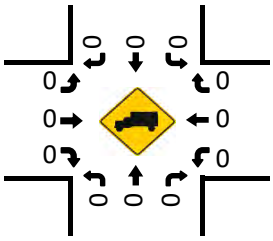
HT (AM)



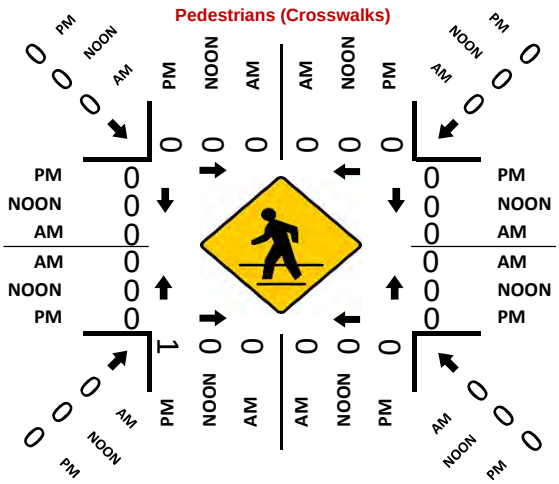
Cars (NOON)



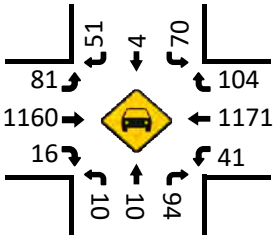
HT (NOON)



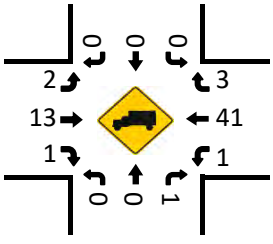
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)

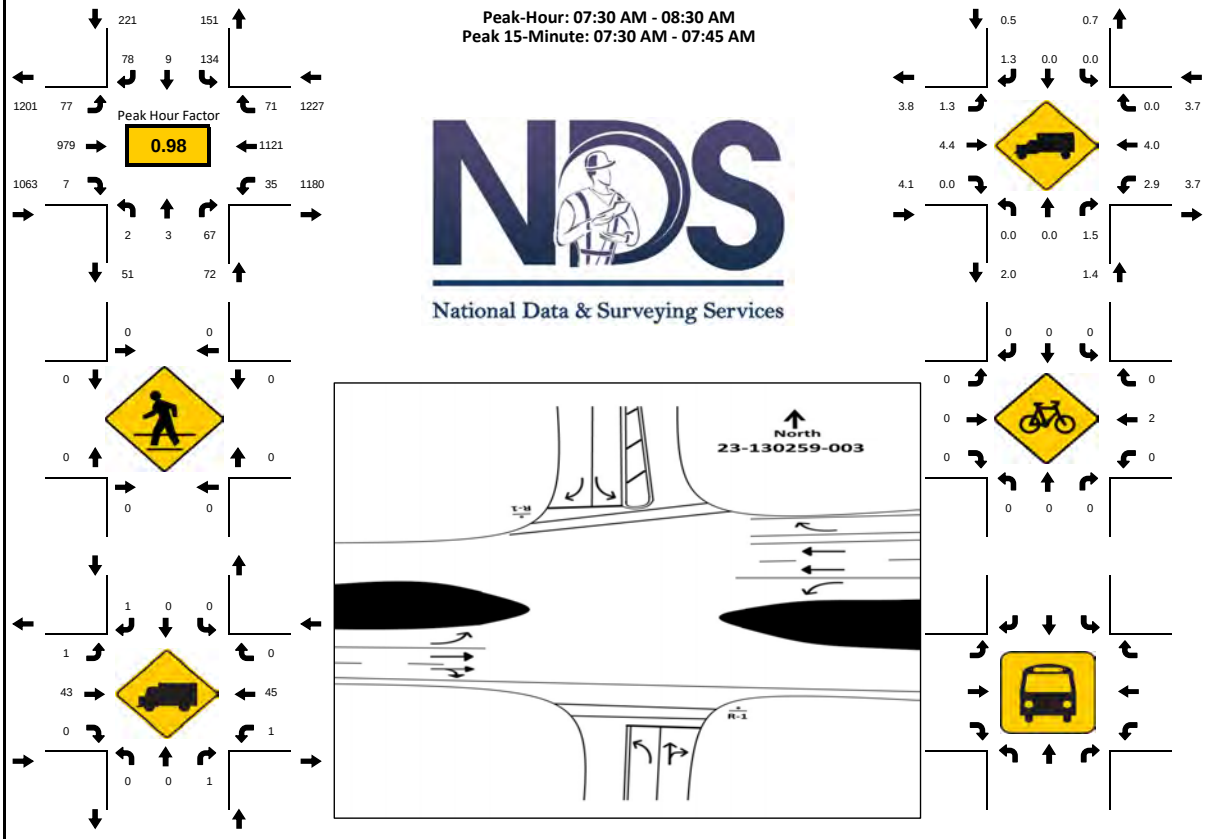


LOCATION: Michael Blake Blvd & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-003
DATE: Tue, Sep 12, 2023

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:30 AM - 07:45 AM

Peak Hour Factor: **0.98**



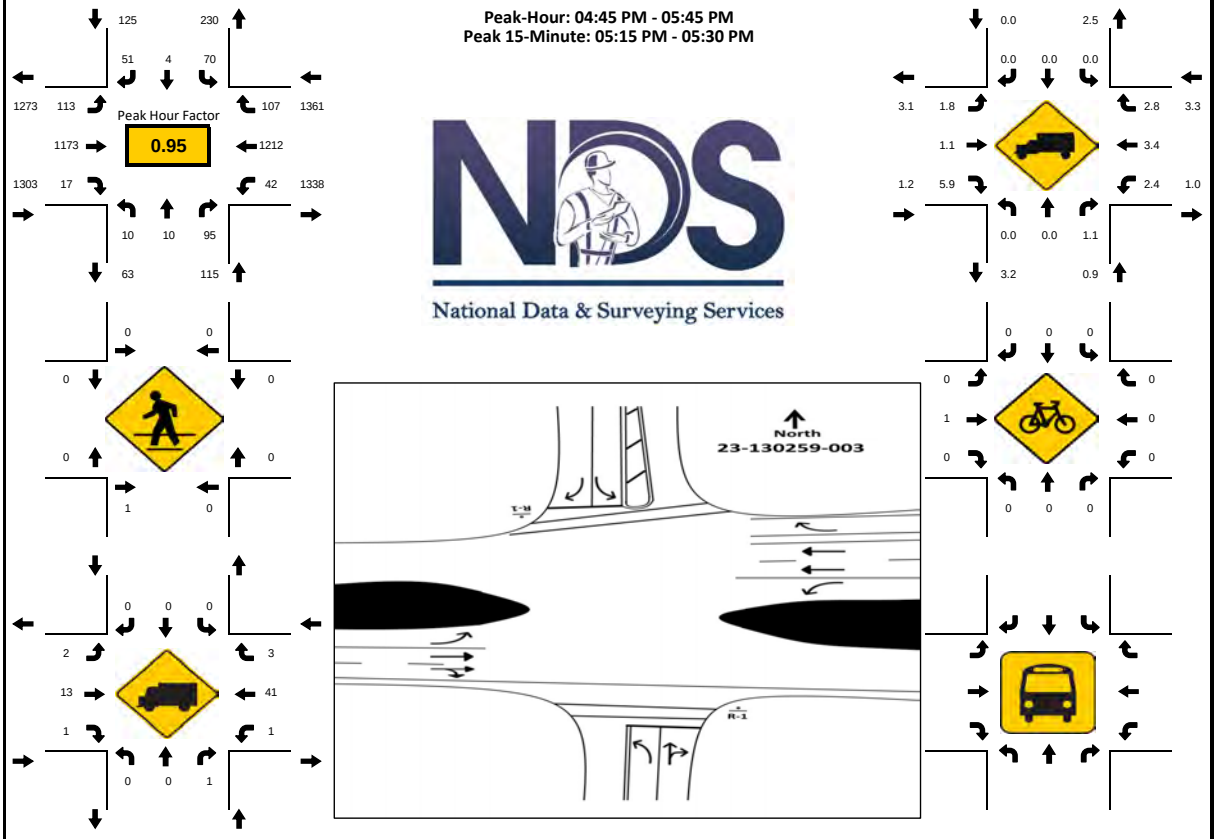
15-Min Count Period Beginning At	Michael Blake Blvd Northbound					Michael Blake Blvd Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	4	14	0		36	2	15	0		37	186	2	4		6	175	51	0		532	2427
7:15 AM	1	3	14	0		35	2	19	0		15	209	2	4		6	252	16	0		578	2505
7:30 AM	1	0	18	0		40	4	22	0		17	246	1	2		9	284	15	0		659	2583
7:45 AM	1	1	15	0		31	0	21	0		13	244	4	1		10	300	17	0		658	2566
8:00 AM	0	1	14	0		27	1	19	0		20	215	2	2		7	287	14	1		610	2477
8:15 AM	0	1	20	0		36	4	16	0		21	274	0	1		8	250	25	0		656	1867
8:30 AM	0	1	21	0		23	2	14	0		30	257	2	4		11	246	31	0		642	1211
8:45 AM	2	0	16	0		22	1	10	0		17	217	3	3		15	240	23	0		569	569
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	4	4	80	0		160	16	88	0		84	1096	16	8		40	1200	100	4		**2900**	
Heavy Trucks	0	0	4	0		0	0	4	0		4	60	0	0		4	60	0	0		**136**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	8	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: Michael Blake Blvd & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-003
DATE: Tue, Sep 12, 2023

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM

Peak Hour Factor: **0.95**



National Data & Surveying Services

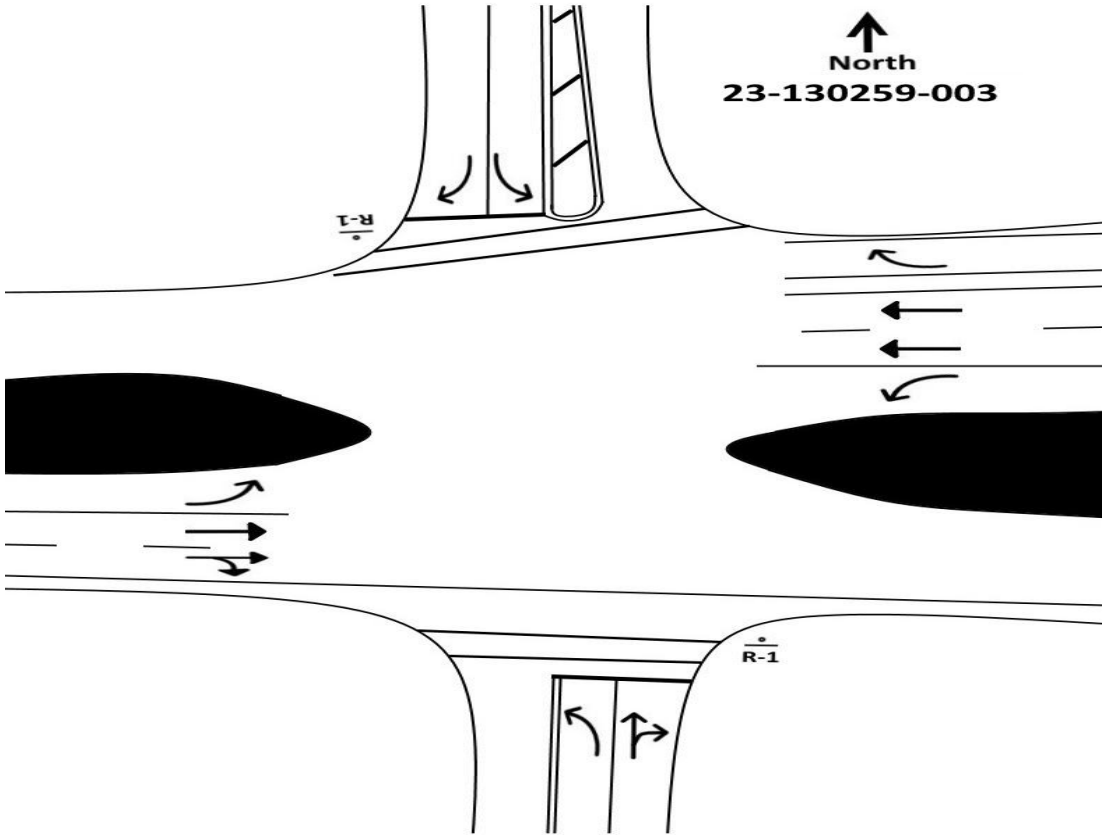
15-Min Count Period Beginning At	Michael Blake Blvd Northbound					Michael Blake Blvd Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	1	0	16	0		20	3	11	0		14	244	5	5		8	183	21	0		531	2498
4:15 PM	5	3	27	0		17	3	11	0		28	304	3	8		9	210	16	0		644	2676
4:30 PM	1	3	13	0		11	1	8	0		18	246	0	4		6	300	24	1		636	2798
4:45 PM	2	2	17	0		16	1	17	0		26	268	0	10		11	301	16	0		687	2904
5:00 PM	2	3	20	0		14	1	15	0		16	293	7	6		10	296	26	0		709	2827
5:15 PM	3	5	32	0		19	1	9	0		12	316	4	10		12	312	31	0		766	2118
5:30 PM	3	0	26	0		21	1	10	0		29	296	6	4		9	303	34	0		742	1352
5:45 PM	1	0	18	0		16	1	9	0		19	252	1	9		6	248	28	2		610	610
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	12	20	128	0		84	4	68	0		116	1264	28	40		48	1248	136	0		**3196**	
Heavy Trucks	0	0	4	0		0	0	0	0		4	24	4	0		4	64	8	0		**112**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

Site Code:	**23-130259-003**
Date:	**09/12/2023**
Weather:	**Sunny**
City:	**Winter Springs**
County:	**Seminole**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**2- Way Stop(NB/SB)**

N

N/S Street: **Michael Blake Blvd** | Speed: **25 MPH**



E/W Street: **SR 434/SR 419** | Speed: **45 MPH**

Prepared by National Data & Surveying Services

Tuskawilla Rd & Trotwood Blvd

Peak Hour Turning Movement Count

ID: 23-130259-004
City: Winter Springs

Day: Tuesday
Date: 9/12/2023

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	7:00 AM - 09:00 AM
NONE	NONE
05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

SOUTHBOUND (Tuskawilla Rd)

AM	60	629	36	0	896	AM
NOON	0	0	0	0	0	NOON
PM	76	845	83	0	910	PM

EASTBOUND (Trotwood Blvd)

AM	NOON	PM	
80	0	159	
0	0	0	0
99	0	54	0
6	0	11	0
67	0	53	0

WESTBOUND (Trotwood Blvd)

PM	NOON	AM	
82	0	123	0
7	0	5	0
67	0	59	0
0	0	0	0
190	0	52	

NORTHBOUND (Tuskawilla Rd)

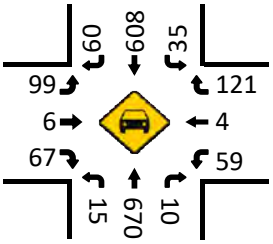
PM	966	1	76	774	96	PM
NOON	0	0	0	0	0	NOON
AM	756	1	15	674	10	AM

CONTROL

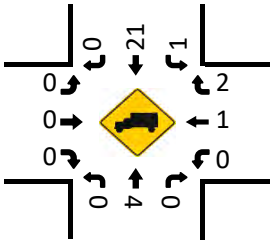
Signalized

TEV	1784 AM	0 NOON	2225 PM
PHF	0.92		0.96

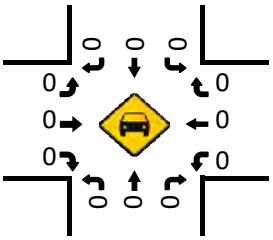
Cars (AM)



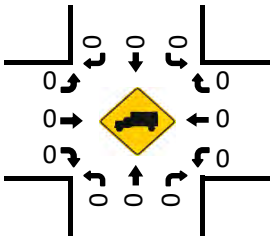
HT (AM)



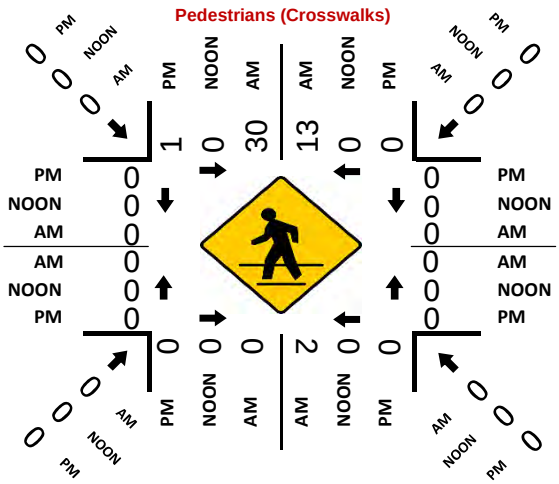
Cars (NOON)



HT (NOON)



Pedestrians (Crosswalks)


PM
NOON
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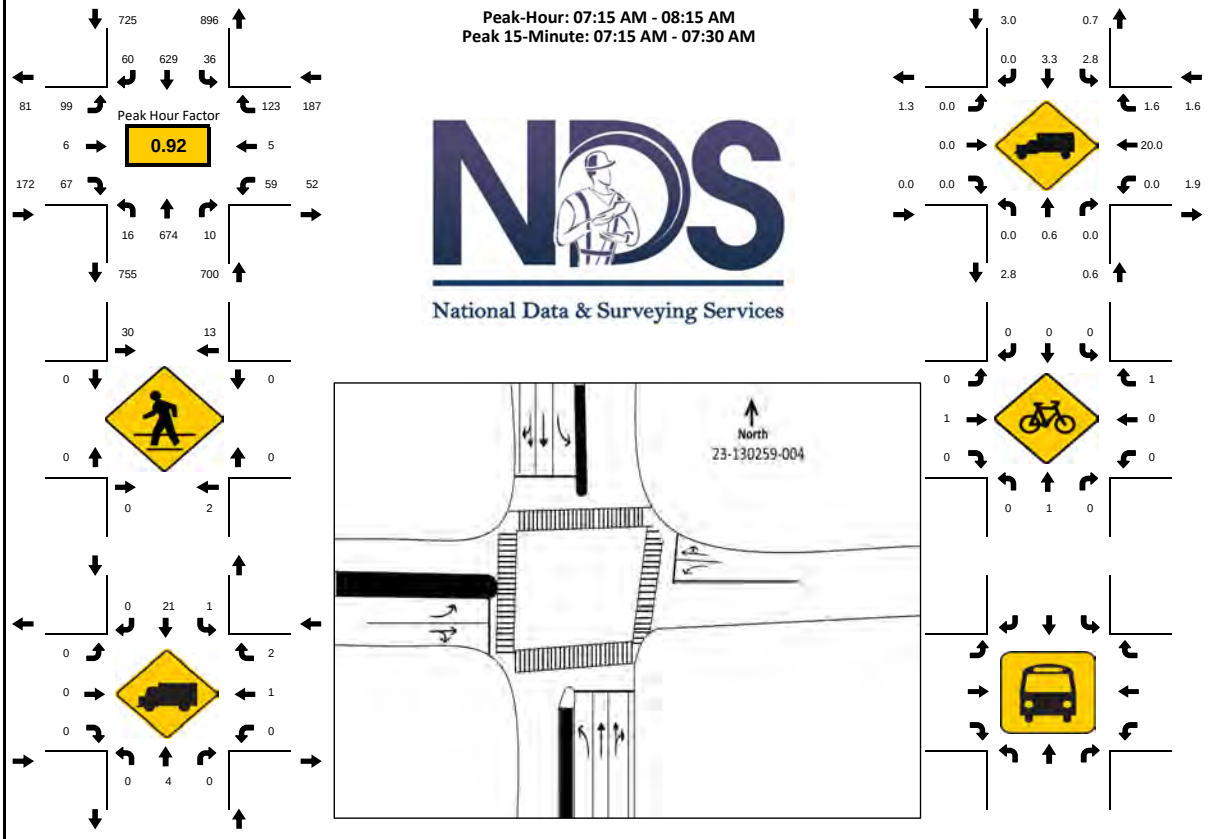
LOCATION: Tuskawilla Rd & Trotwood Blvd
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-004
DATE: Tue, Sep 12, 2023

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



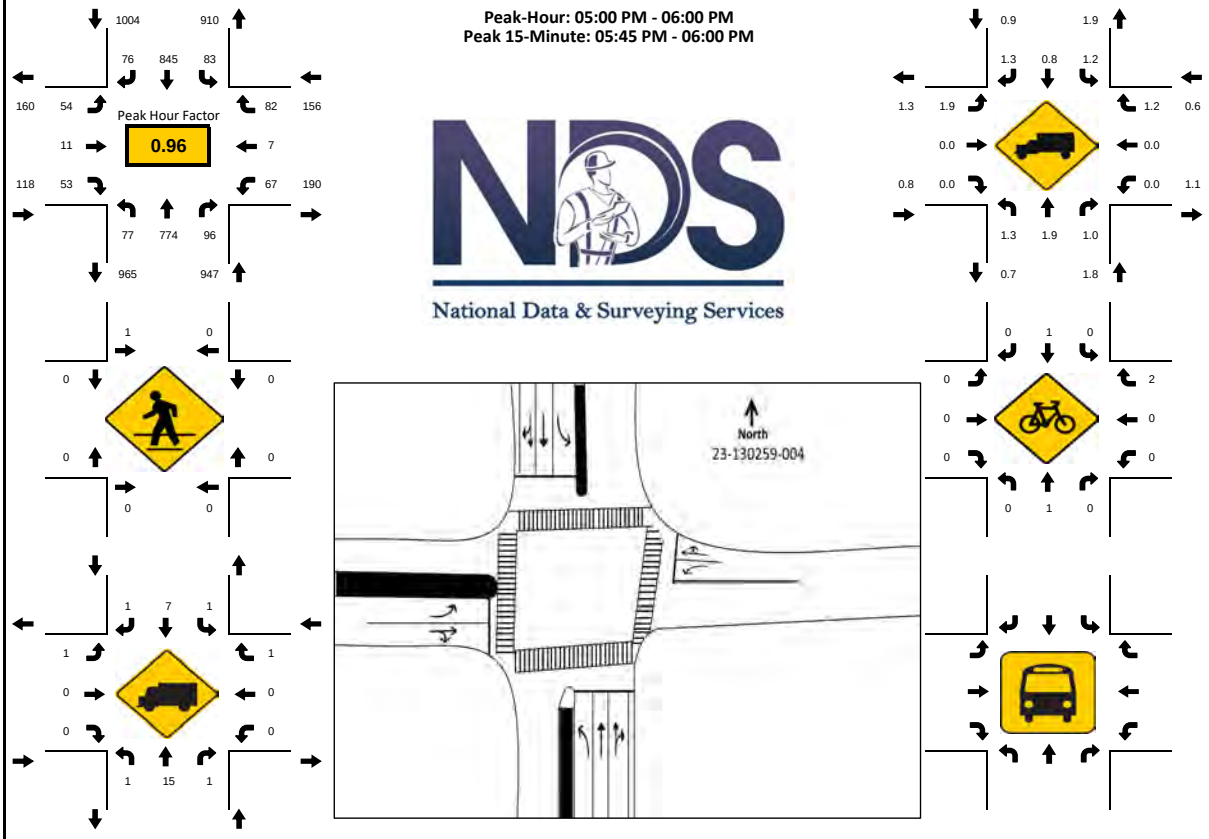
National Data & Surveying Services

15-Min Count Period Beginning At	Tuskawilla Rd Northbound					Tuskawilla Rd Southbound					Trotwood Blvd Eastbound					Trotwood Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	1	142	3	0		9	139	5	0		27	0	22	0		12	1	19	0		380	1773
7:15 AM	2	176	2	0		5	187	17	0		29	1	18	0		14	0	35	0		486	1784
7:30 AM	5	178	1	1		8	153	12	0		28	1	14	0		14	1	41	0		457	1703
7:45 AM	4	153	5	0		16	158	27	0		24	2	15	0		16	1	29	0		450	1653
8:00 AM	4	167	2	0		7	131	4	0		18	2	20	0		15	3	18	0		391	1620
8:15 AM	4	168	6	0		8	142	9	0		13	0	20	0		13	1	21	0		405	1229
8:30 AM	5	161	8	0		7	158	9	0		14	0	12	0		17	1	15	0		407	824
8:45 AM	5	170	11	0		13	157	4	0		16	0	11	0		16	0	14	0		417	417
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	20	712	20	4		64	748	108	0		116	8	80	0		64	12	164	0		**2120**	
Heavy Trucks	0	8	0	0		4	32	0	0		0	0	0	0		0	4	4	0		**52**	
Pedestrians		4					148					0					0				**152**	
Bicycles	0	4	0	0		0	0	0	0		0	4	0	0		0	0	4	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: Tuskawilla Rd & Trotwood Blvd
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-004
DATE: Tue, Sep 12, 2023

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:45 PM - 06:00 PM



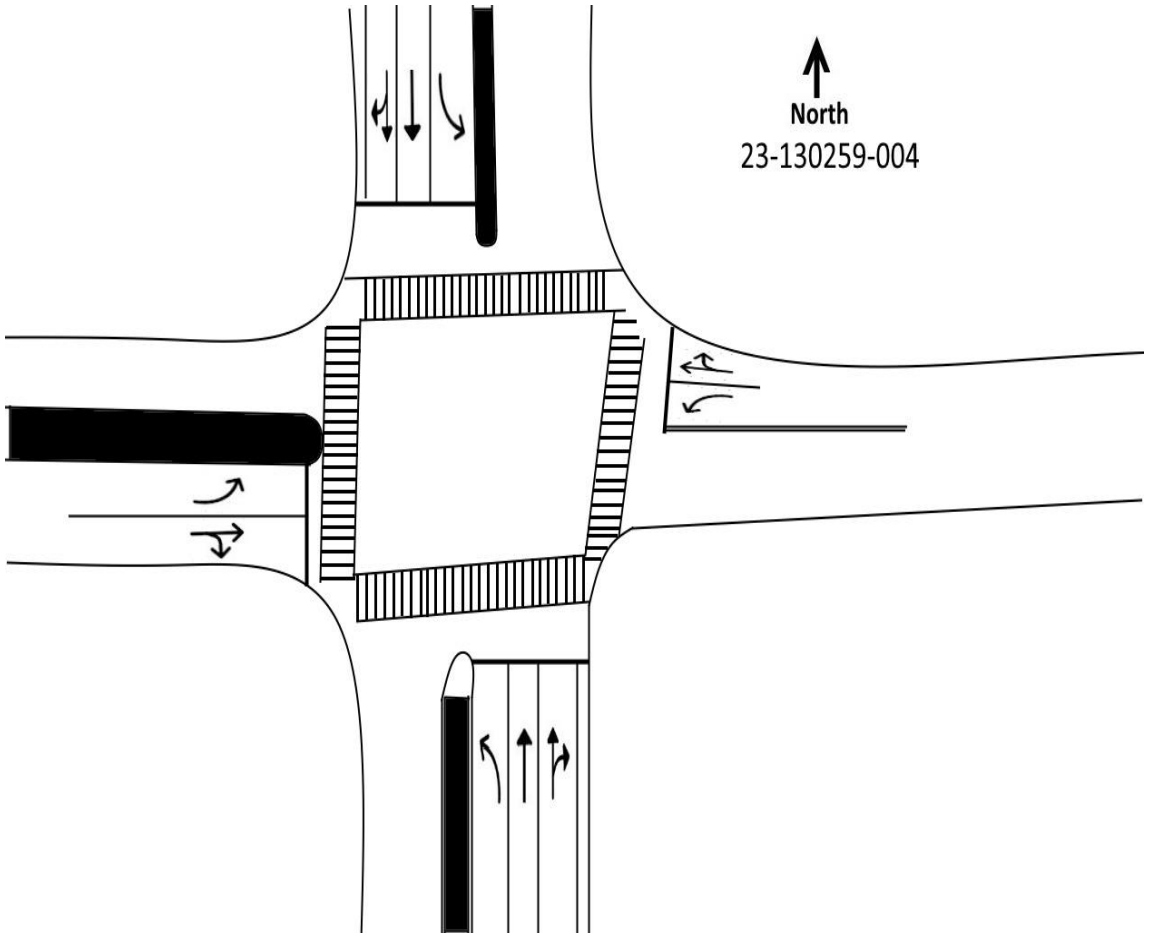
National Data & Surveying Services

15-Min Count Period Beginning At	Tuskawilla Rd Northbound					Tuskawilla Rd Southbound					Trotwood Blvd Eastbound					Trotwood Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	11	176	15	0		17	176	14	0		4	1	8	0		9	1	10	0		442	2006
4:15 PM	18	166	26	0		26	239	19	0		17	2	12	0		16	1	28	0		570	2092
4:30 PM	16	190	19	0		19	181	17	0		12	0	15	0		11	2	19	0		501	2087
4:45 PM	15	182	26	0		21	175	18	0		11	3	10	0		17	3	12	0		493	2140
5:00 PM	15	195	22	0		16	197	19	0		14	2	11	0		16	2	19	0		528	2225
5:15 PM	19	205	26	0		18	205	20	0		12	4	17	0		18	2	19	0		565	1697
5:30 PM	20	185	28	1		20	217	22	0		13	2	13	0		17	2	14	0		554	1132
5:45 PM	22	189	20	0		29	226	15	0		15	3	12	0		16	1	30	0		578	578
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	88	820	112	4		116	904	88	0		60	16	68	0		72	8	120	0		**2476**	
Heavy Trucks	4	28	4	0		4	12	4	0		4	0	0	0		0	0	4	0		**64**	
Pedestrians		0					4					0					0				**4**	
Bicycles	0	4	0	0		0	4	0	0		0	0	0	0		0	0	4	0		**12**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N/S Street: **Tuskawilla Rd**

Speed: **45/50 MPH**



E/W Street: **Trotwood Blvd**

Speed: **20 MPH**

Site Code: **23-130259-004**

Date: **09/12/2023**

Weather: **Sunny**

City: **Winter Springs**

County: **Seminole**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
NL/NT	00:15	-	-
SL/ST	-	00:17	-
NL/SL	-	-	00:13
NT/ST	01:05	00:43	00:49
EL/WL	00:13	00:13	-
WL/WT	00:41	00:16	-
EL/ET	-	-	00:17

Prepared by National Data & Surveying Services

Bear Springs Dr/McLeod's Way & SR 434/SR 419

Peak Hour Turning Movement Count

ID: 23-130259-005
City: Winter Springs

Day: Tuesday
Date: 9/12/2023

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	3049	0	3635
PHF	0.92		0.98

SOUTHBOUND — Bear Springs Dr/McLeod's Way

	Left	Thru	Right	U-Turn	Total
AM	41	1	69	0	110
NOON	0	0	0	0	0
PM	36	4	142	0	206

EASTBOUND — SR 434/SR 419

	Left	Thru	Right	U-Turn
AM	1618	0	1520	0
NOON	0	0	0	0
PM	1204	0	1652	0

	Left	Thru	Right	U-Turn
AM	0	0	3	0
NOON	26	0	86	0
PM	2	0	14	0

WESTBOUND — SR 434/SR 419

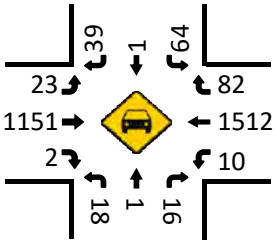
	Left	Thru	Right	U-Turn
AM	0	0	0	0
NOON	117	0	83	0
PM	1470	0	1559	0

	Left	Thru	Right	U-Turn
AM	17	0	10	0
NOON	60	0	18	0
PM	1874	0	1308	0

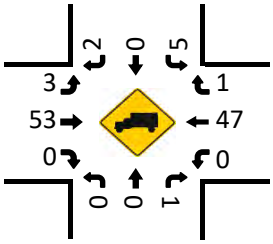
NORTHBOUND — Bear Springs Dr/McLeod's Way

	Left	Thru	Right	U-Turn	Total
AM	35	0	11	3	20
NOON	0	0	0	0	0
PM	13	0	18	1	17

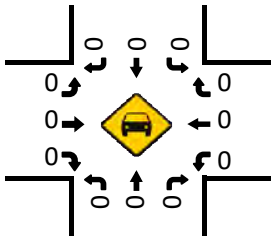
Cars (AM)



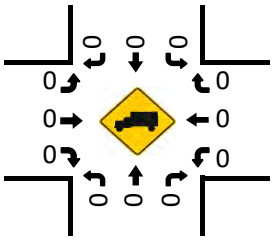
HT (AM)



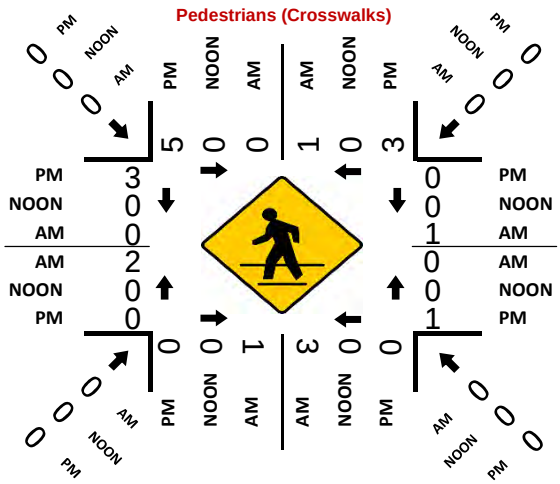
Cars (NOON)



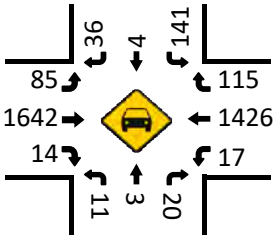
HT (NOON)



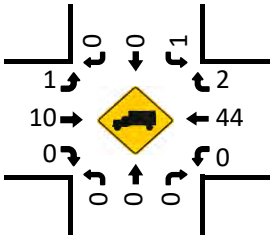
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)

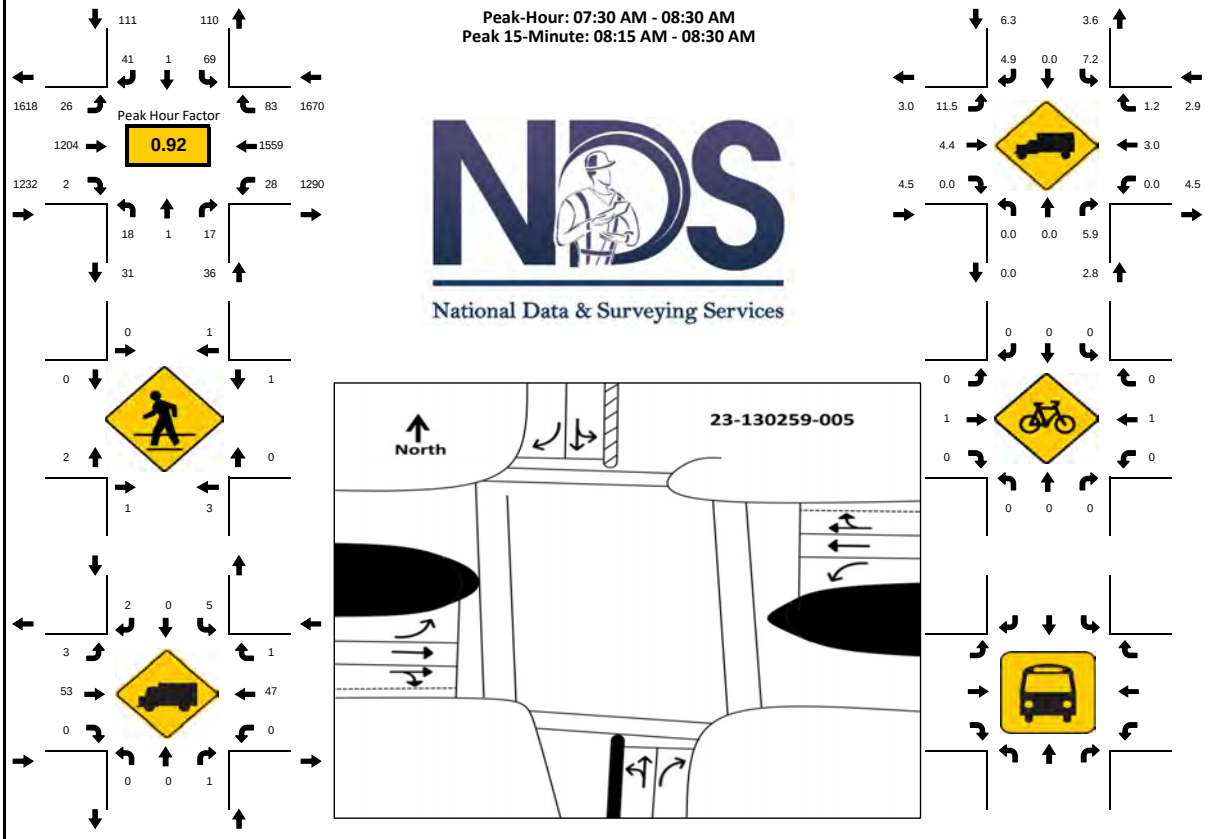


LOCATION: Bear Springs Dr/McLeod's Way & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-005
DATE: Tue, Sep 12, 2023

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 08:15 AM - 08:30 AM

Peak Hour Factor **0.92**

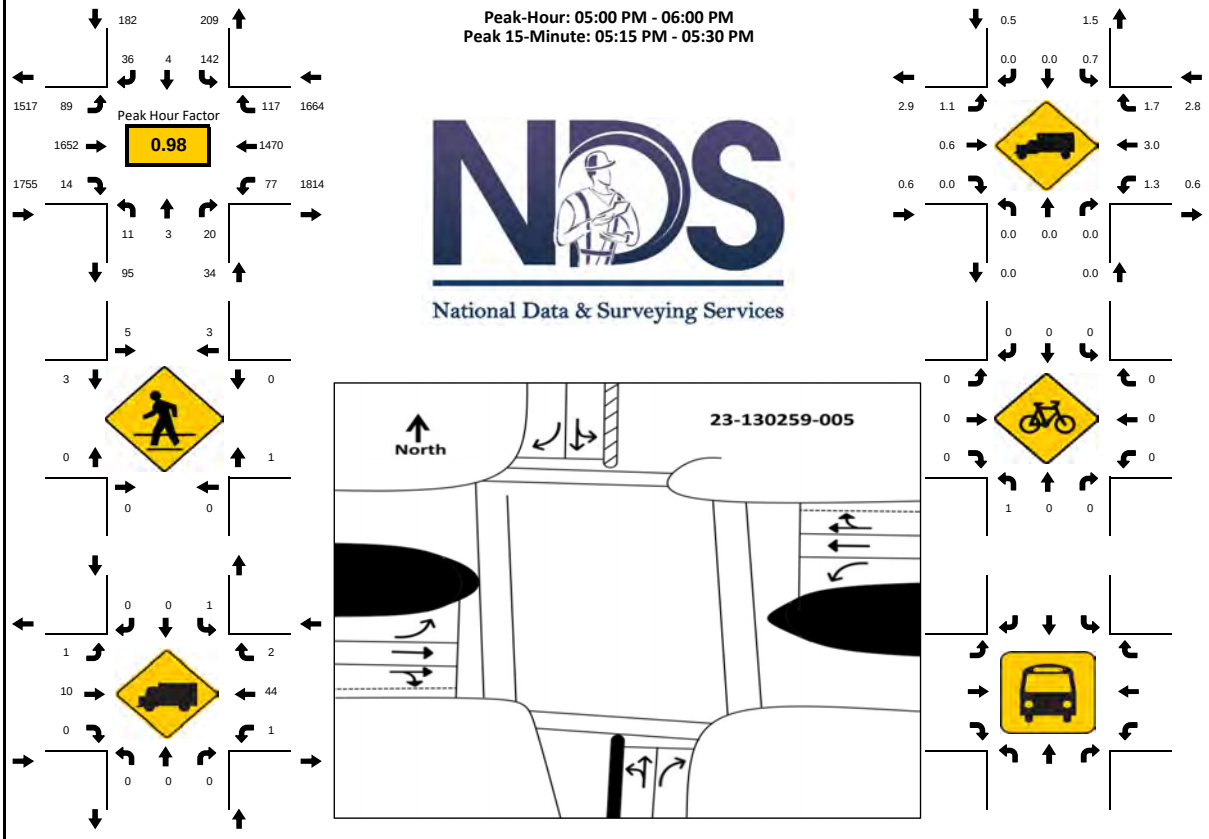


15-Min Count Period Beginning At	Bear Springs Dr/McLeod's Way Northbound					Bear Springs Dr/McLeod's Way Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	3	0	7	0		46	1	14	0		18	255	0	0		0	281	43	5		673	2870
7:15 AM	5	0	8	0		51	0	15	0		5	267	0	0		2	328	14	4		699	2919
7:30 AM	6	0	4	0		17	0	13	0		4	302	1	0		0	389	18	5		759	3049
7:45 AM	6	1	4	0		11	0	5	0		3	271	1	0		6	408	18	5		739	3026
8:00 AM	5	0	5	0		18	0	14	0		8	248	0	0		2	395	23	4		722	2959
8:15 AM	1	0	4	0		23	1	9	0		11	383	0	0		2	367	24	4		829	2237
8:30 AM	7	1	6	0		11	0	12	0		9	367	0	1		2	297	17	6		736	1408
8:45 AM	1	0	6	0		12	0	6	0		14	324	0	0		2	286	10	11		672	672
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	24	4	20	0		92	4	56	0		44	1532	4	0		24	1632	96	20		**3552**	
Heavy Trucks	0	0	4	0		12	0	8	0		8	84	0	0		0	80	4	0		**200**	
Pedestrians		8					4					4					4				**20**	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	4	0	0		**8**	
Buses																						
Stopped Buses																						

LOCATION: Bear Springs Dr/McLeod's Way & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-005
DATE: Tue, Sep 12, 2023

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



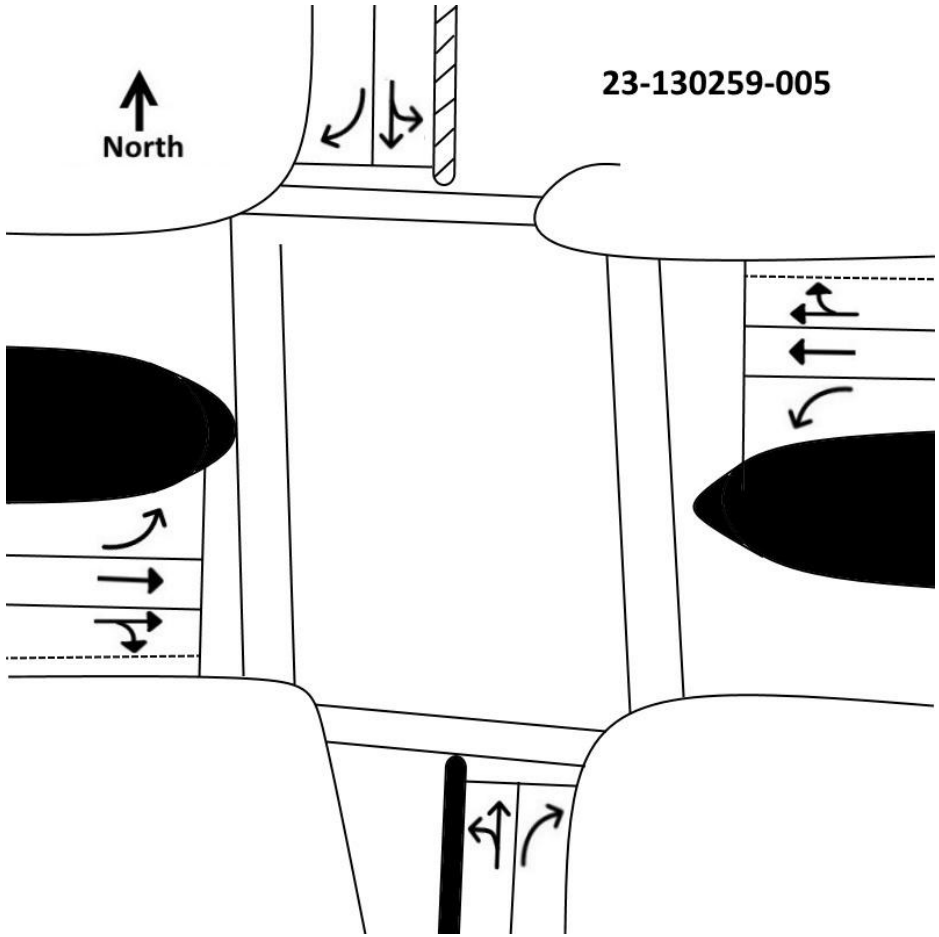
15-Min Count Period Beginning At	Bear Springs Dr/McLeod's Way Northbound					Bear Springs Dr/McLeod's Way Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	3	0	3	0		23	1	5	0		18	347	5	0		4	294	10	17		730	3194
4:15 PM	6	0	6	0		22	0	14	0		19	357	1	0		3	331	20	14		793	3360
4:30 PM	0	3	3	0		31	0	14	0		19	312	3	1		1	369	12	15		783	3490
4:45 PM	0	3	7	0		21	1	11	0		17	390	4	0		4	399	17	14		888	3618
5:00 PM	3	1	4	0		30	0	8	0		19	414	0	0		3	376	23	15		896	3635
5:15 PM	1	1	10	0		24	3	9	0		23	420	5	0		6	385	26	10		923	2739
5:30 PM	7	0	4	0		45	0	11	0		25	427	3	1		4	343	26	15		911	1816
5:45 PM	0	1	2	0		43	1	8	0		19	391	6	2		4	366	42	20		905	905
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	28	4	40	0		180	12	44	0		100	1708	24	8		24	1540	168	80		**3960**	
Heavy Trucks	0	0	0	0		4	0	0	0		4	12	0	0		0	76	8	4		**104**	
Pedestrians		0					16					8					4				**28**	
Bicycles	4	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N

N/S Street: **Bear Springs Dr/McLeod's Way**

Speed: **25 MPH**



E/W Street: **SR 434/SR 419**

Speed: **45 MPH**

Site Code: **23-130259-005**

Date: **09/12/2023**

Weather: **Sunny**

City: **Winter Springs**

County: **Seminole**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
SL/ST	00:34	-	00:20
NT/ST	-	00:30	00:16
EL/WL	00:18	-	-
ET/WT	01:58	02:20	02:14

Prepared by National Data & Surveying Services

Heritage Park St/Central Winds Dr & SR 434/SR 419

Peak Hour Turning Movement Count

ID: 23-130259-006
City: Winter Springs

Day: Tuesday
Date: 9/12/2023

PEAK HOURS	COUNT PERIODS
07:45 AM - 08:45 AM	7:00 AM - 09:00 AM
NONE	NONE
05:00 PM - 06:00 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	3340	0	3697
PHF	0.90		0.97

SOUTHBOUND (Heritage Park St/Central Winds Dr)

	Left	Thru	Right	U-Turn	Total
AM	184	14	153	0	405
NOON	0	0	0	0	0
PM	141	6	94	0	398

EASTBOUND (SR 434/SR 419)

	Left	Thru	Right	U-Turn
AM	1530	0	1449	
NOON	0	0	0	0
PM	200	0	210	0
	1099	0	1612	0
	43	0	30	0

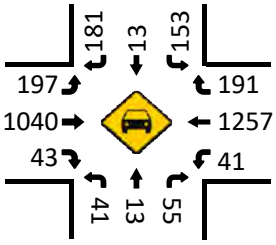
WESTBOUND (SR 434/SR 419)

	Left	Thru	Right	U-Turn
PM	186	0	191	0
NOON	1286	0	1305	0
AM	52	0	41	0
	0	0	0	0
	1762	0	1307	

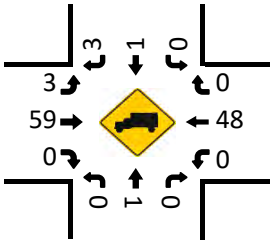
NORTHBOUND (Heritage Park St/Central Winds Dr)

	Left	Thru	Right	U-Turn	Total
PM	88	0	22	2	56
NOON	0	0	0	0	0
AM	98	0	41	14	55

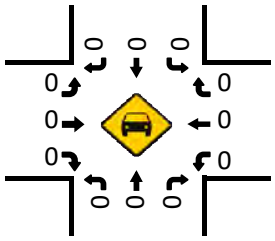
Cars (AM)



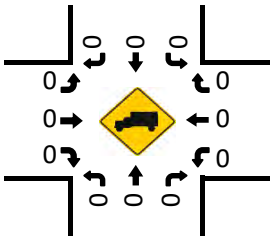
HT (AM)



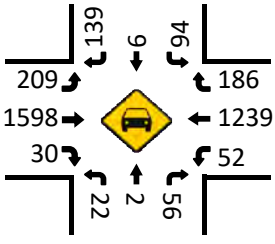
Cars (NOON)



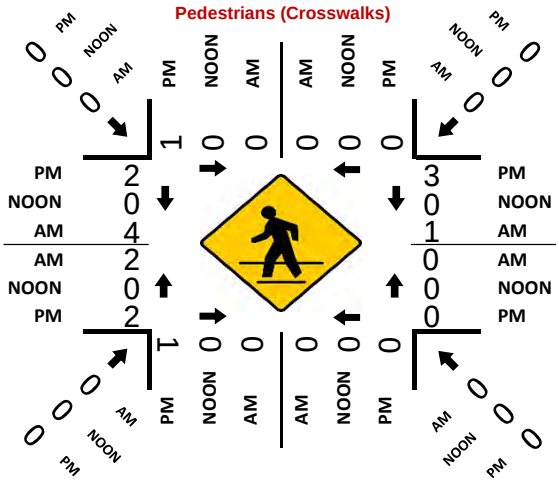
HT (NOON)



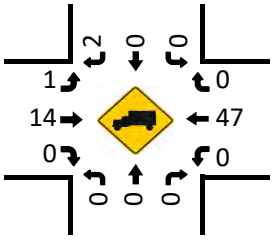
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)

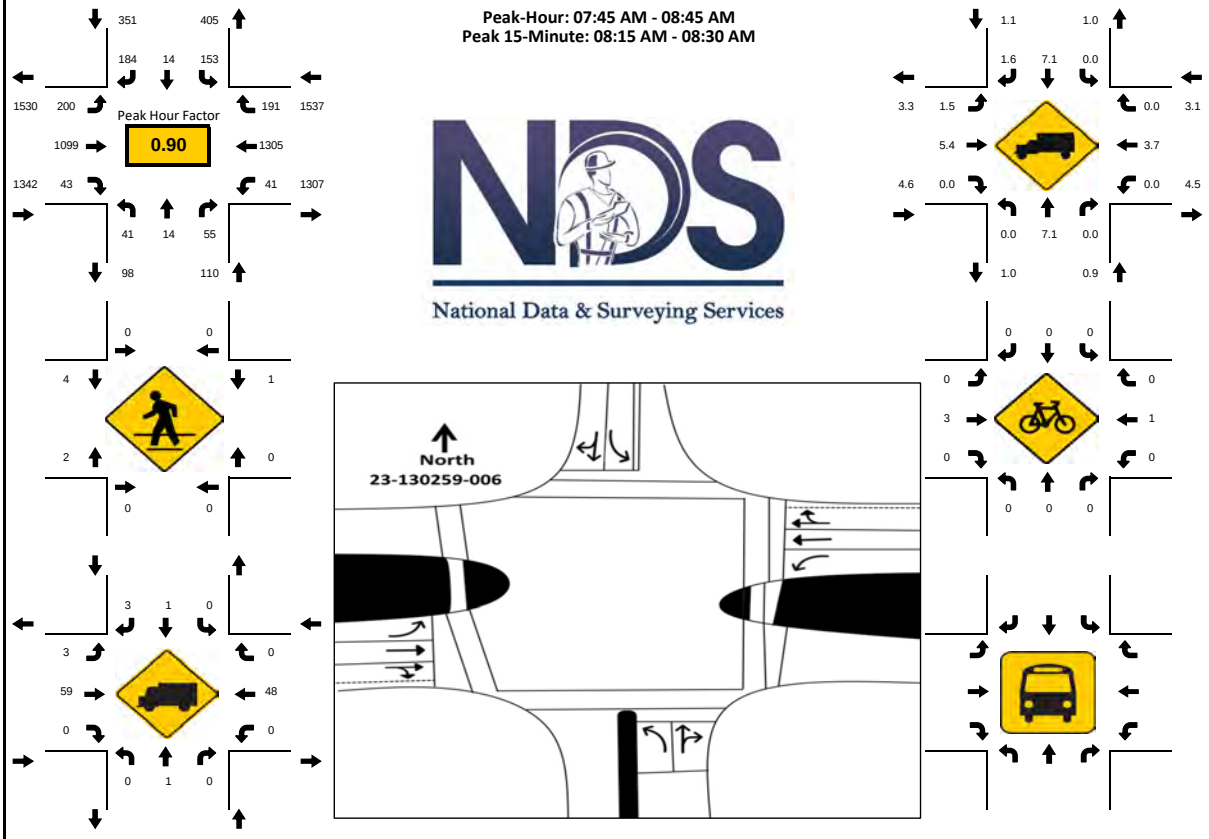


LOCATION: Heritage Park St/Central Winds Dr & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-006
DATE: Tue, Sep 12, 2023

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:15 AM - 08:30 AM

Peak Hour Factor: **0.90**

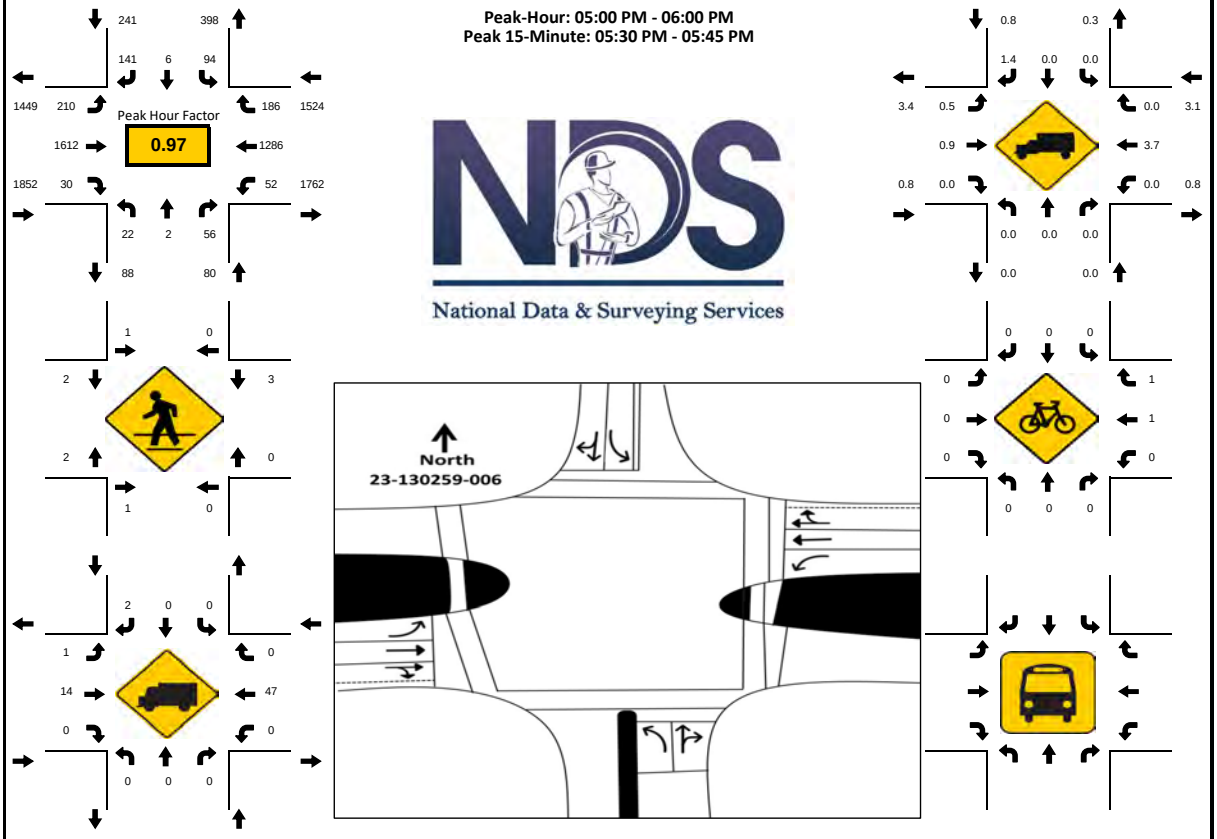


15-Min Count Period Beginning At	Heritage Park St/Central Winds D Northbound					Heritage Park St/Central Winds D Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	5	11	13	0		40	3	63	0		121	247	12	0		3	217	83	0		818	3175
7:15 AM	7	0	10	0		52	1	111	0		33	233	5	0		3	357	29	0		841	3146
7:30 AM	7	0	6	0		11	0	15	0		33	275	3	0		3	378	22	0		753	3235
7:45 AM	11	2	11	0		12	4	27	0		31	252	7	0		12	358	36	0		763	3340
8:00 AM	12	6	12	0		18	2	38	0		55	250	8	0		12	334	42	0		789	3246
8:15 AM	10	5	17	0		59	5	55	0		76	320	18	0		7	287	71	0		930	2457
8:30 AM	8	1	15	0		64	3	64	0		38	277	10	0		10	326	42	0		858	1527
8:45 AM	7	0	13	0		47	6	26	0		15	259	8	0		7	270	10	1		669	669
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	48	24	68	0		256	20	256	0		304	1280	72	0		48	1432	284	0		**4092**	
Heavy Trucks	0	4	0	0		0	4	4	0		8	92	0	0		0	72	0	0		**184**	
Pedestrians		0					0					12					4				**16**	
Bicycles	0	0	0	0		0	0	0	0		0	8	0	0		0	4	0	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: Heritage Park St/Central Winds Dr & SR 434/SR 419
CITY/STATE: Winter Springs, FL

PROJECT ID: 23-130259-006
DATE: Tue, Sep 12, 2023

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



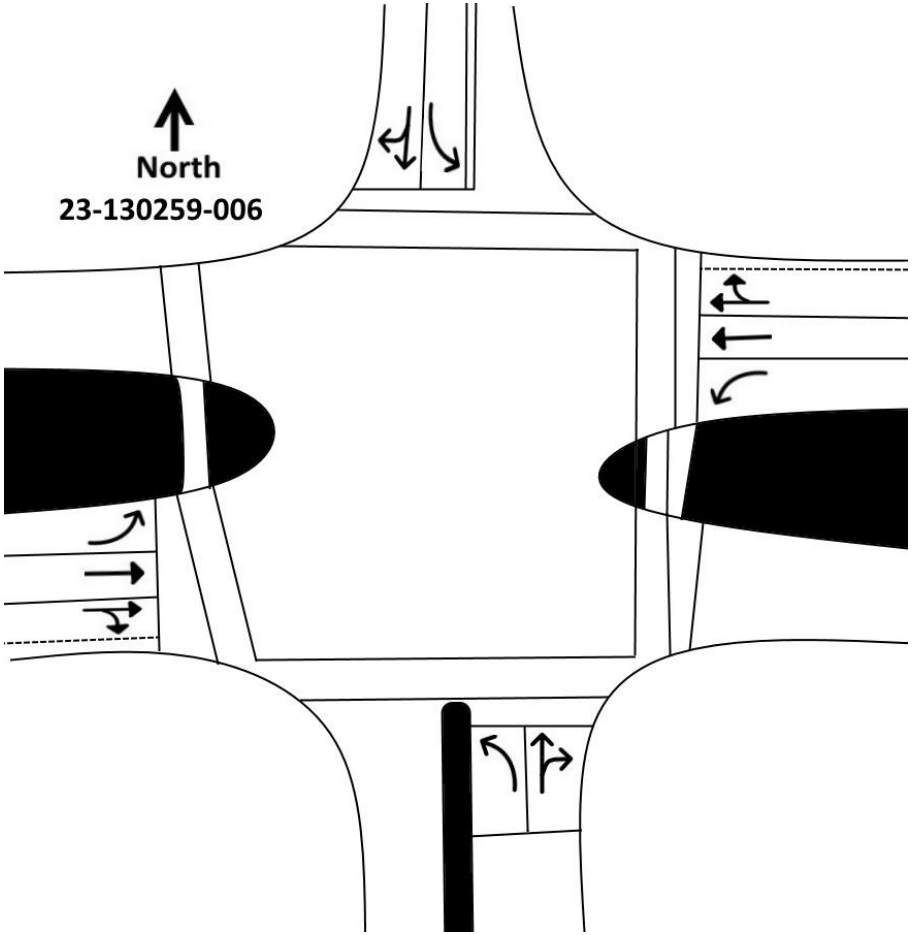
National Data & Surveying Services

15-Min Count Period Beginning At	Heritage Park St/Central Winds D Northbound					Heritage Park St/Central Winds D Southbound					SR 434/SR 419 Eastbound					SR 434/SR 419 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	5	0	9	0		18	0	34	0		20	335	12	0		8	266	11	0		718	3167
4:15 PM	7	1	10	0		14	0	18	0		31	338	6	0		12	299	28	0		764	3373
4:30 PM	6	0	10	0		29	0	40	0		25	317	9	0		13	336	35	0		820	3486
4:45 PM	1	0	15	0		22	0	21	0		25	362	11	0		13	327	68	0		865	3623
5:00 PM	7	1	10	0		31	2	23	0		45	427	7	0		12	317	42	0		924	3697
5:15 PM	3	1	15	0		19	0	21	0		47	402	7	0		14	301	47	0		877	2773
5:30 PM	5	0	13	0		21	1	32	0		59	409	7	0		16	352	42	0		957	1896
5:45 PM	7	0	18	0		23	3	65	0		59	374	9	0		10	316	55	0		939	939
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	28	4	72	0		124	12	260	0		236	1708	36	0		64	1408	220	0		**4172**	
Heavy Trucks	0	0	0	0		0	0	8	0		4	20	0	0		0	76	0	0		**108**	
Pedestrians		4					4					8					12				**28**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	4	0		**8**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N

N/S Street: **Heritage Park St/Central Winds Dr** | Speed: **N/A**



E/W Street: **SR 434/SR 419**

Speed: **XX**

Site Code: **23-130259-006**

Date: **09/12/2023**

Weather: **Sunny**

City: **Winter Springs**

County: **Seminole**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
NT/ST	00:21	00:25	00:23
WL/WT	00:27	00:21	00:24
ET/WT	01:25	01:26	01:26
EL/ET	00:38	00:39	00:36

2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7700 SEMINOLE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.00	1.08
2	01/02/2022 - 01/08/2022	1.03	1.11
3	01/09/2022 - 01/15/2022	1.05	1.13
4	01/16/2022 - 01/22/2022	1.03	1.11
5	01/23/2022 - 01/29/2022	1.01	1.09
6	01/30/2022 - 02/05/2022	0.98	1.05
7	02/06/2022 - 02/12/2022	0.96	1.03
* 8	02/13/2022 - 02/19/2022	0.94	1.01
* 9	02/20/2022 - 02/26/2022	0.93	1.00
*10	02/27/2022 - 03/05/2022	0.93	1.00
*11	03/06/2022 - 03/12/2022	0.92	0.99
*12	03/13/2022 - 03/19/2022	0.91	0.98
*13	03/20/2022 - 03/26/2022	0.92	0.99
*14	03/27/2022 - 04/02/2022	0.92	0.99
*15	04/03/2022 - 04/09/2022	0.93	1.00
*16	04/10/2022 - 04/16/2022	0.93	1.00
*17	04/17/2022 - 04/23/2022	0.94	1.01
*18	04/24/2022 - 04/30/2022	0.94	1.01
*19	05/01/2022 - 05/07/2022	0.95	1.02
*20	05/08/2022 - 05/14/2022	0.95	1.02
21	05/15/2022 - 05/21/2022	0.96	1.03
22	05/22/2022 - 05/28/2022	0.97	1.04
23	05/29/2022 - 06/04/2022	0.98	1.05
24	06/05/2022 - 06/11/2022	0.99	1.06
25	06/12/2022 - 06/18/2022	1.00	1.08
26	06/19/2022 - 06/25/2022	1.00	1.08
27	06/26/2022 - 07/02/2022	1.00	1.08
28	07/03/2022 - 07/09/2022	0.99	1.06
29	07/10/2022 - 07/16/2022	0.99	1.06
30	07/17/2022 - 07/23/2022	0.99	1.06
31	07/24/2022 - 07/30/2022	0.98	1.05
32	07/31/2022 - 08/06/2022	0.98	1.05
33	08/07/2022 - 08/13/2022	0.97	1.04
34	08/14/2022 - 08/20/2022	0.97	1.04
35	08/21/2022 - 08/27/2022	0.99	1.06
36	08/28/2022 - 09/03/2022	1.01	1.09
37	09/04/2022 - 09/10/2022	1.02	1.10
38	09/11/2022 - 09/17/2022	1.04	1.12
39	09/18/2022 - 09/24/2022	1.10	1.18
40	09/25/2022 - 10/01/2022	1.16	1.25
41	10/02/2022 - 10/08/2022	1.22	1.31
42	10/09/2022 - 10/15/2022	1.28	1.38
43	10/16/2022 - 10/22/2022	1.23	1.32
44	10/23/2022 - 10/29/2022	1.18	1.27
45	10/30/2022 - 11/05/2022	1.14	1.23
46	11/06/2022 - 11/12/2022	1.09	1.17
47	11/13/2022 - 11/19/2022	1.04	1.12
48	11/20/2022 - 11/26/2022	1.03	1.11
49	11/27/2022 - 12/03/2022	1.02	1.10
50	12/04/2022 - 12/10/2022	1.01	1.09
51	12/11/2022 - 12/17/2022	1.00	1.08
52	12/18/2022 - 12/24/2022	1.03	1.11
53	12/25/2022 - 12/31/2022	1.05	1.13

* PEAK SEASON

Seminole County Traffic Engineering Timing Sheet
Intersection: Tuskawilla Rd @ (01) Trotwood Blvd

Name	Tuskawilla		Trotwood		Tuskawilla		Trotwood		Ex-Ped							
Direction	NL	ST	EL	WT	SL	NT	WL	ET	P9							
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		13	14	15	16
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	OLP	OLP	OLP	OLP

Phase Mode	User	Free Action	254
Free Seq	1	Syn Green	
InSync		P2P Pattern	
Comm ID	2580	Node #	7578
Date	August 16, 2023	Done By	SCTE\JVidal

Phase Times

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	6	15	6	8	6	15	6	8								
Passage	3	4	3	3	3	4	3	3								
Max 1	20	45	30	20	20	45	20	30								
Max 2	20	100	30	20	20	100	20	30								
Yellow Clr	4.8	4.8	3.4	3.4	4.8	4.8	3.4	3.4	3	3						
Red Clr	2	2	2.6	3.2	2	2	2.2	3.2								
Walk		7		7		7		7	7	7						
Ped Clear		24		30		21		26	255	255						
Red Revert	3	3	3	3	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	3	4	5	6	7	8
Max 2								
Max Inhibit	✓	✓	✓	✓	✓	✓		✓
Cnf Phase								

Alt Phase Opt 2

Phase	1	2	3	4	5	6	7	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	NORMAL	1	2	3	4										3	
Overlap - H	NORMAL	1	2	3	4	9	10								3	
Overlap - I																
Overlap - J																
Overlap - K																
Overlap - L																
Overlap - M	Ped 1	2	10												4.5	2
Overlap - N	Ped 1	4	10												4.5	2
Overlap - O	Ped 1	6	9												4.5	2
Overlap - P	Ped 1	8	9												4.5	2

Coordination Splits 1-16																	
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	16	38	17	19	17	37	17	19								
Seq =1		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	16	40	15	19	17	39	15	19								
Seq =1		✓														
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =100	16	50	15	19	19	47	15	19								
Seq =1		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =100	17	49	15	19	17	49	15	19								
Seq =1		✓														
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	16	40	15	19	17	39	15	19								
Seq =1		✓														
Mode		MAX				MAX										
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	18	34	17	21	19	33	17	21								
Seq =1		✓														
Mode		MAX				MAX										
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	16	40	15	19	17	39	15	19								
Seq =1		✓														
Mode		MAX				MAX										
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	18	34	17	21	19	33	17	21								
Seq =1		✓														
Mode		MAX				MAX										
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =90	16	40	15	19	17	39	15	19								
Seq =1		✓														
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 =85	16	35	15	19	17	34	15	19								
Seq =1		✓														
Mode		MAX				MAX										

Day Plans 1-8								
Sunday	1	2	3	4	5			
Hour		9	11	17	20			
P Min		30	30	30	30			
L Action	48	8	18	9	48			
A								
N Hour								
Min								
1 Action								
Monday	1	2	3	4	5	6	7	
Hour		6	10	12	15	19	21	
P Min		30		30	30		30	
L Action	48	1	2	3	4	5	48	
A								
N Hour								
Min								
2 Action								
Tuesday	1	2	3	4	5	6	7	
Hour		6	10	12	15	19	21	
P Min		30		30	30		30	
L Action	48	1	2	3	4	5	48	
A								
N Hour								
Min								
3 Action								
Wednesday	1	2	3	4	5	6	7	
Hour		6	10	12	15	19	21	
P Min		30		30	30		30	
L Action	48	1	2	3	4	5	48	
A								
N Hour								
Min								
4 Action								
Thursday	1	2	3	4	5	6	7	
Hour		6	10	12	15	19	21	
P Min		30		30	30		30	
L Action	48	1	2	3	4	5	48	
A								
N Hour								
Min								
5 Action								
Friday	1	2	3	4	5	6	7	
Hour		6	10	11	15	19	21	
P Min		30		30	30		30	
L Action	48	1	2	3	4	5	48	
A								
N Hour								
Min								
6 Action								
Saturday	1	2	3	4	5			
Hour		8	10	19	22			
P Min								
L Action	48	6	16	7	48			
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 =85	16	35	15	19	17	34	15	19									N	Hour
Seq =1		✓																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 =_																		Hour
Seq =_																	P	Min
Mode																	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

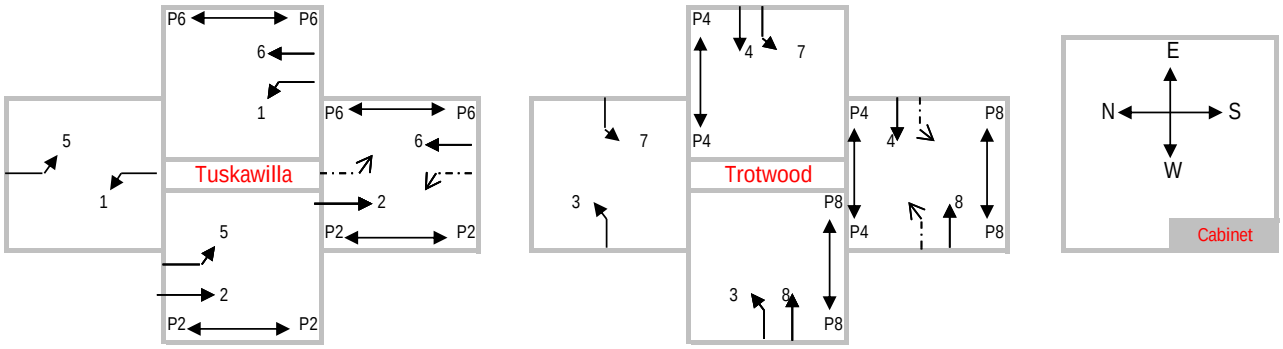
	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	90	38	1	1	2		1	1		12	22						✓									✓
Pattern - 2	90	68	2	1	2		1	1		12	22						✓									✓
Pattern - 3	100	12	3	1	2		1	1		12	22						✓									✓
Pattern - 4	100	19	4	1	2		1	1		12	22						✓									✓
Pattern - 5	90	42	5	1	2		1	1		12	22						✓									✓
Pattern - 6	90	42	6	1	2		1	1		12	22						✓									✓
Pattern - 7	90	42	7	1	2		1	1		12	22						✓									✓
Pattern - 8	90	42	8	1	2		1	1		12	22						✓									✓
Pattern - 9	90	42	9	1	2		1	1		12	22						✓									✓
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16	85	42	16	1	2		1	1		12	22						✓									✓
Pattern - 17																										
Pattern - 18	85	42	18	1	2		1	1		12	22						✓									✓
Pattern - 19																										
Pattern - 20																										
Pattern - 21																										
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25																										
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	6				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	3	8				22						38						54					
Detector 7	4		8			23						39						55					
Detector 8	5	2				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	7	4				29						45						61					
Detector 14	8		8			30						46						62					
Detector 15						31						47						63					
Detector 16						32	3					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									3	8								7	8			4	8		
Pre Run 4	ON									4	7								7	8			4	8		
Pre Run 5	ON									2	5								7	8			2	6		
Pre Run 6	ON									1	6								7	8			2	6		

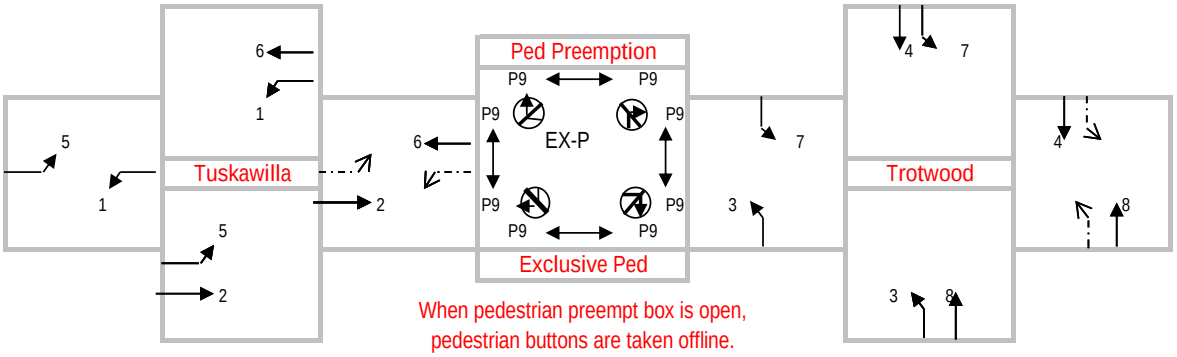
Intersection Notes	T.O.D Notes
Intersection set up with concurrent sides. All left turns are 5-sect. and Det. Switched. Intersection has Ped Pre-emption which brings up Ex-ped movement after ph 2&6. Combination of I/O logic and overlaps used for no right turn signs Ol G & H are used to reset the count downs for the ped crossings	Signal retimed March 2020. Pattern 48 used for normal Free operation. Ped Preemption uses 254. Ped button are taken offline when ped box door is opened. Signal runs coordination, preferred EXP operation is to keep box closed between actuations until EXP is needed every cycle, then leave door open.



Seg 1

Ring 1	1	2	3	4	9
Ring 2	5	6	7	8	10

Exlusive Ped Preemption Operation



When pedestrian preempt box is open, pedestrian buttons are taken offline.

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	STD8	Free Action	254
Free Seq	9	Syn Green	
InSync		P2P Pattern	
Comm ID	1365	Node #	2392
Date	February 7, 2023	Done By	SCTE\JVidal

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	6	15	6	6								
Passage	3	4	3	4	3	4	3	4								
Max 1	30	80	50	65	15	95	65	80								
Max 2	15	70	50	65	15	70	65	50								
Yellow Clr	4.9	4.9	4.8	3.4	4.9	4.9	3.4	4.8								
Red Clr	2.9	2.9	4.1	3.9	2.9	2.9	3.9	4.1								
Walk		7		7		7		7								
Ped Clear		33		40		21		41								
Red Revert	3	3	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			3	4			7	8
Min Green			6	6			6	6
Passage			6	6			6	6
Max 1			65	65			65	65
Max 2			65	65			65	65
Yel Clr			4.8	3.4			3.4	4.8
Red Clr			4.1	3.9			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			7	8			3	4								

Alt Phase Opt 1

Phase	1	2	3	4	5	6	7	8
Max 2								
Max Inhibit	✓	✓	✓	✓	✓	✓	✓	✓
Cnf Phase			7	8			3	4

Alt Phase Opt 2

Phase	1	2	3	4	5	6	7	8
Max 2								
Max Inhibit		✓				✓		
Cnf Phase			7	8			3	4

Alt Phase Opt 3

Phase								
Max2								
Max Inhibit								
Cnf Phase								

Overlaps

	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 =180	29	66	57	28	18	77	28	57									
Seq =10		✓															
Mode		MIN				MIN											
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 =140	27	47	40	26	20	54	26	40									
Seq =9		✓															
Mode		MAX				MAX											
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =170	26	78	37	29	18	86	29	37									
Seq =9		✓															
Mode		MAX				MAX											
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =130	23	46	34	27	19	50	27	34									
Seq =10		✓															
Mode		MAX				MAX											
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	23	40	28	19	18	45	19	28									
Seq =10		✓															
Mode		MAX				MAX											
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	21	38	33	18	18	41	18	33									
Seq =6		✓															
Mode		MAX				MAX											
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	23	40	28	19	18	45	19	28									
Seq =10		✓															
Mode		MAX				MAX											
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	21	38	33	18	18	41	18	33									
Seq =6		✓															
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 =180	23	45	78	34	20	48	34	78									
Seq =10		✓															
Mode		MIN				MIN											
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 =140	22	37	36	45	19	40	45	36									
Seq =9		✓															
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 =130	26	38	33	33	18	46	33	33									
Seq =10		✓															
Mode		MAX				MAX											

Day Plans 1-8									
Sunday	1	2	3	4	5				
Hour		9	10	18	19				
P Min		30	30	30	30				
L Action	99	8	18	9	99				
A									
N Hour									
Min									
1 Action									
Monday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	9	14	14	
P Min			45	10	30	30	15	45	
L Action	99	1	11	21	1	3	13	3	
A	9	10	11						
N Hour	15	19	21						
Min	15								
2 Action	4	5	99						
Tuesday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	9	14	14	
P Min			45	10	30	30	15	45	
L Action	99	1	11	21	1	3	13	3	
A	9	10	11						
N Hour	15	19	21						
Min	15								
3 Action	4	5	99						
Wednesday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	9	13	13	
P Min			45	10	30	30	15	45	
L Action	99	1	11	21	1	3	13	3	
A	9	10	11						
N Hour	15	19	21						
Min	15								
4 Action	4	5	99						
Thursday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	9	14	14	
P Min			45	10	30	30	15	45	
L Action	99	1	11	21	1	3	13	3	
A	9	10	11						
N Hour	15	19	21						
Min	15								
5 Action	4	5	99						
Friday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	9	14	14	
P Min			45	10	30	30	15	45	
L Action	99	1	11	21	1	3	13	3	
A	9	10	11						
N Hour	15	19	21						
Min	15								
6 Action	4	5	99						
Saturday	1	2	3	4	5				
Hour		8	9	17	20				
P Min			30	30	30				
L Action	99	6	16	7	99				
A									
N Hour									
Min									
7 Action									
	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	9	11	12	
P Min			45	10	30	30	25	45	
L Action	99	1	11	21	1	3	13	3	
A	9	10	11						
N Hour	15	19	21						
Min	15								
8 Action	4	5	99						

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 =190	25	92	40	33	20	97	33	40										Hour
Seq =6		✓															P	Min
Mode		MAX				MAX											L	Action
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =130	26	38	33	33	18	46	33	33									N	Hour
Seq =10		✓																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 =190	25	92	40	33	20	97	33	40										Hour
Seq =9		✓															P	Min
Mode		MAX				MAX											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 =180	23	46	55	56	23	46	55	56										Hour
Seq =10		✓															P	Min
Mode		MAX				MAX											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 =_																		Hour
Seq =_																	P	Min
Mode																	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

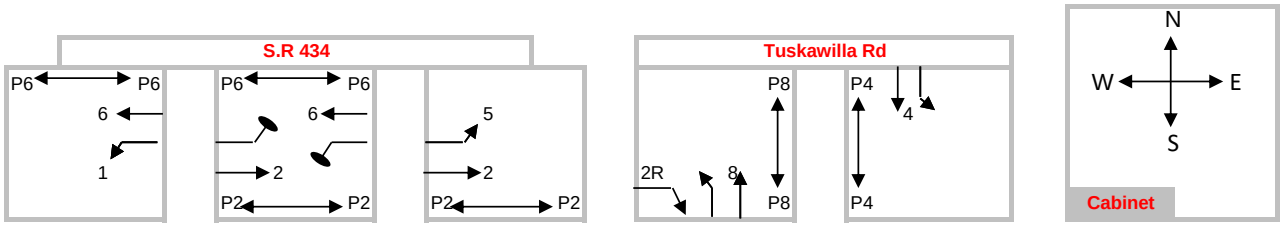
	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	180	1	1	10	2		1			12	22			10				✓								
Pattern - 2																										
Pattern - 3	140	13	3	9	2		1			12	22	1					✓	✓								
Pattern - 4	170	77	4	9	2		2			12	22					✓	✓	✓								
Pattern - 5	130	22	5	10	2		1			12	22						✓	✓								
Pattern - 6	110	64	6	10	2		1			12	22						✓	✓								
Pattern - 7	110	58	7	6	2		1			12	22						✓	✓								
Pattern - 8	110	64	8	10	2		1			12	22						✓	✓								
Pattern - 9	110	58	9	6	2		1			12	22						✓	✓								
Pattern - 10																										
Pattern - 11	180	1	11	10	2		1			12	22			10				✓								
Pattern - 12																										
Pattern - 13	140	10	13	9	2	1	2			12	22					✓	✓	✓								
Pattern - 14																										
Pattern - 15																										
Pattern - 16	130	8	16	10	2		2			12	22					✓	✓	✓								
Pattern - 17	190	141	17	6	2		1			12	22						✓	✓								
Pattern - 18	130	8	18	10	2		2			12	22					✓	✓	✓								
Pattern - 19	190	93	19	9	2		1			12	22						✓	✓								
Pattern - 20																										
Pattern - 21	180	1	21	10	2		1			12	22						✓	✓								
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25																										
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					

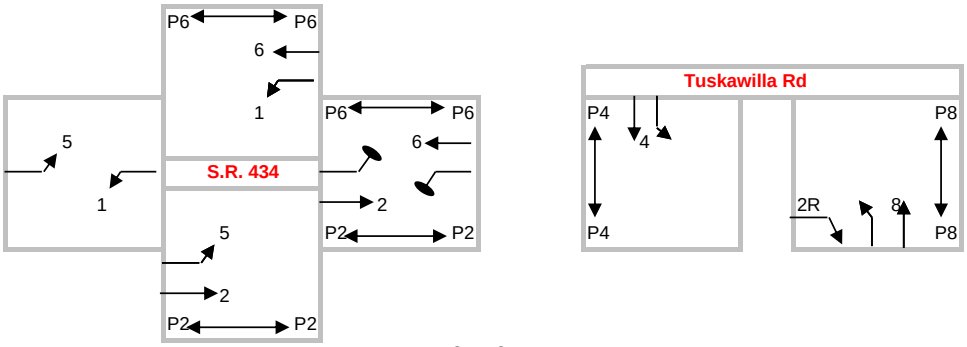
	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																										
Pre Run 2																										
Pre Run 3	ON									3	8												1	5		
Pre Run 4	ON									4	7												1	5		
Pre Run 5	ON									2	5												2	6		
Pre Run 6	ON									1	6												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.	Intersection re-timed February 2020. 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.



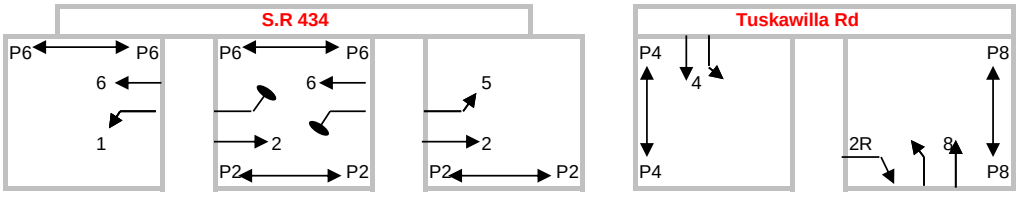
Seq 6

Ring 1	**1**	**2**	3	**4**
Ring 2	**6**	**5**	**8**	7



Seq 9

Ring 1	**1**	**2**	**4**	3
Ring 2	**5**	**6**	7	**8**



Seq 10

Ring 1	**1**	**2**	**4**	3
Ring 2	**6**	**5**	7	**8**

Seminole County Traffic Engineering Timing Sheet
Intersection: SR 434 @ (35) Bear Springs Dr

Name	SR 434		Bear Spgs		SR 434		Bear Spgs									
Direction	WL	ET		ST	EL	WT	SL	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	STD8	Free Action	254
Free Seq	1	Syn Green	
InSync		P2P Pattern	
Comm ID	1360	Node #	12076
Date	February 7, 2023	Done By	SCTE\JVidal

Phase Times

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	6	15		8	6	15	6	8								
Passage	3	5		3	3	5	3	3								
Max 1	30	120		25	30	110	20	20								
Max 2	30	70		20	30	70	20	20								
Yellow Clr	4.8	4.8		3.4	4.8	4.8	3.4	3.4								
Red Clr	2.3	2		3.8	2.1	2	2.9	3.8								
Walk		7		7		7		7								
Ped Clear		19		32		19		31								
Red Revert	3	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	7	8
Max 2								
Max Inhibit	✓	✓		✓	✓	✓	✓	✓
Cnf Phase								

Alt Phase Opt 2

Phase	1	2		4	5	6	7	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 =180	17	123		40	16	124	19	21									
Seq =1		✓															
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 =140	18	85		37	19	84	18	19									
Seq =1		✓															
Mode		MAX				MAX											
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =170	19	116		35	24	111	16	19									
Seq =1		✓															
Mode		MAX				MAX											
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =130	19	72		39	18	73	16	23									
Seq =1		✓															
Mode		MAX				MAX											
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	17	58		35	16	59	16	19									
Seq =1		✓															
Mode		MAX				MAX											
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	17	58		35	16	59	16	19									
Seq =1		✓															
Mode		MAX				MAX											
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	17	58		35	16	59	16	19									
Seq =1		✓															
Mode		MAX				MAX											
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =110	17	58		35	16	59	16	19									
Seq =1		✓															
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 =130	17	76		37	16	77	18	19									
Seq =1		✓															
Mode		MAX				MAX											

Day Plans 1-8									
Sunday	1	2	3	4	5				
	Hour		9	10	18	19			
P	Min		30	30	30	30			
L	Action	254	8	18	9	254			
A									
N	Hour								
	Min								
1	Action								
Monday	1	2	3	4	5	6			
	Hour		6	9	15	19	21		
P	Min			30	15				
L	Action	254	1	3	4	5	254		
A									
N	Hour								
	Min								
2	Action								
Tuesday	1	2	3	4	5	6			
	Hour		6	9	15	19	21		
P	Min			30	15				
L	Action	254	1	3	4	5	254		
A									
N	Hour								
	Min								
3	Action								
Wednesday	1	2	3	4	5	6			
	Hour		6	9	15	19	21		
P	Min			30	15				
L	Action	254	1	3	4	5	254		
A									
N	Hour								
	Min								
4	Action								
Thursday	1	2	3	4	5	6			
	Hour		6	9	15	19	21		
P	Min			30	15				
L	Action	254	1	3	4	5	254		
A									
N	Hour								
	Min								
5	Action								
Friday	1	2	3	4	5	6			
	Hour		6	9	15	19	21		
P	Min			30	15				
L	Action	254	1	3	4	5	254		
A									
N	Hour								
	Min								
6	Action								
Saturday	1	2	3	4	5				
	Hour		8	9	17	20			
P	Min			30	30	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 =190	20	131		39	26	125	20	19										Hour
Seq =1		✓															P	Min
Mode		MAX				MAX											L	Action
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =130	17	76		37	16	77	18	19									N	Hour
Seq =1		✓																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 =190	20	131		39	26	125	20	19										Hour
Seq =1		✓															P	Min
Mode		MAX				MAX											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 =_																		Hour
Seq =_																	P	Min
Mode																	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

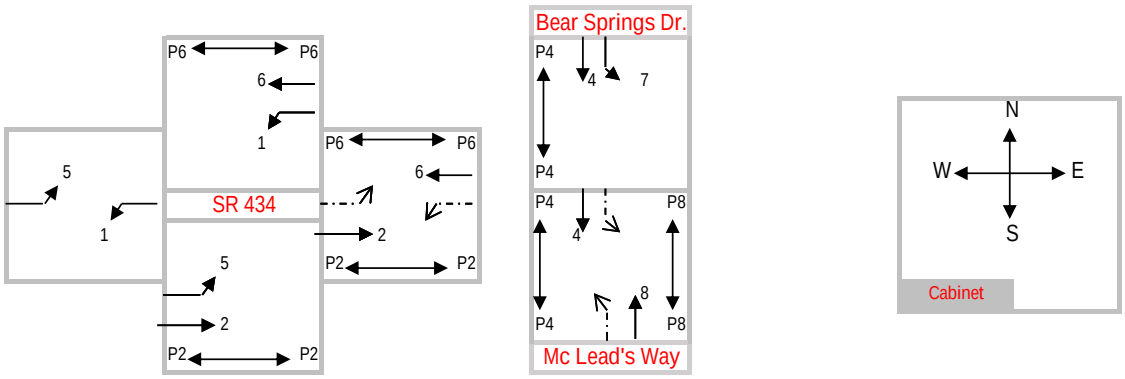
	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	180	20	1	1	2		1			12	22						✓	✓								
Pattern - 2																										
Pattern - 3	140	29	3	1	2		2			12	22					✓	✓	✓								
Pattern - 4	170	79	4	1	2		1			12	22						✓	✓								
Pattern - 5	130	11	5	1	2		1			12	22						✓	✓								
Pattern - 6	110	58	6	1	2		1			12	22						✓	✓								
Pattern - 7	110	52	7	1	2		1			12	22						✓	✓								
Pattern - 8	110	58	8	1	2		1			12	22						✓	✓								
Pattern - 9	110	52	9	1	2		1			12	22						✓	✓								
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16	130	19	16	1	2		1			12	22						✓	✓								
Pattern - 17	190	155	17	1	2		1			12	22						✓	✓								
Pattern - 18	130	19	18	1	2		1			12	22						✓	✓								
Pattern - 19	190	138	19	1	2		1			12	22						✓	✓								
Pattern - 20																										
Pattern - 21																										
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25																										
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	6				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		8			23						39						55					
Detector 8	5	2				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	7					29						45						61					
Detector 14	8		8			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													4	8		
Pre Run 4	ON									4	7												4	8		
Pre Run 5	ON									2	5												2	6		
Pre Run 6	ON									1	6												2	6		

Intersection Notes	T.O.D Notes
Intersection set up with concurent sides. Phases 1 & 5 are 5_sec and use Det switching. Phase 7 extended with sourcing if no call on 8.	Intersection re-timed Feb 2020. Patterns 17 and 19 are used for SR 417 Diversion Routes.



Seq 1

Ring 1	1	2	3	4
Ring 2	5	6	7	8

Seminole County Traffic Engineering Timing Sheet
Intersection: SR 434 @ (34) Central Winds

Name	SR 434		Cntrl Wnds		SR 434		Cntrl Wnds									
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	STD8	Free Action	254
Free Seq	1	Syn Green	
InSync		P2P Pattern	
Comm ID	1355	Node #	10641
Date	February 6, 2023	Done By	SCTE\JVidal

Phase Times

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green	6	15		8	6	15		8								
Passage	4	5		5	5	5		4								
Max 1	20	120		35	45	85		35								
Max 2	20	70		35	20	70		20								
Yellow Clr	4.8	4.8		3.4	4.8	4.8		3.4								
Red Clr	2.8	2.8		2.9	2.8	2.8		2.9								
Walk		7		7		7		7								
Ped Clear		28		31		26		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				4	5			
Min Green				8	6			
Passage				10	7			
Max 1				80	50			
Max 2				80	50			
Yel Clr				3.4	4.8			
Red Clr				2.9	2.8			
Walk				7				
Ped Clr				31				

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								

Overlap

	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 =180	21	109		50	42	88		50								
Seq =3						✓										
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 =140	17	96		27	31	82		27								
Seq =1		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =170	25	119		26	40	104		26								
Seq =2		✓														
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =130	17	68		45	20	65		45								
Seq =2		✓														
Mode		MAX				MAX										
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	19	45		46	21	43		46								
Seq =2		✓														
Mode		MAX				MAX										
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	20	44		46	19	45		46								
Seq =2		✓														
Mode		MAX				MAX										
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	19	45		46	21	43		46								
Seq =2		✓														
Mode		MAX				MAX										
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	20	44		46	19	45		46								
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 =180	18	128		34	74	72		34								
Seq =3						✓										
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 =140	25	55		60	30	50		60								
Seq =1		✓														
Mode		MAX				MAX										
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =170	25	85		60	40	70		60								
Seq =2		✓														
Mode		MAX				MAX										
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 =130	17	67		46	19	65		46								
Seq =3						✓										
Mode		MAX				MAX										

Day Plans 1-8									
Sunday	1	2	3	4	5				
Hour		9	10	18	19				
P Min		30	30	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	8	8	9	
P Min			30	15	45		20		
L Action	254	1	11	21	1	11	21	1	
A	9	10	11	12	13	14	15	16	
N Hour	9	14	14	15	15	16	19	21	
Min	30	20	45		15				
2 Action	3	13	3	13	14	4	5	254	
Tuesday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	8	8	9	
P Min			30	15	45		20		
L Action	254	1	11	21	1	11	21	1	
A	9	10	11	12	13	14	15	16	
N Hour	9	14	14	15	15	16	19	21	
Min	30	20	45		15				
3 Action	3	13	3	13	14	4	5	254	
Wednesday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	8	8	9	
P Min			30	15	45		20		
L Action	254	1	11	21	1	11	21	1	
A	9	10	11	12	13	14	15	16	
N Hour	9	13	13	14	14	15	19	21	
Min	30	15	45		45	15			
4 Action	3	13	3	13	3	4	5	254	
Thursday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	8	8	9	
P Min			30	15	45		20		
L Action	254	1	11	21	1	11	21	1	
A	9	10	11	12	13	14	15	16	
N Hour	9	14	14	15	15	16	19	21	
Min	30	20	45		15				
5 Action	3	13	3	13	14	4	5	254	
Friday	1	2	3	4	5	6	7	8	
Hour		6	6	7	7	8	8	9	
P Min			30	15	45		20		
L Action	254	1	11	21	1	11	21	1	
A	9	10	11	12	13	14	15	16	
N Hour	9	14	14	15	15	16	19	21	
Min	30	20	45		15				
6 Action	3	13	3	13	14	4	5	254	
Saturday	1	2	3	4	5				
Hour		8	9	17	20				
P Min			30	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	8	8	9	
P Min			30	15	45		20		
L Action	254	1	11	21	1	11	21	1	
A	9	10	11	12	13	14	15	16	
N Hour	9	11	12	15	15	16	19	21	
Min	30		45		15				
8 Action	3	13	3	13	14	4	5	2	

Coordination Splits 17-32																	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =190	21	139		30	29	131		30									
Seq =3						✓											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 =130	17	67		46	19	65		46									N
Seq =3						✓											
Mode		MAX				MAX											9
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =190	21	139		30	29	131		30									
Seq =3						✓											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 =180	18	97		65	39	76		65									
Seq =3						✓											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 =_																	
Seq =_																	P
Mode																	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
9	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
10	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
11	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
12	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
13	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
14	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
15	Action
	Hour
P	Min
L	Action
A	
N	Hour
	Min
16	Action

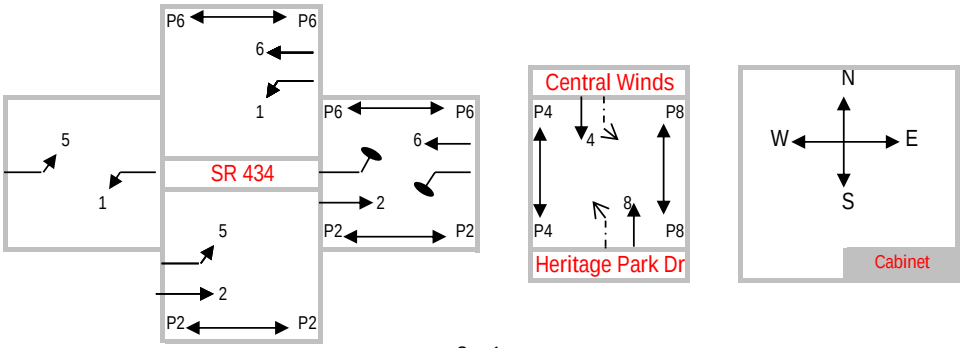
	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	180	35	1	3	6		1			12	22						✓	✓								
Pattern - 2																										
Pattern - 3	140	77	3	1	2		1			12	22						✓	✓								
Pattern - 4	170	37	4	2	2		1			12	22						✓	✓								
Pattern - 5	130	90	5	2	2		1			12	22						✓	✓								
Pattern - 6	110	13	6	2	2		2			12	22					✓	✓	✓								
Pattern - 7	110	1	7	2	2		2			12	22					✓	✓	✓								
Pattern - 8	110	13	8	2	2		2			12	22					✓	✓	✓								
Pattern - 9	110	1	9	2	2		2			12	22					✓	✓	✓								
Pattern - 10																										
Pattern - 11	180	35	11	3	6	1	1			12	22						✓	✓								
Pattern - 12																										
Pattern - 13	140	77	13	1	2	1	1			12	22						✓	✓								
Pattern - 14	170	37	14	2	2	1	1			12	22						✓	✓								
Pattern - 15																										
Pattern - 16	130	17	16	3	6		2			12	22					✓	✓	✓								
Pattern - 17	190	146	17	3	6		1			12	22						✓	✓								
Pattern - 18	130	17	18	3	6		2			12	22					✓	✓	✓								
Pattern - 19	190	138	19	3	6		1			12	22						✓	✓								
Pattern - 20																										
Pattern - 21	180	35	21	3	6	1	1			12	22						✓	✓								
Pattern - 22																										
Pattern - 23																										
Pattern - 24																										
Pattern - 25																										
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	2					20						36						52					
Detector 5	2					21						37						53					
Detector 6	8					22						38						54					
Detector 7	4		10			23						39						55					
Detector 8	5					24						40						56					
Detector 9	5					25						41						57					
Detector 10	6					26						42						58					
Detector 11	6					27						43						59					
Detector 12	6					28						44						60					
Detector 13	6					29						45						61					
Detector 14	4					30						46						62					
Detector 15	8		10			31						47						63					
Detector 16						32						48						64					

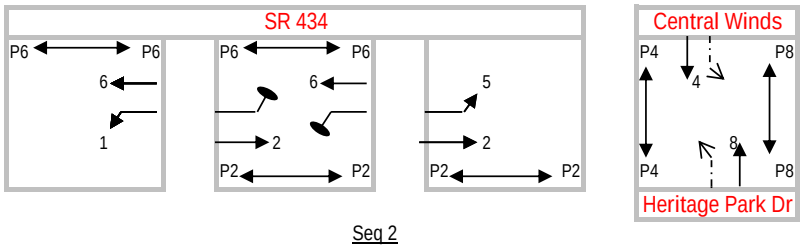
	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																										
Pre Run 2																										
Pre Run 3	ON									8													4	8		
Pre Run 4	ON									4													4	8		
Pre Run 5	ON									2	5												2	6		
Pre Run 6	ON									1	6												2	6		

Intersection Notes	T.O.D Notes
Intersection set up with concurent sides. Mainstreet LT's are Protected and lock detected. Protected LT's for main street added June 2018.	Patterns 11, 21, 13 & 14 used for schools rush time and use alt time table 1 with 10sec passage extension for phase 4 and 7sec for phase 5 for schools' rush hour traffic. Pattern 17 and 19 are used for SR 417 Diversion Routes. Day Plan 8 used for early dismissal from school at request of principals. Intersection re-timed Feb 2020.



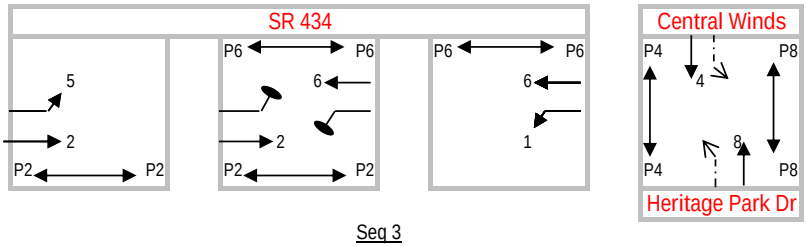
Seq 1

Ring 1	1	2	3	4
Ring 2	5	6	7	8



Seq 2

Ring 1	1	2	3	4
Ring 2	6	5	7	8



Seq 3

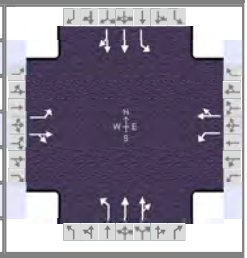
Ring 1	2	1	3	4
Ring 2	5	6	7	8

APPENDIX D

Existing HCS Capacity Worksheets

HCS Signalized Intersection Results Summary

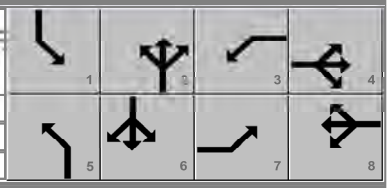
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskawilla Road & Trot…	File Name	1a Tuskawilla & Trotwood Existing AM Peak.xus		
Project Description	Existing AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	103	6	70	61	5	128	17	701	10	37	654	62

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.4	1.6	51.5	5.0	2.5	11.1
Yellow	4.8	0.0	4.8	3.4	0.0	3.4
Red	2.0	0.0	2.0	2.2	0.0	3.2



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.1	20.2	10.6	17.7	9.2	58.3	10.8	59.9
Change Period, ($Y+R_c$), s	6.0	6.6	5.6	6.6	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	4.3	4.6	4.3	4.6	4.1	0.0	4.1	0.0
Queue Clearance Time (g_s), s	7.4	6.6	5.2	10.9	2.5		3.0	
Green Extension Time (g_e), s	0.0	0.6	0.0	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	0.96	1.00	0.84	1.00	0.40		0.67	
Max Out Probability	1.00	0.04	1.00	1.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	112	83		66	145		18	387	385	40	395	383
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1630		1810	1594		1810	1885	1876	1767	1856	1799
Queue Service Time (g_s), s	5.4	4.6		3.2	8.9		0.5	12.5	12.5	1.0	12.7	12.7
Cycle Queue Clearance Time (g_c), s	5.4	4.6		3.2	8.9		0.5	12.5	12.5	1.0	12.7	12.7
Green Ratio (*g/C*)	0.18	0.14		0.16	0.11		0.54	0.52	0.52	0.56	0.53	0.53
Capacity (*c*), veh/h	229	222		257	178		386	971	966	413	986	956
Volume-to-Capacity Ratio (*X*)	0.488	0.373		0.258	0.814		0.048	0.399	0.399	0.097	0.401	0.401
Back of Queue (*Q*), ft/ln (95 th percentile)	113.2	87.3		66.1	196.2		8.1	227.3	225	17.5	228.6	218.4
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	3.5		2.6	7.7		0.3	9.0	9.0	0.7	8.9	8.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	36.1	39.3		36.5	43.4		11.6	14.8	14.8	10.9	13.9	14.0
Incremental Delay (d_2), s/veh	1.6	1.0		0.5	15.9		0.1	1.2	1.2	0.1	1.2	1.3
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	37.7	40.4		37.1	59.3		11.7	16.0	16.0	11.0	15.2	15.2
Level of Service (LOS)	D	D		D	E		B	B	B	B	B	B
Approach Delay, s/veh / LOS	38.8	D		52.3	D		15.9	B		15.0	B	
Intersection Delay, s/veh / LOS	21.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.90	B	1.89	B
Bicycle LOS Score / LOS	0.81	A	0.84	A	1.14	A	1.16	A

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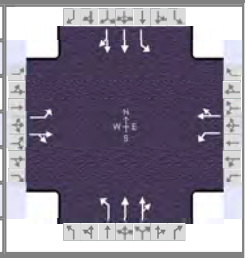
HCS Signalized Intersection Results Summary

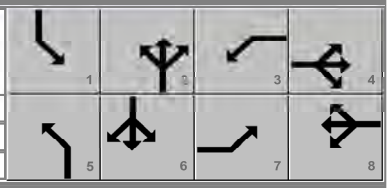
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.96
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskawilla Road & Trot…	File Name	1b Tuskawilla & Trotwood Existing PM Peak.xus		
Project Description	Existing PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	56	11	55	70	7	85	80	701	10	86	879	79

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.5	55.3	5.2	8.2	0.0	0.0	
Yellow	4.8	4.8	3.4	3.4	0.0	0.0	
Red	2.0	2.0	2.2	3.2	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.8	14.8	10.8	14.8	12.2	62.1	12.3	62.2
Change Period, (*Y+R c*), s	6.0	6.6	5.6	6.6	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	4.3	4.5	4.3	4.5	4.1	0.0	4.1	0.0
Queue Clearance Time (*g s*), s	4.9	6.0	5.6	7.8	3.9		4.1	
Green Extension Time (*g e*), s	0.0	0.4	0.1	0.4	0.2	0.0	0.2	0.0
Phase Call Probability	0.80	1.00	0.87	1.00	0.90		0.92	
Max Out Probability	1.00	0.02	1.00	0.05	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	58	69		73	96		83	371	369	90	506	492
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1652		1810	1616		1795	1841	1831	1795	1885	1830
Queue Service Time (*g s*), s	2.9	4.0		3.6	5.8		1.9	11.3	11.3	2.1	16.4	16.4
Cycle Queue Clearance Time (*g c*), s	2.9	4.0		3.6	5.8		1.9	11.3	11.3	2.1	16.4	16.4
Green Ratio (*g/C*)	0.13	0.08		0.13	0.08		0.61	0.55	0.55	0.61	0.55	0.55
Capacity (*c*), veh/h	188	135		196	132		380	1019	1013	490	1045	1014
Volume-to-Capacity Ratio (*X*)	0.310	0.510		0.373	0.727		0.219	0.364	0.365	0.183	0.485	0.485
Back of Queue (*Q*), ft/ln (95 th percentile)	62	79.5		76.6	118.9		31.2	206	198.9	33.2	276.2	268.4
Back of Queue (*Q*), veh/ln (95 th percentile)	2.4	3.2		3.1	4.7		1.2	8.0	8.0	1.3	11.0	10.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	39.3	44.0		39.3	44.8		10.0	12.5	12.5	8.8	13.6	13.6
Incremental Delay (*d 2*), s/veh	0.9	3.0		1.2	7.4		0.3	1.0	1.0	0.2	1.6	1.7
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.3	47.0		40.5	52.3		10.3	13.5	13.5	9.0	15.2	15.2
Level of Service (LOS)	D	D		D	D		B	B	B	A	B	B
Approach Delay, s/veh / LOS	43.9	D		47.2	D		13.2	B		14.7	B	
Intersection Delay, s/veh / LOS	18.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	0.70	A	0.77	A	1.17	A	1.38	A

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HCS Two-Way Stop-Control Report

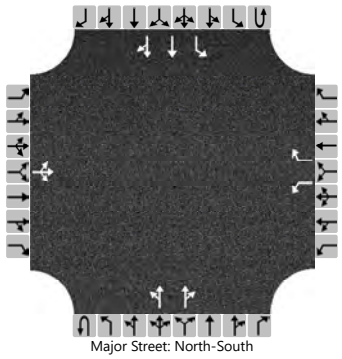
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/22/2023
Analysis Year	2023
Time Analyzed	Existing AM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	Tuskawilla & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd/Milky Way
North/South Street	Tuskawilla Road
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	0	2	0	0	1	2	0
Configuration			LTR			L		R		LT		TR		L	T	TR
Volume (veh/h)		0	0	1		44		14		0	753	57	8	10	695	2
Percent Heavy Vehicles (%)		0	0	0		5		0		0			0	0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5		6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.60		6.90		4.10			6.40	4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5		3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.55		3.30		2.20			2.50	2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1			46		15		0				19		
Capacity, c (veh/h)			640			244		586		886				566		
v/c Ratio			0.00			0.19		0.02		0.00				0.03		
95% Queue Length, Q_{95} (veh)			0.0			0.7		0.1		0.0				0.1		
Control Delay (s/veh)			10.6			23.1		11.3		9.1	0.0			11.6		
Level of Service (LOS)			B			C		B		A	A			B		
Approach Delay (s/veh)	10.6				20.2				0.0				0.3			
Approach LOS	B				C				A				A			

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HCS Two-Way Stop-Control Report

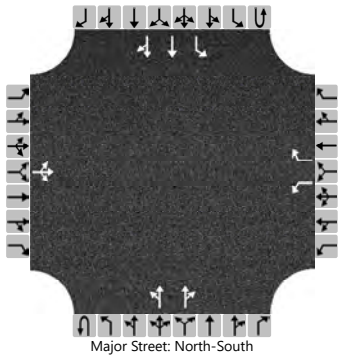
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/22/2023
Analysis Year	2023
Time Analyzed	Existing PM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	Tuskawilla & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd/Milky Way
North/South Street	Tuskawilla Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	0	2	0	0	1	2	0
Configuration			LTR			L		R		LT		TR		L	T	TR
Volume (veh/h)		0	0	1		30		4		0	861	85	24	19	1006	0
Percent Heavy Vehicles (%)		0	0	0		3		0		0			0	0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5		6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.56		6.90		4.10			6.40	4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5		3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.53		3.30		2.20			2.50	2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1			31		4		0				44		
Capacity, c (veh/h)			507			183		531		678				450		
v/c Ratio			0.00			0.17		0.01		0.00				0.10		
95% Queue Length, Q_{95} (veh)			0.0			0.6		0.0		0.0				0.3		
Control Delay (s/veh)			12.1			28.6		11.8		10.3	0.0			13.9		
Level of Service (LOS)			B			D		B		B	A			B		
Approach Delay (s/veh)	12.1				26.6				0.0				0.6			
Approach LOS	B				D				A				A			

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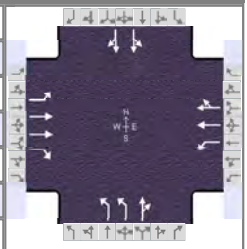
HCS Signalized Intersection Results Summary

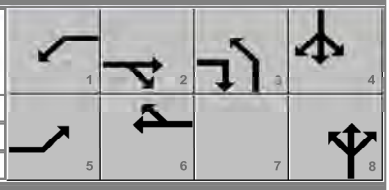
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	AM Peak Hour	PHF	0.96
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskaawilla Road & SR…	File Name	3a Tuskawilla & SR 434 Existing AM Peak.xus		
Project Description	Existing AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	39	893	400	163	1145	6	621	58	167	46	43	29

Signal Information			
Cycle, s	143.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	3.3	55.5	7.2	30.9	0.0	
Yellow	4.9	4.9	4.9	4.8	4.8	0.0	
Red	2.9	2.9	2.9	4.1	4.1	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	4.0		10.0		12.0
Phase Duration, s	12.6	63.3	23.7	74.5		39.8		16.1
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.1		4.0
Queue Clearance Time (g_s), s	5.2		15.5			27.5		7.0
Green Extension Time (g_e), s	0.1	0.0	0.4	0.0		3.4		0.3
Phase Call Probability	0.80		1.00			1.00		0.99
Max Out Probability	0.00		0.00			0.04		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	41	930	417	170	600	599	647	234		65		58
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1738	1560	1767	1841	1837	1743	1650		1832		1738
Queue Service Time (g_s), s	3.2	32.0	20.6	13.5	36.9	36.9	25.5	18.6		5.0		4.7
Cycle Queue Clearance Time (g_c), s	3.2	32.0	20.6	13.5	36.9	36.9	25.5	18.6		5.0		4.7
Green Ratio (*g/C*)	0.03	0.39	0.60	0.11	0.47	0.47	0.22	0.22		0.05		0.05
Capacity (*c*), veh/h	61	1350	943	197	858	857	754	357		92		87
Volume-to-Capacity Ratio (*X*)	0.668	0.689	0.442	0.862	0.699	0.699	0.857	0.656		0.704		0.667
Back of Queue (*Q*), ft/ln (95 th percentile)	74.2	514.3	302.4	274.6	607.6	588.4	429.2	312.4		114.1		101.7
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0	19.8	11.7	10.7	23.5	23.5	17.0	12.3		4.6		4.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00
Uniform Delay (d_1), s/veh	68.3	36.5	15.2	62.5	30.2	30.2	53.9	51.2		66.9		66.7
Incremental Delay (d_2), s/veh	11.9	2.9	1.5	10.6	4.7	4.7	5.0	2.1		9.4		8.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Control Delay (*d*), s/veh	80.2	39.4	16.7	73.0	34.9	34.9	58.9	53.2		76.3		75.2
Level of Service (LOS)	F	D	B	E	C	C	E	D		E		E
Approach Delay, s/veh / LOS	33.8	C		39.7	D		57.4	E		75.7	E	
Intersection Delay, s/veh / LOS	42.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	1.92	B	2.33	B	2.46	B
Bicycle LOS Score / LOS	1.63	B	1.62	B	1.94	B	0.59	A

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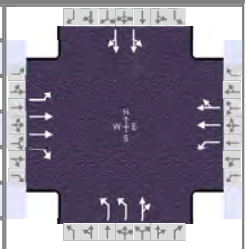
HCS Signalized Intersection Results Summary

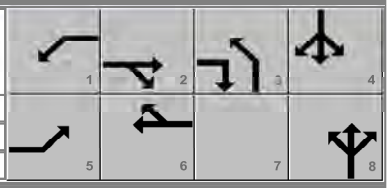
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.98
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskaawilla Road & SR…	File Name	3b Tuskawilla & SR 434 Existing PM Peak.xus		
Project Description	Existing PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	1089	692	192	1115	28	626	115	136	87	110	30

Signal Information			
Cycle, s	180.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	11.1	2.9	72.8	14.1	37.8	0.0
Yellow	4.9	4.9	4.9	4.8	4.8	0.0
Red	2.9	2.9	2.9	4.1	4.1	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	4.0		10.0		12.0
Phase Duration, s	18.9	80.6	29.7	91.4		46.7		23.0
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.0		4.0
Queue Clearance Time (g_s), s	11.1		21.4			34.2		13.8
Green Extension Time (g_e), s	0.2	0.0	0.5	0.0		3.6		0.3
Phase Call Probability	0.99		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.03		0.41

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	91	1111	706	196	586	581	639	256		122		110
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1795	1598	1795	1856	1839	1730	1718		1833		1809
Queue Service Time (g_s), s	9.1	48.1	55.0	19.4	44.5	44.5	32.2	24.9		11.8		10.7
Cycle Queue Clearance Time (g_c), s	9.1	48.1	55.0	19.4	44.5	44.5	32.2	24.9		11.8		10.7
Green Ratio (*g/C*)	0.06	0.40	0.61	0.12	0.46	0.46	0.21	0.21		0.08		0.08
Capacity (*c*), veh/h	110	1452	982	218	861	854	726	361		144		142
Volume-to-Capacity Ratio (*X*)	0.824	0.765	0.719	0.898	0.680	0.680	0.880	0.710		0.846		0.776
Back of Queue (*Q*), ft/ln (95 th percentile)	205.3	744.8	722.3	376.1	726.8	705.8	535	417.1		263.7		233.3
Back of Queue (*Q*), veh/ln (95 th percentile)	8.1	29.6	28.7	14.9	28.4	28.2	21.1	16.6		10.5		9.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00
Uniform Delay (d_1), s/veh	83.5	46.2	24.0	78.0	37.7	37.7	68.9	66.0		81.9		81.4
Incremental Delay (d_2), s/veh	14.1	3.9	4.5	15.0	4.3	4.3	6.7	2.7		21.6		12.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Control Delay (*d*), s/veh	97.5	50.1	28.5	93.0	42.0	42.1	75.6	68.7		103.5		94.3
Level of Service (LOS)	F	D	C	F	D	D	E	E		F		F
Approach Delay, s/veh / LOS	44.4	D		49.4	D		73.6	E		99.1	F	
Intersection Delay, s/veh / LOS	54.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	1.93	B	2.34	B	2.47	B
Bicycle LOS Score / LOS	2.06	B	1.61	B	1.96	B	0.68	A

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HCS Two-Way Stop-Control Report

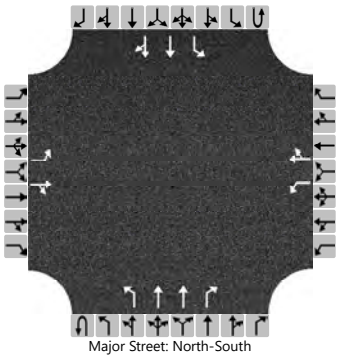
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/22/2023
Analysis Year	2023
Time Analyzed	Existing AM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	SR 434 & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd
North/South Street	SR 434
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	1	0	1	2	0
Configuration		L		TR		L		TR		L	T	R		L	T	TR
Volume (veh/h)		2	3	70		139	9	81	1	35	1166	74	6	74	1018	7
Percent Heavy Vehicles (%)		0	0	1		0	0	1	0	3			0	1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.92		7.50	6.50	6.92	6.40	4.16			6.40	4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.31		3.50	4.00	3.31	2.50	2.23			2.50	2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		74		142		92		37				82		
Capacity, c (veh/h)		95		415		104		336		630				490		
v/c Ratio		0.02		0.18		1.36		0.27		0.06				0.17		
95% Queue Length, Q_{95} (veh)		0.1		0.6		10.0		1.1		0.2				0.6		
Control Delay (s/veh)		43.5		15.6		286.7		19.7		11.1				13.8		
Level of Service (LOS)		E		C		F		C		B				B		
Approach Delay (s/veh)	16.3				181.8				0.3				1.0			
Approach LOS	C				F				A				A			

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HCS Two-Way Stop-Control Report

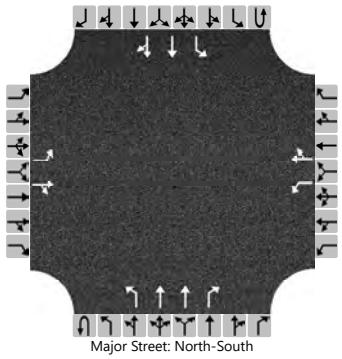
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/22/2023
Analysis Year	2023
Time Analyzed	Existing PM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	SR 434 & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd
North/South Street	SR 434
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	1	0	1	2	0
Configuration		L		TR		L		TR		L	T	R		L	T	TR
Volume (veh/h)		10	10	99		73	4	53	0	44	1260	111	31	86	1220	18
Percent Heavy Vehicles (%)		0	0	1		0	0	0	0	2			0	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.92		7.50	6.50	6.90		4.14			6.40	4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.31		3.50	4.00	3.30		2.22			2.50	2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10		111		74		58		45				119		
Capacity, c (veh/h)		55		219		57		286		546				346		
v/c Ratio		0.18		0.51		1.30		0.20		0.08				0.35		
95% Queue Length, Q_{95} (veh)		0.6		2.6		6.5		0.7		0.3				1.5		
Control Delay (s/veh)		84.2		37.3		338.8		20.8		12.2				20.8		
Level of Service (LOS)		F		E		F		C		B				C		
Approach Delay (s/veh)	41.2				199.4				0.4				1.8			
Approach LOS	E				F				A				A			

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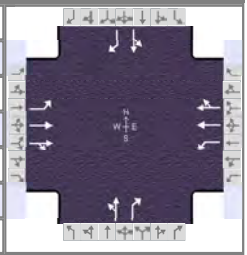
HCS Signalized Intersection Results Summary

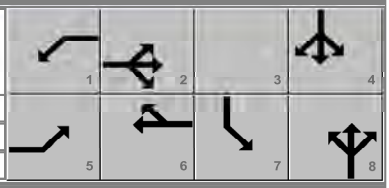
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Bear Springs/…	File Name	5a SR 434 & Bear Springs Existing AM Peak.xus		
Project Description	Existing AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	27	1252	2	29	1621	86	19	1	18	72	1	43

Signal Information			
Cycle, s	143.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	0.2	105.6	8.6	0.0	0.0	
Yellow	4.9	0.0	4.9	4.8	0.0	0.0	
Red	2.9	0.0	2.9	4.1	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	1.1	4.0	2.0	4.0		7.3	0.0	13.2
Phase Duration, s	11.9	113.4	12.1	113.5		17.5	0.0	17.5
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9	4.0	8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.1	0.0	4.1
Queue Clearance Time (g_s), s	2.6		4.5			4.0		8.2
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.5	0.0	0.5
Phase Call Probability	0.69		0.71			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	29	682	681	32	929	926		22	20		79	47
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1841	1840	1810	1856	1822		1462	1547		1449	1547
Queue Service Time (g_s), s	0.6	22.0	22.0	2.5	37.4	38.5		0.0	1.7		6.0	4.2
Cycle Queue Clearance Time (g_c), s	0.6	22.0	22.0	2.5	37.4	38.5		2.0	1.7		6.2	4.2
Green Ratio (*g/C*)	0.77	0.74	0.74	0.03	0.74	0.74		0.06	0.06		0.06	0.06
Capacity (*c*), veh/h	211	1359	1358	54	1372	1347		137	94		138	94
Volume-to-Capacity Ratio (*X*)	0.139	0.502	0.502	0.581	0.677	0.687		0.158	0.209		0.576	0.499
Back of Queue (*Q*), ft/ln (95 th percentile)	12.8	323.5	323.4	56.9	505.4	500.1		34.4	32.6		131.7	81
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	12.5	12.5	2.3	19.7	20.0		1.4	1.3		5.3	3.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (d_1), s/veh	10.4	7.8	7.8	68.5	9.7	9.9		64.0	63.9		66.8	65.1
Incremental Delay (d_2), s/veh	0.3	1.3	1.3	9.5	2.7	2.9		0.5	1.1		3.8	4.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (*d*), s/veh	10.7	9.1	9.1	78.0	12.4	12.8		64.6	65.0		70.5	69.2
Level of Service (LOS)	B	A	A	E	B	B		E	E		E	E
Approach Delay, s/veh / LOS	9.1	A		13.7	B		64.8	E		70.0	E	
Intersection Delay, s/veh / LOS	14.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	1.86	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	1.64	B	2.04	B	0.56	A	0.70	A

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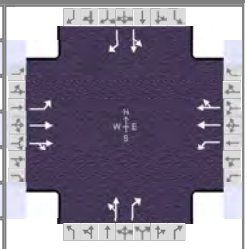
HCS Signalized Intersection Results Summary

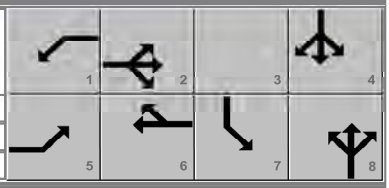
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.98
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Bear Springs/…	File Name	5b SR 434 & Bear Springs Existing PM Peak.xus		
Project Description	Existing PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	1718	15	29	1529	122	11	3	21	72	1	37

Signal Information			
Cycle, s	143.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	1.7	104.5	8.2	0.0	0.0	
Yellow	4.9	0.0	4.9	4.8	0.0	0.0	
Red	2.9	0.0	2.9	4.1	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	1.1	4.0	2.0	4.0		7.3	0.0	13.2
Phase Duration, s	13.7	114.0	11.9	112.3		17.1	0.0	17.1
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9	4.0	8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.1	0.0	4.1
Queue Clearance Time (g_s), s	3.8		4.3			3.9		7.8
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0		0.4	0.0	0.4
Phase Call Probability	0.98		0.69			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	94	885	884	30	848	837		14	21		74	38
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1856	1850	1810	1856	1807		1543	1547		1447	1547
Queue Service Time (g_s), s	1.8	33.5	33.7	2.3	32.4	33.2		0.0	1.9		5.8	3.4
Cycle Queue Clearance Time (g_c), s	1.8	33.5	33.7	2.3	32.4	33.2		1.1	1.9		5.8	3.4
Green Ratio (*g/C*)	0.77	0.74	0.74	0.03	0.73	0.73		0.06	0.06		0.06	0.06
Capacity (*c*), veh/h	267	1378	1374	52	1356	1320		133	88		133	88
Volume-to-Capacity Ratio (*X*)	0.351	0.642	0.643	0.564	0.625	0.634		0.107	0.242		0.561	0.427
Back of Queue (*Q*), ft/ln (95 th percentile)	39	457.8	462.7	53.3	451.3	442.5		22.5	36.1		6.1	65.1
Back of Queue (*Q*), veh/ln (95 th percentile)	1.5	17.9	17.9	2.1	17.6	17.7		0.9	1.4		0.2	2.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (d_1), s/veh	9.7	9.1	9.1	68.5	9.6	9.7		64.1	64.5		67.0	65.2
Incremental Delay (d_2), s/veh	0.8	2.3	2.3	9.1	2.2	2.3		0.4	1.4		3.7	3.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (*d*), s/veh	10.4	11.4	11.4	77.7	11.7	12.0		64.4	65.9		70.7	68.4
Level of Service (LOS)	B	B	B	E	B	B		E	E		E	E
Approach Delay, s/veh / LOS	11.3	B		13.0	B		65.3	E		69.9	E	
Intersection Delay, s/veh / LOS	14.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	1.86	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	2.02	B	1.90	B	0.55	A	0.67	A

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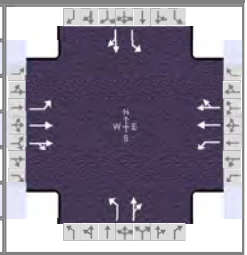
HCS Signalized Intersection Results Summary

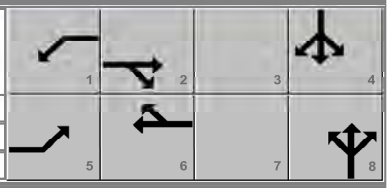
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.90
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Heritage Park…	File Name	6a SR 434 & Heritage Park Existing AM Peak.xus		
Project Description	Existing AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	208	1143	45	43	1357	199	43	15	57	159	15	191

Signal Information			
Cycle, s	180.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.2	11.5	94.8	35.2	0.0	0.0	
Yellow	4.9	4.9	4.9	4.8	0.0	0.0	
Red	2.9	2.9	2.9	4.1	0.0	0.0	



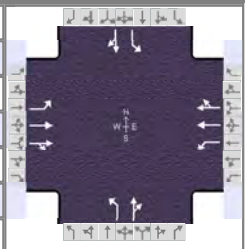
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	4.0	2.0	4.0		6.0		6.0
Phase Duration, s	33.3	121.9	14.0	102.6		44.1		44.1
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.2		4.2
Queue Clearance Time (g_s), s	24.8		6.7			34.0		32.7
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0		1.2		1.4
Phase Call Probability	1.00		0.91			1.00		1.00
Max Out Probability	0.00		0.00			0.35		0.22

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	231	664	656	48	872	857	48	80		177	229	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1826	1801	1810	1841	1759	1170	1598		1339	1565	
Queue Service Time (g_s), s	22.8	37.6	37.7	4.7	76.7	80.8	7.2	7.6		23.1	24.8	
Cycle Queue Clearance Time (g_c), s	22.8	37.6	37.7	4.7	76.7	80.8	32.0	7.6		30.7	24.8	
Green Ratio (*g/C*)	0.14	0.63	0.63	0.03	0.53	0.53	0.20	0.20		0.20	0.20	
Capacity (*c*), veh/h	254	1158	1142	62	970	927	108	313		246	306	
Volume-to-Capacity Ratio (*X*)	0.910	0.573	0.574	0.772	0.900	0.924	0.442	0.256		0.719	0.748	
Back of Queue (*Q*), ft/ln (95 th percentile)	434.4	588	578.5	112.7	1206.8	1194.8	101.3	146.2		327.7	409.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	17.2	22.6	22.4	4.5	46.8	47.8	4.1	5.6		13.1	15.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	76.1	18.9	19.0	86.2	38.3	39.3	83.2	61.3		74.3	68.2	
Incremental Delay (d_2), s/veh	17.1	2.1	2.1	18.1	12.9	16.1	2.8	0.4		6.9	7.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	93.2	21.0	21.1	104.3	51.2	55.4	86.1	61.7		81.2	75.4	
Level of Service (LOS)	F	C	C	F	D	E	F	E		F	E	
Approach Delay, s/veh / LOS	31.8	C		54.7	D		70.8	E		77.9	E	
Intersection Delay, s/veh / LOS	48.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.92	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	1.77	B	1.95	B	0.70	A	1.16	A

HCS Signalized Intersection Results Summary

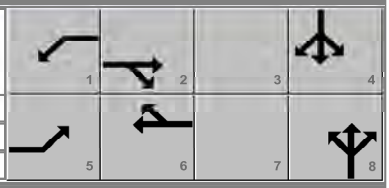
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.97
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Heritage Park…	File Name	6b SR 434 & Heritage Park Existing PM Peak.xus		
Project Description	Existing PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	218	1676	31	54	1337	199	23	2	58	98	6	147

Signal Information			
Cycle, s	180.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.1	10.0	107.1	23.5	0.0	0.0	
Yellow	4.9	4.9	4.9	4.8	0.0	0.0	
Red	2.9	2.9	2.9	4.1	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	4.0	2.0	4.0		6.0		6.0
Phase Duration, s	32.7	132.7	14.9	114.9		32.4		32.4
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.2		4.2
Queue Clearance Time (g_s), s	24.2		7.5			22.3		21.2
Green Extension Time (g_e), s	0.7	0.0	0.1	0.0		1.1		1.2
Phase Call Probability	1.00		0.94			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	225	881	879	56	803	781	24	62		101	158	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1885	1873	1810	1870	1786	1248	1618		1362	1607	
Queue Service Time (g_s), s	22.2	48.4	48.8	5.5	54.9	56.7	3.4	6.2		13.0	17.0	
Cycle Queue Clearance Time (g_c), s	22.2	48.4	48.8	5.5	54.9	56.7	20.3	6.2		19.2	17.0	
Green Ratio (*g/C*)	0.14	0.69	0.69	0.04	0.59	0.59	0.13	0.13		0.13	0.13	
Capacity (*c*), veh/h	249	1307	1298	72	1112	1062	86	212		172	211	
Volume-to-Capacity Ratio (*X*)	0.904	0.674	0.677	0.776	0.722	0.735	0.275	0.292		0.588	0.749	
Back of Queue (*Q*), ft/ln (95 th percentile)	412.8	704.2	722.3	129.3	837.1	817.2	50.3	117.5		206	295.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	16.4	27.9	28.0	5.2	33.0	32.7	2.0	4.7		8.2	11.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	76.4	15.9	16.0	85.6	25.9	26.3	85.1	70.7		79.3	75.4	
Incremental Delay (d_2), s/veh	11.6	2.8	2.8	16.2	4.1	4.5	1.7	0.8		3.2	5.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	88.0	18.7	18.8	101.8	30.0	30.8	86.8	71.4		82.5	80.6	
Level of Service (LOS)	F	B	B	F	C	C	F	E		F	F	
Approach Delay, s/veh / LOS	26.6	C		32.8	C		75.7	E		81.3	F	
Intersection Delay, s/veh / LOS	33.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	1.91	B	2.33	B	2.33	B
Bicycle LOS Score / LOS	2.12	B	1.84	B	0.63	A	0.91	A

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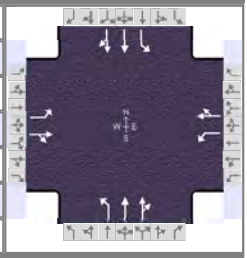
APPENDIX E

Projected HCS Capacity Worksheets

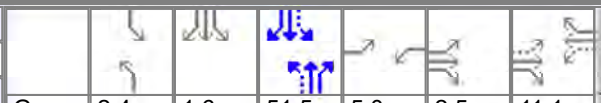
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskawilla Road & Trot…	File Name	1a Tuskawilla & Trotwood Projected AM Peak.xus		
Project Description	Projected AM Peak Hour				

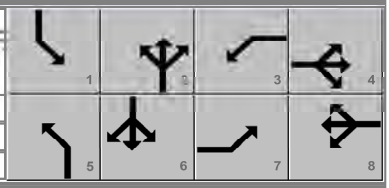


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	103	6	70	61	5	128	17	768	10	37	712	62

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.4	1.6	51.5	5.0	2.5	11.1
Yellow	4.8	0.0	4.8	3.4	0.0	3.4
Red	2.0	0.0	2.0	2.2	0.0	3.2



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.1	20.2	10.6	17.7	9.2	58.3	10.8	59.9
Change Period, ($Y+R_c$), s	6.0	6.6	5.6	6.6	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	4.3	4.6	4.3	4.6	4.1	0.0	4.1	0.0
Queue Clearance Time (g_s), s	7.4	6.6	5.2	10.9	2.5		3.0	
Green Extension Time (g_e), s	0.0	0.6	0.0	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	0.96	1.00	0.84	1.00	0.40		0.67	
Max Out Probability	1.00	0.04	1.00	1.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	112	83		66	145		18	424	422	40	427	415
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1630		1810	1594		1810	1885	1876	1767	1856	1803
Queue Service Time (g_s), s	5.4	4.6		3.2	8.9		0.5	14.1	14.1	1.0	14.0	14.0
Cycle Queue Clearance Time (g_c), s	5.4	4.6		3.2	8.9		0.5	14.1	14.1	1.0	14.0	14.0
Green Ratio (*g/C*)	0.18	0.14		0.16	0.11		0.54	0.52	0.52	0.56	0.53	0.53
Capacity (*c*), veh/h	229	222		257	178		362	971	967	385	986	958
Volume-to-Capacity Ratio (*X*)	0.488	0.373		0.258	0.814		0.051	0.436	0.436	0.104	0.433	0.433
Back of Queue (*Q*), ft/ln (95 th percentile)	113.2	87.3		66.1	196.2		8.2	249.3	246.8	17.6	247.8	236.9
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	3.5		2.6	7.7		0.3	9.9	9.9	0.7	9.7	9.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	36.1	39.3		36.5	43.4		11.8	15.2	15.2	11.2	14.3	14.3
Incremental Delay (d_2), s/veh	1.6	1.0		0.5	15.9		0.1	1.4	1.4	0.1	1.4	1.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	37.7	40.4		37.1	59.3		11.8	16.6	16.6	11.3	15.6	15.7
Level of Service (LOS)	D	D		D	E		B	B	B	B	B	B
Approach Delay, s/veh / LOS	38.8	D		52.3	D		16.5	B		15.5	B	
Intersection Delay, s/veh / LOS	21.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.90	B	1.89	B
Bicycle LOS Score / LOS	0.81	A	0.84	A	1.20	A	1.21	A

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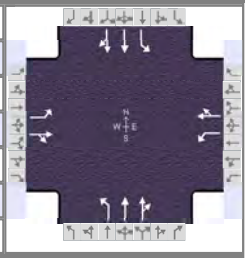
HCS Signalized Intersection Results Summary

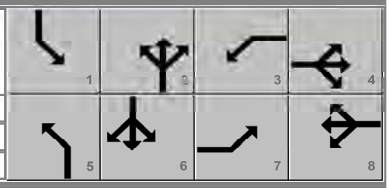
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.96
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskawilla Road & Trot…	File Name	1b Tuskawilla & Trotwood Projected PM Peak.xus		
Project Description	Projected PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	56	11	55	70	7	85	80	771	10	86	944	79

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.5	55.3	5.2	8.2	0.0	0.0	
Yellow	4.8	4.8	3.4	3.4	0.0	0.0	
Red	2.0	2.0	2.2	3.2	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.8	14.8	10.8	14.8	12.2	62.1	12.3	62.2
Change Period, (*Y+R c*), s	6.0	6.6	5.6	6.6	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	4.3	4.5	4.3	4.5	4.1	0.0	4.1	0.0
Queue Clearance Time (*g s*), s	4.9	6.0	5.6	7.8	3.9		4.1	
Green Extension Time (*g e*), s	0.0	0.4	0.1	0.4	0.2	0.0	0.2	0.0
Phase Call Probability	0.80	1.00	0.87	1.00	0.90		0.92	
Max Out Probability	1.00	0.02	1.00	0.05	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	58	69		73	96		83	408	406	90	540	525
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1652		1810	1616		1795	1841	1832	1795	1885	1833
Queue Service Time (*g s*), s	2.9	4.0		3.6	5.8		1.9	12.7	12.7	2.1	17.9	17.9
Cycle Queue Clearance Time (*g c*), s	2.9	4.0		3.6	5.8		1.9	12.7	12.7	2.1	17.9	17.9
Green Ratio (*g/C*)	0.13	0.08		0.13	0.08		0.61	0.55	0.55	0.61	0.55	0.55
Capacity (*c*), veh/h	188	135		196	132		359	1019	1014	459	1045	1016
Volume-to-Capacity Ratio (*X*)	0.310	0.510		0.373	0.727		0.232	0.400	0.400	0.195	0.517	0.517
Back of Queue (*Q*), ft/ln (95 th percentile)	62	79.5		76.6	118.9		31.3	226.3	219	33.2	298	289.6
Back of Queue (*Q*), veh/ln (95 th percentile)	2.4	3.2		3.1	4.7		1.2	8.8	8.8	1.3	11.8	11.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	39.3	44.0		39.3	44.8		10.4	12.8	12.8	9.0	13.9	13.9
Incremental Delay (*d 2*), s/veh	0.9	3.0		1.2	7.4		0.3	1.2	1.2	0.2	1.8	1.9
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.3	47.0		40.5	52.3		10.7	14.0	14.0	9.2	15.8	15.8
Level of Service (LOS)	D	D		D	D		B	B	B	A	B	B
Approach Delay, s/veh / LOS	43.9	D		47.2	D		13.7	B		15.3	B	
Intersection Delay, s/veh / LOS	18.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.31	B	1.89	B	1.89	B
Bicycle LOS Score / LOS	0.70	A	0.77	A	1.23	A	1.44	A

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HCS Two-Way Stop-Control Report

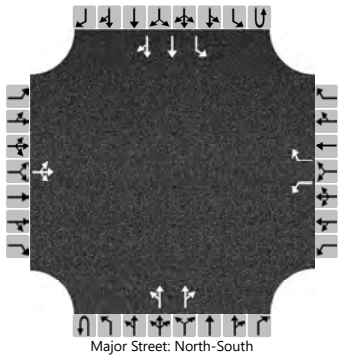
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected AM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	Tuskawilla & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd/Milky Way
North/South Street	Tuskawilla Road
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	0	2	0	0	1	2	0
Configuration			LTR			L		R		LT		TR		L	T	TR
Volume (veh/h)		0	0	1		95		14		0	820	63	8	28	707	2
Percent Heavy Vehicles (%)		0	0	0		5		0		0			0	0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5		6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.60		6.90		4.10			6.40	4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5		3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.55		3.30		2.20			2.50	2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1			99		15		0				38		
Capacity, c (veh/h)			634			216		554		877				611		
v/c Ratio			0.00			0.46		0.03		0.00				0.06		
95% Queue Length, Q_{95} (veh)			0.0			2.2		0.1		0.0				0.2		
Control Delay (s/veh)			10.7			35.1		11.7		9.1	0.0			11.3		
Level of Service (LOS)			B			E		B		A	A			B		
Approach Delay (s/veh)	10.7				32.1				0.0				0.5			
Approach LOS	B				D				A				A			

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HCS Two-Way Stop-Control Report

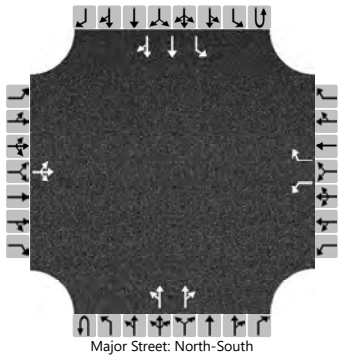
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected PM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	Tuskawilla & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd/Milky Way
North/South Street	Tuskawilla Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		1	0	1	0	0	2	0	0	1	2	0
Configuration			LTR			L		R		LT		TR		L	T	TR
Volume (veh/h)		0	0	1		80		4		0	931	91	24	37	1027	0
Percent Heavy Vehicles (%)		0	0	0		3		0		0			0	0		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized						No										
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5		6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.90		7.56		6.90		4.10			6.40	4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5		3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.53		3.30		2.20			2.50	2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1			82		4		0				63		
Capacity, c (veh/h)			499			161		501		666				459		
v/c Ratio			0.00			0.51		0.01		0.00				0.14		
95% Queue Length, Q_{95} (veh)			0.0			2.5		0.0		0.0				0.5		
Control Delay (s/veh)			12.2			48.9		12.2		10.4	0.0			14.1		
Level of Service (LOS)			B			E		B		B	A			B		
Approach Delay (s/veh)		12.2				47.2				0.0				0.8		
Approach LOS		B				E				A				A		

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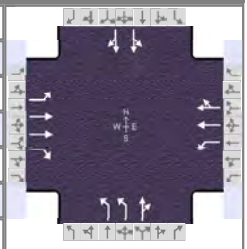
HCS Signalized Intersection Results Summary

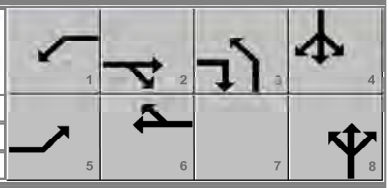
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	AM Peak Hour	PHF	0.96
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskaawilla Road & SR…	File Name	3a Tuskawilla & SR 434 Projected AM Peak.xus		
Project Description	Projected AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	39	933	418	168	1175	6	672	60	170	48	43	29

Signal Information			
Cycle, s	143.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	3.7	52.9	7.3	33.1	0.0
Yellow	4.9	4.9	4.9	4.8	4.8	0.0
Red	2.9	2.9	2.9	4.1	4.1	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	4.0		10.0		12.0
Phase Duration, s	12.6	60.7	24.1	72.2		42.0		16.2
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.1		4.0
Queue Clearance Time (g_s), s	5.2		15.9			29.6		7.1
Green Extension Time (g_e), s	0.1	0.0	0.4	0.0		3.5		0.3
Phase Call Probability	0.80		1.00			1.00		0.99
Max Out Probability	0.00		0.00			0.09		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	41	972	435	175	616	615	700	240		66		59
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1738	1560	1767	1841	1837	1743	1651		1830		1740
Queue Service Time (g_s), s	3.2	35.0	22.1	13.9	39.5	39.5	27.6	18.7		5.1		4.8
Cycle Queue Clearance Time (g_c), s	3.2	35.0	22.1	13.9	39.5	39.5	27.6	18.7		5.1		4.8
Green Ratio (*g/C*)	0.03	0.37	0.60	0.11	0.45	0.45	0.23	0.23		0.05		0.05
Capacity (*c*), veh/h	61	1286	938	202	829	828	807	382		93		89
Volume-to-Capacity Ratio (*X*)	0.668	0.756	0.464	0.867	0.743	0.743	0.867	0.627		0.707		0.668
Back of Queue (*Q*), ft/ln (95 th percentile)	74.2	562.8	320.9	281.6	652.1	631.1	460.5	312.3		115.9		103.4
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0	21.6	12.4	11.0	25.3	25.2	18.3	12.3		4.6		4.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00
Uniform Delay (d_1), s/veh	68.3	39.4	15.8	62.3	32.5	32.5	52.8	49.4		66.8		66.7
Incremental Delay (d_2), s/veh	11.9	4.2	1.7	10.7	6.0	6.0	6.0	1.7		9.4		8.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Control Delay (*d*), s/veh	80.2	43.6	17.4	72.9	38.4	38.4	58.9	51.1		76.2		75.0
Level of Service (LOS)	F	D	B	E	D	D	E	D		E		E
Approach Delay, s/veh / LOS	36.8	D		42.7	D		56.9	E		75.7	E	
Intersection Delay, s/veh / LOS	45.0						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	1.92	B	2.33	B	2.46	B
Bicycle LOS Score / LOS	1.68	B	1.65	B	2.04	B	0.59	A

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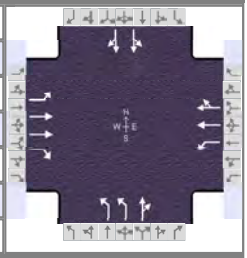
HCS Signalized Intersection Results Summary

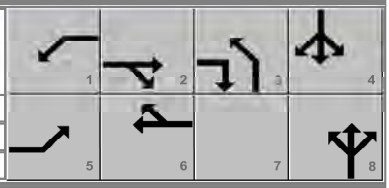
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.98
Urban Street	Tuskawilla Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Tuskaawilla Road & SR…	File Name	3b Tuskawilla & SR 434 Projected PM Peak.xus		
Project Description	Projected PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	89	1131	710	197	1146	28	679	116	139	89	110	30

Signal Information			
Cycle, s	180.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	11.1	3.4	69.4	14.2	40.6	0.0
Yellow	4.9	4.9	4.9	4.8	4.8	0.0
Red	2.9	2.9	2.9	4.1	4.1	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	4.0		10.0		12.0
Phase Duration, s	18.9	77.2	30.1	88.5		49.5		23.1
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.0		4.0
Queue Clearance Time (g_s), s	11.1		21.9			36.9		13.9
Green Extension Time (g_e), s	0.2	0.0	0.5	0.0		3.7		0.3
Phase Call Probability	0.99		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.06		0.44

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	91	1154	724	201	601	597	693	260		123		111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1795	1598	1795	1856	1840	1730	1717		1832		1810
Queue Service Time (g_s), s	9.1	52.4	58.1	19.9	47.6	47.7	34.9	24.9		11.9		10.8
Cycle Queue Clearance Time (g_c), s	9.1	52.4	58.1	19.9	47.6	47.7	34.9	24.9		11.9		10.8
Green Ratio (*g/C*)	0.06	0.39	0.61	0.12	0.45	0.45	0.23	0.23		0.08		0.08
Capacity (*c*), veh/h	110	1385	977	223	832	825	780	387		145		143
Volume-to-Capacity Ratio (*X*)	0.826	0.833	0.742	0.902	0.723	0.723	0.888	0.672		0.847		0.776
Back of Queue (*Q*), ft/ln (95 th percentile)	205.4	814.3	760.7	392.2	779.7	756.4	576.1	415.3		266		235.1
Back of Queue (*Q*), veh/ln (95 th percentile)	8.1	32.3	30.2	15.6	30.5	30.3	22.7	16.5		10.6		9.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00
Uniform Delay (d_1), s/veh	83.5	50.0	24.9	77.7	40.5	40.6	67.5	63.6		81.8		81.3
Incremental Delay (d_2), s/veh	14.2	6.0	5.1	19.3	5.4	5.5	7.9	2.2		22.0		13.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Control Delay (*d*), s/veh	97.7	56.1	30.0	97.0	46.0	46.0	75.4	65.9		103.8		94.4
Level of Service (LOS)	F	E	C	F	D	D	E	E		F		F
Approach Delay, s/veh / LOS	48.4	D		53.3	D		72.8	E		99.4	F	
Intersection Delay, s/veh / LOS	57.6						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	1.93	B	2.34	B	2.47	B
Bicycle LOS Score / LOS	2.11	B	1.64	B	2.06	B	0.68	A

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HCS Two-Way Stop-Control Report

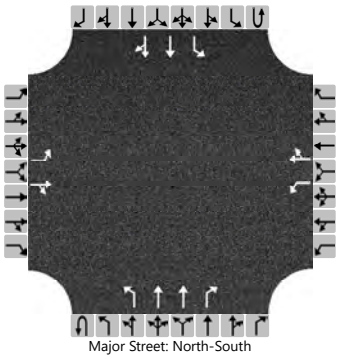
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected AM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	SR 434 & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd
North/South Street	SR 434
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	1	0	1	2	0
Configuration		L		TR		L		TR		L	T	R		L	T	TR
Volume (veh/h)		2	3	83		139	9	81	1	79	1197	74	10	74	1071	7
Percent Heavy Vehicles (%)		0	0	1		0	0	1	0	3			0	1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9	6.4	4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.92		7.50	6.50	6.92	6.40	4.16			6.40	4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3	2.5	2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.31		3.50	4.00	3.31	2.50	2.23			2.50	2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		88		142		92		82				86		
Capacity, c (veh/h)		73		385		76		289		612				445		
v/c Ratio		0.03		0.23		1.86		0.32		0.13				0.19		
95% Queue Length, Q_{95} (veh)		0.1		0.9		12.5		1.3		0.5				0.7		
Control Delay (s/veh)		55.6		17.1		525.4		23.2		11.8				15.0		
Level of Service (LOS)		F		C		F		C		B				C		
Approach Delay (s/veh)	18.0				328.0				0.7				1.1			
Approach LOS	C				F				A				A			

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HCS Two-Way Stop-Control Report

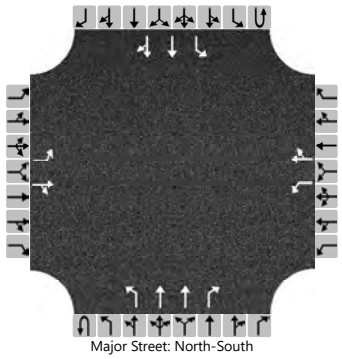
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected PM Peak
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Spring TPD # 5824

Site Information

Intersection	SR 434 & Michael Blake
Jurisdiction	Seminole County
East/West Street	Michale Blake Blvd
North/South Street	SR 434
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		1	1	0	0	1	2	1	0	1	2	0
Configuration		L		TR		L		TR		L	T	R		L	T	TR
Volume (veh/h)		10	10	112		73	4	53	0	87	1292	111	35	86	1276	18
Percent Heavy Vehicles (%)		0	0	1		0	0	0	0	2			0	2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1			6.4	4.1		
Critical Headway (sec)		7.50	6.50	6.92		7.50	6.50	6.90		4.14			6.40	4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2			2.5	2.2		
Follow-Up Headway (sec)		3.50	4.00	3.31		3.50	4.00	3.30		2.22			2.50	2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10		123		74		58		88				122		
Capacity, c (veh/h)		42		132		27		172		525				330		
v/c Ratio		0.24		0.93		2.74		0.33		0.17				0.37		
95% Queue Length, Q_{95} (veh)		0.8		6.3		8.9		1.4		0.6				1.7		
Control Delay (s/veh)		115.2		125.6		1092.6		36.0		13.2				22.2		
Level of Service (LOS)		F		F		F		E		B				C		
Approach Delay (s/veh)	124.8				629.3				0.8				1.9			
Approach LOS	F				F				A				A			

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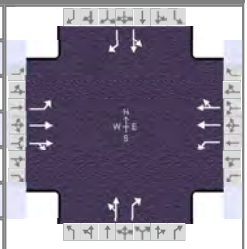
HCS Signalized Intersection Results Summary

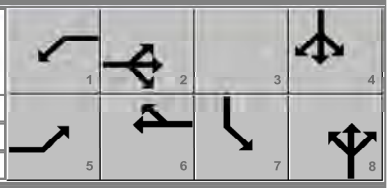
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Bear Springs/…	File Name	5a SR 434 & Bear Springs Projected AM Peak.xus		
Project Description	Projected AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	27	1310	2	29	1678	86	19	1	18	72	1	43

Signal Information			
Cycle, s	143.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	0.2	105.6	8.6	0.0	0.0
Yellow	4.9	0.0	4.9	4.8	0.0	0.0
Red	2.9	0.0	2.9	4.1	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	1.1	4.0	2.0	4.0		7.3	0.0	13.2
Phase Duration, s	11.9	113.4	12.1	113.5		17.5	0.0	17.5
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9	4.0	8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.1	0.0	4.1
Queue Clearance Time (g_s), s	2.6		4.5			4.0		8.2
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.5	0.0	0.5
Phase Call Probability	0.69		0.71			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	29	713	713	32	959	958		22	20		79	47
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1841	1840	1810	1856	1824		1462	1547		1449	1547
Queue Service Time (g_s), s	0.6	23.7	23.7	2.5	39.9	41.3		0.0	1.7		6.0	4.2
Cycle Queue Clearance Time (g_c), s	0.6	23.7	23.7	2.5	39.9	41.3		2.0	1.7		6.2	4.2
Green Ratio (*g/C*)	0.77	0.74	0.74	0.03	0.74	0.74		0.06	0.06		0.06	0.06
Capacity (*c*), veh/h	200	1359	1358	54	1372	1348		137	94		138	94
Volume-to-Capacity Ratio (*X*)	0.147	0.525	0.525	0.581	0.699	0.711		0.158	0.209		0.576	0.499
Back of Queue (*Q*), ft/ln (95 th percentile)	14.1	343.7	343.6	56.9	534.8	531.8		34.4	32.6		131.7	81
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	13.3	13.3	2.3	20.9	21.3		1.4	1.3		5.3	3.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (d_1), s/veh	11.4	8.0	8.0	68.5	10.1	10.2		64.0	63.9		66.8	65.1
Incremental Delay (d_2), s/veh	0.3	1.5	1.5	9.5	3.0	3.2		0.5	1.1		3.8	4.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (*d*), s/veh	11.8	9.5	9.5	78.0	13.0	13.4		64.6	65.0		70.5	69.2
Level of Service (LOS)	B	A	A	E	B	B		E	E		E	E
Approach Delay, s/veh / LOS	9.5	A		14.3	B		64.8	E		70.0	E	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	1.86	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	1.69	B	2.10	B	0.56	A	0.70	A

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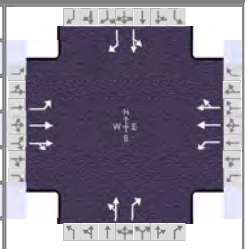
HCS Signalized Intersection Results Summary

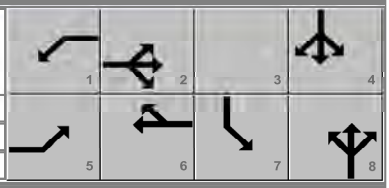
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.98
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Bear Springs/…	File Name	5b SR 434 & Bear Springs Projected PM Peak.xus		
Project Description	Projected PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	92	1778	15	29	1581	122	11	3	21	72	1	37

Signal Information			
Cycle, s	143.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.1	1.7	104.5	8.2	0.0	0.0	
Yellow	4.9	0.0	4.9	4.8	0.0	0.0	
Red	2.9	0.0	2.9	4.1	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8	7	4
Case Number	1.1	4.0	2.0	4.0		7.3	0.0	13.2
Phase Duration, s	13.7	114.0	11.9	112.3		17.1	0.0	17.1
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9	4.0	8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.1	0.0	4.1
Queue Clearance Time (g_s), s	3.8		4.3			3.9		7.8
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0		0.4	0.0	0.4
Phase Call Probability	0.98		0.69			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	94	915	914	30	873	865		14	21		74	38
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1856	1850	1810	1856	1809		1543	1547		1447	1547
Queue Service Time (g_s), s	1.8	35.8	36.0	2.3	34.2	35.3		0.0	1.9		5.8	3.4
Cycle Queue Clearance Time (g_c), s	1.8	35.8	36.0	2.3	34.2	35.3		1.1	1.9		5.8	3.4
Green Ratio (*g/C*)	0.77	0.74	0.74	0.03	0.73	0.73		0.06	0.06		0.06	0.06
Capacity (*c*), veh/h	256	1378	1374	52	1356	1321		133	88		133	88
Volume-to-Capacity Ratio (*X*)	0.366	0.664	0.666	0.564	0.644	0.654		0.107	0.242		0.561	0.427
Back of Queue (*Q*), ft/ln (95 th percentile)	44	485.6	490.2	53.3	474.1	466.5		22.5	36.1		6.1	65.1
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	19.0	19.0	2.1	18.5	18.7		0.9	1.4		0.2	2.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (d_1), s/veh	10.5	9.4	9.4	68.5	9.8	9.9		64.1	64.5		67.0	65.2
Incremental Delay (d_2), s/veh	0.9	2.5	2.6	9.1	2.4	2.5		0.4	1.4		3.7	3.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (*d*), s/veh	11.4	11.9	11.9	77.7	12.2	12.5		64.4	65.9		70.7	68.4
Level of Service (LOS)	B	B	B	E	B	B		E	E		E	E
Approach Delay, s/veh / LOS	11.9	B		13.4	B		65.3	E		69.9	E	
Intersection Delay, s/veh / LOS	14.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.86	B	1.86	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	2.07	B	1.95	B	0.55	A	0.67	A

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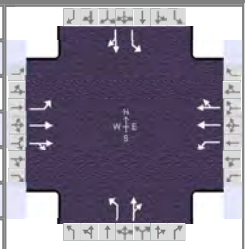
HCS Signalized Intersection Results Summary

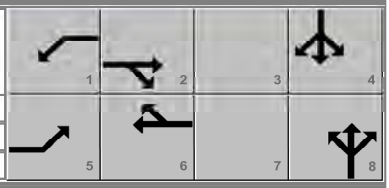
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.90
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Heritage Park…	File Name	6a SR 434 & Heritage Park Projected AM Peak.xus		
Project Description	Projected AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	208	1199	45	43	1412	199	43	15	57	159	15	191

Signal Information			
Cycle, s	180.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.2	11.5	94.8	35.2	0.0	0.0
Yellow	4.9	4.9	4.9	4.8	0.0	0.0
Red	2.9	2.9	2.9	4.1	0.0	0.0



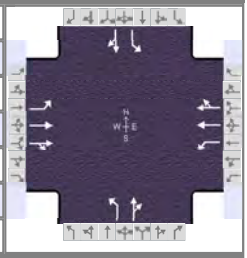
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	4.0	2.0	4.0		6.0		6.0
Phase Duration, s	33.3	121.9	14.0	102.6		44.1		44.1
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.2		4.2
Queue Clearance Time (g_s), s	24.8		6.7			34.0		32.7
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0		1.2		1.4
Phase Call Probability	1.00		0.91			1.00		1.00
Max Out Probability	0.00		0.00			0.35		0.22

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	231	695	687	48	901	889	48	80		177	229	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1826	1802	1810	1841	1762	1170	1598		1339	1565	
Queue Service Time (g_s), s	22.8	40.5	40.6	4.7	81.6	86.8	7.2	7.6		23.1	24.8	
Cycle Queue Clearance Time (g_c), s	22.8	40.5	40.6	4.7	81.6	86.8	32.0	7.6		30.7	24.8	
Green Ratio (*g/C*)	0.14	0.63	0.63	0.03	0.53	0.53	0.20	0.20		0.20	0.20	
Capacity (*c*), veh/h	254	1158	1143	62	970	928	108	313		246	306	
Volume-to-Capacity Ratio (*X*)	0.910	0.600	0.601	0.772	0.929	0.958	0.442	0.256		0.719	0.748	
Back of Queue (*Q*), ft/ln (95 th percentile)	434.4	626.6	617	112.7	1293.9	1301.2	101.3	146.2		327.7	409.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	17.2	24.1	23.9	4.5	50.2	52.0	4.1	5.6		13.1	15.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	76.1	19.5	19.5	86.2	39.5	40.7	83.2	61.3		74.3	68.2	
Incremental Delay (d_2), s/veh	17.1	2.3	2.3	18.1	16.1	21.0	2.8	0.4		6.9	7.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	93.2	21.8	21.8	104.3	55.6	61.6	86.1	61.7		81.2	75.4	
Level of Service (LOS)	F	C	C	F	E	E	F	E		F	E	
Approach Delay, s/veh / LOS	32.0	C		59.8	E		70.8	E		77.9	E	
Intersection Delay, s/veh / LOS	50.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.92	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	1.82	B	2.00	B	0.70	A	1.16	A

HCS Signalized Intersection Results Summary

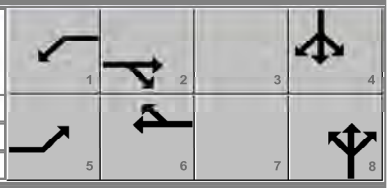
General Information				Intersection Information	
Agency	Seminole County			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 25, 2023	Area Type	Other
Jurisdiction	Seminole County	Time Period	PM Peak Hour	PHF	0.97
Urban Street	SR 434	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 434 & Heritage Park…	File Name	6b SR 434 & Heritage Park Projected PM Peak.xus		
Project Description	Projected PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	218	1734	31	54	1387	199	23	2	58	98	6	147

Signal Information			
Cycle, s	180.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.1	10.0	107.1	23.5	0.0	0.0	
Yellow	4.9	4.9	4.9	4.8	0.0	0.0	
Red	2.9	2.9	2.9	4.1	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	4.0	2.0	4.0		6.0		6.0
Phase Duration, s	32.7	132.7	14.9	114.9		32.4		32.4
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8		8.9		8.9
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.2		4.2
Queue Clearance Time (g_s), s	24.2		7.5			22.3		21.2
Green Extension Time (g_e), s	0.7	0.0	0.1	0.0		1.1		1.2
Phase Call Probability	1.00		0.94			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	225	910	909	56	827	808	24	62		101	158	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1885	1873	1810	1870	1789	1248	1618		1362	1607	
Queue Service Time (g_s), s	22.2	51.6	52.1	5.5	57.9	60.1	3.4	6.2		13.0	17.0	
Cycle Queue Clearance Time (g_c), s	22.2	51.6	52.1	5.5	57.9	60.1	20.3	6.2		19.2	17.0	
Green Ratio (*g/C*)	0.14	0.69	0.69	0.04	0.59	0.59	0.13	0.13		0.13	0.13	
Capacity (*c*), veh/h	249	1307	1299	72	1112	1063	86	212		172	211	
Volume-to-Capacity Ratio (*X*)	0.904	0.697	0.700	0.776	0.744	0.760	0.275	0.292		0.588	0.749	
Back of Queue (*Q*), ft/ln (95 th percentile)	412.8	744.9	765.3	129.3	879.4	863.8	50.3	117.5		206	295.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	16.4	29.6	29.7	5.2	34.6	34.6	2.0	4.7		8.2	11.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	76.4	16.4	16.5	85.6	26.5	27.0	85.1	70.7		79.3	75.4	
Incremental Delay (d_2), s/veh	11.6	3.1	3.2	16.2	4.5	5.1	1.7	0.8		3.2	5.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	88.0	19.5	19.6	101.8	31.1	32.1	86.8	71.4		82.5	80.6	
Level of Service (LOS)	F	B	B	F	C	C	F	E		F	F	
Approach Delay, s/veh / LOS	27.1	C		33.9	C		75.7	E		81.3	F	
Intersection Delay, s/veh / LOS	34.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	1.91	B	2.33	B	2.33	B
Bicycle LOS Score / LOS	2.17	B	1.88	B	0.63	A	0.91	A

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HCS Two-Way Stop-Control Report

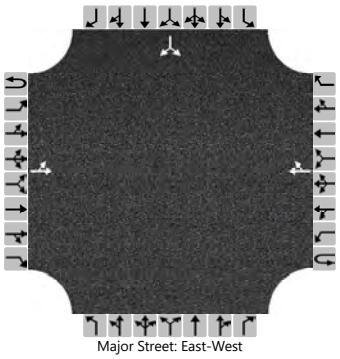
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected AM Peak
Intersection Orientation	East-West
Project Description	Ace Hardware Winter Springs TPD# 5824

Site Information

Intersection	Michael Blake & South D/W
Jurisdiction	Seminole County
East/West Street	Michael Blake Blvd
North/South Street	South Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		30	61				53	49						19		56
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		33													82	
Capacity, c (veh/h)		1492													913	
v/c Ratio		0.02													0.09	
95% Queue Length, Q_{95} (veh)		0.1													0.3	
Control Delay (s/veh)		7.5	0.2												9.3	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	2.6												9.3			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

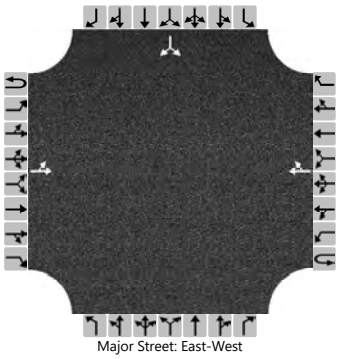
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected PM Peak
Intersection Orientation	East-West
Project Description	Ace Hardware Winter Springs TPD# 5824

Site Information

Intersection	Michael Blake & South D/W
Jurisdiction	Seminole County
East/West Street	Michael Blake Blvd
North/South Street	South Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		34	94				31	46						23		53
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37													83	
Capacity, c (veh/h)		1526													910	
v/c Ratio		0.02													0.09	
95% Queue Length, Q_{95} (veh)		0.1													0.3	
Control Delay (s/veh)		7.4	0.2												9.3	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	2.1												9.3			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

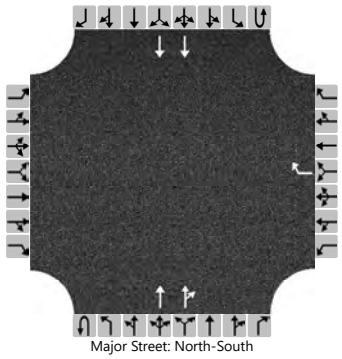
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected AM Peak Hour
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Springs TPD# 5824

Site Information

Intersection	Tuskawilla & West D/W
Jurisdiction	Seminole County
East/West Street	West Side Driveway
North/South Street	Tuskawilla Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	0	2	0
Configuration								R			T	TR			T	
Volume (veh/h)								80			731	95			613	
Percent Heavy Vehicles (%)								0								
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								
Critical Headway (sec)								6.90								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.30								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								87								
Capacity, c (veh/h)								563								
v/c Ratio								0.15								
95% Queue Length, Q_{95} (veh)								0.5								
Control Delay (s/veh)								12.6								
Level of Service (LOS)								B								
Approach Delay (s/veh)						12.6										
Approach LOS						B										

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HCS Two-Way Stop-Control Report

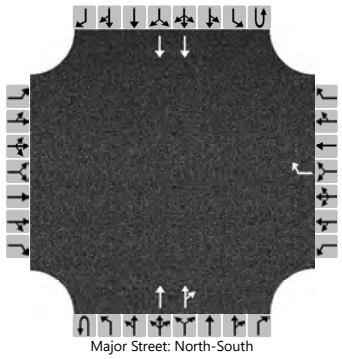
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected PM Peak Hour
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Springs TPD# 5824

Site Information

Intersection	Tuskawilla & West D/W
Jurisdiction	Seminole County
East/West Street	West Side Driveway
North/South Street	Tuskawilla Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	0	2	0
Configuration								R			T	TR			T	
Volume (veh/h)								76			902	94			1067	
Percent Heavy Vehicles (%)								0								
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9								
Critical Headway (sec)								6.90								
Base Follow-Up Headway (sec)								3.3								
Follow-Up Headway (sec)								3.30								

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								83								
Capacity, c (veh/h)								490								
v/c Ratio								0.17								
95% Queue Length, Q_{95} (veh)								0.6								
Control Delay (s/veh)								13.8								
Level of Service (LOS)								B								
Approach Delay (s/veh)						13.8										
Approach LOS						B										

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HCS Two-Way Stop-Control Report

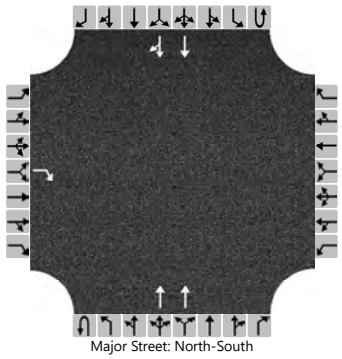
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected AM Peak Hour
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Springs TPD# 5824

Site Information

Intersection	SR 434 & East D/W
Jurisdiction	Seminole County
East/West Street	East Side Driveway
North/South Street	SR 434
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				109							1340				1056	118
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.90												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				118												
Capacity, c (veh/h)				424												
v/c Ratio				0.28												
95% Queue Length, Q_{95} (veh)				1.1												
Control Delay (s/veh)				16.7												
Level of Service (LOS)				C												
Approach Delay (s/veh)		16.7														
Approach LOS		C														

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HCS Two-Way Stop-Control Report

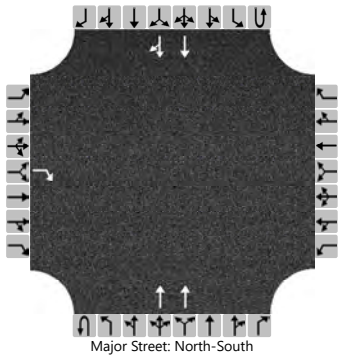
General Information

Analyst	TPD/jd
Agency/Co.	Seminole County
Date Performed	9/25/2023
Analysis Year	2023
Time Analyzed	Projected PM Peak Hour
Intersection Orientation	North-South
Project Description	Ace Hardware Winter Springs TPD# 5824

Site Information

Intersection	SR 434 & East D/W
Jurisdiction	Seminole County
East/West Street	East Side Driveway
North/South Street	SR 434
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				105							1371				1266	115
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.90												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				114												
Capacity, c (veh/h)				358												
v/c Ratio				0.32												
95% Queue Length, Q_{95} (veh)				1.3												
Control Delay (s/veh)				19.7												
Level of Service (LOS)				C												
Approach Delay (s/veh)		19.7														
Approach LOS		C														

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STONEFIELD

October 27, 2025

City of Winter Springs
Community Development Department
1126 East State Road 434
Winter Springs, FL 32708

RE: Parking Assessment Memorandum
Proposed PNC Bank
Parcel ID: 06-21-31-509-0000-040
1205 East State Road 434
City of Winter Springs, Seminole County, Florida

Dear City Professionals:

Stonefield Engineering and Design ("Stonefield") has prepared this Parking Assessment Memorandum to assess the recommended parking supply associated with the proposed PNC Bank. The subject property is located along the eastbound side of State Road 434 between Tuskawilla Road and Michael Blake Boulevard and is currently undeveloped. Under the proposed development program, a 2,945-square-foot PNC Bank with drive-up ATM and 15 parking spaces would be constructed.

Per § 20-324.8 (A) of the City's Code of Ordinances, the following parking requirements apply to all uses within the Town Center District:

a. *Parking requirements. The intent of these parking regulations is to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed. There shall be no minimum parking requirement in the town center. The applicant shall provide a parking analysis justifying the proposed parking solution. The level of detail required for the parking analysis shall be determined in consultation with the DRC early-on in the development process. In general, the parking analysis shall include a detailed analysis and calculation of the normal and peak parking demands for a development. The usage of standard parking generation rates is normally not acceptable for this purpose. The best source of data is field parking counts from similar developments in the area.*

Factors to consider when calculating the overall parking demand include, but are not limited to:

- *Size and usage of the development/number of units*
- *Availability and proximity of mass transit*
- *Demographics of the expected user group*
- *Availability and expected use of bicycle and pedestrian facilities*
- *Surrounding land use*

Factors to consider when determining the number of parking spaces to be provided include, but are not limited to:

- *Number of parking spaces to be reserved and/or restricted*
- *Availability and proximity of overflow parking areas*
- *Mix of the type of parking spaces available, including private garages, private driveways, public surface parking, public on-street parking, metered parking, etc.*
- *Management strategies for the usage of visitor/overflow parking spaces*
- *Opportunity to share parking with surrounding properties*

To develop an appropriate parking requirement for the proposed bank, parking demand counts were conducted at four (4) PNC Bank locations in the surrounding metropolitan area. Parking counts were conducted at 15-minute intervals during the peak parking demand period on a typical weekday and on a typical Saturday. Specifically, the following locations were studied at the following dates and times:

1. 1700 E Mitchell Hammock Rd, Oviedo, FL 32765;
    a. Thursday, October 16, 2025 from 1:00 pm to 4:00 pm.
    b. Saturday, October 18, 2025, from 10:00 am to 1:00 pm.

2. 8708 Lee Vista Blvd, Orlando, FL 32829
    a. Wednesday, October 15, 2025 from 1:00 pm to 4:00 pm.
    b. Saturday, October 18, 2025, from 10:00 am to 1:00 pm.

3. 8020 Conroy Windermere Rd, Orlando, FL 32835
    a. Wednesday, October 15, 2025 from 1:00 pm to 4:00 pm.
    b. Saturday, October 18, 2025, from 10:00 am to 1:00 pm.

4. 4309 W Lake Mary Blvd, Lake Mary, FL 32746
    a. Thursday, October 16, 2025 from 1:00 pm to 4:00 pm.
    b. Saturday, October 18, 2025, from 10:00 am to 1:00 pm.

The count data was reviewed to determine the peak observed parking demand of each of the study sites. A summary of the peak as-counted demand is provided in **Table 1**.

Table 1 – Summary of Peak Parking Demand at PNC Sites

Location	Peak Parking Demand	Peak Date/Time
1700 E Mitchell Hammock Rd, Oviedo, FL	12 veh	Thu., Oct. 16, 2025 (2:15 pm, 2:30 pm) Sat., Oct. 18, 2025 (10:15 am, 10:30 am)
8708 Lee Vista Blvd, Orlando, FL	12 veh	Sat., Oct. 18, 2025 (10:30 am)
8020 Conroy Windermere Rd, Orlando, FL	13 veh	Wed., Oct. 15, 2025 (1:30 pm)
4309 W Lake Mary Blvd, Lake Mary, FL	11 veh	Thu., Oct. 16, 2025 (1:45 pm)

As shown in Table 1, the peak observed parking demand was 13 vehicles. Based on standard industry practice, it is recommended to provide additional spaces beyond the as-counted peak. These additional spaces provide a buffer to account for variations in demand not captured in the above parking counts. These spaces help ensure parking is almost always available without providing excess parking supply. Accordingly, a standard increase of 15% was applied to the peak parking demand.

$$Peak\ Parking\ Demand * 1.15 = Recommended\ Supply$$
$$13\ vehicles * 1.15 = 14.95 \approx 15\ vehicles$$

Based on the parking studies conducted at similar sites, the recommended parking supply for the proposed PNC Bank is 15 parking spaces, which is consistent with the proposed parking supply as shown on the Site Plan.

Please contact our office if you have any questions or comments regarding this submission.

Best Regards,

James Kinosian, PE, CME
Stonefield Engineering and Design, LLC

Michael Pannell, PE
Stonefield Engineering and Design, LLC

With enclosures

Z:\Tampa\TAM\2025\TAM-250062 Ferber Company - 1205 E State Road 434, Winter Spring, FL\Calculations & Reports\Traffic\Reports\2025-10-27 Parking Memorandum\2025-10-27 Parking Memorandum - PNC Bank.docx

Prepared by National Data & Surveying Services

Parking Study

Project ID: 25-130342
City: Orlando, FL

Date: 10/15/2025
Day: Wednesday

SPACE TYPE	PKG-002		PKG-003		
	Regular	Handicap	Regular	Handicap	Compact
TIME	*19*	*2*	*24*	*2*	*6*
1:00 PM	7	1	8	1	0
1:15 PM	8	1	9	1	0
1:30 PM	10	1	11	2	0
1:45 PM	10	0	11	2	0
2:00 PM	8	1	11	2	0
2:15 PM	8	1	10	1	0
2:30 PM	9	2	10	1	0
2:45 PM	9	2	9	0	0
3:00 PM	9	1	8	0	0
3:15 PM	10	1	7	1	0
3:30 PM	10	1	7	1	0
3:45 PM	10	1	7	1	0

Prepared by National Data & Surveying Services

Parking Study

Project ID: 25-130342
City: Orlando, FL

Date: 10/16/2025
Day: Thursday

SPACE TYPE	PKG-001		PKG-004		
	Regular	Handicap	Regular	Handicap	Customer Parking Only
TIME	*29*	*2*	*22*	*2*	*7*
1:00 PM	10	1	4	1	4
1:15 PM	9	1	4	1	4
1:30 PM	9	1	5	1	4
1:45 PM	10	0	5	2	4
2:00 PM	11	0	4	1	4
2:15 PM	11	1	5	1	3
2:30 PM	11	1	5	1	3
2:45 PM	11	0	6	1	3
3:00 PM	10	0	5	0	4
3:15 PM	8	0	4	0	4
3:30 PM	8	1	4	0	4
3:45 PM	7	0	3	0	4

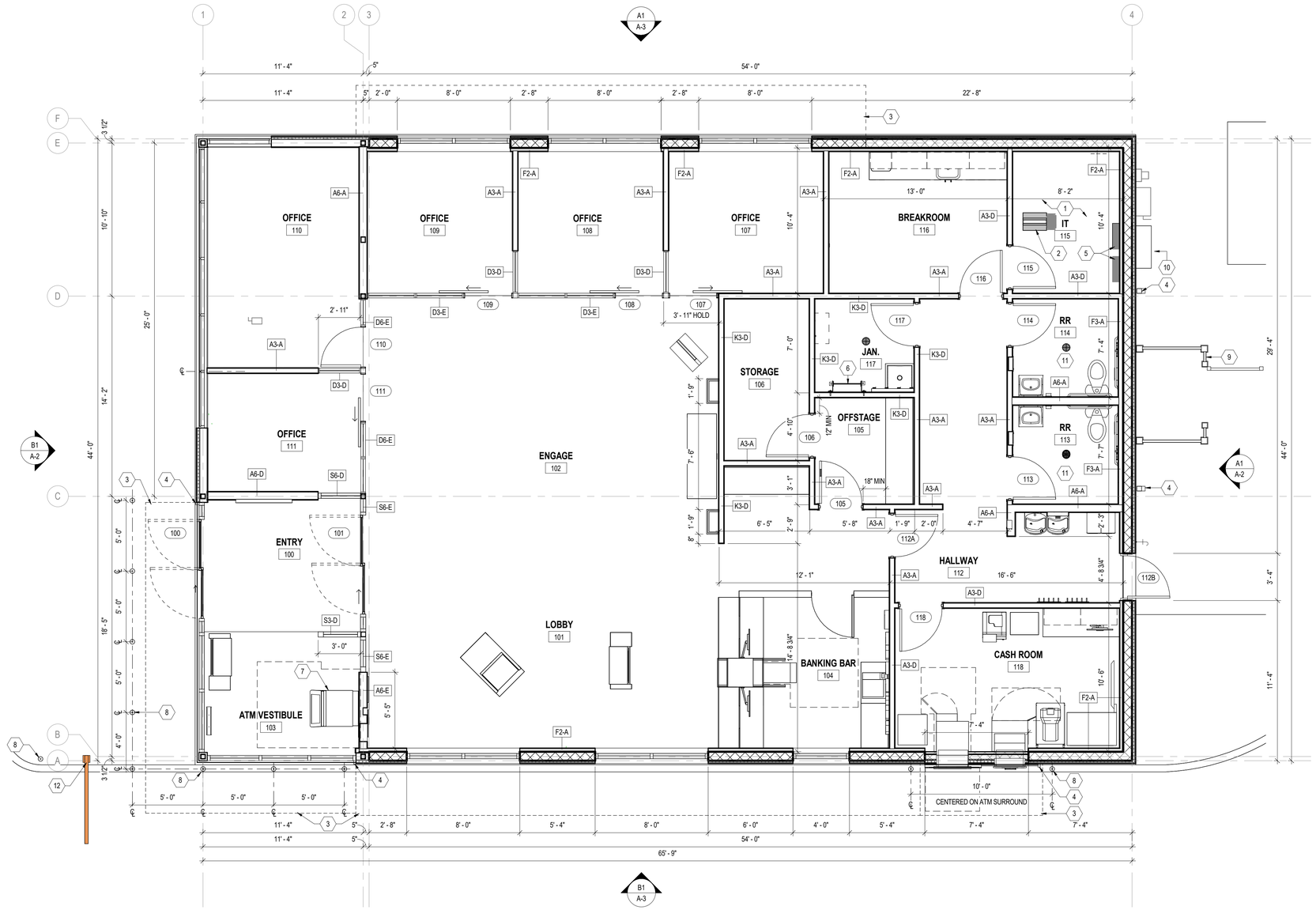
Prepared by National Data & Surveying Services

Parking Study

Project ID: 25-130342
City: Orlando, FL

Date: 10/18/2025
Day: Saturday

SPACE TYPE	PKG-001		PKG-002		PKG-003			PKG-004		
	Regular	Handicap	Regular	Handicap	Regular	Handicap	Compact	Regular	Handicap	Customer Parking Only
TIME	*29*	*2*	*19*	*2*	*24*	*2*	*6*	*22*	*2*	*7*
10:00 AM	8	1	10	1	7	0	0	3	1	4
10:15 AM	11	1	10	1	7	1	0	4	1	4
10:30 AM	11	1	10	2	8	2	0	4	0	4
10:45 AM	10	1	10	1	10	1	0	4	0	4
11:00 AM	10	0	9	1	10	1	0	5	0	4
11:15 AM	10	0	9	1	10	1	0	5	0	3
11:30 AM	9	0	8	1	9	1	0	5	0	3
11:45 AM	8	1	8	0	8	1	0	5	1	3
12:00 PM	8	1	8	0	7	0	0	6	0	3
12:15 PM	7	1	7	0	7	0	0	5	0	3
12:30 PM	7	1	7	0	6	0	0	5	0	3
12:45 PM	7	1	7	0	6	0	0	5	0	3



A1 DIMENSIONED FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

NON-RATED WALL SYSTEM

CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. TYPICAL PARTITION TYPE IS "A3-A" UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE: TO COLUMN CENTERLINE, EXTERIOR FACE OF STRUCTURE, OR FACE OF STUD AT METAL STUD PARTITIONS/BARRIERS, U.N.O. EXTREMELY CRITICAL MINIMUM DIMENSIONS MAY BE INDICATED AS "MINIMUM", "CLEAR", "HOLD" OR "MINIMUM CLEAR".
3. "MINIMUM", "CLEAR", "HOLD" OR "MINIMUM CLEAR" DIMENSIONS MUST ACCOUNT FOR THE THICKNESS OF THE SCHEDULED FINISH MATERIALS PRIOR TO "LAYING OUT" METAL STUD PARTITIONS/BARRIERS.
4. SEE EQUIPMENT SHEETS FOR EQUIPMENT INFORMATION AND SCHEDULES.
5. SEE INTERIOR OR FINISH SHEETS FOR FINISH INFORMATION, LOCATIONS OF ACCENT WALLS, AND WALL PROTECTION.
6. ALL PARTITIONS TO RECEIVE TILE OR IN WET LOCATIONS, SHALL BE CONSTRUCTED OF WATER-RESISTANT CORE GYPSUM WALL BOARD.
7. DO NOT INSTALL GYPSUM WALL BOARD IN DIRECT CONTACT WITH THE FLOOR OR STRUCTURE ABOVE WHERE APPLICABLE. STOP GYPSUM WALL BOARD ½ FROM FLOOR OR STRUCTURE AND SEAL AS REQUIRED.
8. PROVIDE PLYWOOD AND/OR METAL BLOCKING IN WALL BEYOND TVs, MILLWORK, CABINETRY, SHELVING, DOOR AND WALL STOPS, AND WALL MOUNTED FURNITURE WITHIN OFFICES.
9. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING REQUIREMENTS AND LOCATION OF EXTERIOR AND INTERIOR SHEAR WALLS.
10. LOCATE HINGE SIDE OF ALL DOORS 4 INCHES FROM ADJACENT PARTITION, MEASURED FROM INSIDE FACE OF FRAME, U.N.O.
11. BRACE ALL WALLS OVER 12'-0" IN LENGTH BETWEEN INTERSECTING PARTITIONS TO STRUCTURE TO RESIST LATERAL LOADING.
12. LOCATIONS WHERE PARTITIONS TERMINATE AT WINDOW MULLIONS, CENTER THE PARTITION ON THE MULLION, U.N.O. DO NOT FASTEN INTO MULLIONS. REFER TO DETAILS ON PLANS.
13. PROPERLY PREPARE WALLS TO RECEIVE NEW FINISH(ES). JOINTS SHALL NOT BE VISIBLE AFTER NEW FINISH HAS BEEN APPLIED. REFER TO FINISH SCHEDULE(S) AND SPECIFICATIONS.
14. USE GYPSUM WALLBOARD ACCESSORIES AS SPECIFIED.
15. ALL PARTITIONS CONTAINING SANITARY OR ROOF DRAIN PLUMBING TO BE INSULATED WITH ACOUSTICAL BATTING.
16. PROVIDE ACOUSTICAL SEALANT AROUND ALL PENETRATIONS THROUGH ACOUSTICAL PARTITIONS.
17. PROVIDE ACOUSTIC PUTTY PADS AT ALL ACOUSTIC WALL PARTITION PENETRATIONS INCLUDING ELECTRICAL AND LOW VOLTAGE BOXES, PLUMBING PIPING, MECHANICAL PIPING, ETC.
18. FOR ALL DIMENSIONS LABELED "+/-", NOTIFY ARCHITECT IF FIELD CONDITIONS WILL EXCEED 1" GREATER OR LESS THAN THE DIMENSIONAL VALUE INDICATED ON THE DRAWINGS PRIOR TO PROCEEDING.

FLOOR PLAN KEYNOTES (1)

1. ONE LAYER UNPAINTED 3/4" FIRE RESISTANT TREATED PLYWOOD UP TO 8'-0" A.F.F.
2. IT RACK. SEE ELECTRICAL SHEETS.
3. DASHED LINES INDICATE CANOPY ABOVE.
4. DOWNSPOUT, PROVIDE BOOT AND TIE INTO STORM SEWER SYSTEM.
5. ELECTRICAL PANELS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. ROOF ACCESS LADDER TO HATCH.
7. FREESTANDING WALK-UP ATM. GC TO COORDINATE INSTALLATION WITH PNC & VENDOR.
8. 36" H. x 4" DIA. GRAY BOLLARD, TYP. OF 11 TOTAL
9. TRASH ENCLOSURE
10. EXTERIOR ELECTRICAL PANEL. RE: ELECTRICAL
11. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD IN THIS AREA
12. CLEARANCE BAR

Kimberly M Gilliam

Digitally signed by Kimberly M Gilliam
DN: C=US, E=kimberly.gilliam@rsandh.com, O=RS&H, CN=Kimberly M Gilliam, 0.9.2342.19200300.100.1.1=AR58137
Reason: I am the author of this document
Location: your signing location here
Date: 2025.10.29 10:05:13-04'00'

4 0 4 8

SCALE: 1/4" = 1'-0"

RS&H
301 E. Pine Street, Suite 350
Orlando, Florida 32801
407-893-5800 Fax 407-264-6624
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

PNC BANK

PROJECT TITLE:
PNC FL WINTER SPRINGS NORTH - SITE #734

PROJECT ADDRESS:
E SR 434 & MICHAEL BLAKE BLVD
WINTER SPRINGS, FL 32708

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	10/24/2025
REVIEWED BY:	KMG
DRAWN BY:	HAS
DESIGNED BY:	RS&H

PROJECT NUMBER:
2011-0368-235

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REG. INTERIOR DESIGNER
KIMBERLY M P GILLIAM
ID6273
AR98137
STATE OF FLORIDA
REGISTERED ARCHITECT

SHEET TITLE:
DIMENSIONED FLOOR PLAN

SHEET ID:
A-1

PROJECT STATUS:
FOR MUNICIPAL SUBMISSION

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10/29/2025 10:04:00 AM





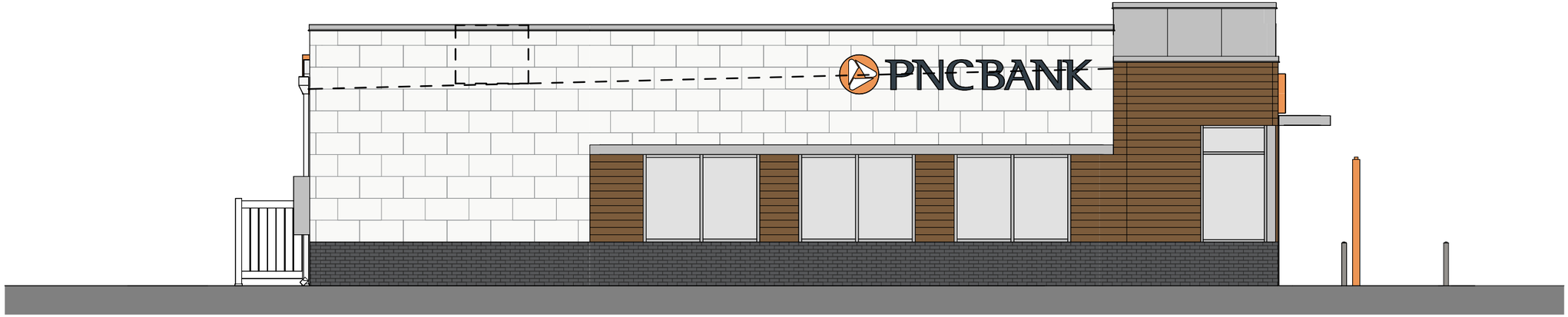
PNC BANK

PNC FL WINTER SPRINGS - BUILDING ELEVATIONS

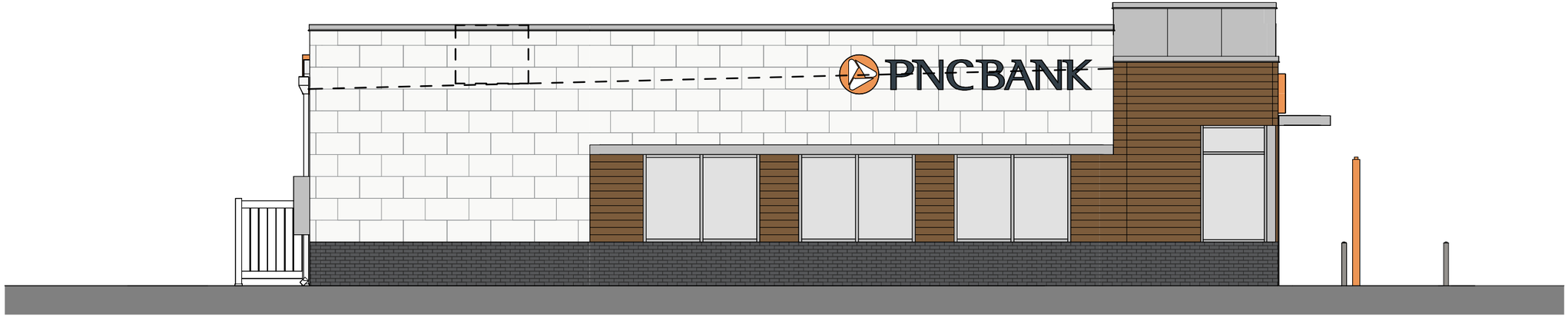
01/20/26 | 1/8" = 1'-0"

RS&H


PNC BANK


PNC BANK


PNC BANK


PNC BANK

STONEFIELD

November 12, 2025

City of Winter Springs
Planning & Zoning Division
1126 E State Road 434
Winter Springs, FL 32708

RE: Proposed Bank with Drive-Up ATM Facilities
Parcel ID: 06-21-31-509-0000-040
1205 East State Road 434
City of Winter Springs
Seminole County, Florida

To whom it may concern:

Our office is submitting documents on behalf of the Applicant for the development of a 2,945 SF bank with drive-up ATM facilities. Supporting improvements include parking, lighting, utilities, landscaping, and stormwater improvements. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Waiver Application (Building Setback)	11/12/2025	Electronic	2025 Michael Blake Winter Springs, LLC
Site Development Plans	10/24/2025	Electronic	2025 Michael Blake Winter Springs, LLC
Landscaping Plans	10/24/2025	Electronic	2025 Michael Blake Winter Springs, LLC
ALTA/NSPS Land Title Survey / Boundary Survey	08/27/2025	Electronic	CFB Surveying
Recorded Plat	08/26/2025	Electronic	Republic National
Applicant Authorization of Engineer	10/16/2025	Electronic	2025 Michael Blake Winter Springs, LLC
Deed	08/28/2025	Electronic	Raymond M. O'Steen Jr.
Architectural Elevations	10/24/2025	Electronic	RS&H
Signage Package	10/30/2025	Electronic	Maven
Legal Description	10/30/2025	Electronic	Stonefield Engineering & Design

Our office is requesting approval for Final Engineering/Site Plan Application Approval, Condition Use Permit Application Approval, Aesthetic Review Application Approval, Development Agreement Application Approval, and Waiver Approval for the streetscape encroachment, monument sign along SR 434, and encroachment into the maximum building setback. The justifications for the waivers has been provided within the individual waiver applications.

Our team is requesting to delay submission of the irrigation plan until after the first review of the landscaping plan to reduce the required revisions to the irrigation design.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,

James Kinosian, PE
Stonefield Engineering and Design, LLC

Michael Pannell, PE
Stonefield Engineering and Design, LLC

Via Electronic Submission

Z:\Tampa\TAM\2025\TAM-250062 Ferber Company - 1205 E State Road 434, Winter Spring, FL\Correspondence\Outgoing\Municipal\2025-10-30_City Submission Letter.docx

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

SECOND AMENDED DEVELOPMENT AGREEMENT

2025 MICHAEL BLAKE WINTER SPRINGS LLC

(PNC Bank at Sutton Crossings Shopping Center)

THIS SECOND AMENDED DEVELOPMENT AGREEMENT ("Agreement") is made and executed this _____ day of _____, 2026, by and between the **CITY OF WINTER SPRINGS**, a Florida municipal corporation located at 1126 E. State Road 434,Winter Springs, Florida 32708 ("City") and **2025 MICHAEL BLAKE WINTER SPRINGS LLC**, a Florida limited liability company with a principal address at 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082 ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of approximately 0.92 acres, more or less, of real property in the Town Center District, T-5 Transect, generally located northwest of the intersection of Michael Blake Boulevard and State Road 434 in Winter Springs, Seminole County, Florida, as more particularly described herein (the "Property"); and

WHEREAS, Developer has applied for Final Engineering/Site Plan Approval, Aesthetic Plan Approval, Conditional Use Approval, and certain Waivers from the City Code in order to construct a PNC Bank with a drive-up ATM on the Property; and

WHEREAS, the Property was previously owned by EPB Engineering & Construction, PLLC, and Blue Orange Holdings, LLC, which previously entered into that certain Development Agreement with the City (the "Original Development Agreement"), recorded in the Official Records of Seminole County at Book 10840 Page 1906-24, to construct common infrastructure for

the Sutton Crossings shopping center plaza, as well as a hardware store with three attached tenant suites on one portion of the Sutton Crossings property; and

WHEREAS, the terms of the Original Development Agreement shall continue to apply to this Property; and

WHEREAS, EPB Engineering & Construction, PLLC, and Blue Orange Holdings, LLC, transferred the Property (Sutton Crossings Lot 4) and another property in the Sutton Crossings subdivision (Sutton Crossings Lot 5) to the Developer via that certain General Warranty Deed executed between the parties on August 28, 2025, and recorded in the Official Records of Seminole County at Book 10889 Page 849-853; and

WHEREAS, Developer desires to construct a PNC bank on the Property as one of the individual sites in the Sutton Crossings shopping center, which shall be located on Lot 4 of the Sutton Crossings subdivision; 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 November 5, 2025, and a Community Workshop for the Project was held on November 19, 2025; and

WHEREAS, Section 20-29(c) of the City Code requires that all site plans and waivers 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 Property so that the terms and conditions of approval related to the Bank 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 Property. The real property subject to this Agreement consists of tax parcel identification number 06-21-31-509-0000-0040 and is legally described in **Exhibit A**, attached hereto and fully incorporated herein by this reference (the "Property").

4.0 Project Description and Requirements. Developer shall, at its expense, design, permit and construct a 2,945 square foot bank with a drive-up ATM and associated parking,

landscaping, and other improvements on the Property. The supporting infrastructure shall be or has been constructed in accordance with the Sutton Crossings final engineering plans as approved in the original Development Agreement for Sutton Crossings.

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

The Developer shall construct the Bank Project in a manner consistent with the approved Final Engineering/Site Plans, Aesthetic Plans, Conditional Use Approvals, 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-2025-0021

File No.: AERV-2025-0011

File No.: DVAG-2025-0013

File No.: WAIV-2025-0019

File No.: WAIV-2025-0021

File No.: CONU-2025-0025

For convenience, a copy of the Site/Final Engineering Plan is attached hereto as **Exhibit B** and is fully incorporated herein by this reference. **Exhibit "B"** is provided for reference purposes only. The official and controlling copy of the Final Engineering/Site Plan is maintained in File No. FEDP-_____, which shall govern in all respects, including the resolution of any inconsistencies or conflicts with **Exhibit "B."** The official copy should be reviewed for the complete and authoritative specifications, requirements, and other content of the Final Engineering/Site Plan.

The City and Developer agree that the Winter Springs Comprehensive Plan, Multimodal Transportation Element, Policy 1.11.3, requires the Developers of the Sutton Crossings project to provide three (3) mobility credits based on the net, new average daily trip generation projected for the Sutton Crossings project, as defined in the original Sutton Crossings Development Agreement, including for the Project. In addition, the City and Developer agree that the Winter Springs Comprehensive Plan, Multimodal Transportation Element, Policy 1.11.6, requires new development, regardless of size, to provide operational improvements to the City's transportation system to mitigate their impacts on the system, to ensure smooth traffic flow, and to aid in the elimination of hazards, which may include contributions to the City's multimodal system. The Developer is not required to provide any multimodal improvements.

Specific conditions of approval for the above-referenced Plans and Waivers include the following, which are also addressed in the Staff Report for the Final Engineering/Site Plans, Aesthetic Plans, Conditional Use Approvals, and Waivers:

1. 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.

2. Constriction of the Bank Project shall not begin until all site preparation work is substantially complete.

3. All grass areas on the Property 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 Bank 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 Property 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 Property 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 Property, and shall run with title to the same upon being duly recorded against the Property 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 action arising out of this Agreement shall be in Seminole County, Florida, for state actions, or the Middle District of Florida, Orlando Division, for federal actions.

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 Property 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 Bank 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 Bank 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 Property 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 Bank 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 Bank Project and maintaining the improvements of this Bank 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.

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:
Kevin Sweet, City Manager
City of Winter Springs
1126 East State Road 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 the Developer:
Paul S. Ferber
2025 Michael Blake Winter Springs LLC
151 Sawgrass Corners Drive, Suite 202
Ponte Vedra Beach, Florida 32082

With additional notice to:
Shianne Sanderson
Registered Agent
151 Sawgrass Corners Drive, Suite 202
Ponte Vedra Beach, Florida 32802

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 Bank Project and reaching final build-out of the Bank Project, Developer shall not assign this Agreement without the prior written consent of the City. Such assignment shall also 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 Property, 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.

28.0 Trafficking. As a condition of this contract, the Developer shall attest under penalty of perjury, that the Developer does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the City.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

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

CITY OF WINTER SPRINGS

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Kevin McCann, Mayor

Date: _____

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

ATTEST:

APPROVED AS TO FORM AND LEGALITY

_____
Christian Gowan, City Clerk

_____
Anthony A. Garganese, City Attorney

CITY SEAL:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by Kevin McCann, the Mayor of the City of Winter Springs, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)

Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

2025 MICHAEL BLAKE
WINTER SPRINGS LLC

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Print: _____
Title: _____
Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by_____, the _____of 2025 Michael Blake Winter Springs LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)

Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

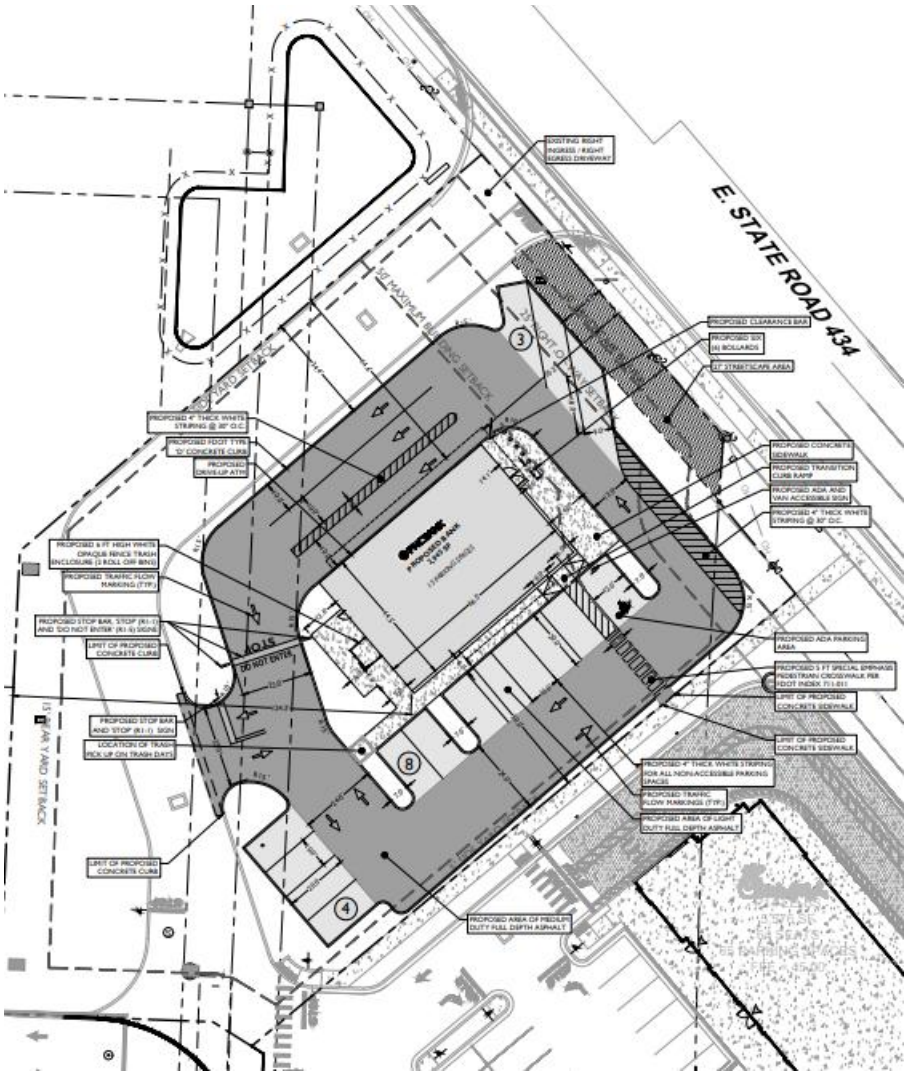
EXHIBIT A

Legal Description of Property

Lot 4, Sutton Crossings, according to the map or plat thereof, as recorded in Plat Book 91, Pages 54-55, of the public records of Seminole County, Florida.

EXHIBIT B

Overall Site Plan



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

____Preliminary Review __X__Final Review ____Combined Preliminary/Final ____Resubmittal ____ Recorded Plat

Project Name: PNC Winter Springs Date: 10/14/2025

Applicant/Agent Information

Applicant(s): 2025 Michael Blake Winter Springs LLC

Mailing Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Person Who Will Upload Plans: Michael Pannell

Email: mpannell@stonefieldeng.com Phone#: 813-793-2200

Property Owner(s) Name (If Applicant is not the Property Owner)

Name: _____

Email: _____ Phone #: _____

Mailing Address: _____

Phone Number: _____

Site Information

Project Address: 1205 E State Road 434, Winter Springs, FL

Parcel ID(s): 06-21-31-509-0000-0040

Parcel Size: 0.92 AC

Existing Use: Vacant

Proposed Use: Bank with drive-up ATM facilities

Zoning District: Town Center - T5

Future Land Use: Town Center District

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Site Plan Review

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): 2025 Michael Blake Winter Springs LLC

Property Owner Signature: _____ Date: 10/16/25

Property Owner(s) Name (Print): _____

Property Owner Signature: _____ Date: _____

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by Paul S. Ferber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shianne Sanderson Date: 10/16/25 (seal):

Notary Public Signature: _____

My Commission Expires: August 1st, 2026

SHIANNE SANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 633616
MY COMMISSION EXPIRES AUG. 01, 2026

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): 2025 Michael Blake Winter Springs LLC

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: _____

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): 2025 Michael Blake Winter Springs LLC Date:

Mailing address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Property Owner(s): 2025 Michael Blake Winter Springs LLC

Mailing Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Project Name: PNC Winter Springs

Property Address: 1205 E State Road 434

Parcel ID(s): 06-21-31-509-0000-0040

Parcel Size: 0.92 AC

Existing Use: Vacant

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Nim Whitley, Michael Pannell, James Kinosian. Our team holds the right to expand or modify the witness list prior to the City Commission meeting.

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:

Our team will present the proposed development plan and all evidence of the proposed waivers consistency with the surrounding properties and the spirit and intent of the City Zoning Code and City Comprehensive Plan.

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

___ A complete Application and applicable fee

- ___ Minor (Site less than 2 acres)
- ___ Major (Site greater than 2 acres)
- ___ Modification of previously approved Aesthetic Review

___ 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).

___ Site Plan

___ Building Elevations (color) illustrating all sides of structures

___ Color rendering illustrating street view with landscaping at time of planting;

___ Illustrations of all walls, fences, and other accessory structures and indication of their height and the materials proposed for their construction;

___ Signage elevations of proposed exterior permanent signs, outdoor advertising or other constructed elements other than habitable space, if any;

___ Identification of materials, textures, and colors to be used on all buildings, accessory structures, exterior signs, and other constructed elements;

___ Other architectural and engineering data as may be requested to clarify the application.

___ 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): 2025 Michael Blake Winter Springs LLC

Applicant Signature: _____ Date: 10/16/25

Business Name: 2025 Michael Blake Winter Springs LLC

Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082 Parcel ID: 06-21-31-509-0000-0040

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by Paul S. Ferber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shianne Sanderson Date: 10/16/25 (seal):

Notary Public Signature: _____

My Commission Expires: August 1st, 2026

SHIANNE SANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 633616
MY COMMISSION EXPIRES AUG. 01, 2026

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): 2025 Michael Blake Winter Springs LLC

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: _____

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 Name (Print): 2025 Michael Blake Winter Springs LLC

Applicant Signature: _____ Date: 10/16/25

Mailing address: 151 Sawgrass Corners Drive, Suite 202, Ponte Verde Beach, FL, 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Property Owner(s): 2025 Michael Blake Winter Springs, LLC

Mailing Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Verde Beach, FL, 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Development Agreement

Property Address: 1205 E State Road 434, Winter Springs, FL

Parcel ID(s): 06-21-31-509-0000-0040

Parcel Size: 0.92 AC

Project Name: PNC Winter Springs

A general description of the relief sought under this division.

Our office is requesting approval for Final Engineering/Site Plan Application Approval, Condition Use Permit Application Approval, Aesthetic Review Application Approval, Development Agreement Application Approval, and Waiver Approval for the existing sidewalk streetscape encroachment, the new monument sign along SR 434, and encroachment into the maximum building setback

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.

The proposed development is in-line with the spirit of the City Zoning Code and City Comprehensive Plan to bring another high quality user to the City. The waivers are in-line with the surrounding development approved within the last 5 years. The building setback waiver is needed due to the atypical property line geometry where the site right-of-way line extends closer to the roadway of E SR 434. The new sign is in line with previous approvals for overall commercial center. The streetscape encroachment is an existing sidewalk that will be maintained along the roadway.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Nim Whitley, Michael Pannell, James Kinosian. Our team holds the right to expand or modify the witness list prior to the City Commission meeting.

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:

Our team will present the proposed development plan and all evidence of the proposed waivers consistency with the surrounding properties and the spirit and intent of the City Zoning Code and City Comprehensive Plan.

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 – Development Agreement

REQUIRED DOCUMENTATION

___ A complete Application and Fee

___ An Electronic copy of the most recent survey of the subject property.

___ An Electronic copy of the Legal Description of the subject property.

___ 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): 2025 Michael Blake Winter Springs LLC

Applicant Signature: _____ Date: 10/16/25

Business Name: 2025 Michael Blake Winter Springs LLC

Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082 Parcel ID: 06-21-31-509-0000-0040

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by Paul S. Ferber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shianne Sanderson Date: 10/16/25 (seal):

Notary Public Signature: _____

My Commission expires: August 1st, 2026

SHIANNE SANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 633616
MY COMMISSION EXPIRES AUG. 01, 2026

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): 2025 Michael Blake Winter Springs LLC

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: _____

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): 2025 Michael Blake Winter Springs LLC Date: 11/12/2025

Mailing address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Property Owner(s): 2025 Michael Blake Winter Springs LLC

Mailing Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Project Name: PNC Winter Springs

Property Address: 1205 E State Road 434

Parcel ID(s): #2620305AR0A00008H

Parcel Size: 0.92 AC

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):
A waiver is requested from Winter Springs City Code '20-325 , T5 Transect' to allow 55.2 FT maximum front yard setback in lieu of the 50 FT maximum front yard setback requirement.

Demonstrate that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development?
Maximum Front Yard Setback: The site has an inconsistent front yard line that extends towards the roadway midway through the site. The proposed building meets the setback requirement prior to the property line jutting out. The building line is consistent with the Chick-Fil-A adjacent to the development.

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 proposed development meets all other requirements of the City's Code of Ordinances Chapter 20 and the Comprehensive plan.

Will the proposed development plan significantly enhance the real property?

The proposed development will complete the larger commercial development bringing a commercial use to the currently vacant pad site.

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs?

The proposed development will bring a commercial development to a currently vacant pad site improving public health, safety and welfare.

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

No, the larger commercial development set this property up for a commercial use. The proposed commercial development will remove the current vacant pad.

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, this is the minimum waiver needed to develop the site.

Is the proposed development plan compatible and harmonious with the surrounding neighborhood?

Yes, the larger commercial development set this property up for a commercial use. This proposed use is compatible with its commercial neighbors.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Nim Whitley, Michael Pannell, James Kinosian. Our team holds the right to expand or modify the witness list prior to the City Commission meeting.

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:

Our team will present the proposed development plan and all evidence of the proposed waiver consistency with the surrounding properties and the spirit and intent of the City Zoning Code and City Comprehensive Plan.

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

___ A complete Application and Fee

___ A general description of the relief sought under this division

___ 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

___ 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).

___ 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): 2025 Michael Blake Winter Springs LLC

Applicant Signature: _____ Date: 10/16/25

Business Name: 2025 Michael Blake Winter Springs LLC

Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082 Parcel ID: 06-21-31-509-0000-0040

STATE OF Florida COUNTY OF Duval Date 10/16/25

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by Paul S. Ferber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shianne Sanderson Date: 10/16/25 (seal):

Notary Public Signature: _____

My Commission Expires: August 1st, 2026

SHIANNE SANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 633616
MY COMMISSION EXPIRES AUG. 01, 2026

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): 2025 Michael Blake Winter Springs LLC

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: _____

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): 2025 Michael Blake Winter Springs LLC Date: 11/12/2025

Mailing address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Property Owner(s): 2025 Michael Blake Winter Springs LLC

Mailing Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

Email: nwhitley@ferbercompany.com

Phone Number: 337-412-7702

Project Name: PNC Winter Springs

Property Address: 1205 E State Road 434

Parcel ID(s): #2620305AR0A00008H

Parcel Size: 0.92 AC

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):

A waiver is requested from Winter Springs City Code '20-601' to allow the 5 FT existing sidewalk in the streetscape.

Demonstrate that the applicable term or condition clearly creates an illogical, impossible, impractical, or patently unreasonable result related to the proposed property and development?

Streetscape: The existing 5 FT sidewalk within the streetscape will be maintained as part of the proposed development. No improvements are planned for the sidewalk area. This sidewalk is required to maintain the pedestrian walkway along SR 434.

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 proposed development meets all other requirements of the City's Code of Ordinances Chapter 20 and the Comprehensive plan.

Will the proposed development plan significantly enhance the real property?

The proposed development will complete the larger commercial development bringing a commercial use to the currently vacant pad site.

Will the proposed development plan serve the public health, safety, and welfare of the City of Winter Springs?

The proposed development will bring a commercial development to a currently vacant pad site improving public health, safety and welfare.

Will the waiver diminish property values in or alter the essential character of the surrounding neighborhood?

No, the larger commercial development set this property up for a commercial use. The proposed commercial development will remove the current vacant pad.

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, this is the minimum waiver needed to develop the site.

Is the proposed development plan compatible and harmonious with the surrounding neighborhood?

Yes, the larger commercial development set this property up for a commercial use. This proposed use is compatible with its commercial neighbors.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Nim Whitley, Michael Pannell, James Kinosian. Our team holds the right to expand or modify the witness list prior to the City Commission meeting.

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:

Our team will present the proposed development plan and all evidence of the proposed waiver consistency with the surrounding properties and the spirit and intent of the City Zoning Code and City Comprehensive Plan.

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

___ A complete Application and Fee

___ A general description of the relief sought under this division

___ 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

___ 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).

___ 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): 2025 Michael Blake Winter Springs LLC

Applicant Signature: _____ Date: 10/16/25

Business Name: 2025 Michael Blake Winter Springs LLC

Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082 Parcel ID: 06-21-31-509-0000-0040

STATE OF Florida COUNTY OF Duval Date 10/16/25

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by Paul S. Ferber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shianne Sanderson Date: 10/16/25 (seal):

Notary Public Signature: _____

My Commission Expires: August 1st, 2026

SHIANNE SANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 633616
MY COMMISSION EXPIRES AUG. 01, 2026

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): 2025 Michael Blake Winter Springs LLC

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: _____

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Conditional Use

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 Conditional Use 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): 2025 Michael Blake Winter Springs LLC

Applicant Signature: _____ Date: 10/16/25

Business Name: 2025 Michael Blake Winter Springs LLC

Address: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082 Parcel ID: 06-21-31-509-0000-0040

STATE OF Florida COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by Paul S. Ferber who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Shianne Sanderson Date: 10/16/25 (seal)

Notary Public Signature: _____

My Commission expires: August 1st, 2026

SHIANNE SANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 633616
MY COMMISSION EXPIRES AUG. 01, 2026

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: _____

PUBLIC HEARINGS AGENDA ITEM 402

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | MAY 7, 2026 REGULAR MEETING

TITLE

Garcia Civil Contractors – Site/Final Engineering, Aesthetic Review, and Development Agreement.

SUMMARY

The development site consists of one lot, totaling approximately 1.75 acres. The lot owner is Garcia Holdings of Florida and will be occupied by Garcia Civil Contractors. An existing 1,643 sf (approximate) office trailer is on the property and will be moved prior to the installation of a 5,000 sf pre-engineered building. The applicant is also making several improvements to the site including lighting, parking, and stormwater.

FUNDING SOURCE

RECOMMENDATION

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

1. Execution of the Development Agreement.
2. Construction on the site shall not begin until the site preparation work is substantially complete.
3. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.

Garcia Civil Contractors

Planning and Zoning Board

John Rabon, JD, MPA

Senior Planner

Background

Property Address: 215 Old Sanford Oviedo Rd
(± 1.75 acres)

December 19, 2025: Site Plan Application
(FEDP-2026-0023)

December 19, 2025: Aesthetic Review Application (AERV-2026-0013)

December 19, 2025: Development Agreement Application (DVAG-2026-0014)

April 1, 2026: Community Workshop

April 23, 2026: Public Notice Letters & Signage

May 7, 2026: Planning & Zoning Board Public Hearing

June 8, 2026: City Commission Public Hearing



Garcia Civil Contractors
FEDP-2026-0023

AGENDA ITEM
402

Planning and
Zoning Board

May 7, 2026

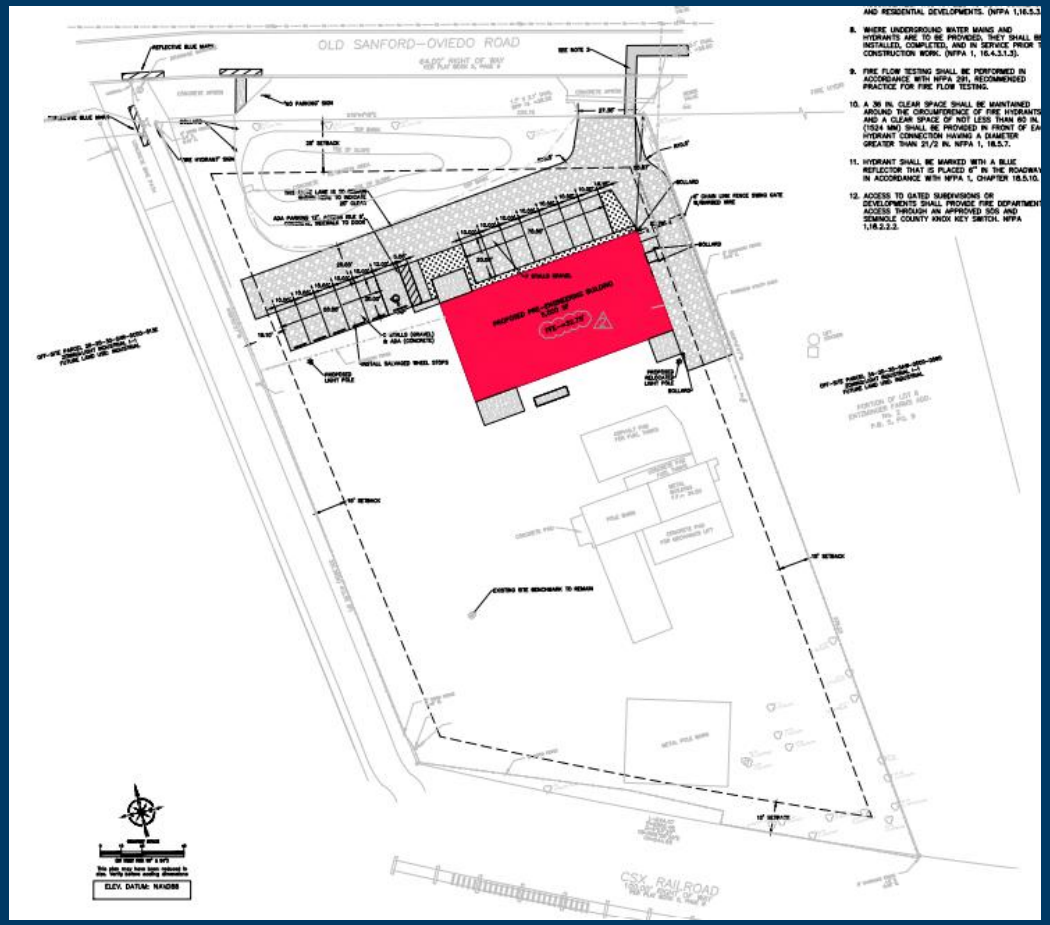
Background

Applicant: Andrew MacPhee, Make Design Studios

Owner: Eduardo Garcia, Garcia Holdings of Florida

- Proposal is to demo existing structure and replace with pre-fabricated metal building.
- Property is zoned I-1, Light Industrial.
- Applicant has submitted a Final Engineering/Site Plan application, Aesthetic Review application, and a Development Agreement application.

Site Plan



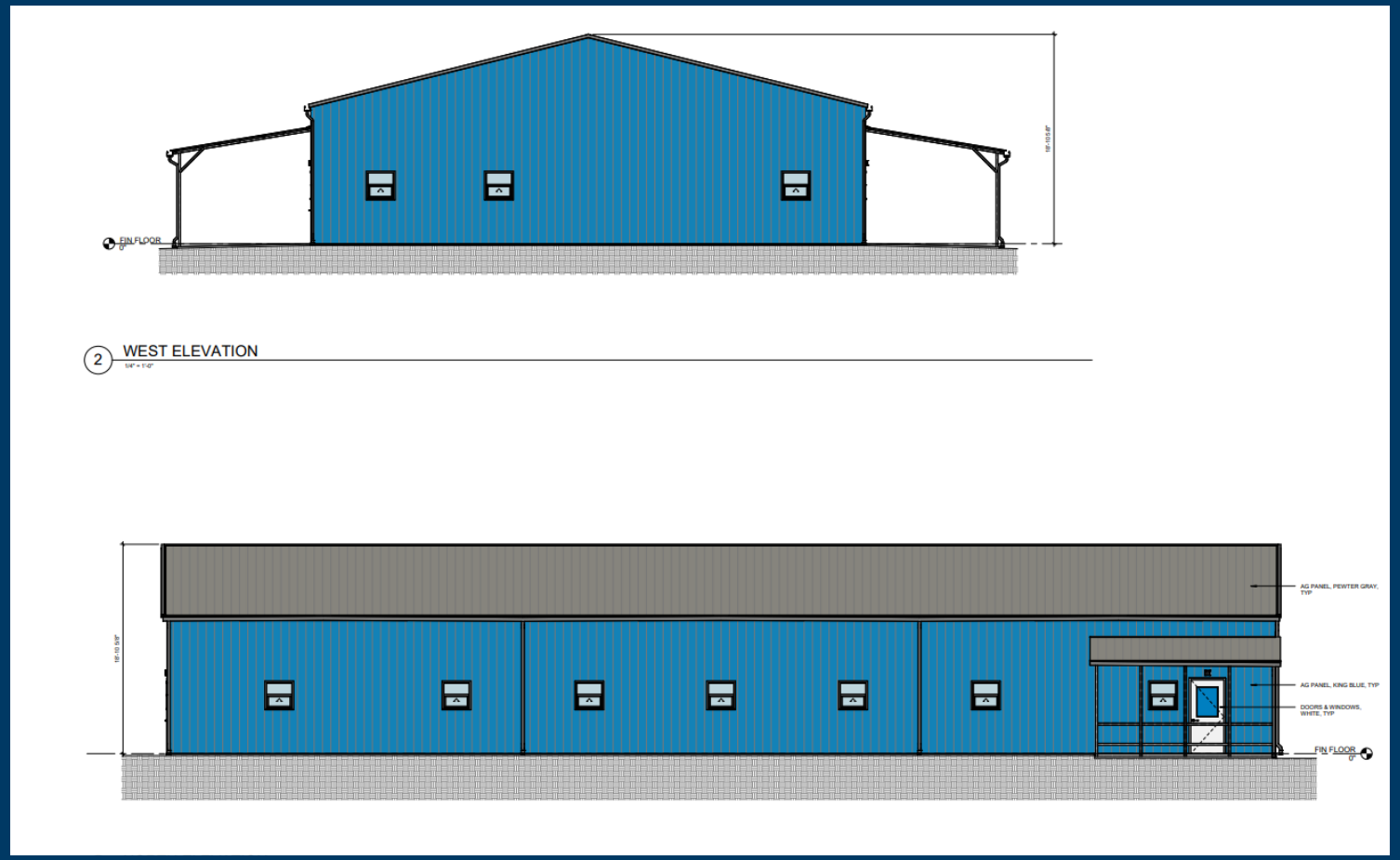
Garcia Civil Contractors
FEDP-2026-0023

AGENDA ITEM
402

Planning and
Zoning Board

May 7, 2026

Elevations



Garcia Civil Contractors
FEDP-2026-0023

AGENDA ITEM
402

Planning and
Zoning Board

May 7, 2026

Proposed Conditions

Staff recommends that the Planning & Zoning Board recommend approval of the Site/Final Engineering, Aesthetic Review, 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. Any additional conditions from City reviewing departments or the Development Agreement shall be enforceable.

Garcia Civil Contractors
FEDP-2026-0023

AGENDA ITEM
402

Planning and
Zoning Board

May 7, 2026

Garcia Civil Contractors
FEDP-2026-0023

ANY QUESTIONS?

AGENDA ITEM
402

Planning and
Zoning Board

May 7, 2026

COMMUNITY DEVELOPMENT

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, May 7, 2026
REGULAR MEETING

TITLE

Garcia Civil Contractors – Site/Final Engineering, Aesthetic Review, 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, and Development Agreement regarding the applicant's request to construct a pre-manufactured office building in the I-1 (Light Industrial District).

General Information			
Applicant	Andrew MacPhee, Make Design Studios		
Property Owner(s)	Garcia Holdings of Florida		
Location	215 Old Sanford Oviedo Rd		
Tract Size	± 1.75 Acres		
Parcel ID Number	34-20-30-5AW-0000-006A		
Zoning Designation	I-1, Light Industrial		
FLUM Designation	Industrial		
Adjacent Land Use	North: Old Sanford Oviedo Road East: Industrial		South: Industrial West: Industrial
Height	1 story		
Setbacks	Front: 25ft. maximum	Rear: 15ft. minimum	Side: 5ft. minimum
Development Standards	75% Lot Coverage		
Development Permits	Not applicable		
Development Agreement	Pending		
Code Enforcement	Not applicable		
City Liens	Not applicable		

Background Data:

The development site consists of one lot, totaling approximately 1.75 acres. The lot owner is Garcia Holdings of Florida and will be occupied by Garcia Civil Contractors. An existing 1,643 sf (approximate) office trailer is on the property and will be moved prior to the installation of a 5,000 sf pre-engineered building. The applicant is also making several improvements to the site including lighting, parking, and stormwater.

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 March 12, 2026.

A Community Workshop was held on April 1, 2026 at 6:00 PM at the Winter Springs Civic Center . Other than staff and representatives of the applicant, no members of the public attended and thus no concerns were raised at the Community Workshop regarding the proposed development. Please see (Exhibit "1") Community Workshop Flyer.

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: Subject to the Conditions of Approval, 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 maximum density for the Industrial Future Land Use is 0.5 Floor Area Ratio. At 1.75 acres, the parcel has a FAR of 0.875 acres or 38,115 sf. Additionally, I-1 allows for 75% maximum lot coverage and, with the existing impervious and proposed impervious, the property will be at only 28% lot coverage. As such, Staff finds that the proposed office use for a civil contractor is compatible with surrounding industrial uses.

(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.

(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.

(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. As referenced above, the parcel is well below its maximum impervious threshold of 75% by having a total coverage of only 28% of the lot.

(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 TIA, (Exhibit “4”) and finds that 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 find that the site plan adequately addresses the safety and security needs of the establishment, its users, and employees, and minimizes the impacts on the neighborhood.

(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 less than 20,000 sf 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:
Stormwater has reviewed and approved this project. That stormwater system will be private.

Transportation:
The applicant has provided a Traffic Impact Analysis (Exhibit "X"), which has been reviewed by City staff. It was Staff's finding that 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:
Parking for an office building in the I-1 zone is one (1) space per four-hundred (400) sf of building. As such, the Code requires a total of 12.5 spaces for a 5,000 sf structure, rounded up to thirteen (13). The applicant provided documentation (Exhibit "8") that the office will offer a total of thirteen (13) spaces.

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 (Exhibits 10, 11, and 18) 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 I-1, Light Industrial Zone.
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.
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 I-1, Light Industrial Code standards, ensuring conformance with the standard of development for that zone.
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.

Reports:

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

Reports	
September, 2023	Transportation Impact Analysis (Exhibit 4)
February 11, 2026	Stormwater Report (Exhibit 3)

Procedural History:	
December 3, 2025	Pre-Application Meeting
April 1, 2026	Community Workshop
May 7, 2026	Planning & Zoning Board | Recommendation on Site/Final Engineering, Aesthetic Review, and Development Agreement.
June 8, 2026	City Commission | Hearing on Site/Final Engineering, Aesthetic Review, and Development Agreement.

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:

A Fiscal Impact Report was not required for this project.

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, and Development Agreement, subject to the following conditions of approval:

1. Execution of the Development Agreement.
2. Construction of the office building on the site shall not begin until the site preparation work is substantially complete.
3. All grass on the Property shall be Bahia grass. No St. Augustine grass or grass types with low drought tolerance shall be permitted.

Attachments:

Exhibit "1" – Community Workshop Flyer
Exhibit "2" – Garcia Civil Contractors Site Plan
Exhibit "3" – Stormwater Report
Exhibit "4" – Traffic Impact Analysis
Exhibit "5" – Development Agreement
Exhibit "6" – Site Plan Application
Exhibit "7" – Architectural Review Application
Exhibit "8" – Development Agreement Application

COMMUNITY WORKSHOP

Date: April 1, 2026 @ 6:00 P.M.

Location: Sunshine Park Senior and Civic Center
400 N. Edgemon Park, Winter Springs, FL 32708

Community Workshop to consider Final Engineering Site Plans in order to construct a 1,643 sf metal office building within the I-1 Light Industrial District on the subject site.



Project: Garcia Civil Contractors Office

Location: Adjacent to 215 Old Sanford Oviedo Rd.
Parcel ID: 34-20-30-5AW-0000-006A
Acreage: ± 1.75-acre project
Zoning: I-1 Light Industrial District
Future Land Use: Industrial
Applicant/Presenter: Ron Thomas, Andrew MacPhee, Make Design Studios

GARCIA CIVIL CONTRACTORS OFFICE

Site Information:

SECTION 34, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY, FLORIDA

PARCEL ID : 34-20-30-SAW-0000-006A



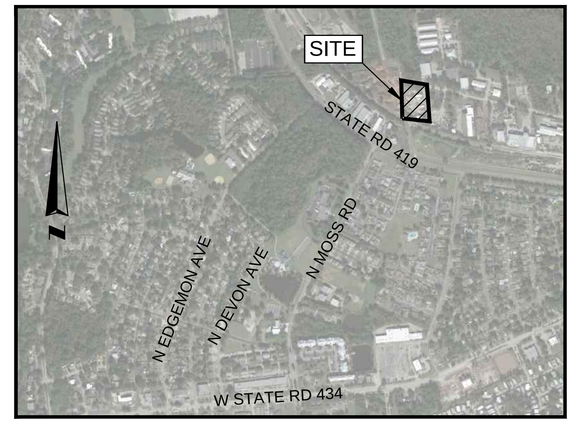
VICINITY MAP
N.T.S.

Prepared For:

GARCIA HOLDINGS OF FLORIDA LLC

215 OLD SANFORD OVIEDO ROAD

WINTER SPRINGS FL, 32708



LOCATION MAP
N.T.S.

UTILITY PROVIDERS

SANITARY SEWER - CITY OF WINTER SPRINGS
-DILLON THOMAS
-(407) 532-8520
WATER - CITY OF WATER SPRINGS
-DILLON THOMAS
-(407) 532-8520
IRRIGATION/RECLAIMED WATER - CITY OF WINTER SPRINGS
-DILLON THOMAS
-(407) 532-8520
STORMWATER - CITY OF WINTER SPRINGS
-DILLON THOMAS
-(407) 532-8520
ELECTRIC - DUKE ENERGY
-DUKE'S CUSTOMER SERVICE CENTER
-(407)-629-1010
GAS - FLORIDA PUBLIC UTILITIES
-COLIN DUNN
-(386) 785-4554
TELEPHONE/CATV/FIBER - CHARTER COMMUNICATIONS
-JOHN SMITH
-(407) 532-8520
TELEPHONE - AT&T DISTRIBUTION
-DINO FARRUGGIO
-G27896@ATT.COM
FIBER - SEMINOLE COUNTY TRAFFIC ENGINEERING
-KEITH BROWN
-(321) 377-2405

Sunshine811

Prepared By:

HARRIS CIVIL ENGINEERS

1200 HILLCREST STREET SUITE 200
ORLANDO, FLORIDA 32803
PHONE: (407) 629-4777
FAX: (407) 629-7888
WWW.HARRISCIVILENGINEERS.COM
EB 9814

ENGINEER OF RECORD: NEIL D. WOLFE, P.E.
LICENSE NUMBER: 93551

HCE PROJECT NUMBER: 07837000

Sheet Index

Sheet No.	Description
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	GENERAL NOTES
C-010	EXISTING CONDITIONS SURVEY
C-090	EROSION CONTROL & DEMOLITION PLAN
C-100	SITE PLAN
C-200	GRADING & DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	DETAILS
C-401	DETAILS
C-500	FIRE TRUCK CIRCULATION
C-501	FIRE TRUCK CIRCULATION

HARRIS CIVIL ENGINEERS
1200 Hillcrest Street Suite 200
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7888
www.harriscivilengineers.com
EB 38930

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

NEIL D. WOLFE LICENSE No. 93551 STATE OF FLORIDA PROFESSIONAL ENGINEER

Neil D. Wolfe
I am the author of this document.
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Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
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Winter Springs, FL 32807

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TERMS AND CONDITIONS OF WORK

THE CONTRACTOR AND TRADE CONTRACTORS AGREE TO THE FOLLOWING TERMS AND CONDITIONS OF WORK AS NOTED HEREIN:

1. THE CONTRACTOR IS ADVISED THAT NO WORK SHALL PROCEED UNTIL THE APPROPRIATE CONSTRUCTION PERMITS HAVE BEEN ISSUED BY THE LOCAL AUTHORITY. THE CONTRACTOR IS TO REVIEW AND UNDERSTAND ALL REQUIREMENTS AND CONDITIONS OF SAID PERMITS. THE CONTRACTOR SHALL BRING ANY CONFLICTS BETWEEN THE CONSTRUCTION PLANS/SPECIFICATIONS AND THE PERMIT REQUIREMENTS/CONDITIONS TO THE ATTENTION OF THE OWNER/DEVELOPER AND THE ENGINEER FOR CLARIFICATION.
2. ALL PERMITS SHALL BE POSTED AT THE JOB SITE BY THE CONTRACTOR AND MADE READILY ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT.
3. RIGHT-OF-WAY UTILIZATION AND/OR UNDERGROUND UTILIZATION PERMIT(S) ARE REQUIRED PRIOR TO CONSTRUCTION.
4. DO NOT CONSTRUE THESE PLANS TO BE COMPLETE AND WHOLE UNTIL ALL PERMITS HAVE BEEN ISSUED BY APPLICABLE AGENCIES.
5. THE ORDER OF IMPORTANCE OF CONFLICTING ELEMENTS WITHIN THE CONSTRUCTION DOCUMENTS, OR GOVERNING ORDER OF DOCUMENTS SHALL BE AS SET FORTH BELOW WITH NUMBER 1 CARRYING THE GREATEST WEIGHT OF IMPORTANCE THROUGH NUMBER 6 (C) CARRYING THE LEAST WEIGHT OF IMPORTANCE:
    1. SPECIAL PROVISIONS.
    2. SUPPLEMENTAL SPECIFICATIONS, ADDENDUM, AND MODIFICATION DOCUMENTS.
    3. TECHNICAL SPECIFICATIONS AND PROVISIONS.
    4. DOT ROADWAY DESIGN, STRUCTURES AND TRAFFIC STANDARDS.
    5. THE PLAN NOTES.
    6. THE PLANS.
        A) PLAN TEXT.
        B) PLAN ILLUSTRATIONS OR THE DRAWINGS.
        C) PLAN SCALE.

GENERAL NOTES

1. ALL STUMPS, MATTED ROOTS, BRUSH, TIMBER, LOGS AND ANY OTHER ORGANIC OR METALLIC DEBRIS SHALL BE REMOVED AND OVEREXCAVAED THREE FEET. ALL BACKFILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNS, BARRIERS, LABOR, EQUIPMENT, ETC., TO MAINTAIN A SAFE AND ADEQUATE FLOW OF PEDESTRIAN AND VEHICULAR TRAFFIC ALONG ROADWAYS AND INTO AND OUT OF SITE AND BUILDINGS FOR THE DURATION OF THE CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR EMERGENCY VEHICLES AROUND THE SITE DURING CONSTRUCTION.
4. SURVEY ELEVATIONS BASED ON SEMINOLE COUNTY BENCHMARK #P451 HAVING AN ELEVATION OF 39.200 FEET, (NAVD 88).
5. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. CONTRACTOR SHALL ACCEPT PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE OR EXISTING STRUCTURES AT THE TIME OF BIDDING OR THEREAFTER.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. THE CONTRACTOR MUST COMPLY WITH THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
7. THE CONTRACTOR SHALL REPORT TO THE ENGINEER ANY ERROR, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER. THE MEANS OF CORRECTING ANY ERRORS SHALL FIRST BE APPROVED BY THE ENGINEER AND OWNER. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR 8. BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
9. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ENGINEER AND OWNER ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
10. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY PROVIDERS/OWNERS SERVING THE AREA. THE CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY PROVIDERS/OWNERS ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THE FOLLOWING COMPANIES SHALL BE CONTACTED BY THE CONTRACTOR:

    SEWER – CITY OF WINTER SPRINGS
    WATER – CITY OF WINTER SPRINGS
    IRRIGATION/RECLAIMED – CITY OF WINTER SPRINGS
    STORMWATER – CITY OF WINTER SPRINGS
    ELECTRIC – DUKE ENERGY
    GAS – FLORIDA PUBLIC UTILITIES
    TELEPHONE/CATV/FIBER – CHARTER COMMUNICATIONS
    TELEPHONE – AT&T
    FIBER – SEMINOLE COUNTY TRAFFIC ENGINEERING

    FLORIDA LAW (F.S. 556) UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT MANDATES THAT EXCAVATORS / CONTRACTORS SHALL CONTACT SUNSHINE 811 BY CALLING (800) 432-4770 OR 811 AT LEAST 2 FULL BUSINESS DAYS PRIOR TO EXCAVATION OR DEMOLITION TO ALLOW UNDERGROUND UTILITY MARKING AND RESPOND TO THE POSITIVE RESPONSE SYSTEM.
11. THE LOCATIONS OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE UTILITY COMPANY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY. EXISTING UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED AS DIRECTED ON THE PLANS OR AS COORDINATED WITH THE UTILITY PROVIDER.
12. ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
13. PRIOR TO CONSTRUCTION ACTIVITIES IN ANY EASEMENT OR RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSURANCE NECESSARY TO CONDUCT WORK WITHIN THE EASEMENT OR RIGHT-OF-WAY. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE AGENCY FOR MAINTENANCE OF TRAFFIC, METHODS OF ROADWAY CONSTRUCTION AND REPAIR, AND RESTORATION OF EASEMENT OR RIGHT-OF-WAY TO ACCEPTABLE CONDITIONS.

GENERAL NOTES (CONT'D)

14. THE CONTRACTOR IS ADVISED THAT NO WORK SHALL PROCEED UNTIL ALL APPLICABLE PERMITS ARE ISSUED AND THE APPROPRIATE CONSTRUCTION PERMIT HAS BEEN ISSUED BY THE LOCAL AUTHORITY. THE CONTRACTOR IS TO REVIEW AND UNDERSTAND ALL REQUIREMENTS/CONDITIONS OF SAID PERMITS. THE CONTRACTOR SHALL BRING ANY CONFLICTS BETWEEN THE CONSTRUCTION PLANS/SPECIFICATIONS AND THE PERMIT REQUIREMENTS/CONDITIONS TO THE IMMEDIATE ATTENTION OF THE OWNER/DEVELOPER AND THE ENGINEER FOR CLARIFICATION. COPIES OF ALL PERMITS SHALL BE MAINTAINED AT THE JOB SITE, IN ACCORDANCE WITH REGULATIONS, BY THE CONTRACTOR AND MADE READILY ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WINTER SPRINGS WATER AND SEWER DESIGN AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION, AND THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, UNLESS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS. IN CASE OF CONFLICTS BETWEEN THE REFERENCED SPECIFICATIONS AS APPLICABLE TO THE HARRIS CIVIL ENGINEERING CONSTRUCTION DRAWINGS.
16. ALL EXCESS SUITABLE AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR OWNER. ALL DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. OFF-SITE DISPOSAL OF MATERIALS AND DEBRIS REMOVED FROM THE SITE SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
17. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
18. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND EXCAVATION ACTIVITIES, THE CONTRACTOR SHALL PERFORM GROUNDWATER TESTING IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY FEDERAL REGISTER, PAGE 42739, PART 1A.3, TO DETERMINE PETROLEUM CONTAMINATION LEVELS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING N.P.D.E.S. PERMIT, IF REQUIRED, IN ORDER TO DISCHARGE ANY GROUNDWATER ENCOUNTERED DURING CONSTRUCTION AND DEWATERING OPERATIONS.
19. IF SOLVENT CONTAMINATION IS FOUND IN A PIPE TRENCH OR OTHER EXCAVATION, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATERPROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.
20. INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION IS ALLOWED ONLY THROUGH APPROVED SITE DRIVEWAYS.
21. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
22. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE OWNER/DEVELOPER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER/DEVELOPER. IF THE WORK IS IN A RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE ENTITY HOLDING THE RIGHT-OF-WAY OR EASEMENT.
23. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH ALL OTHER CONTRACTORS WORKING IN THE VICINITY OF THE PROJECT. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
24. BURNING OF TREES, BRUSH AND OTHER MATERIAL SHALL BE APPROVED, PERMITTED, AND COORDINATED WITH THE FIRE MARSHALL, BY THE CONTRACTOR.
28. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM ALL MATERIAL AND SOIL TESTING AS REQUIRED BY SEMINOLE COUNTY, THESE CONSTRUCTION PLANS, AND THE SPECIFICATIONS. TESTS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AND BUILDING PAD AREAS, IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING, AND ALL OTHER MATERIAL TESTING. PRIOR TO PAVEMENT BASE PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT, IF NECESSARY.

PERMITS, PLANS, AND SHOP DRAWING NOTES

1. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF WINTER SPRINGS PRIOR TO START OF CONSTRUCTION.(SCHEDULED/COORDINATED BY C.O.R.)
3. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY. IN ACCORDANCE WITH GENERAL CONDITION #11 OF THIS PERMIT, THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

GOVERNING AGENCY	PERMIT	PROVIDED BY:
S.J.R.W.M.D.	STORM WATER PERMIT	OWNER
S.J.R.W.M..D.	DEWATERING PERMIT	CONTRACTOR
CITY OF WINTER SPRINGS	CONSTRUCTION PERMIT	OWNER

NOTE: ALL PERMITS NOT LISTED ARE TO BE OBTAINED BY CONTRACTOR

PAVING AND GRADING NOTES

1. THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING IF ANY APPARENT DISCREPANCIES ARE FOUND.
2. ALL PUBLIC R.O.W. AND OTHER SODDED AREAS WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE SODDED. SLOPES STEEPER THAN 5:1 SHALL BE SODDED. ALL OTHER DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED UNLESS OTHERWISE NOTED. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS IS ESTABLISHED AND RESPONSIBILITY IS ACCEPTED BY THE DEVELOPER/OWNER. MAINTENANCE RESPONSIBILITIES INCLUDE MOWING, TEMPORARY IRRIGATION, AND APPLICATION OF FERTILIZER.
3. ALL FILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), UNLESS OTHERWISE NOTED ON THE PLANS, IN THE SPECIFICATIONS, OR IN THE GEOTECHNICAL REPORT.
4. THE CONCRETE COMPRESSIVE STRENGTH FOR CURB AND GUTTER SHALL BE 3000 PSI AT 28 DAYS (FDOT CLASS I).

DRAINAGE NOTES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AT PROPOSED CROSSINGS AND POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY UTILITY CONFLICTS OR DISCREPANCIES.
2. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, PLANS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER (AS APPLICABLE).
3. WHEN TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH:
    A. CONTRACTOR SHALL CONFORM TO OSHA STD. 29 CFR. SECTION 1926.650 WHICH IS INCORPORATED IN FL. STATUTE 90-96.
    B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
    C. TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
4. ALL DRAINAGE PIPING SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FROM FINISH GRADES UNLESS SHOWN OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
5. ALL DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED. ALL PIPE JOINTS SHALL BE WRAPPED WITH TYPE D-3 FILTER FABRIC IN ACCORDANCE WITH FDOT INDEX #430-001, SHEET 3 OF 7.
6. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM TO F.D.O.T. STANDARD SPECIFICATIONS. ALL DRAINAGE STRUCTURES SHALL HAVE H-20 TRAFFIC BEARING GRATES OR COVERS.
7. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC., ARE CLEAN AND FUNCTIONING PROPERLY AT TIME OF ACCEPTANCE.
8. DRAINAGE STRUCTURE TOP ELEVATION REFERS TO TOP OF FINISHED STRUCTURE, OR EDGE OF PAVEMENT FOR CURB INLETS.
9. STORM SEWER STRUCTURE DATA DENOTES TOP SECTION OF STRUCTURE. CONTRACTOR TO PROVIDE TYPE "J" OR "P" BOTTOM NECESSARY TO FACILITATE STORM SEWER PIPES.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF CITY OF WINTER SPRINGS, AND ST.JOHNS RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO, ANY CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN (15) FIFTEEN CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

NEIL D. WOLFE LICENSE No. 83581 STATE OF FLORIDA

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POTABLE WATER–MATERIAL NOTES

1. PVC PIPE: 4" THROUGH 8" SHALL BE AWWA C–900. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 90 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PVC PIPE SHALL BE INTEGRAL BELL, PUSH–ON TYPE JOINTS.
2. HDPE PIPE: 4" THROUGH 8" SHALL BE AWWA C–901 (1" TO 3") AND C–906 (4" TO 40". THE HDPE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 90 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 11. PVC PIPE SHALL HAVE BUTT FUSE WELDED CONNECTIONS. PIPE SHALL BE SIZED TO ACCOMMODATE DIP FITTINGS.
3. VALVES: 12" AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVES. VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES.
4. VALVES SHALL NOT BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL AREAS AND NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES. THIS SHALL INCLUDE ALL SIDE TEES AND CROSSES WITHIN LOOPED SYSTEMS, WHERE FLOW IS POTENTIALLY MULTI–DIRECTIONAL.
5. AT HIGH POINTS IN WATER MAINS WHERE AIR CAN ACCUMULATE, PROVISIONS SHALL BE MADE TO REMOVE THE AIR BY MEANS OF AUTOMATIC AIR RELIEF VALVES.

POTABLE WATER–TESTING NOTES

1. WATER LINES SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LOCAL AUTHORITATIVE STANDARDS.
2. ALL WATER DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY TESTING. FULL DIAMETER FLUSHING IS REQUIRED.
3. WATER LINES SHALL BE PRESSURE TESTED AT 1.5 TIMES WORKING PRESSURE OR NO LESS THAN 87.02 PSI IN ACCORDANCE WITH LOCAL AUTHORITATIVE CODE. TESTING SHALL BE WITNESSED BY THE OWNER'S REPRESENTATIVE.
4. ALL BACTERIOLOGICAL SAMPLES SHALL BE TAKEN BY THE CONTRACTOR'S REPRESENTATIVE.

SANITARY SEWER–MATERIALS NOTES

1. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UNDERGROUND SANITARY SEWER/FORCEMAINS PRIOR TO ORDERING MATERIALS.
2. UNLESS NOTED OTHERWISE ON PLANS, PVC GRAVITY SEWER 4" THROUGH 10" SHALL BE (SDR26). PVC PIPE JOINTS SHALL HAVE AN INTEGRAL WALL THICKENED BELL AND GASKET SEAL CONFORMING TO ASTM 03139. ALL PVC SEWER SHALL BEAR THE "NSF–DW SEAL."
3. ALL SANITARY FORCE MAIN PIPE LESS THAN 16" IN DIAMETER MAY BE EITHER PVC IN ACCORDANCE WITH AWWA C900, SDR18 CLASS 150, OR HDPE IN ACCORDANCE WITH AWWA C–901. MINIMUM 150 PSI PRESSURE CLASS.
4. DUCTILE IRON FITTINGS FOR SANITARY SEWER FORCE MAINS SHALL CONFORM TO AWWA C110. MINIMUM PRESSURE RATING SHALL BE 250 PSI.
5. UNLESS OTHERWISE NOTED, MATERIALS FOR SANITARY PRESSURE MAINS SHALL BE THE SAME AS THE POTABLE WATER EXCEPT THAT THEY SHALL BE ALLOWED TO HAVE A 150 PSI PRESSURE RATING.
6. DUCTILE IRON PIPE (DIP) AND FITTINGS FOR GRAVITY SEWER MAINS, LATERALS AND STUBS SHALL CONFORM TO ANSI\AWWA C151/A21.51.
7. IN GENERAL, ONE COMPACTION TEST SHALL BE TAKEN FOR EACH 12" LAYER OF FILL FROM THE SPRINGLINE OF THE PIPE TO THE FINISH GRADE FOR EACH 300 FEET OF PIPE AND FOR EVERY 325 SQUARE FEET OF BACKFILL AROUND STRUCTURES.

SANITARY SEWER–TESTING NOTES

1. HYDROSTATIC PRESSURE TESTING OF FORCEMAINS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AUTHORITATIVE SEWERAGE STANDARDS.
2. HYDROSTATIC PRESSURE TESTING OF THE LOW PRESSURE SANITARY SYSTEM SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND INSPECTED BY ENGINEER OF RECORD.
3. PVC FORCE MAIN PIPE SHALL BE TESTED TO 100 PSI
4. TESTING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL APPLICABLE LOCAL RULES AND REGULATIONS.
5. SANITARY SEWER MANHOLES SHALL BE INSPECTED BY THE ENGINEER OF RECORD.
6. ALL GRAVITY MAINS SHALL BE LINE LAMPED.

PERMITS, PLANS, AND SHOP DRAWING NOTES

1. THE CONTRACTOR SHALL NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE AUTHORITY HAVING JURISDICTION HAS ISSUED A LETTER OF CLEARANCE OR THE CONTRACTOR SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. A MINIMUM OF THREE SETS OF SHOP DRAWINGS MUST BE SUBMITTED, BY THE CONTRACTOR, TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. .
3. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
4. TWO SETS OF AS–BUILT DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION AND ENGINEER OF RECORD.

AS–BUILT NOTES

CERTIFIED RECORD DRAWINGS WILL BE REQUIRED WITH THE FOLLOWING INFORMATION: (ALL ELEVATIONS TO BE SURVEYED TO 0.03 FEET):

- AS–BUILT RED LINE DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES DURING CONSTRUCTION AND BE LOCKED IN THE PROJECT TRAILER OFFICE.
- RECORD DRAWINGS SHALL BE PRODUCED BY THE CONTRACTORS SURVEYOR WHO SHALL BE REGISTERED AS A PROFESSIONAL SURVEYOR BY THE AUTHORITY HAVING JURISDICTION. .

STORM DRAINAGE:

1. NORTHING/EASTING COORDINATES AND TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
2. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE (INCLUDING UNDERDRAIN PIPES, MITERED END SECTIONS, ETC.).
3. ACTUAL GRADE, LENGTH, SIZES, AND MATERIAL OF PIPE BETWEEN THE STRUCTURES.
4. INVERT ELEVATION AND TWO HORIZONTAL, OR NORTHING/EASTING, TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB–OUTS.
5. CONFIRMATION OF FINISHED GRADES IN ALL GRADED AREAS.

WATER:

1. ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
2. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES (INCLUDING LATERALS, TIE–IN POINTS, BENDS, TEES, FIRE HYDRANTS, METERS, BACKFLOW PREVENTORS, CONCRETE ENCASEMENTS, SLEEVES, ETC.) NOT VISIBLE FROM THE SURFACE (MINIMUM 2–POINT TIES, OR NORTHING/EASTINGS).
3. LIST THE DEPTHS/ELEVATIONS FOR ALL TOPS OF PROPOSED WATER MAINS, LATERALS, AND APPURTENANCES, I.E. TIE–IN POINT, BENDS, TEES, VALVES & BOXES, FIRE HYDRANTS, METERS, BACKFLOW UNITS, STUBS, ETC.
4. NOTE ALL PIPE MATERIALS, SIZES AND ANY CONCRETE ENCASEMENT OR SLEEVES.
5. AS–BUILT PLANS ARE TO INCLUDE THE LOCATION AND NUMBER OF BIOLOGICAL SAMPLE TESTS PERFORMED.

SANITARY:

1. THE AS–BUILT PLANS SHALL SHOW COORDINATES (NORTHING/EASTING) AND ELEVATIONS FOR ALL MANHOLE RIMS AND PIPE INVERTS, CLEANOUTS AND INVERTS, WYES AND LATERALS WITH TOP OF PIPE ELEVATIONS.
2. ACTUAL GRADE, LENGTHS, MATERIALS, AND SIZES OF PIPE BETWEEN THE STRUCTURES.
3. INCLUDE THE LOCATIONS OF CHANGE IN MATERIALS AND CONCRETE ENCASEMENT.
4. INVERT ELEVATION AND TWO HORIZONTAL, OR NORTHING/EASTING, TIES FROM PERMANENT VISIBLE OBJECTS TO ALL SANITARY STUB–OUTS.

EXISTING UTILITIES:

1. WHEN EXISTING UTILITIES ARE CROSSED OR ENCOUNTERED THE TYPE OF CROSSING SHALL BE NOTED ALONG WITH THE LOCATION, TYPE, SIZE, MATERIAL, AND ELEVATION.
2. THE AS–BUILT DATA FOR ALL EXISTING UTILITIES ENCOUNTERED SHALL MEET THE WATER LINE, SANITARY SEWER, AND STORM SEWER REQUIREMENTS NOTED ABOVE.
3. UPON HCE REVIEW(S), AND COMPLETION OF ANY COMMENTS AND CORRECTIVE WORK BY THE CONTRACTORS SURVEY, HCE WILL ADVISE THE CONTRACTOR ON THE NUMBER OF SIGNED AND SEALED AS–BUILT DRAWINGS THAT ARE NEEDED FOR CERTIFICATION TO THE VARIOUS GOVERNMENTAL AGENCIES. ONCE SUBMITTED, CERTIFICATION AND ACCEPTANCE COULD TAKE FROM 30 TO 45 DAYS FOR EACH PERMIT.

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

STATE OF FLORIDA · NEIL D. WOLFE · LICENSE No. 93551 · PROFESSIONAL ENGINEER

Neil D. Wolfe
I am the author of this document.
2026.04.07 15:29:50-04'00'

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

Sheet Title:
GENERAL NOTES

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-002

File Name & Location: G:\PROJ\07837000\CIVIL\SHEETS\C001-Notes.dwg
Layout: C002
Printed: Tue, 07 Apr 2026 - 14:59

1028

SURVEYOR'S NOTES

1.) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.

2.) NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.

3.) BEARINGS ARE BASED ON THE WEST LINE OF LOT 6 ASSUMED AS N.08°53'27"W. PER PREVIOUS SURVEYS.

4.) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

5.) ELEVATIONS ARE TRUE BASED ON SEMINOLE COUNTY B.M. # P451 ELEV. = 39.200 NAVD 88 DATUM AS PUBLISHED.

6.) ON SITE B.M. = NAIL IN CENTER OF PROP. ELEV. = 34.43 AS SHOWN.

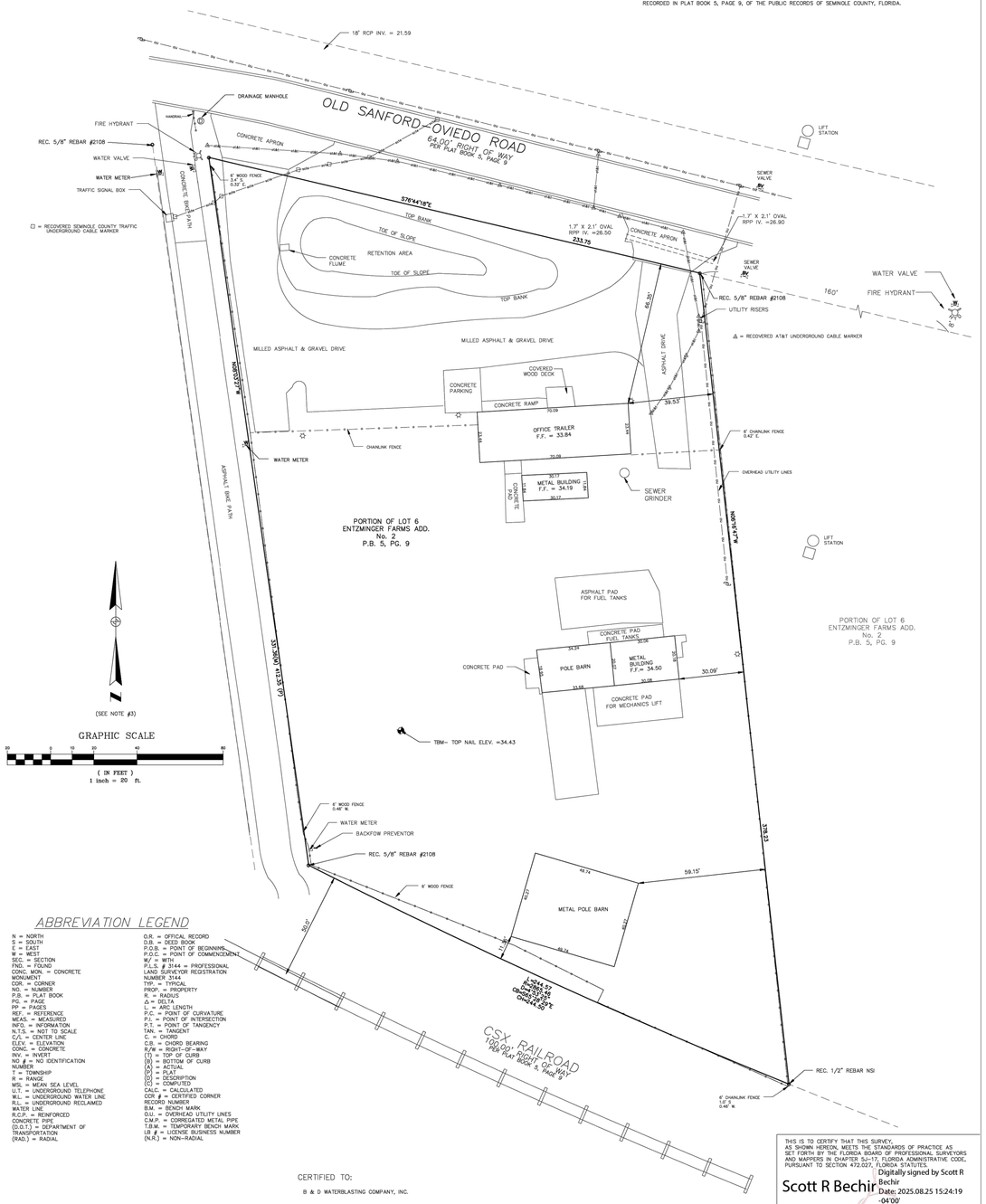
7.) NO CONTOURS INTERPOLATED FROM ELEVATION SPOT SHOTS AS SHOWN.

8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL # 12029B0065 E, DATED APRIL 17, 1995, SEMINOLE COUNTY, FLORIDA.

BOUNDARY, TOPO & TREE SURVEY
FOR
B&D WATERBLASTING CO. INC.
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION

LOT 6-A-(THE WEST 1/2 AS MEASURED ALONG NORTHERLY AND SOUTHERLY LINES), OD THE FOLLOWING: LOT 6 AND THE WEST 55.5' FEET OF LOT 7, ENTZMINGER FARMS ADDITION No. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



GRAPHIC SCALE

30 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ABBREVIATION LEGEND

N = NORTH
S = SOUTH
E = EAST
W = WEST
SEC. = SECTION
FND. = FOUND
CONC. MON. = CONCRETE MONUMENT
COR. = CORNER
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
PP = PAGES
REF. = REFERENCE
MEAS. = MEASURED
INFO. = INFORMATION
S.F.D. = SET FOR DISTANCE
C. = CENTER LINE
ELEV. = ELEVATION
CONC. = CONCRETE
INV. = INVERT
NID # = NO IDENTIFICATION NUMBER
T = TOWNSHIP
R = RANGE
MSL = MEAN SEA LEVEL
U.T. = UNDERGROUND TELEPHONE
W.L. = UNDERGROUND WATER LINE
R.L. = UNDERGROUND RECLAIMED WATER LINE
R.C.P. = REINFORCED CONCRETE PIPE
(D.O.T.) = DEPARTMENT OF TRANSPORTATION
(RAD.) = RADIAL

O.R. = OFFICAL RECORD
D.B. = DEED BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
W/ = WITH
P.L.S. # 3144 = PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3144
TYP. = TYPICAL
PROP. = PROPERTY
R. = RADIUS
Δ = DELTA
L. = ARC LENGTH
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
N.T. = NON-TANGENT
C. = CHORD
C.B. = CHORD BEARING
R/W = RIGHT-OF-WAY
(T) = TOP OF CURB
(B) = BOTTOM OF CURB
(A) = ACTUAL
(P) = PLAT
(D) = DESCRIPTION
(C) = COMPUTED
CALC. = CALCULATED
COR # = CERTIFIED CORNER RECORD NUMBER
B.M. = BENCH MARK
O.U. = OVERHEAD UTILITY LINES
C.M.P. = CORRUGATED METAL PIPE
T.B.M. = TEMPORARY BENCH MARK
LB # = LICENSE BUSINESS NUMBER
(N.R.) = NON-RADIAL

CERTIFIED TO:

B & D WATERBLASTING COMPANY, INC.

THIS IS TO CERTIFY THAT THIS SURVEY, AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott R Bechir
Digitally signed by Scott R Bechir
Date: 2025.08.25 15:24:19 -04'00'

SCOTT BECHIR, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	REVISED BY:	CHECKED BY:
8/25/25	UPDATE BOUNDARY SURVEY	S.R.B.	S.R.B.

SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

COMPUTED BY: S.R.B. | DRAWN BY: S.R.B. | CHECKED BY: S.R.B. | FIELD BY: B.W. | DATE: 3/10/21

BOUNDARY, TOPO & TREE SURVEY
FOR
B&D WATERBLASTING CO, INC.
SEMINOLE COUNTY, FLORIDA

PROJECT NUMBER: 21-07
DATE: 3/15/21
SCALE: 1" = 20'
SHEET 1 OF 1

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

Neil D. Wolfe
I am the author of this document.
2026.04.07 15:29:53-04'00'

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By: NDW
Drawn By: RCC
Checked By: NDW
Date: 12-19-2025

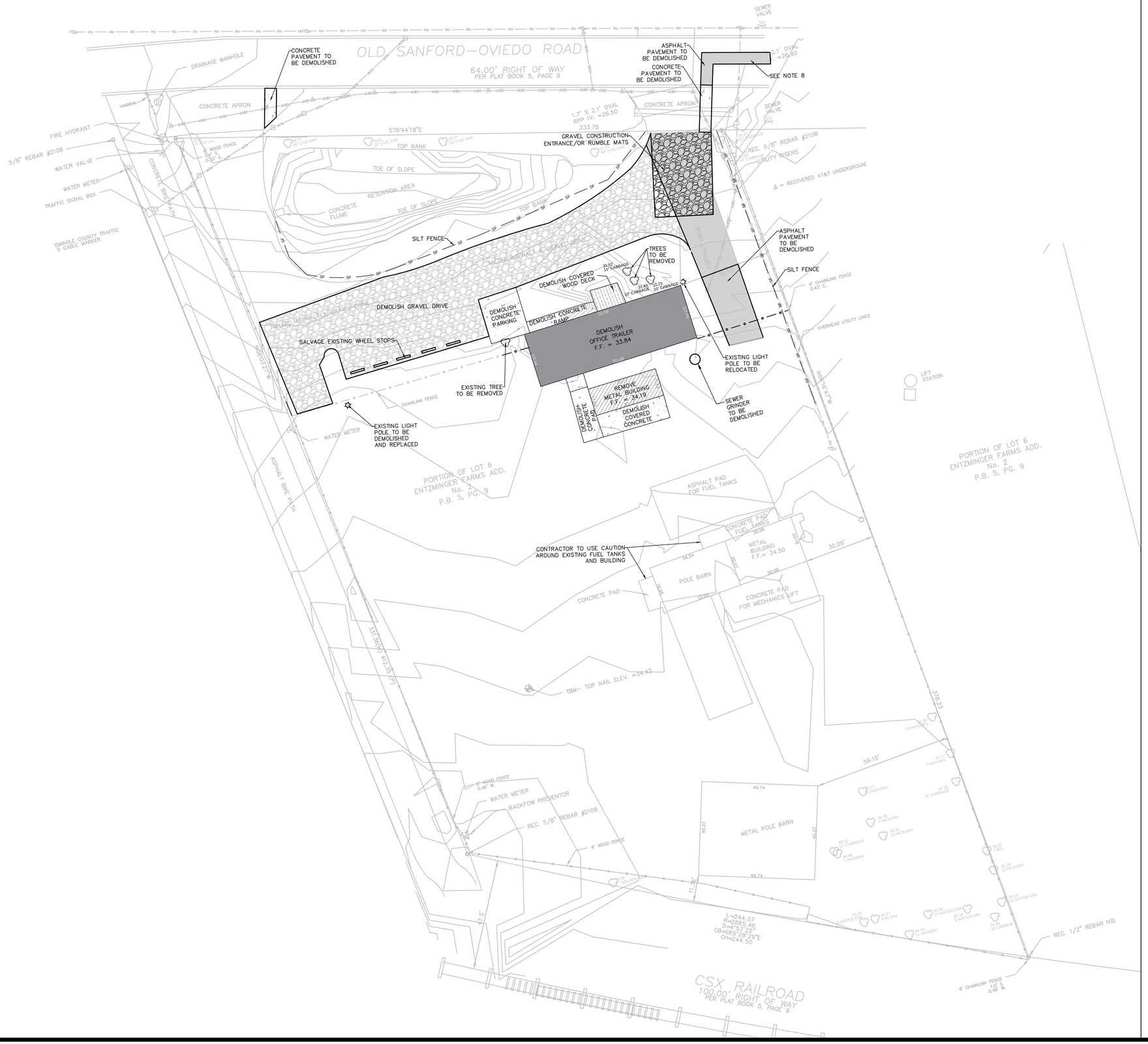
HCE Project: 07837000

Sheet Title:
EXISTING CONDITIONS SURVEY

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-010

File Name & Location: G:\PRO\07837000\CIVIL\SHEETS\C-010-Existing Conditions Survey .dwg Layout: C010 Printed: Tue, 07 Apr 2026 - 15:02



EROSION CONTROL & DEMOLITION LEGEND

- LIMITS OF WORK
- SF — SILT FENCE
- DEMOLISH CHAIN LINK FENCE
- SALVAGE LIGHT POLE
- DEMOLISH ASPHALT PAVEMENT
- DEMOLISH BUILDING
- DEMOLISH CONCRETE PAVEMENT
- DEMOLISH WOOD DECK
- RELOCATE METAL BUILDING (REFER TO OWNER)

SEE SHEET C400 FOR EROSION CONTROL DETAILS

EROSION CONTROL & DEMOLITION NOTES:

1. CONTRACTOR TO USE CAUTION AROUND EXISTING UTILITIES AS TO NOT DISRUPT SERVICE. ANY INTERRUPTIONS ARE TO BE IMMEDIATELY REPAIRED.
2. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS WHEN INSTALLING TEMPORARY EROSION CONTROL MEASURES AND AVOID.
3. CONTRACTOR TO CONTACT 811 SUNSHINE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES, DEMOLITION OR CONSTRUCTION.
4. CONTRACTOR TO PROTECT EXISTING SITE MONUMENTS DURING CONSTRUCTION. COORDINATE WITH THE CITY OF WINTER SPRINGS IF DISRUPTED OR IF NECESSARY TO REMOVE/RELOCATE.
5. CONTRACTOR TO PULL DEWATERING PERMIT AS NECESSARY.
6. CONTRACTOR TO COORDINATE WITH THE CITY OF WINTER SPRINGS PUBLIC WORKS DEPARTMENT (KEVIN MONSER 407–421–3959) AND LOCAL UTILITY PROVIDERS.
7. ELEVATIONS ON THESE PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND ARE RELATIVE TO THE SEMINOLE COUNTY BENCHMARK "P451".
8. CONTRACTOR TO REMOVE AND REPLACE PAVEMENT IN KIND FOR AREAS AFFECTED BY UTILITY INSTALLATION.

NOTES:

CONTRACTOR TO FIELD VERIFY EXTENTS OF EXISTING SEPTIC SYSTEM AND DRAIN FIELDS REMOVE PER LOCAL JURISDICTIONAL AND FLORIDA DEPARTMENT OF HEALTH REQUIREMENTS.

GRAPHIC SCALE
0 10 20 40
(IN FEET FOR 36" x 24")

This plan may have been reduced in size. Verify before scaling dimensions

ELEV. DATUM: NAVD88

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GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

Sheet Title:
EROSION CONTROL & DEMOLITION PLAN

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-090

File Name & Location: G:\PRO\J\07837000\CIVIL\SHEETS\C-090-Demolition Plan.dwg Layout: C090 Printed: Tue, 07 Apr 2026 - 15:03

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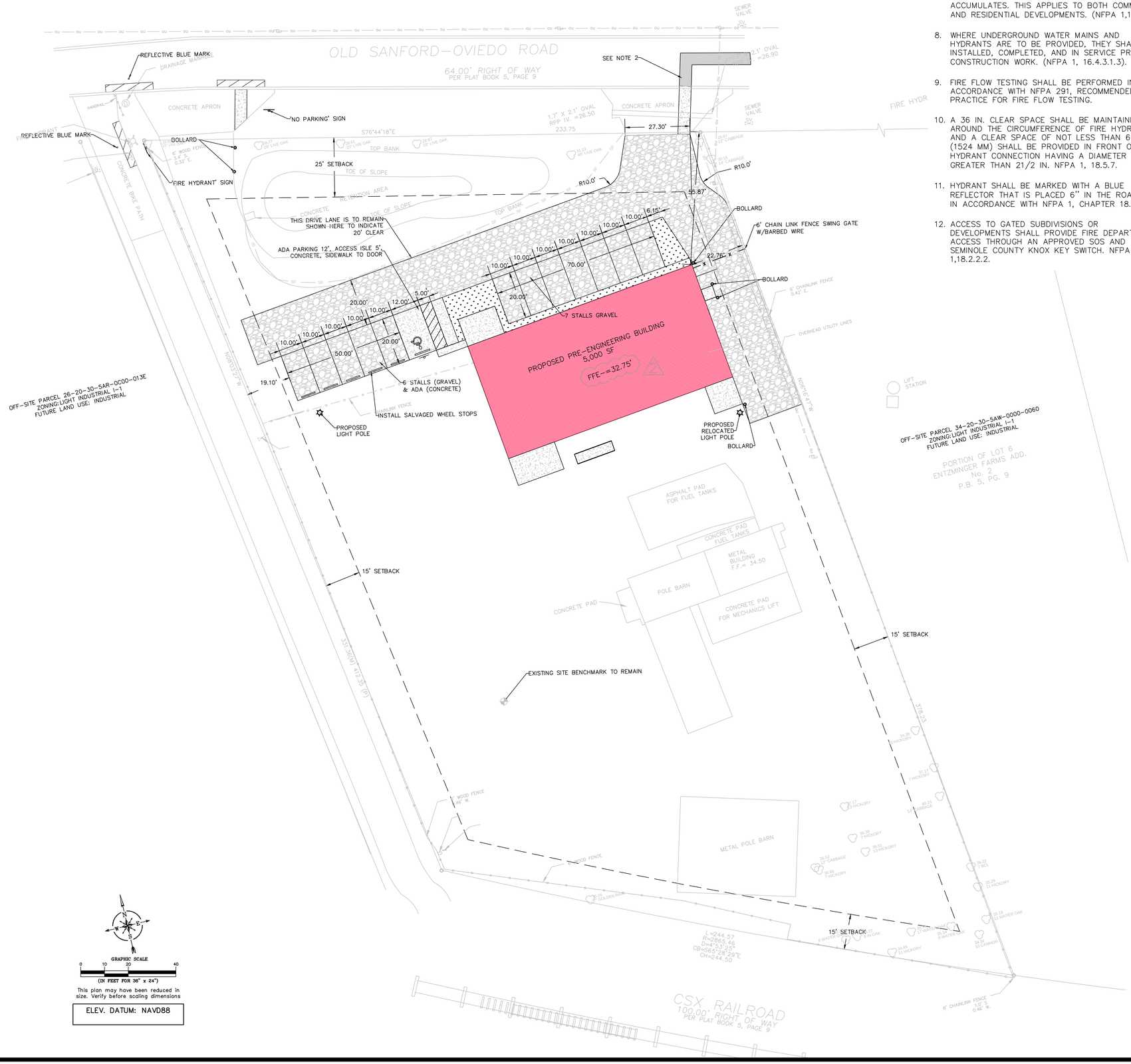

7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1,16.5.3.1).

8. 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).

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

10. 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 21/2 IN. NFPA 1, 18.5.7.

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

12. 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.

SITE LEGEND

- SETBACK LINE
- 6' CHAIN LINK FENCE W/BARBED WIRE
- RELOCATED LIGHT POST
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- COMPACTED #57 STONE
- ASPHALT PAVEMENT
- LANDSCAPE (BOULDERS FOR BUILDING PROTECTION)

SITE DATA TABLE:

TOTAL SITE AREA = 77,000 SQ.FT (1.77 AC)
-EXISTING IMPERVIOUS = 21,630 SF (0.50 AC)
-EXISTING PERVIOUS = 55,370 SF (1.27 AC)
-PROPOSED IMPERVIOUS = 21,686 SF (0.50 AC)
-PROPOSED PERVIOUS = 55,313 SF (1.27 AC)
-NET IMPERVIOUS INCREASE = 56 SF (0.00 AC)
-LOT COVERAGE ALLOWED = 72%
-PROPOSED LOT COVERAGE = 28%

PARKING (PER WINTER SPRINGS C00 SEC.9-277(24)):

OFFICE AREA = 3,703 SF
REQUIRED SPACES 3,703 SF/400 SF PER SPACE =10

PROVIDED REGULAR = 12
ADA = 01
TOTAL PARKING = 13

LOT 6 ZONING AND USAGE:

EXISTING ZONING:	LIGHT INDUSTRIAL I-1
PROPOSED ZONING:	LIGHT INDUSTRIAL I-1
EXISTING USE:	OPEN STORAGE
PROPOSED USE:	OPEN STORAGE
FUTURE LAND USE:	INDUSTRIAL

SETBACKS:

FRONT: 25'
REAR: 15'
SIDE(INTERIOR): 5'
SIDE(CORNER LOT): 15'

SITE NOTES:

1. CONTRACTOR TO COORDINATE ELECTRICAL COMPONENTS OF BUILDING SUPPLY, RELOCATED LIGHT POST, AND LIFT STATION CONTROL PANEL POWER WITH ELECTRICAL ENGINEER, LOCAL PROVIDER, AND/OR THE CITY OF WINTER SPRINGS

2. CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES DURING CONSTRUCTION.

3. VEHICULAR GATE SHALL BE PROVIDED WITH CLICK2ENTER SYSTEM WITH BATTERY BACKUP AND A KNOXBOX KEY SWITCH FOR FIRE DEPARTMENT ACCESS PER NFPA 1 (FFPC 7TH EDITION) – 18.2.2.2

4. A.) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
   B.) THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
   C.) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
   D.) THE FIRE DEPARTMENT CONNECTION SHALL BE WITH-IN 100 FEET OF THE FIRE HYDRANT IF STANDPIPE SYSTEM IS PROVIDED.
   E.) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
   F.) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.

5. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1,16.1.4).

6. 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.

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REVISIONS

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1	2026-02-18	Comment Response
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ENGINEER SEAL

Neil D. Wolfe
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Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

Sheet Title:
SITE PLAN

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-100

File Name & Location: G:\PROJ\07837000\CIVIL\SHEET\SC-100 Site Plan.dwg Layout: C100 Printed: Tue, 07 Apr 2026 - 15:11



GRADING & DRAINAGE LEGEND:

30.00	SPOT ELEVATION
30	PROPOSED CONTOUR
30	EXISTING CONTOUR
	DRAINAGE PIPE
	MITERED END SECTION

NOTES:

1. SIDEWALK REQUIREMENTS:

– THE PAVEMENT CROSS SLOPE MUST NOT EXCEED 2%.
– IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP, AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30–INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

2. SIDEWALK CURB RAMP REQUIREMENTS:

– A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
– THE CROSS SLOPE MUST NOT EXCEED 2%.
– THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
– THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

STRUCTURE TABLE:

MES 01
MITERED END SECTION
IE = 27.60

SHEET HAS BEEN REVISED TO UPDATE FNISHED FLOOR ELEVATION, GRADING, CLEANOUTS, INVERT ELEVATIONS, AND PIPE SIZES ON EVERY PIPE.

2

GRAPHIC SCALE
0 10 20 40
(IN FEET FOR 36" x 24")

This plan may have been reduced in size. Verify before scaling dimensions

ELEV. DATUM: NAVD88

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ENGINEER SEAL

NEIL D. WOLFE LICENSED No. 93551 STATE OF FLORIDA PROFESSIONAL ENGINEER

Neil D. Wolfe
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Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

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GRADING & DRAINAGE PLAN

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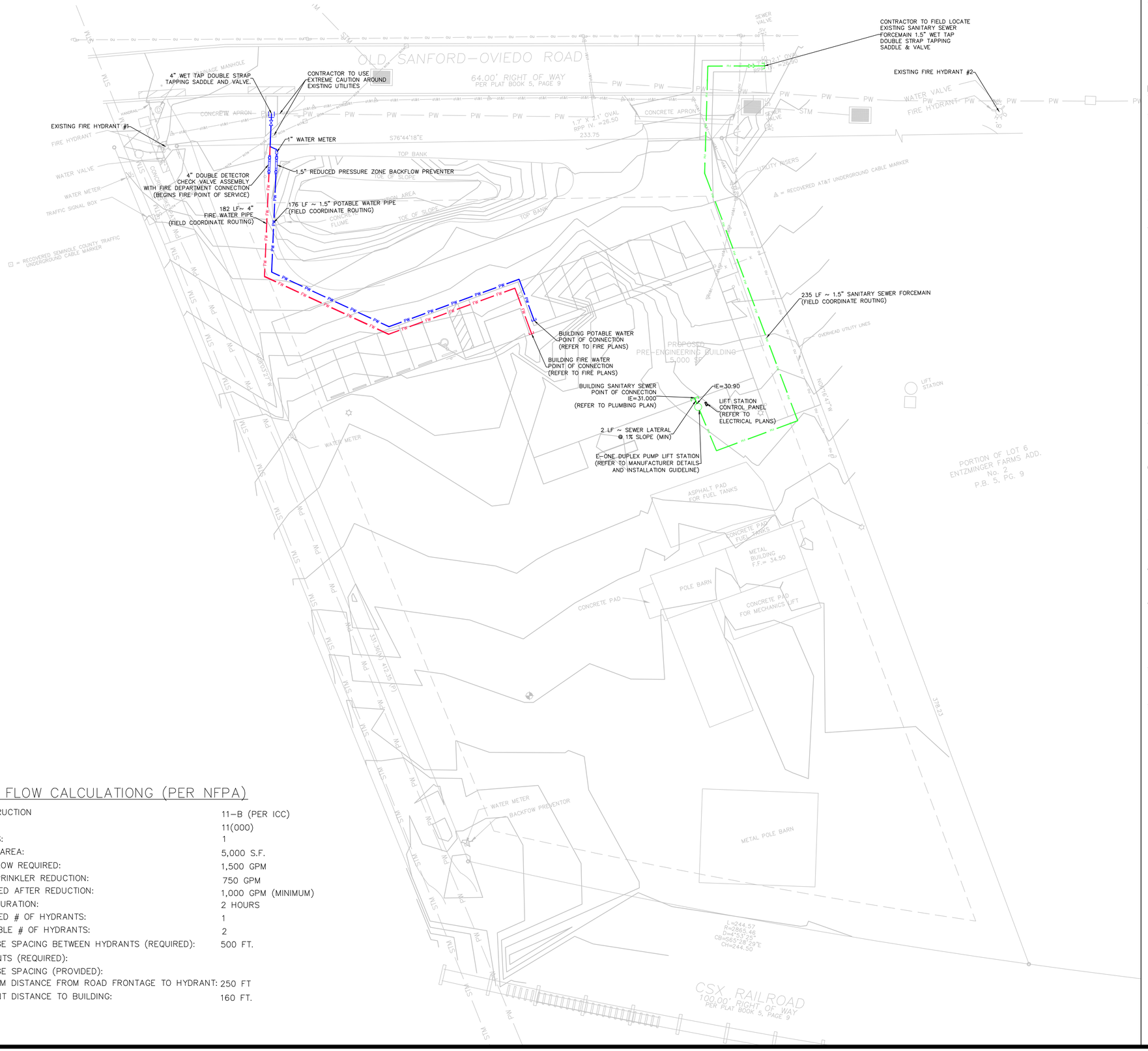
C-200

File Name & Location: G:\PROJ\07837000\CIVIL\SHEETS\C-200-GRADING&DRAINAGE.dwg Layout: C200 Printed: Tue, 07 Apr 2026 - 15:14



FIRE FLOW CALCULATIONG (PER NFPA)

CONSTRUCTION TYPE:	11-B (PER ICC) 11(000)
FLOORS:	1
TOTAL AREA:	5,000 S.F.
FIRE FLOW REQUIRED:	1,500 GPM
50% SPRINKLER REDUCTION:	750 GPM
REQUIRED AFTER REDUCTION:	1,000 GPM (MINIMUM)
FLOW DURATION:	2 HOURS
REQUIRED # OF HYDRANTS:	1
AVAILABLE # OF HYDRANTS:	2
AVERAGE SPACING BETWEEN HYDRANTS (REQUIRED):	500 FT.
HYDRANTS (REQUIRED):	
AVERAGE SPACING (PROVIDED):	
MAXIMUM DISTANCE FROM ROAD FRONTAGE TO HYDRANT:	250 FT
HYDRANT DISTANCE TO BUILDING:	160 FT.

UTILITY LEGEND

- PW — PW — PROPOSED POTABLE WATER
- FW — FW — PROPOSED FIRE WATER
- FM — FM — PROPOSED FORCEMAIN

UTILITY NOTES:

1. PIPE MATERIALS
   - POTABLE WATER – AWWA C901-20 POLYETHYLENE (PE) PRESSURE PIPE AND TUBING
   - POTABLE WATER – AWWA C900, CLASS 150, DR18
   - FIRE WATER – AWWA C151, CLASS 350, DIP
   - SANITARY SEWER GRAVITY – SDR26 PVC
   - SANITARY SEWER FORCEMAIN – HDPE
2. CONTRACTOR TO ENSURE THAT ALL UTILITIES MAINTAIN 3' OF COVER MINIMUM.
3. A.) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
   B.) THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
   C.) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
   D.) THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FEET OF THE FIRE HYDRANT IF STANDPIPE SYSTEM IS PROVIDED.
   E.) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
   F.) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.
4. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1,16.1.4).
5. 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.
6. A 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).
7. 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).
8. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
9. 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 21/2 IN. NFPA 1, 18.5.7.
10. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
11. 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

This plan may have been reduced in size. Verify before scaling dimensions

ELEV. DATUM: NAVD88

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

Neil D. Wolfe
No. 83301
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

Sheet Title:
UTILITY PLAN

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-300

File Name & Location: G:\PROJ\07837000\CIVIL\SHEETS\C-300-Utility Plan.dwg Layout: C300 Printed: Tue, 07 Apr 2026 - 15:16

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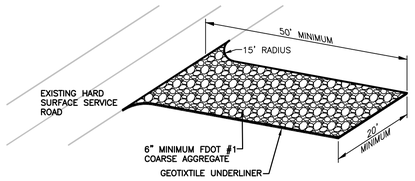
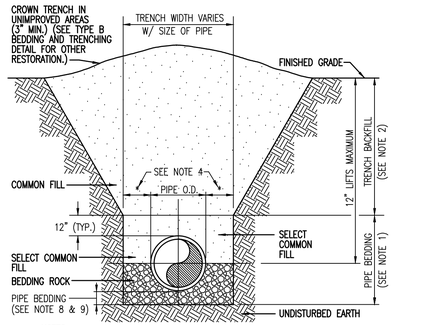


GENERAL NOTES:

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A CSCE. BARRIERS. FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE CSCE.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO ROADS (INCLUDING THE CSCE AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN FDOT SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE CSCE SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE CSCE SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
6. A CSCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR CRUSH STONE CONSTRUCTION ENTRANCE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE CSCE; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING MES WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING MES WHEN REQUIRED), FILTER DITCH STABILIZATION, APPROACH REROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, GRASSING AND SOD.
7. THE NOMINAL SIZE OF A STANDARD CSCE INS 20' x 50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH CSCE MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') CSCE IS USED, THE PAY QUANTITY SHALL BE 1.5 FOR EACH LOCATION.

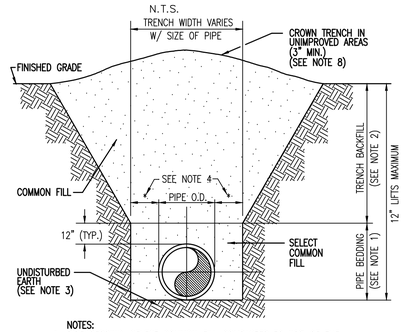
CRUSHED STONE CONSTRUCTION ENTRANCE 1 C400
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF WINTER SPRINGS.
4. (*): 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX (12" MIN.)FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. PROVIDE SHEETING AND BRACING AS NECESSARY IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY OF WINTER SPRINGS. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. COUNTY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

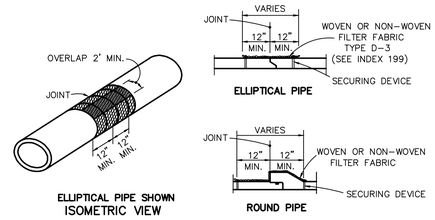
TYPE 'A' BEDDING AND TRENCHING DETAIL 2 C400
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER SPRINGS.
4. (*): 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. (12" MIN.) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. PROVIDE SHEETING AND BRACING AS NECESSARY IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER SPRINGS RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

TYPE 'B' BEDDING AND TRENCHING DETAIL 3 C400
N.T.S.

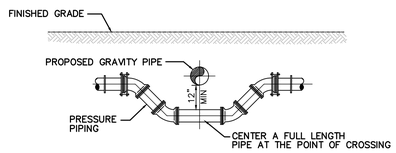


ELLIPTICAL PIPE SHOWN ISOMETRIC VIEW

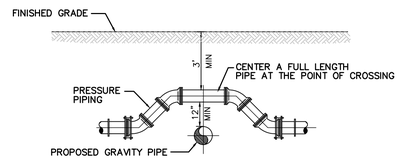
PIPE SECTIONS

COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS.

JOINT WRAP DETAIL 4 C400
N.T.S.

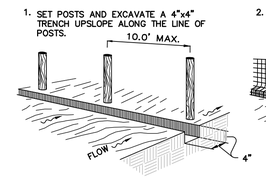


*APPLICABLE WHERE GOING OVER PIPE WOULD NOT ALLOW FOR 3' OF SOILD COVERAGE.
**APPLICABLE FOR PRESSURE PIPING, GAS PIPING, ELECTRICAL AND COMMUNICATION.



*APPLICABLE WHERE 3' OF COVER CAN BE ACHIEVED.
**APPLICABLE FOR PRESSURE PIPING, GAS PIPING, ELECTRICAL AND COMMUNICATION.

UTILITY CROSSINGS DETAILS 8 C400
N.T.S.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.

SILT FENCE DETAIL 5 C400
N.T.S.

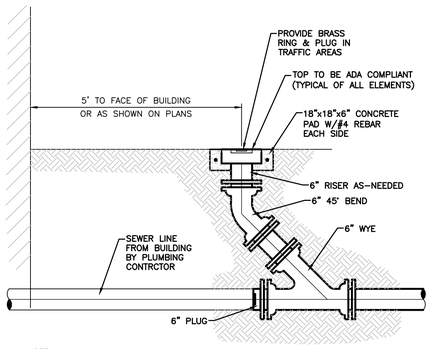
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S).

		PVC PIPE SIZE						
		4"	6"	8"	12"	16"	20"	24"
HORIZONTAL FITTINGS	90° BEND	23(31)	33(44)	48(57)	60(80)	75(101)	90(121)	104(139)
	45° BEND	10(13)	14(18)	20(23)	25(33)	31(42)	37(46)	43(58)
	22-1/2° BEND	5(6)	7(9)	9(11)	12(16)	15(20)	18(22)	21(28)
	11-1/4° BEND	2(3)	3(4)	5(6)	6(8)	7(10)	9(11)	10(14)
	PLUG OR BRANCH OF TEE	52(69)	74(98)	95(127)	136(182)	173(233)	210(257)	245(329)
VERTICAL BEND HIGH SIDE	90° BEND	52(69)	74(98)	95(127)	136(182)	173(233)	210(282)	245(329)
	45° BEND	22(29)	31(41)	40(53)	56(75)	72(96)	87(117)	101(136)
	22-1/2° BEND	10(14)	15(20)	19(25)	27(36)	35(46)	42(56)	49(65)
	11-1/4° BEND	5(7)	7(10)	9(12)	13(18)	17(23)	21(28)	24(32)
VERTICAL BEND LOW SIDE	90° BEND	23(31)	33(45)	42(58)	63(84)	75(110)	90(134)	104(159)
	45° BEND	10(13)	14(19)	18(24)	26(35)	31(45)	37(56)	43(66)
	22-1/2° BEND	5(6)	7(9)	8(12)	13(17)	15(22)	18(27)	21(32)
	11-1/4° BEND	2(3)	3(4)	4(6)	6(8)	7(11)	9(13)	10(16)

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN DERIVED USING "EBAA IRON RESTRAINED LENGTH CALCULATION PROGRAM ©1996" PUBLISHED BY EBAA IRON INC. WITH THE FOLLOWING ASSUMPTIONS: (ALL 200 P.S.I. LENGTHS AND ASSUMPTIONS ARE INDICATED IN PARENTHESIS)
   WORKING PRESSURE: 150 P.S.I. (200 P.S.I.)
   SOIL DESIGNATION: SAND-SILT (SM)
   LAYING CONDITIONS: TYPE 3
   SAFETY FACTOR: 2.0
   DEPTH: 3 FEET

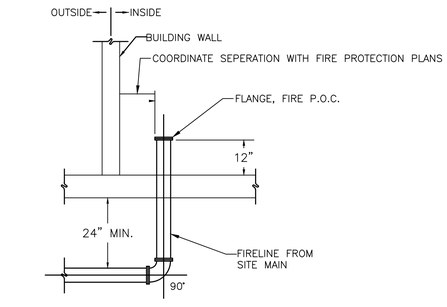
RESTRAINED PIPE LENGTH TABLE 6 C400
N.T.S.



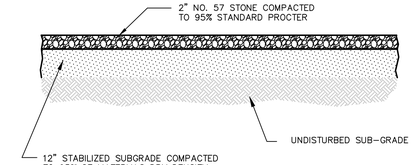
NOTE:

1. THE CONTRACTOR SHALL LEAVE THE CLEANOUT RISER 3'-4' ABOVE GRADE AND IT SHALL REMAIN SO UNTIL LOT BUILD OUT. THE RISER SHALL THEN BE CUT AND CAPPED AT FINISHED GRADE WITH A CONCRETE PAD.
2. ALL CLEANOUTS AND CONCRETE PADS TO BE FLUSH WITH FINISH GRADE.
3. UTILITY CONTRACTOR TO INSTALL & PRESSURE TEST SEWER LATERAL. PLUMBER TO REMOVE PLUG, INSTALL LINE TO BUILDING.
4. ETCH CURB WITH "S" WHERE LATERAL CROSSES UNDER CURB.
5. ALL LATERALS SHALL HAVE 6" CLEANOUTS.
6. CLEANOUT CAPS SHALL BE SLOTTED OR HAVE A RECESSED NUT.

SANITARY SEWER CLEANOUT 7 C400
N.T.S.



FIRELINE BUILDING P.O.C. DETAIL 9 C400
N.T.S.



GRAVEL DETAIL 10 C400
N.T.S.

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EB 38930

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

Neil D. Wolfe
I am the author of this document.
2026.04.07 15:30:08-04'00'

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

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215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By: NDW
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Date: 12-19-2025

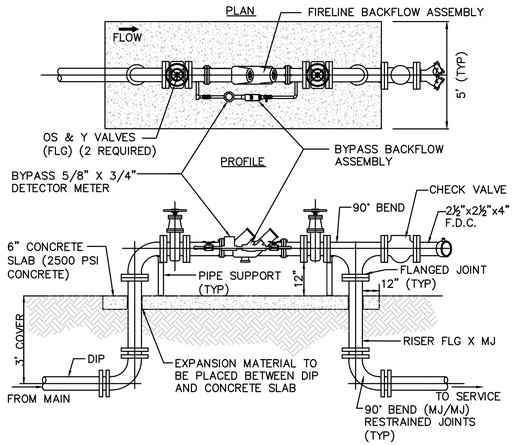
HCE Project: 07837000

Sheet Title:
DETAILS

Release: 12-19-2025
Issued for Review 10-31-2025

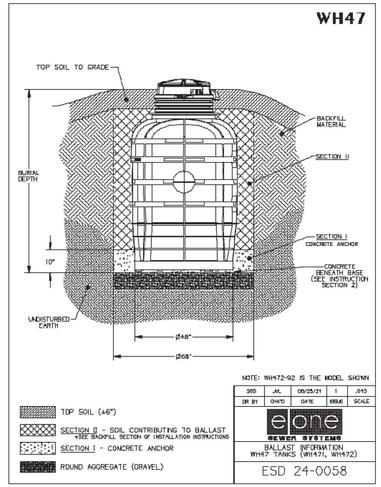
Sheet Number:
C-400

File Name & Location: G:\PROJ\07837000\CIVIL\SHEETS\C-400 Details-GOOD.dwg Layout: C400 Printed: Tue, 07 Apr 2026 - 15:18

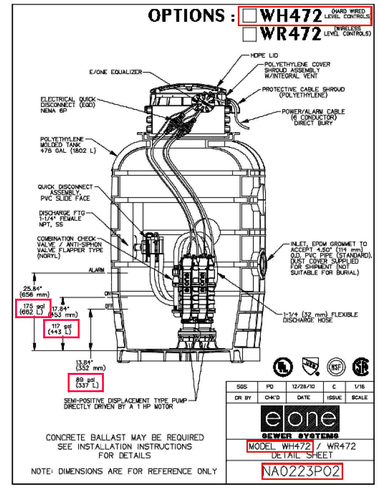


NOTES:
1. SERVICES 4-INCH AND LARGER SHALL BE DIP FROM THE POINT OF CONNECTION AT THE MAIN TO THE METER ASSEMBLY IF THE MAIN IS ON THE SAME SIDE OF THE STREET AS THE ASSEMBLY. IF THE MAIN IS ON THE OPPOSITE SIDE OF THE STREET AS THE ASSEMBLY, A MINIMUM OF ONE SEGMENT OF PIPE IMMEDIATELY UPSTREAM FROM THE METER ASSEMBLY SHALL BE DIP.
2. ALL FLANGES; PIPE, VALVES AND APPURTENANCES SHALL HAVE 316 S.S. HARDWARE.
3. REQUIRED ELECTRONIC SUPERVISION AND TAMPER SWITCHES TO BE DESIGNED AND INSTALLED BY THE FIRE CONTROL PANEL DESIGNER.

DOUBLE DETECTOR CHECK VALVE ASSEMBLY W/ FDC 1 C401
N.T.S.

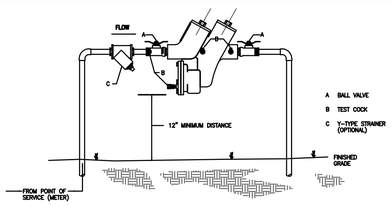


ANCHORING DETAIL



EQUIPMENT DETAIL

E-ONE 2010 LIFT STATION 2 C401
N.T.S.

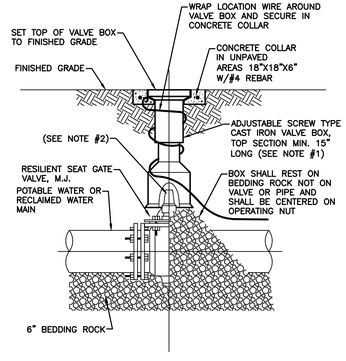


RPZ BACKFLOW PREVENTER-SMALL 3 C401
N.T.S.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS								
PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER		WASTEWATER (GRAVITY & FM)		STORM SEWER	
	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT
POTABLE WATER	3' NOTE 1	12"	3' NOTE 1 & 3	12" NOTE 3	6' NOTE 3	12" NOTE 3	3' NOTE 1 & 3	12"/18" NOTE 2 & 3
RECLAIMED WATER	3' NOTE 1 & 3	12" NOTE 3	3' NOTE 1	12"	3' NOTE 1	12"	3' NOTE 1	12"/18" NOTE 2
WASTEWATER (GRAVITY + FM)	6' NOTE 3	12" NOTE 3	3' NOTE 1	12"	3' NOTE 1	12"	3' NOTE 1	12"/18" NOTE 2
RIGHT OF WAY	3' NOTE 1	N/A	3' NOTE 1	N/A	3' NOTE 1	N/A	N/A	N/A

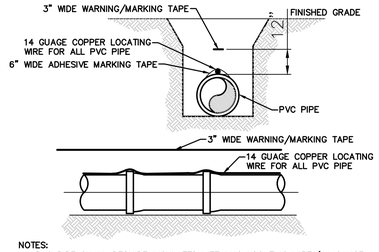
NOTES:
1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTHS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE 18-INCH SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE CROSSES ABOVE THE CITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24 INCHES. OTHERWISE, THE REQUIRED SEPARATION IS 12 INCHES.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND THE CITY OF WEST PALM BEACH.
4. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

SEPARATION REQUIREMENTS 5 C401
N.T.S.



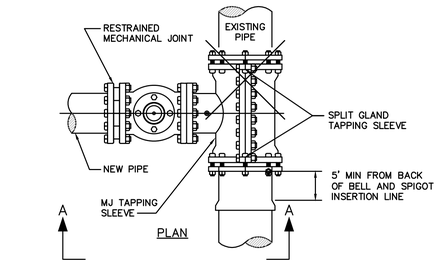
NOTES:
1. EXTENSIONS SHALL BE MANUFACTURED EXTENSIONS USED FOR VALVE BOX INSTALLATIONS.
2. THE ACTUATING NUT FOR DEEPER VALVE SHALL BE EXTENDED TO COME TO A 2' DEPTH BELOW FINISHED GRADE

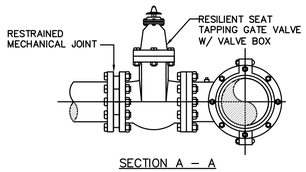
GATE VALVE & BOX DETAIL 4 C401
N.T.S.



NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. LOCATING WIRE SHALL BE BURIED DIRECTLY ON TOP OF THE CENTERLINE OF THE PIPE. LOCATING WIRE SHALL COIL AROUND AND TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
3. USE 6" WIDE MARKING TAPE TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.

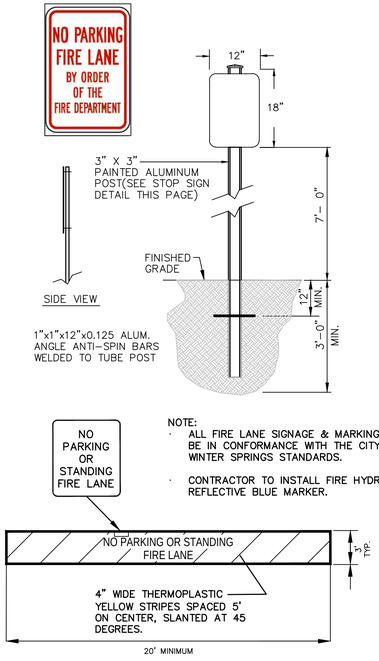
PVC PIPE LOCATION WIRE DETAIL 6 C401
N.T.S.





MJ TAPPING SLEEVE & GATE VALVE DETAIL 7 C401
N.T.S.

(NFPA 1, 18.2.3 FL)



FIRE LANE & SIGN DETAIL 8 C401
N.T.S.

HARRIS CIVIL ENGINEERS
1200 Hillcrest Street Suite 200
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7888
www.harriscivilengineers.com
EB 38930

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

Neil D. Wolfe
I am the author of this document.
2026.04.07 15:30:11-04'00'

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By: NDW
Drawn By: RCC
Checked By: NDW
Date: 12-19-2025

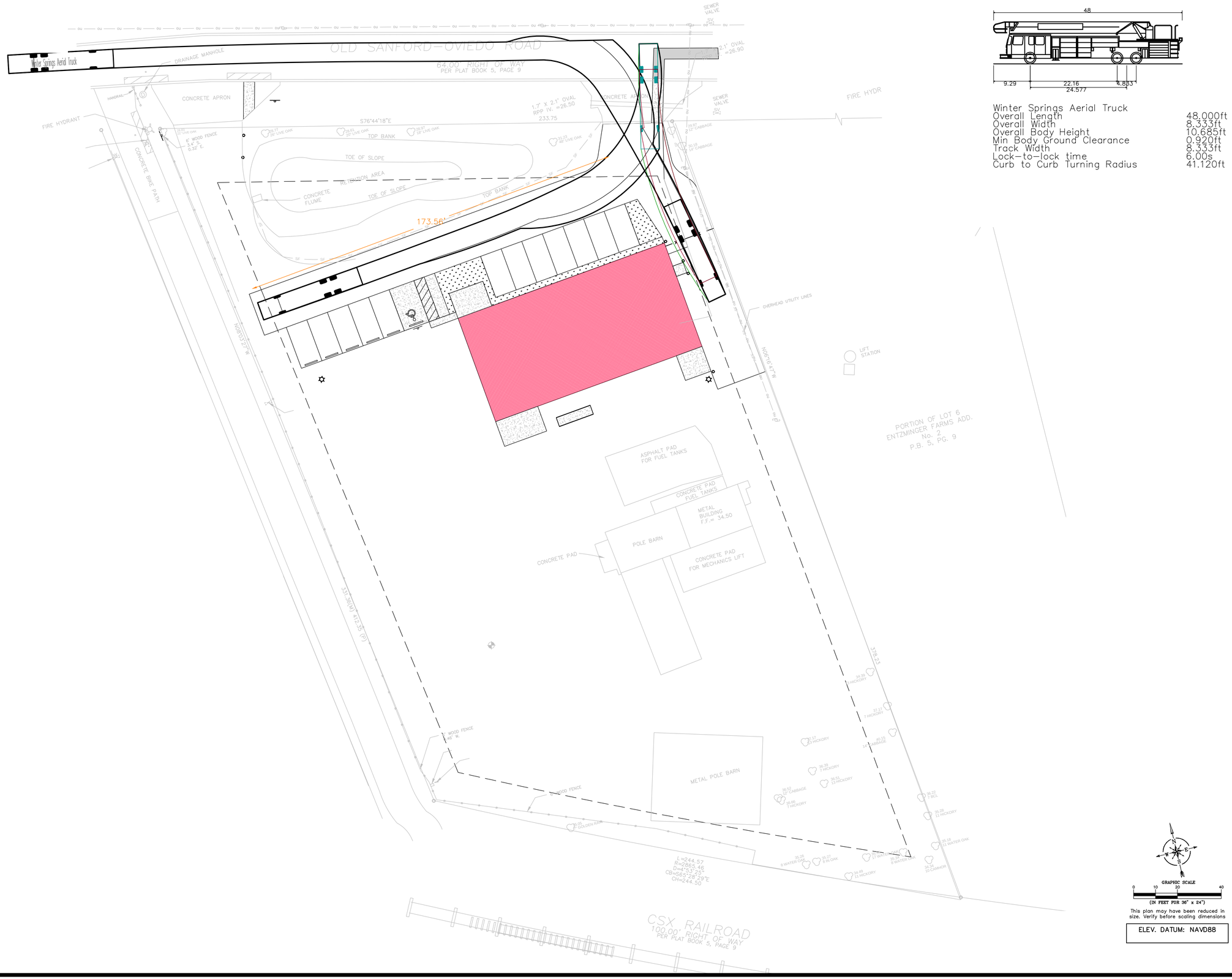
HCE Project: 07837000

Sheet Title:
DETAILS

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-401

File Name & Location: G:\PROJ\07837000\CIVIL\SHEETS\C-400 Details-GOOD.dwg Layout: C401 Printed: Tue, 07 Apr 2026 - 15:18



Winter Springs Aerial Truck	
Overall Length	48.000ft
Overall Width	8.333ft
Overall Body Height	10.685ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	41.120ft

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Fax: (407) 629-7888
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ENGINEER SEAL

Neil D. Wolfe
I am the author of this document.
2026.04.07 15:30:14-04'00'

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

Sheet Title:
FIRE TRUCK CIRCULATION

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-500

1036

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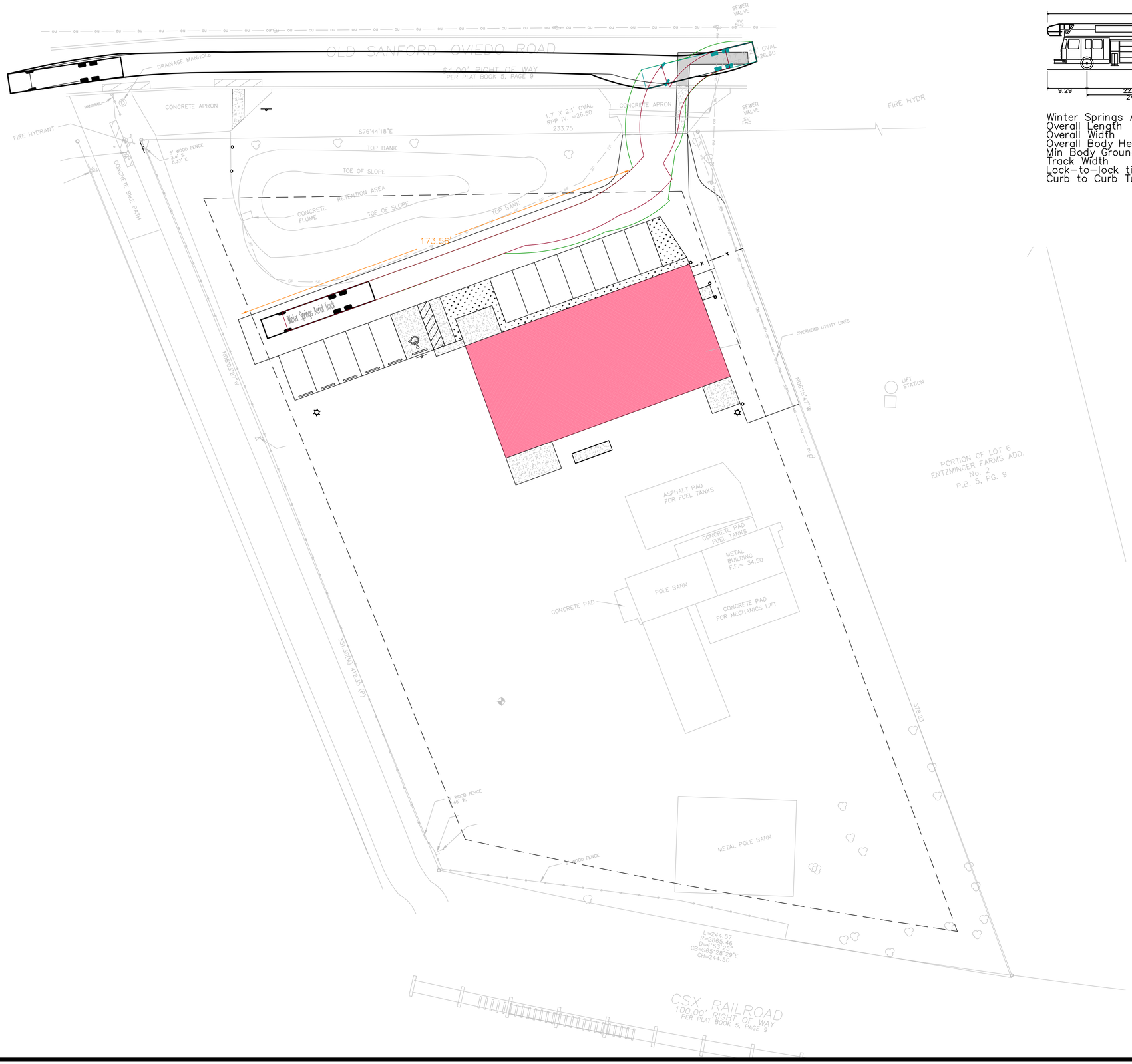

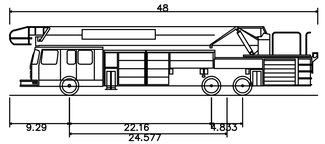

Winter Springs Aerial Truck	
Overall Length	48.000ft
Overall Width	8.333ft
Overall Body Height	10.685ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	41.120ft

GRAPHIC SCALE
0 10 20 40
(IN FEET FOR 36" x 24")
This plan may have been reduced in size. Verify before scaling dimensions

ELEV. DATUM: NAVD88

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REVISIONS

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1	2026-02-18	Comment Response
2	2026-04-07	Comment Response

ENGINEER SEAL

Neil D. Wolfe
I am the author of this document.
2026.04.07
15:30:17-04'00'

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By: NDW
Drawn By: RCC
Checked By: NDW
Date: 12-19-2025

HCE Project: 07837000

Sheet Title:
FIRE TRUCK CIRCULATION

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-501

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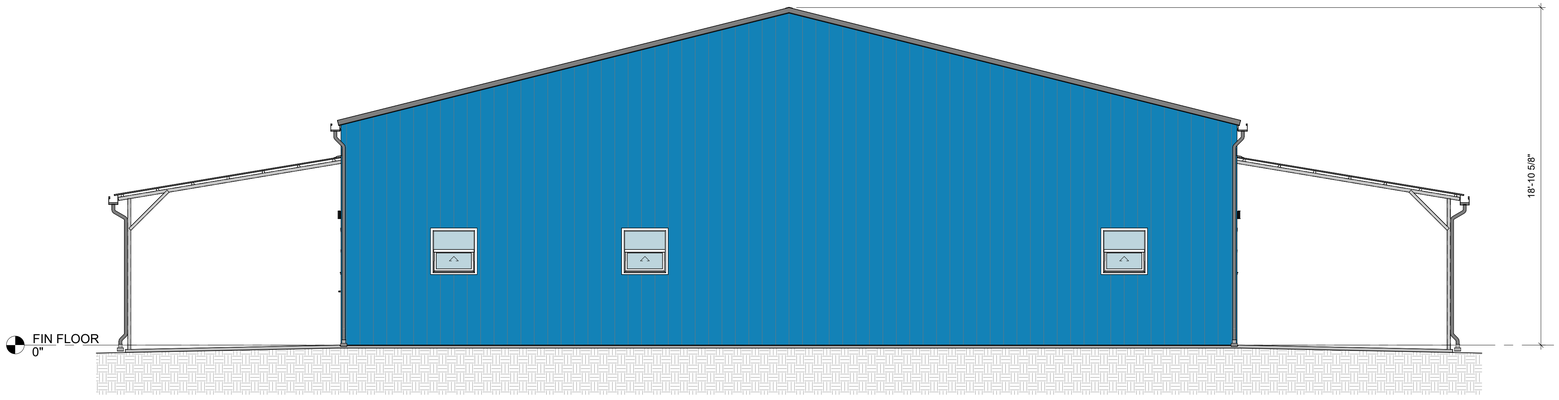

2 WEST ELEVATION

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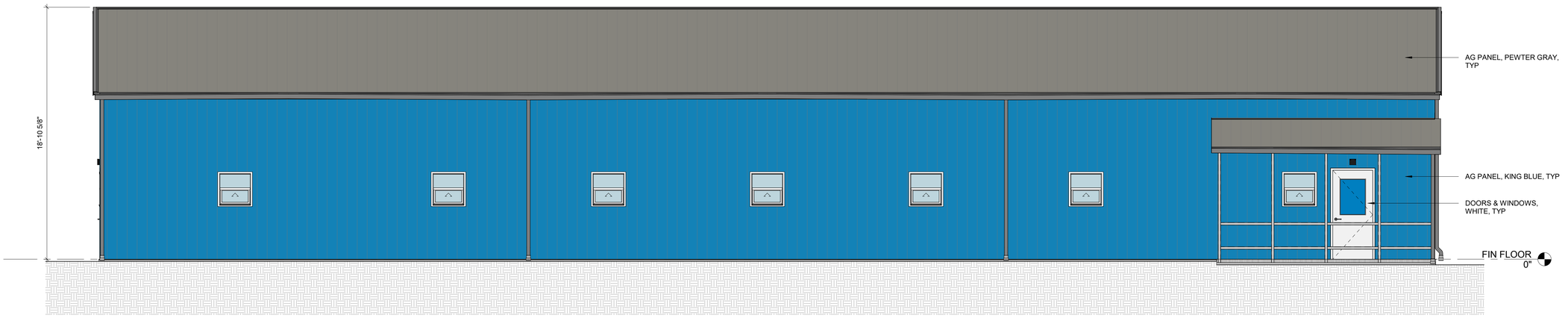

1 NORTH ELEVATION

1/4" = 1'-0"

make_

GARCIA CIVIL OFFICE

215 OLD SANFORD OVIEDO ROAD
WINTER SPRINGS, FL 32807

Project No. MP097

STATE OF FLORIDA
ANDREW CHARLES MACPHEE
REGISTERED
AR99234
Digitally signed by Andrew C MacPhee
Date: 2025.12.19 10:57:42-05'00'

Revisions

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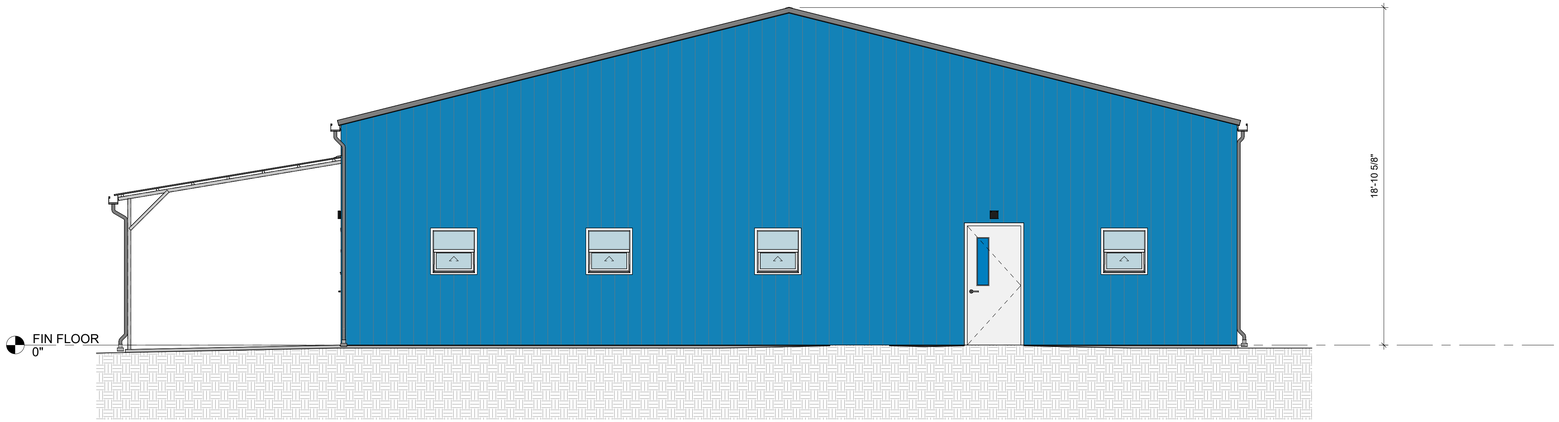
Scale 1/4" = 1'-0"

EXTERIOR ELEVATIONS

Sheet No.

A-201



2 EAST ELEVATION

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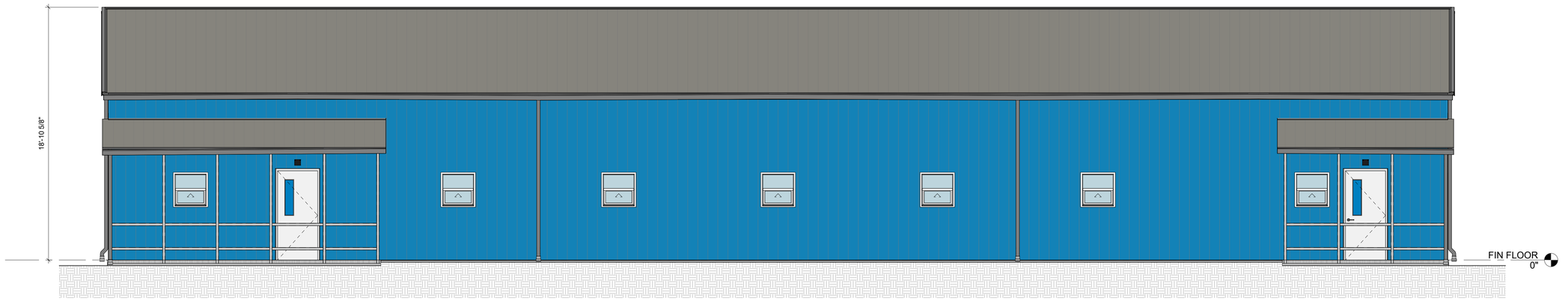

1 SOUTH ELEVATION

1/4" = 1'-0"

make_

GARCIA CIVIL OFFICE

215 OLD SANFORD OVIEDO ROAD
WINTER SPRINGS, FL 32807

Project No. MP097

STATE OF FLORIDA
ANDREW CHARLES MACPHEE
REGISTERED
AR99234
ARCHITECT

Digitally signed by Andrew C MacPhee
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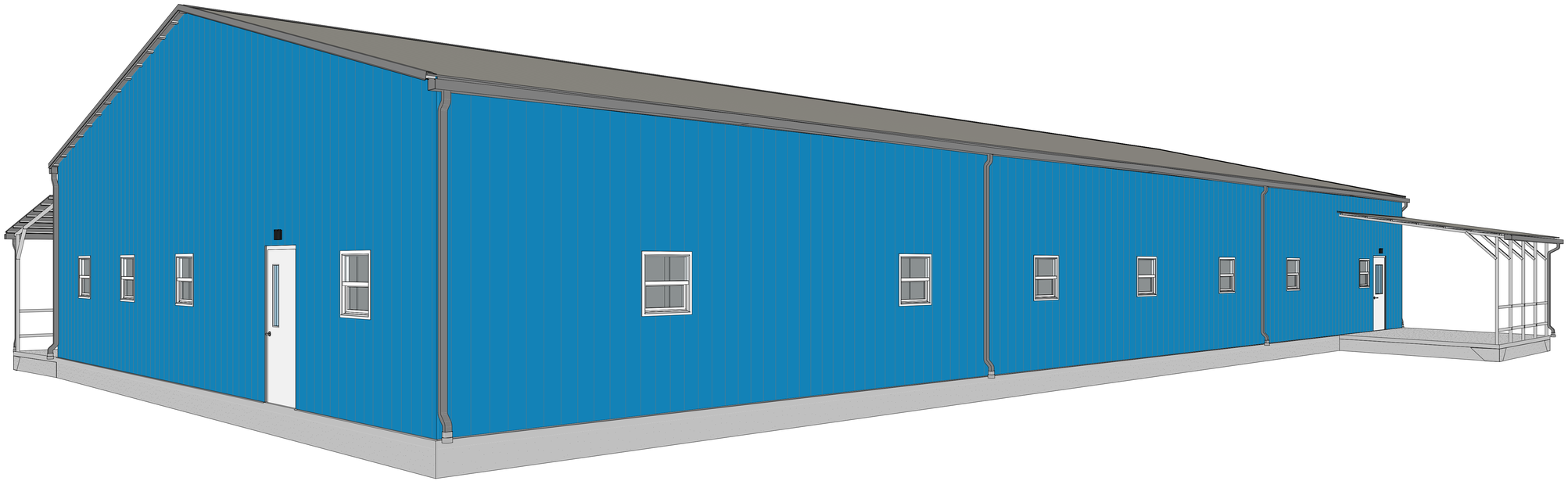
Scale 1/4" = 1'-0"

EXTERIOR ELEVATIONS

Sheet No.

A-202



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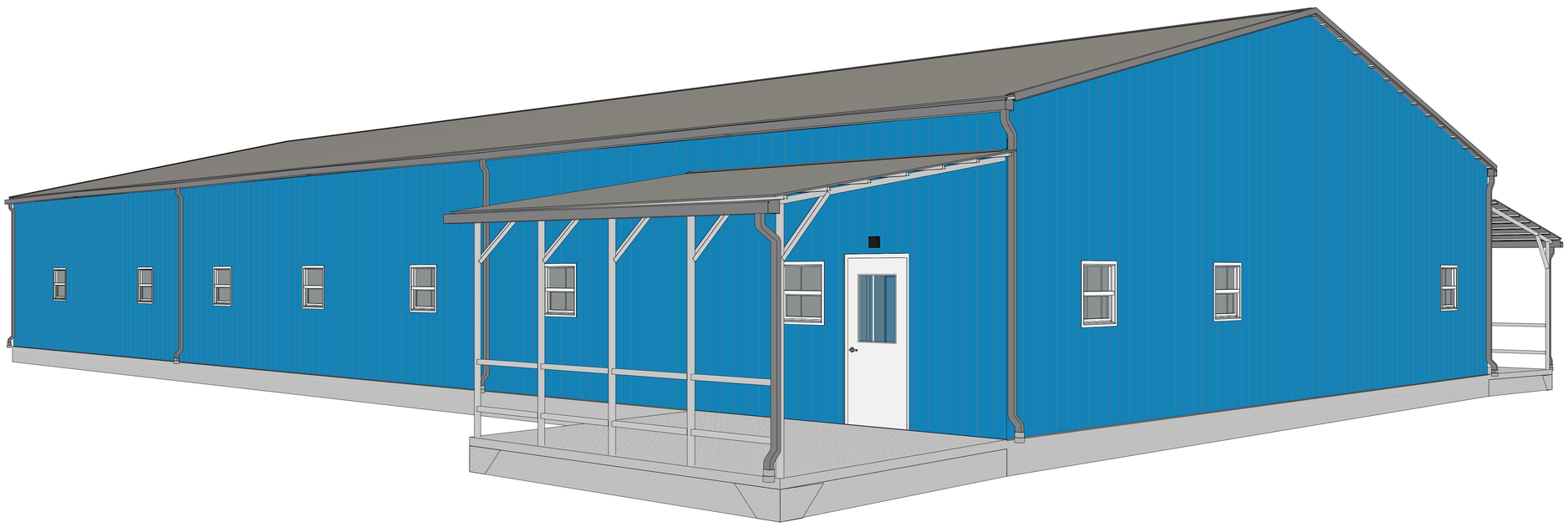

1 RENDERING - NW CORNER

make_

GARCIA CIVIL OFFICE

215 OLD SANFORD OVIEDO ROAD
WINTER SPRINGS, FL 32807

Project No. MP097

STATE OF FLORIDA
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REGISTERED
AR99234
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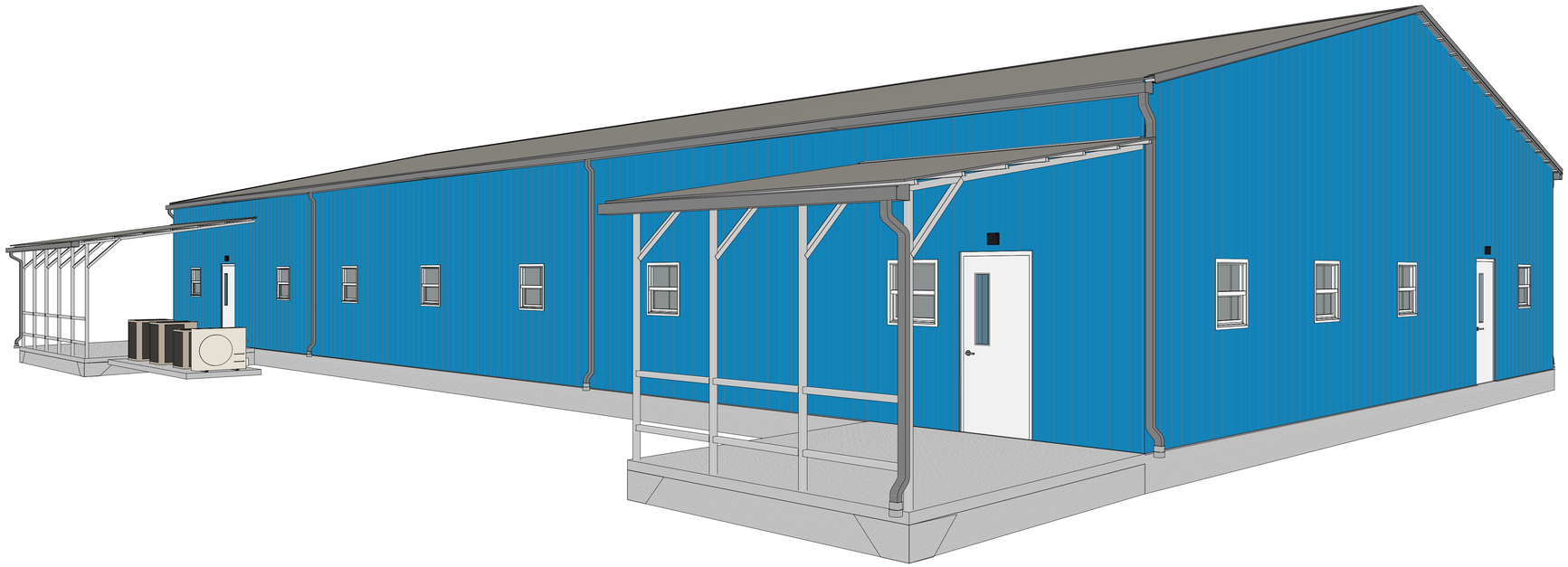
Scale
3D RENDERINGS

Sheet No.
A-901



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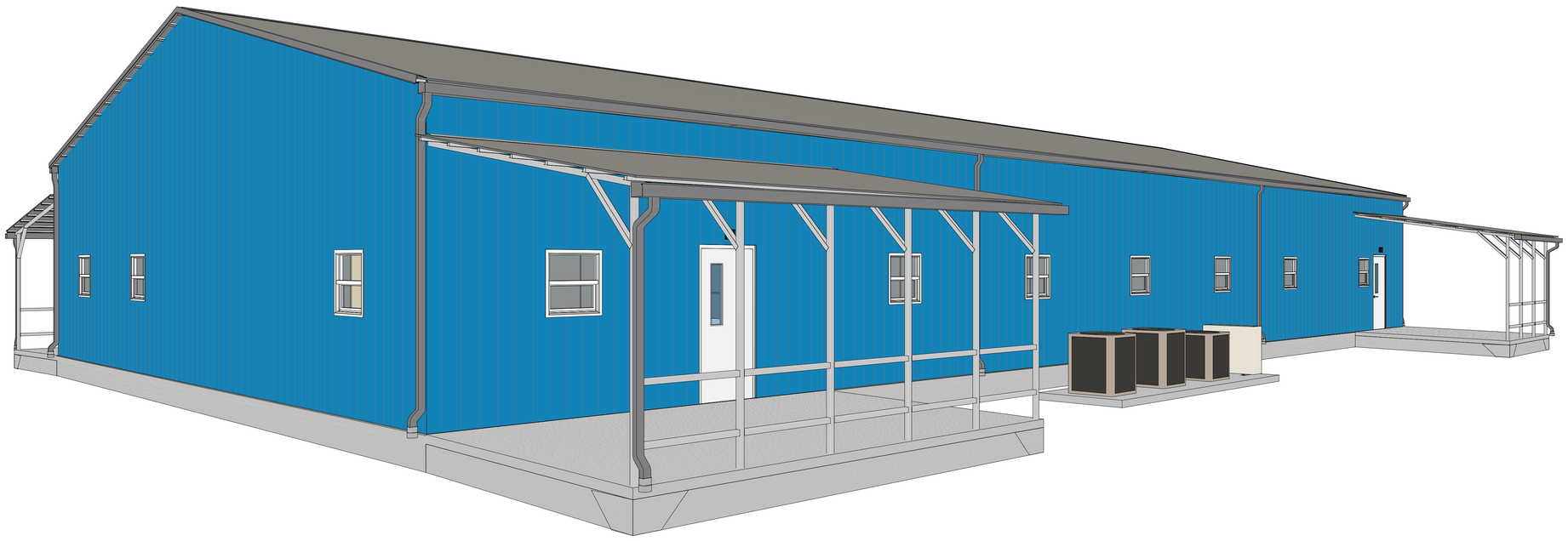

1 RENDERING - SW CORNER

make_

GARCIA CIVIL OFFICE

215 OLD SANFORD OVIEDO ROAD
WINTER SPRINGS, FL 32807

Project No. MP097

STATE OF FLORIDA
ANDREW CHARLES MACPHEE
REGISTERED
AR99234

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Scale
3D RENDERINGS

Sheet No.
A-902

STORMWATER REPORT FOR
Garcia Civil Contractors Office
215 Old Sanford Oviedo Road
Winter Springs, Florida 32807

CITY OF WINTER SPRINGS
STORMWATER REPORT AND CALCULATIONS

Prepared for:
Garcia Holding of Florida LLC
215 Old Sanford FL 32807

Prepared by:
Harris Civil Engineers, LLC.
1200 Hillcrest St.
Orlando, Florida 32803

~~**December 16, 2025**~~
February 12, 2026

NEIL D. WOLFE LICENSE No. 93501 STATE OF FLORIDA PROFESSIONAL ENGINEER
Neil D. Wolfe
I am the author of this document
2026.02.20 15:58:32-05'00'

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Suite 200
Orlando, Fl. 32803
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Fax: 407-629-78
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GARCIA CIVIL CONTRACTORS OFFICE
STORMWATER REPORT

Introduction 2
Pre-Development Analysis 2
Post-Development Analysis 2
Conclusions 2
Pervious and Impervious Area Site Calculations 3
Water Quality Calculations 4
APPENDIX A: SITE DATA/MAPS 6
APPENDIX B: SECONDARY SYSTEM STORMWATER ANALYSIS 7
APPENDIX C: STORMWATER REPORT PERMIT NO. 42-117-1115N-ERP 8

GARCIA CIVIL CONTRACTORS OFFICE
STORMWATER REPORT

Introduction

The project site is located at 215 Old Sanford Oviedo Road on the City of Winter Springs, Florida, 32807. The proposed project consists of the demolition of an existing office trailer to be replaced with a new office building, parking stalls, and a compacted gravel driveway.

Pre-Development Analysis

The existing site encompasses approximately 1.76 acres and drains to an existing on-site retention pond. The pond was permitted in October 1996 under Permit No. 42-117-1115N-ERP issued by the St. Johns River Water Management District (SJRWMD). The approved permitting documentation will be used as the basis for the stormwater calculations for this project.

Post-Development Analysis

The proposed project results in an increase of 4,770 square feet of impervious area. To demonstrate compliance with applicable requirements, HCE will calculate the required water quality (WQ) volume for the proposed conditions and evaluate whether it is met by the existing retention pond.

Conclusions

Description	ft3
Provided Water Quality Per SJRWMD Permit #42-117-11155N-ERP	6417
Required Water Quality Per SJRWMD Permit #42-117-11155N-ERP	6417
Required Water Quality for this project	6417

As shown in the water quality calculations in this report, the governing criterion for both pre- and post-development conditions is one inch of rainfall applied over the overall basin area. The results indicate that the required water quality volume remains unchanged under the proposed conditions.

Please refer to Appendix B for the secondary system stormwater hydraulic model results.

Thank you for your review. If you have any questions or comments, please contact Neil Wolfe at (407) 629-4777.

Sincerely,
HARRIS CIVIL ENGINEERS, LLC.

Neil D. Wolfe, PE
Project Manager, Team Leader

Pervious and Impervious Area Site Calculations

Project Name: Garcia Civil Contractors Office
HCE Project No.: 7837000
Made by: HCE
Date: 16-Dec-25
Revised Date: 16-Dec-25

PERVIOUS/IMPERVIOUS SURFACE CALCULATIONS		
DESCRIPTION	PRE-DEVELOPMENT AREA (ACRES)	POST-DEVELOPMENT AREA (ACRES)
Pervious	1.271	1.270
Building	0.152	0.213
Pavement	0.344	0.285
Pond	0.000	0.000
TOTAL	**1.768**	**1.768**

PRE-DEVELOPMENT	Area (s.f.)	Area (AC.)
Pervious	55,370	1.271
Buildings	6,640	0.152
Pavement	14,990	0.344
Pond	0	0.000
TOTAL	**77,000**	**1.768**

POST-DEVELOPMENT TOTAL	Area (s.f.)	Area (AC.)
Pervious	55,313	1.270
Buildings	9,280	0.213
Pavement	12,406	0.285
Pond	0	0.000
TOTAL	**77,000**	**1.768**

GARCIA CIVIL CONTRACTORS OFFICE
STORMWATER REPORT

Water Quality Calculations

BASIN 1

Project Name: Garcia Civil Contractors Office **Made by:** HCE

HCE Project No.: 7837000 **Date:** 16-Dec-25

BASIN ANALYSIS (PRE/POST): Pre Development

DETERMINE BASIN RUNOFF CURVE NUMBER - CN

LAND-USE DESCRIPTION	SOIL NAME	SOIL GROUP	CN	AREA (acres)	PRODUCT
Open Space - Good	CvC	C	74	1.271	94.06
Building	-	-	98	0.152	14.94
Pavement	-	-	98	0.344	33.72
Pond	-	-	98	0.000	0.00
			TOTALS	**1.768**	**142.73**

*** See TR-55, pp 2-7, June 1986**

COMPOSITE CN	**81**

Water Quality will be provided Per 40C-42.026(1)(a)4

Rational Coefficient Determination

	acres	coeff.
Impervious	*0.50*	*0.95*
Pervious, Lawns sandy soils, average	*1.27*	*0.4*

Composite $C = \dfrac{(A_i \times C_i) + (A_p \times C_p)}{\text{Total Area}} = 0.55$

Water Quality Calculation

		acre-ft	ft^3
Greater of A)	$\dfrac{(1")*(\text{basin area})}{12\ in/ft} =$	*0.147*	*6,417*
OR B)	$\dfrac{(2.5")*(\text{Impervious Area})}{12\ in/ft} =$	*0.103*	*4,506*

6,417 ft^3 Required

0.147 ac-ft Required

GARCIA CIVIL CONTRACTORS OFFICE
STORMWATER REPORT

BASIN 1

Project Name: Garcia Civil Contractors Office **Made by:** HCE

HCE Project No.: 7837000 **Date:** 16-Dec-25

BASIN ANALYSIS (PRE/POST): Post Development

DETERMINE BASIN RUNOFF CURVE NUMBER - CN

LAND-USE DESCRIPTION	SOIL NAME	SOIL GROUP	CN	AREA (acres)	PRODUCT
Open Space - Good	CvC	C	74	1.270	93.97
Building	-	-	98	0.213	20.88
Pavement	-	-	98	0.285	27.91
Pond	-	-	98	0.000	0.00
			TOTALS	**1.768**	**142.76**

*** See TR-55, pp 2-7, June 1986**

COMPOSITE CN	**81**

Water Quality will be provided Per 40C-42.026(1)(a)4

Rational Coefficient Determination

	acres	coeff.
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Composite $C = \dfrac{(A_i \times C_i) + (A_p \times C_p)}{\text{Total Area}} = 0.55$

Water Quality Calculation

		acre-ft	ft^3
Greater of A)	$= \dfrac{(1")*(\text{basin area})}{12\ in/ft}$ =	*0.147*	*6,417*
OR B)	$= \dfrac{(2.5")*(\text{Impervious Area})}{12\ in/ft}$ =	*0.104*	*4,518*

6,417 ft^3 Required
0.147 ac-ft Required

APPENDIX A: SITE DATA/MAPS



FILE NAME: G:\PROJ\07837000\CIVIL\WORK\2025-12-16 EXHIBITS FOR STORMWATER REPORT\EXHIBITS FOR SW REPORT.DWG TIME: 15 DEC 2025 - 2:54PM

HARRIS
Harris Civil Engineers, LLC
1200 Hillcrest Street
Suite 200
Orlando, Florida 32803

Garcia Civil Contractors Office

Winter Springs, Florida

Figure 1
Site Aerial

SURVEYOR'S NOTES

1.) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.

2.) NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.

3.) BEARINGS ARE BASED ON THE WEST LINE OF LOT 6 ASSUMED AS N.08°53'27"W. PER PREVIOUS SURVEYS.

4.) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

5.) ELEVATIONS ARE TRUE BASED ON SEMINOLE COUNTY B.M. # P451 ELEV. = 39.200 NAVD 88 DATUM AS PUBLISHED.

6.) ON SITE B.M. = NAIL IN CENTER OF PROP. ELEV. = 34.43 AS SHOWN.

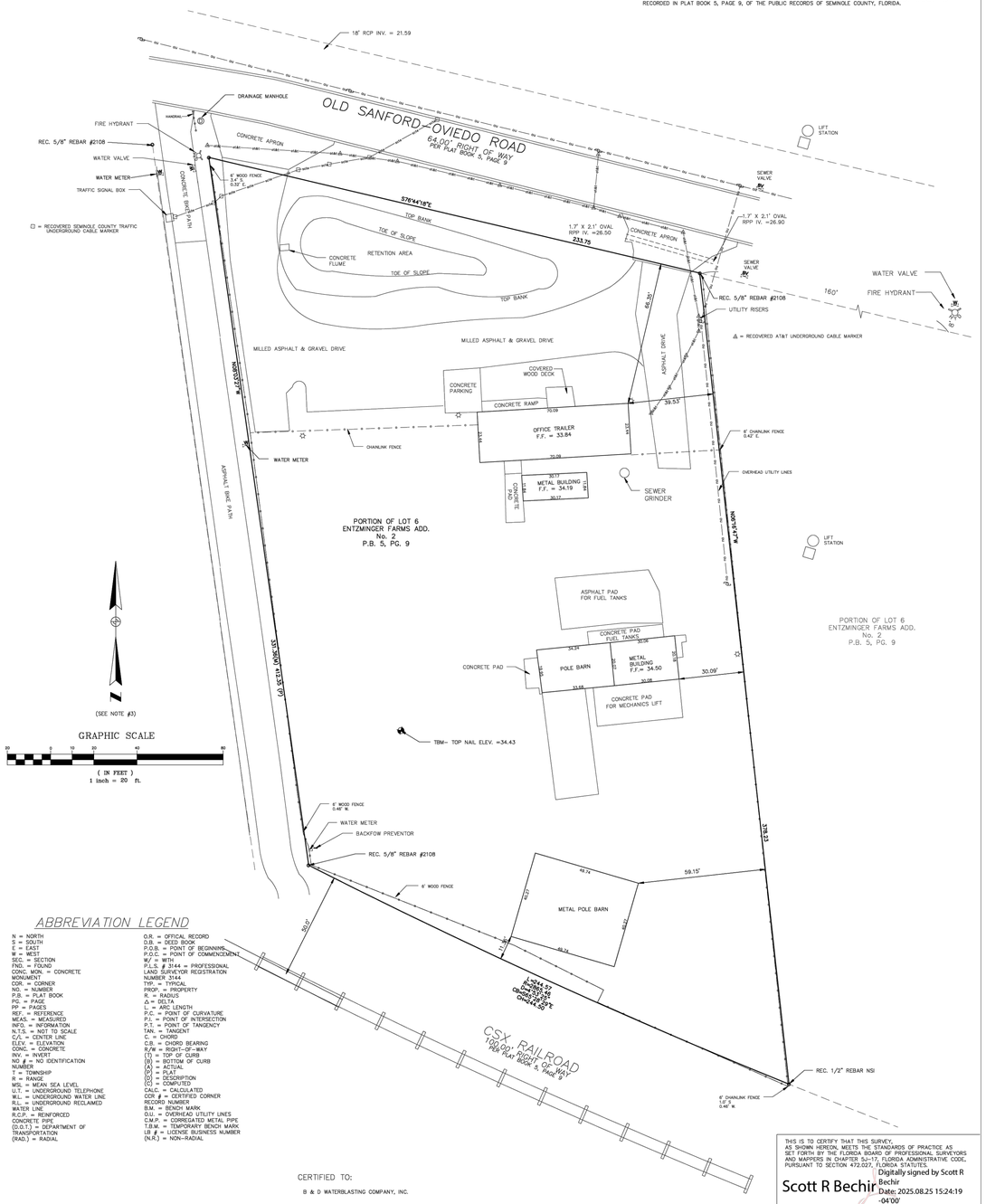
7.) NO CONTOURS INTERPOLATED FROM ELEVATION SPOT SHOTS AS SHOWN.

8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL # 12029B0065 E, DATED APRIL 17, 1995, SEMINOLE COUNTY, FLORIDA.

BOUNDARY, TOPO & TREE SURVEY
FOR
B&D WATERBLASTING CO. INC.
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION

LOT 6-A-(THE WEST 1/2 AS MEASURED ALONG NORTHERLY AND SOUTHERLY LINES), OD THE FOLLOWING: LOT 6 AND THE WEST 55.5' FEET OF LOT 7, ENTZMINGER FARMS ADDITION No. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



ABBREVIATION LEGEND

N = NORTH
S = SOUTH
E = EAST
W = WEST
SEC. = SECTION
FND. = FOUND
CONC. MON. = CONCRETE MONUMENT
COR. = CORNER
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
PP = PAGES
REF. = REFERENCE
MEAS. = MEASURED
INFO. = INFORMATION
S.F.D. = SET FOUND
C. = CENTER LINE
ELEV. = ELEVATION
CONC. = CONCRETE
INV. = INVERT
NO # = NO IDENTIFICATION NUMBER
T = TOWNSHIP
R = RANGE
MSL = MEAN SEA LEVEL
U.T. = UNDERGROUND TELEPHONE
W.L. = UNDERGROUND WATER LINE
R.L. = UNDERGROUND RECLAIMED WATER LINE
R.C.P. = REINFORCED CONCRETE PIPE
(D.O.T.) = DEPARTMENT OF TRANSPORTATION
(RAD.) = RADIAL

O.R. = OFFICAL RECORD
D.B. = DEED BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
W/ = WITH
P.L.S. # 3144 = PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 3144
TYP. = TYPICAL
PROP. = PROPERTY
R. = RADIUS
Δ = DELTA
L. = ARC LENGTH
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
CM. = CONCRETE MONUMENT
C. = CHORD
C.B. = CHORD BEARING
R/W = RIGHT-OF-WAY
(T) = TOP OF CURB
(B) = BOTTOM OF CURB
(A) = ACTUAL
(P) = PLAT
(D) = DESCRIPTION
(C) = COMPUTED
CALC. = CALCULATED
COR # = CERTIFIED CORNER RECORD NUMBER
B.M. = BENCH MARK
O.U. = OVERHEAD UTILITY LINES
C.M.P. = CORRUGATED METAL PIPE
T.B.M. = TEMPORARY BENCH MARK
LB # = LICENSE BUSINESS NUMBER
(N.R.) = NON-RADIAL

CERTIFIED TO:

B & D WATERBLASTING COMPANY, INC.

THIS IS TO CERTIFY THAT THIS SURVEY, AS SHOWN HEREON, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott R Bechir
Digitally signed by Scott R Bechir
Date: 2025.08.25 15:24:19 -04'00'

SCOTT BECHIR, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	REVISED BY:	CHECKED BY:
8/25/25	UPDATE BOUNDARY SURVEY	S.R.B.	S.R.B.

SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

COMPUTED BY: S.R.B. | DRAWN BY: S.R.B. | CHECKED BY: S.R.B. | FIELD BY: B.W. | DATE: 3/10/21

BOUNDARY, TOPO & TREE SURVEY
FOR
B&D WATERBLASTING CO, INC.
SEMINOLE COUNTY, FLORIDA

PROJECT NUMBER: 21-07
DATE: 3/15/21
SCALE: 1" = 20'
SHEET 1 OF 1

GRAPHIC SCALE
0 10 30 60
(IN FEET FOR 36" x 24")
This plan may have been reduced in size. Verify before scaling dimensions

ELEV. DATUM: NAVD88

HARRIS CIVIL ENGINEERS
1200 Hillcrest Street Suite 200
Orlando, Florida 32803
Phone: (407) 629-4777
Fax: (407) 629-7888
www.harriscivilengineers.com
EB 38930

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REVISIONS

#	Date	Description
	12/12/25	Response to Comments

ENGINEER SEAL

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By: NDW
Drawn By: RCC
Checked By: NDW
Date: 10-31-2025

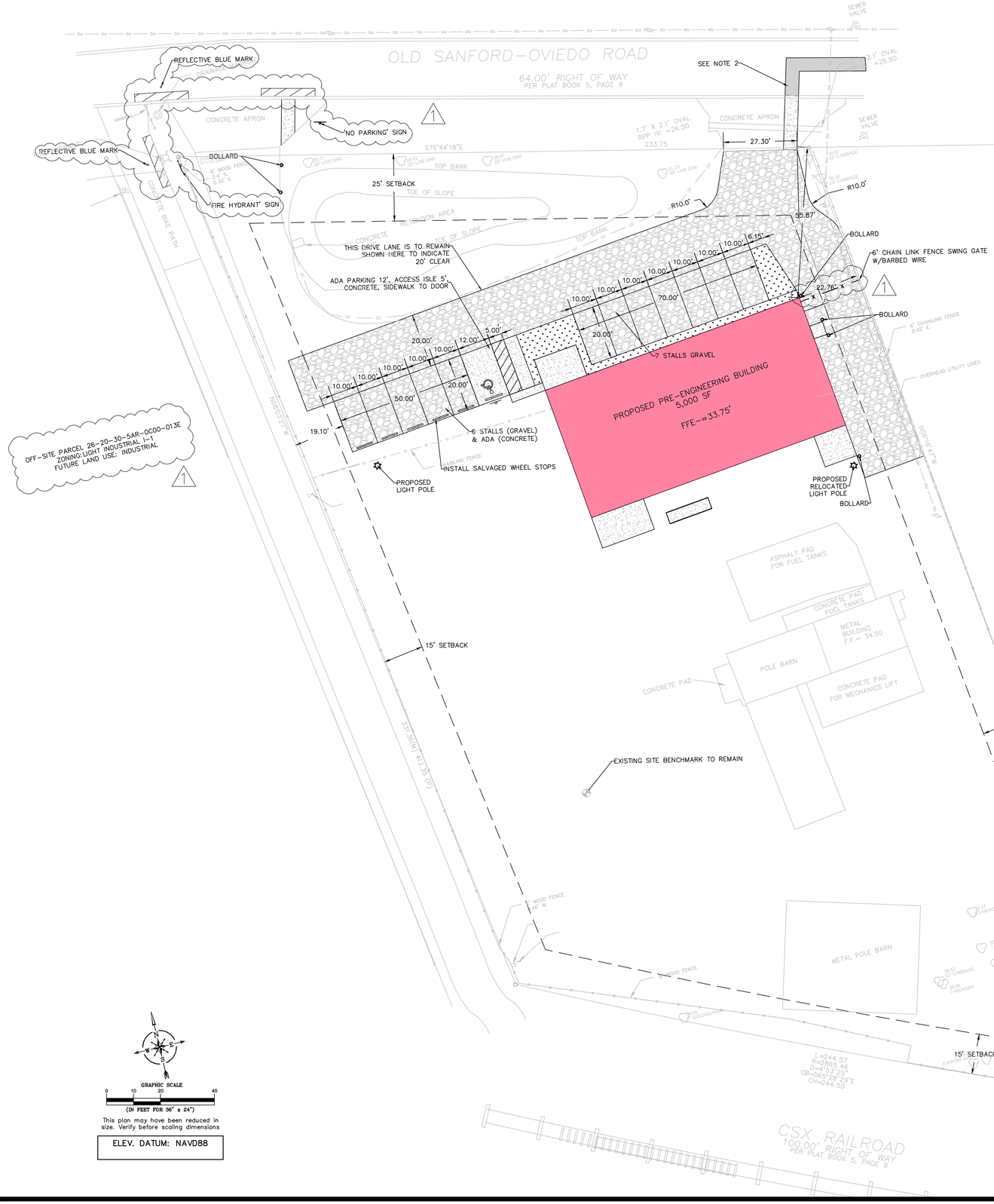
HCE Project: 07837000

Sheet Title:
EXISTING CONDITIONS SURVEY

Release: 10-31-2025
Issued for Review 10-31-2025

Sheet Number:
C-010

File Name & Location: G:\PRO\J\07837000\CIVIL\SHEETS\C-010-Existing Conditions Survey .dwg Layout: C010 Printed: Mon, 15 Dec 2025 - 14:43



7. 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).

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

9. 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 21/2 IN. NFPA 1, 18.5.7.

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

11. 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.

SITE LEGEND

- SETBACK LINE
- 6' CHAIN LINK FENCE W/BARBED WIRE
- RELOCATED LIGHT POST
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- COMPACTED #57 STONE
- ASPHALT PAVEMENT
- LANDSCAPE (BOULDERS FOR BUILDING PROTECTION)

SITE DATA TABLE:

TOTAL SITE AREA = 77,000 SQ.FT (1.77 AC)
-EXISTING IMPERVIOUS = 21,630 SF (0.39 AC)
-EXISTING PERVIOUS = 55,370 SF (.50 AC)
-PROPOSED IMPERVIOUS = 21,686 SF (.50 AC)
-PROPOSED PERVIOUS = 55,313 SF (1.27 AC)
-NET IMPERVIOUS INCREASE = 56 SF (0.00 AC)
-LOT COVERAGE ALLOWED = 72%
-PROPOSED LOT COVERAGE = 28%

PARKING (PER WINTER SPRINGS C00 SEC.9-277(24)):

OFFICE AREA = 3,703 SF
REQUIRED SPACES 3,703 SF/400 SF PER SPACE =10

PROVIDED REGULAR = 12
ADA = 01
TOTAL PARKING = 13

LOT 6 ZONING AND USAGE:

EXISTING ZONING:	LIGHT INDUSTRIAL I-1
PROPOSED ZONING:	LIGHT INDUSTRIAL I-1
EXISTING USE:	OPEN STORAGE
PROPOSED USE:	OPEN STORAGE
FUTURE LAND USE:	INDUSTRIAL

SETBACKS:

FRONT: 25'
REAR: 15'
SIDE(INTERIOR): 5'
SIDE(CORNER LOT): 15'

SITE NOTES:

1. CONTRACTOR TO COORDINATE ELECTRICAL COMPONENTS OF BUILDING SUPPLY, RELOCATED LIGHT POST, AND LIFT STATION CONTROL PANEL POWER WITH ELECTRICAL ENGINEER, LOCAL PROVIDER, AND/OR THE CITY OF WINTER SPRINGS

2. CONTRACTOR TO PROVIDE TRAFFIC CONTROL MEASURES DURING CONSTRUCTION.

3. A.) AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
   B.) THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
   C.) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
   D.) THE FIRE DEPARTMENT CONNECTION SHALL BE WITH-IN 100 FEET OF THE FIRE HYDRANT IF STANDPIPE SYSTEM IS PROVIDED.
   E.) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
   F.) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.

4. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1,16.1.4).

5. 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.

6. A 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).

HARRIS CIVIL ENGINEERS
1200 Hillcrest Street Suite 200
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EB 38930

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REVISIONS

#	Date	Description
1	2026-02-18	Comment Response

ENGINEER SEAL

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By:	NDW
Drawn By:	RCC
Checked By:	NDW
Date:	12-19-2025

HCE Project: 07837000

Sheet Title:
SITE PLAN

Release: 12-19-2025
Issued for Review 10-31-2025

Sheet Number:
C-100

File Name & Location: G:\PROJ\07837000\CIVIL\SHEETS\C-100 Site Plan.dwg Layout: C100 Printed: Wed, 18 Feb 2026 - 16:45



GRADING & DRAINAGE LEGEND:

30.00	SPOT ELEVATION
30	PROPOSED CONTOUR
30	EXISTING CONTOUR
	DRAINAGE PIPE
	MITERED END SECTION

NOTES:

1. SIDEWALK REQUIREMENTS:

– THE PAVEMENT CROSS SLOPE MUST NOT EXCEED 2%.
– IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP, AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30–INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

2. SIDEWALK CURB RAMP REQUIREMENTS:

– A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
– THE CROSS SLOPE MUST NOT EXCEED 2%.
– THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
– THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

STRUCTURE TABLE:

MES 01
MITERED END SECTION
IE = 27.60 SE

1

SHEET HAS BEEN REVISED TO ADD CLEANOUTS, INVERT ELEVATIONS, AND PIPE SIZES ON EVERY PIPE.

GRAPHIC SCALE
0 10 20 40
(IN FEET FOR 36" x 24")

This plan may have been reduced in size. Verify before scaling dimensions

ELEV. DATUM: NAVD88

HARRIS CIVIL ENGINEERS
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REVISIONS

#	Date	Description
1	2026-02-16	Comment Response
2		
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ENGINEER SEAL

Project Title:
GARCIA CIVIL CONTRACTORS OFFICE

Project Address:
215 Old Sanford Oviedo Road
Winter Springs, FL 32807

Design By: NDW
Drawn By: RCC
Checked By: NDW
Date: 12-19-2025

HCE Project: 07837000

Sheet Title:
GRADING & DRAINAGE PLAN

Release: 12-19-2025
Issued for Review 10-31-2025

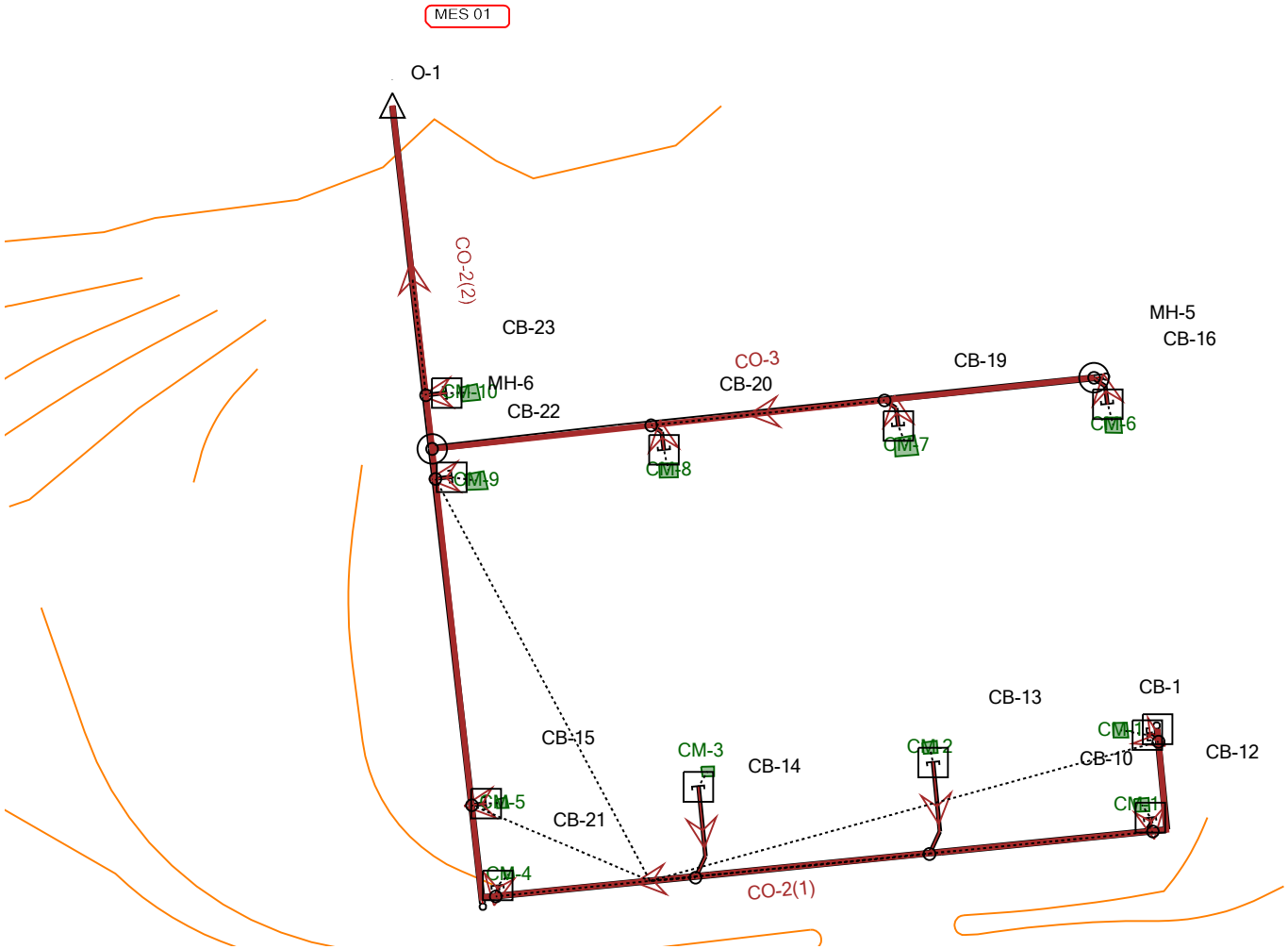
Sheet Number:
C-200

File Name & Location: G:\PRO\J\07837000\CIVIL\SHEETS\C-200-GRADING&DRAINAGE.dwg Layout: C200 Printed: Thu, 12 Feb 2026 - 11:16

1052

APPENDIX B: SECONDARY SYSTEM STORMWATER ANALYSIS

Scenario: Base



FlexTable: Lateral Table

ID	Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Diameter (in)	Material	Length (Scaled) (ft)	Slope (Calculated) (ft/ft)	Flow (cfs)
66	L-7	CB-10	30.41	Tap-9	30.39	4.0	PVC	2.0	0.008	0.06
73	L-9	CB-12	30.41	Tap-12	30.24	4.0	PVC	2.1	0.081	0.02
76	L-10	CB-13	30.41	Tap-13	29.89	4.0	PVC	14.3	0.037	0.13
79	L-11	CB-14	30.41	Tap-14	29.52	4.0	PVC	14.2	0.062	0.13
82	L-12	CB-15	30.41	Tap-15	29.05	4.0	PVC	2.2	0.627	0.06
93	L-13	CB-16	30.41	MH-5	29.18	4.0	PVC	4.9	0.252	0.06
100	L-15	CB-19	30.41	Tap-17	29.19	4.0	PVC	4.8	0.251	0.13
103	L-16	CB-20	30.41	Tap-18	28.83	4.0	PVC	4.6	0.343	0.14
106	L-17	CB-21	30.41	Tap-19	29.21	4.0	PVC	1.7	0.700	0.03
109	L-18	CB-22	30.41	Tap-20	28.54	4.0	PVC	2.5	0.755	0.06
112	L-19	CB-23	30.41	Tap-21	28.41	4.0	PVC	3.2	0.634	0.03

FlexTable: Catch Basin Table

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Inlet Drainage Area (acres)	Flow (Captured) (cfs)	Inlet Location	Diameter (in)	Hydraulic Grade Line (In) (ft)
CB-1	32.75	30.08	(N/A)	0.00	In Sag	36.0	30.41
CB-10	33.75	30.41	0.009	0.06	In Sag	36.0	(N/A)
CB-12	33.75	30.41	0.003	0.02	In Sag	36.0	(N/A)
CB-13	33.75	30.41	0.020	0.13	In Sag	36.0	(N/A)
CB-14	33.75	30.41	0.020	0.13	In Sag	36.0	(N/A)
CB-15	33.75	30.41	0.009	0.06	In Sag	36.0	(N/A)
CB-16	33.75	30.41	0.009	0.06	In Sag	36.0	(N/A)
CB-19	33.75	30.41	0.020	0.13	In Sag	36.0	(N/A)
CB-20	33.75	30.41	0.020	0.14	In Sag	36.0	(N/A)
CB-21	33.75	30.41	0.005	0.03	In Sag	36.0	(N/A)
CB-22	33.75	30.41	0.009	0.06	In Sag	36.0	(N/A)
CB-23	33.75	30.41	0.005	0.03	In Sag	36.0	(N/A)

FlexTable: Manhole Table

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Diameter (in)	Hydraulic Grade Line (In) (ft)
MH-5	32.50	29.18	36.0	29.45
MH-6	30.00	28.16	36.0	28.59

FlexTable: Tap Table

ID	Label	Referenced Link	Distance from End Point (Scaled) (ft)	Elevation (Connection) (ft)	Notes
65	Tap-9	CO-2(1)	1.9	30.39	
72	Tap-12	CO-2(1)	17.4	30.24	
75	Tap-13	CO-2(1)	51.5	29.89	
78	Tap-14	CO-2(1)	87.2	29.52	
81	Tap-15	CO-2(1)	133.9	29.05	
99	Tap-17	CO-3	32.0	29.19	
102	Tap-18	CO-3	67.7	28.83	
105	Tap-19	CO-2(1)	117.7	29.21	
108	Tap-20	CO-2(1)	183.8	28.54	
111	Tap-21	CO-2(2)	8.2	28.41	

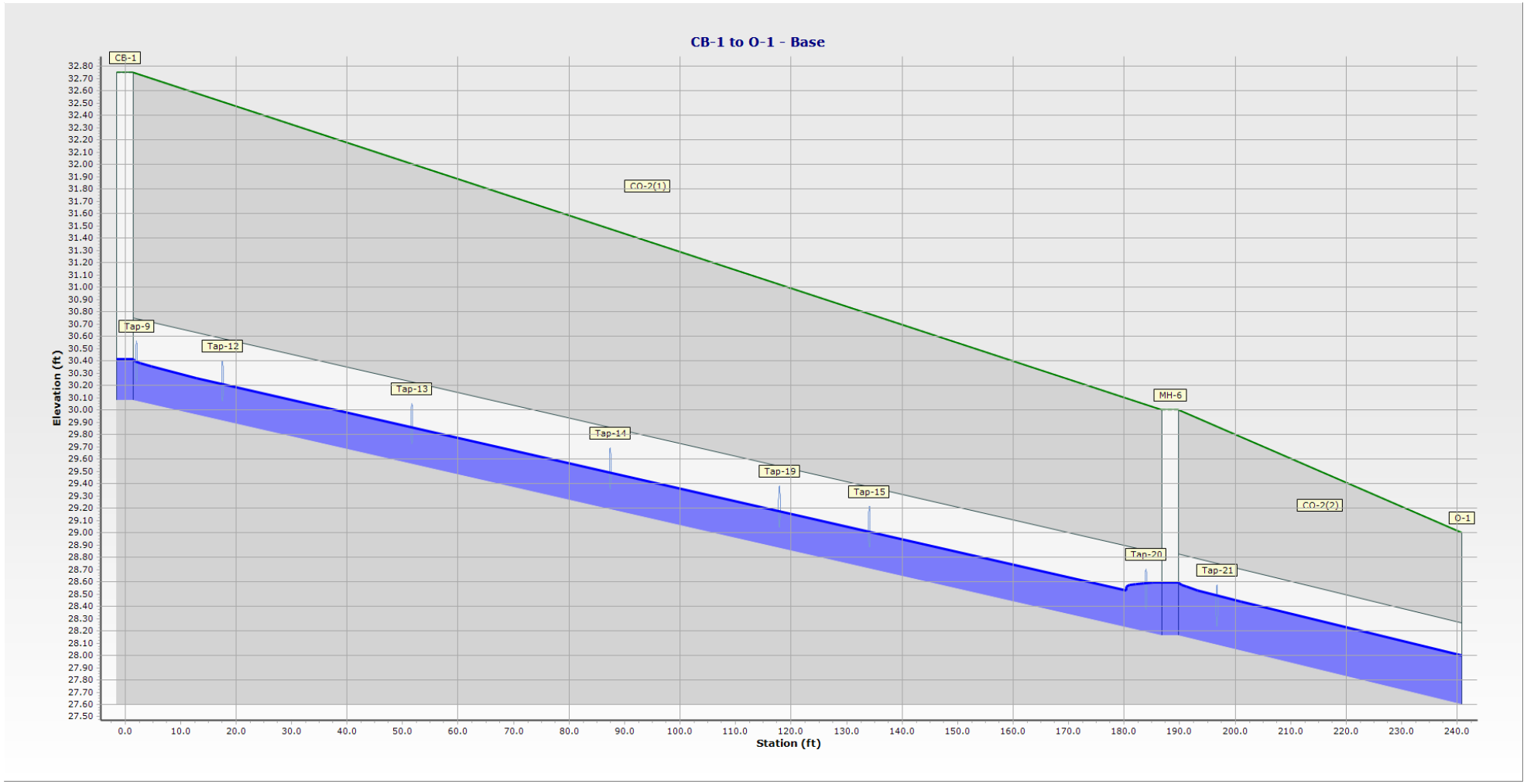
FlexTable: Catchment Table

Label	Outflow Element	Area (User Defined) (acres)	Runoff Coefficient (Rational)	Time of Concentration (hours)	Flow (Total Out) (cfs)	Catchment Intensity (in/h)
CM-1	CB-10	0.009	0.900	0.160	0.06	7.511
CM-2	CB-13	0.020	0.900	0.160	0.13	7.511
CM-3	CB-14	0.020	0.900	0.160	0.13	7.511
CM-4	CB-21	0.005	0.900	0.160	0.03	7.511
CM-5	CB-15	0.009	0.900	0.160	0.06	7.511
CM-6	CB-16	0.009	0.900	0.160	0.06	7.511
CM-7	CB-19	0.020	0.900	0.160	0.13	7.511
CM-8	CB-20	0.020	0.900	0.160	0.14	7.511
CM-9	CB-22	0.009	0.900	0.160	0.06	7.511
CM-10	CB-23	0.005	0.900	0.160	0.03	7.511
CM-11	CB-12	0.003	0.900	0.160	0.02	7.511

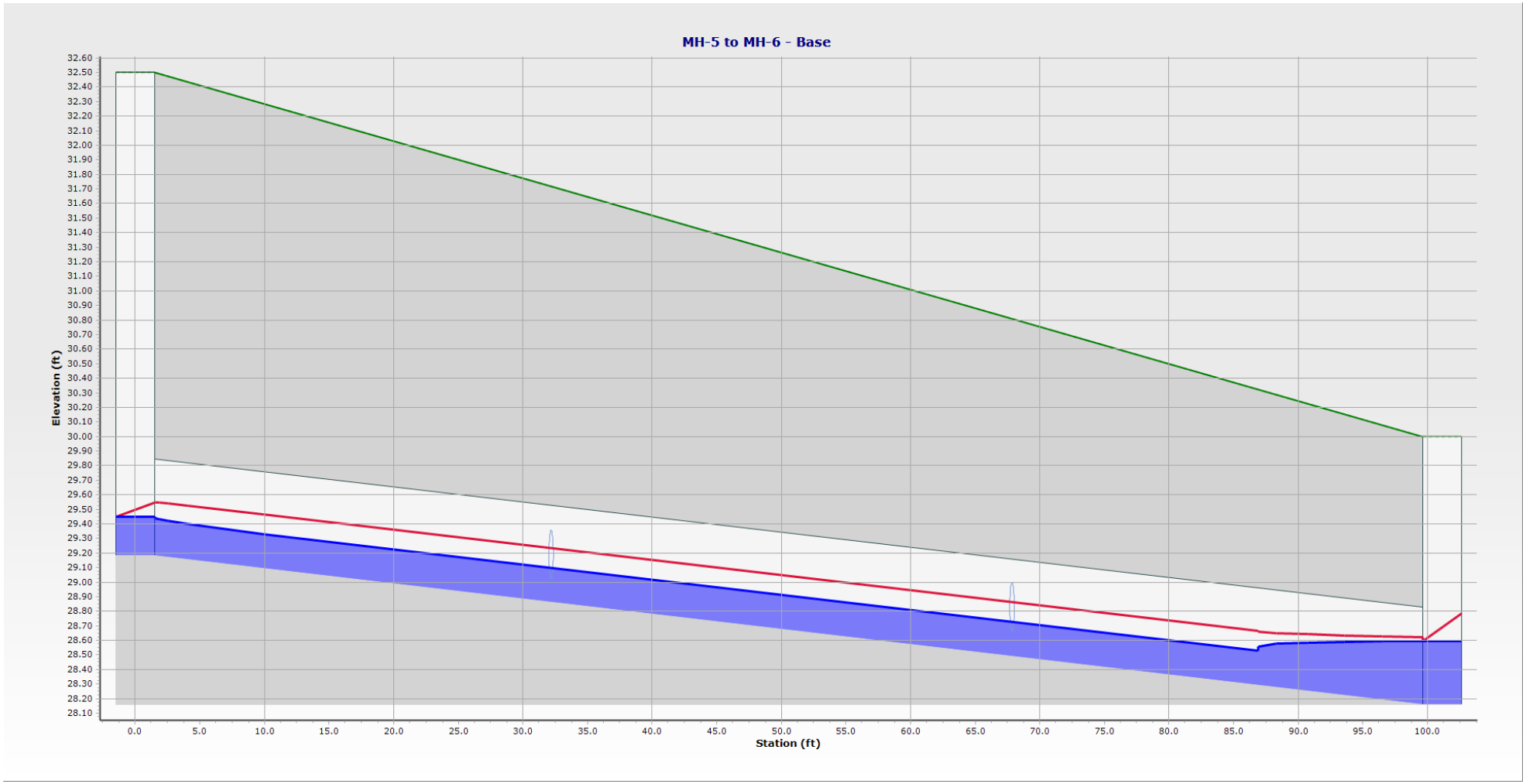
FlexTable: Outfall Table

Label	Elevation (Ground) (ft)	Elevation (Invert) (ft)	Boundary Condition Type	Elevation (User Defined Tailwater) (ft)	Hydraulic Grade (ft)
O-1	29.00	27.60	Free Outfall		28.00

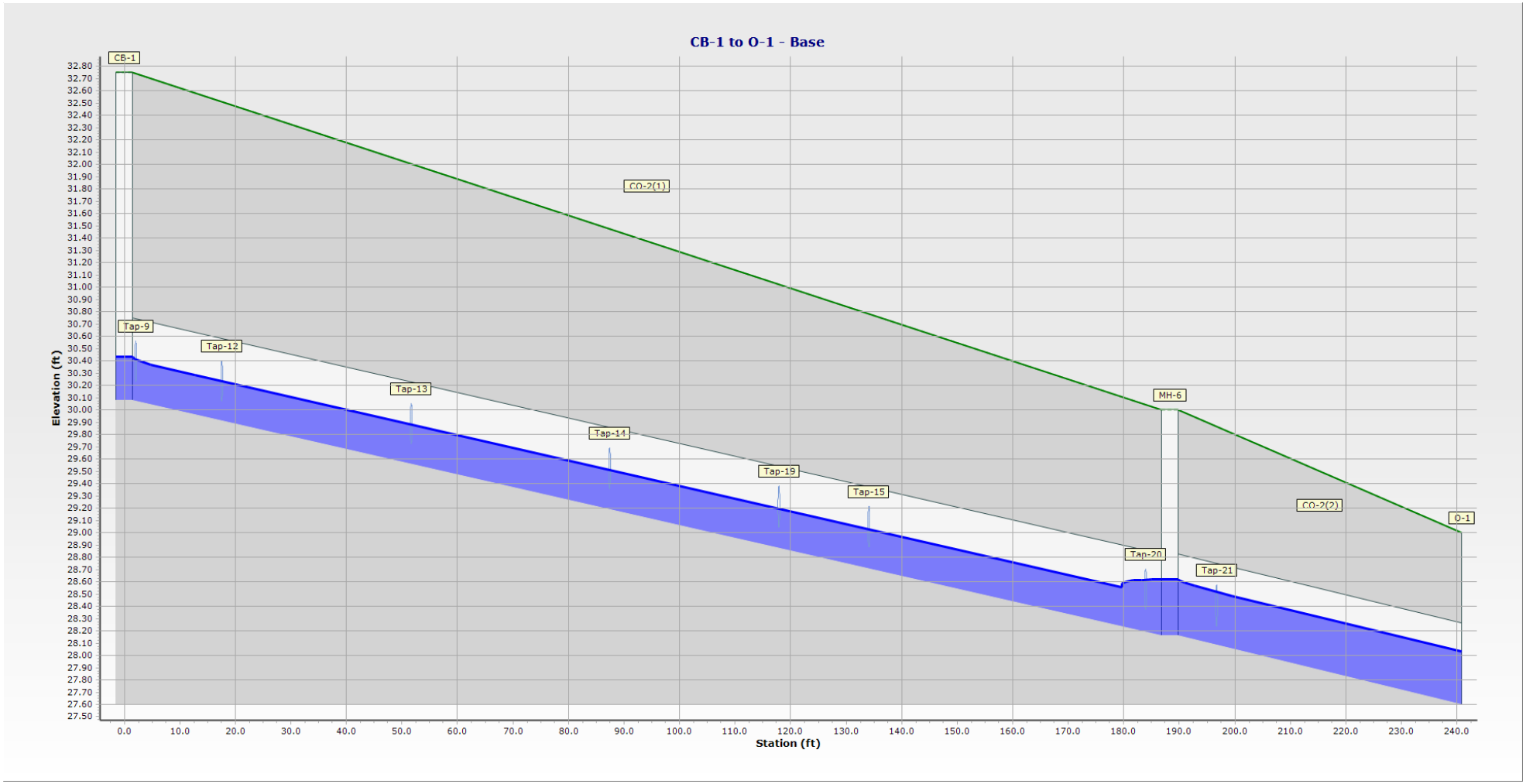
10 year storm – System Profile



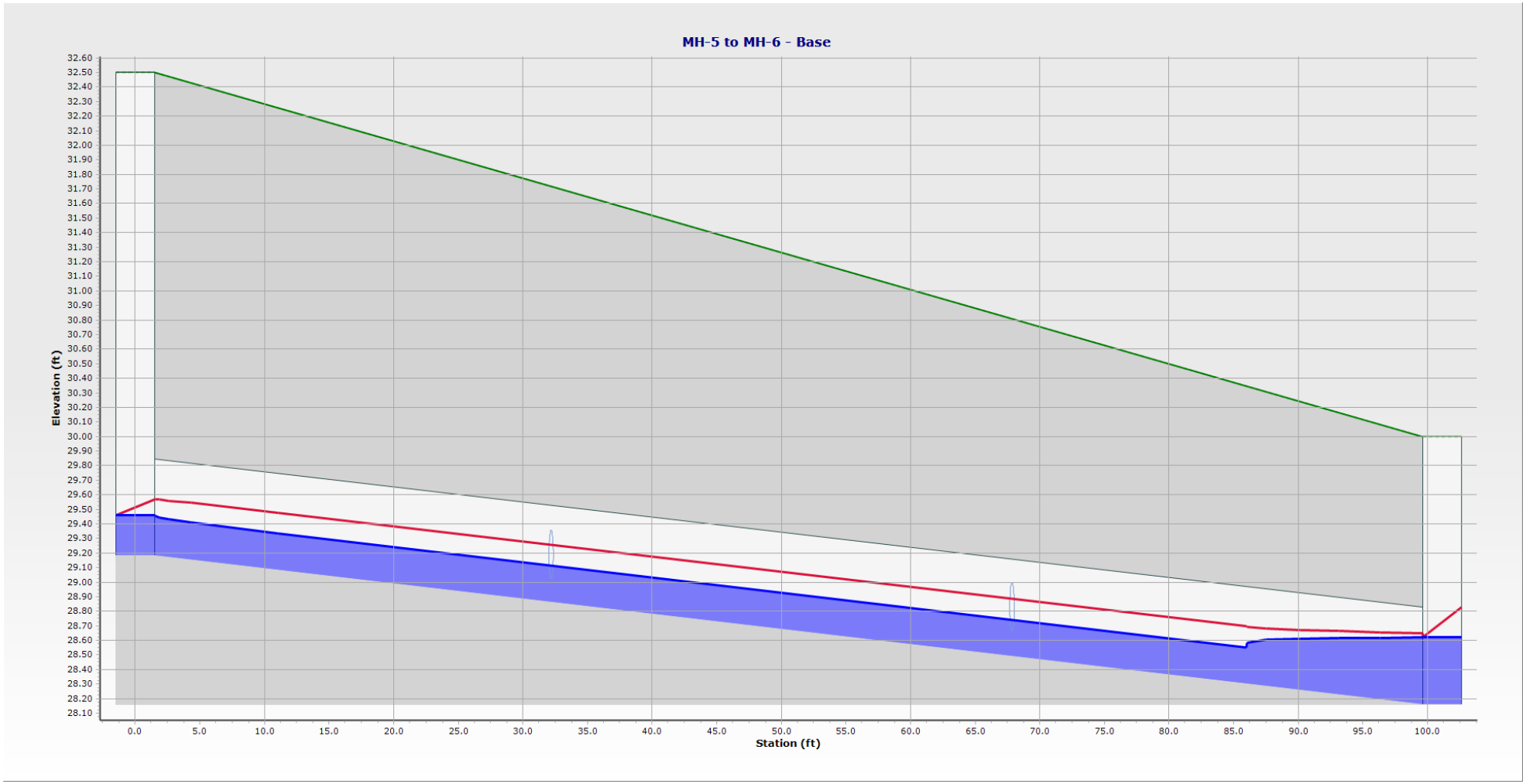
10 year storm – System Profile



25 year storm – System Profile



25 year storm – System Profile



APPENDIX C: STORMWATER REPORT
PERMIT NO. 42-117-1115N-ERP

STORMWATER MANAGEMENT REPORT FOR:

MASTER CONSTRUCTION

OCT. 21, 1996

RECEIVED
OCT 28 1996
42-117-1115AN-ERP
PDS
ORLANDO
SJR WMD

PREPARED BY:

JOHN HERBERT, P.E.
AMERICAN CIVIL ENGINEERNG CO.
207 NORTH MOSS ROAD
SUITE 211
WINTER SPRINGS, FLORIDA 32708

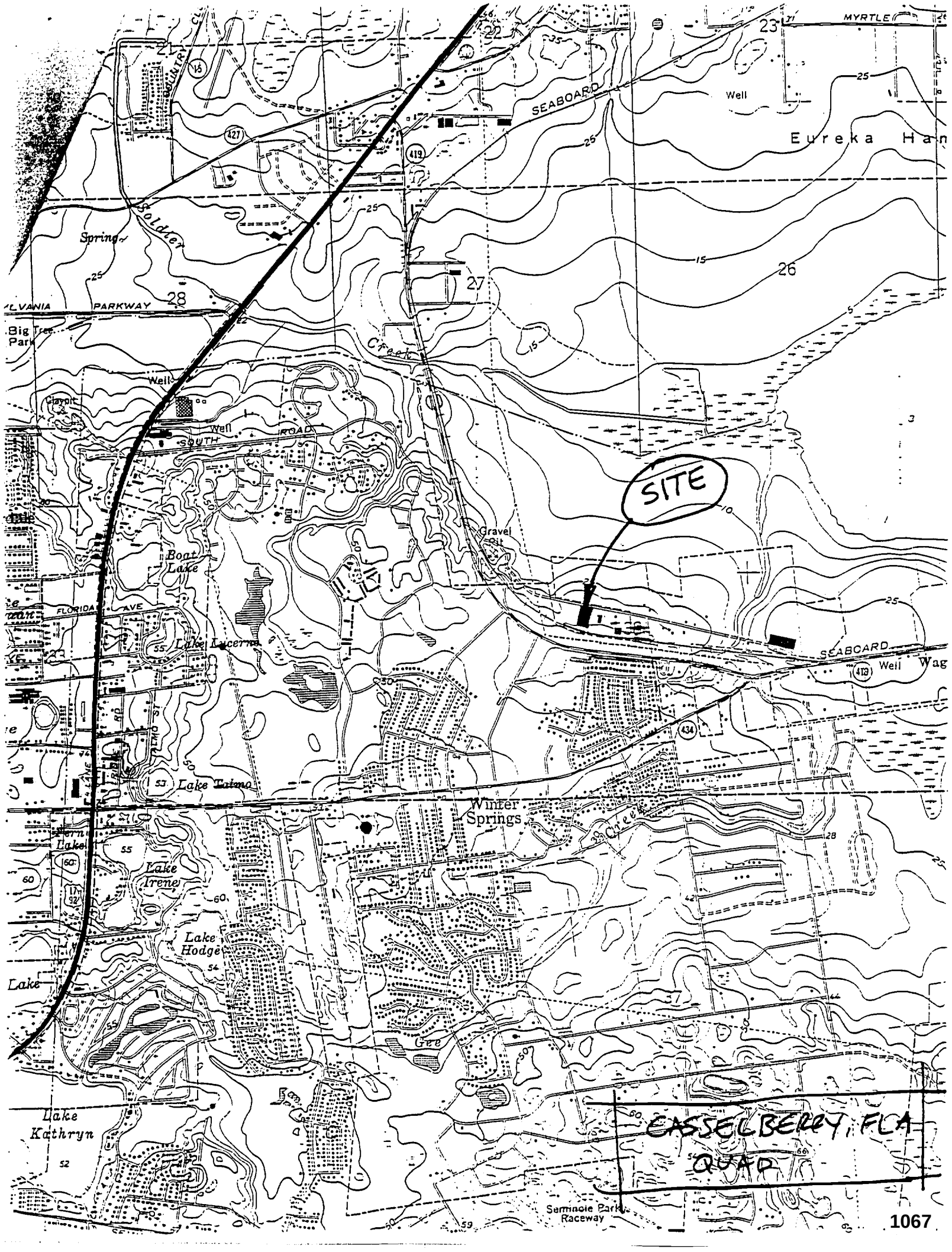
(407) 327-7700

FOR SUBMITTAL TO :

CITY OF WINTER SPRINGS
ST.JRWMD

APP. NO. 42-117-1115AN-ERP

OCT 25 1996


SITE
SEABOARD
MYRTLE
Eureka Han
Well
Soldier
Spring
PARKWAY
Big Tree Park
Creek
Clayolt
SOUTH ROAD
Gravel Pit
Boat Lake
FLORIDA AVE
Lake Lucerne
Lake Talmo
Winter Springs
Fern Lake
Lake Irene
Lake Hodge
Gee
Lake Kathryn
Seminole Park Raceway
CASSELBERRY, FLA
QUAD

PRE DEVELOPMENT HYDROGRAPHS

MASTER CONSTRUCTION

BASIN NUMBER 101 TO NODE NUMBER 100

TOTAL AREA 77,000 SF

PERVIOUS AREA 77,000 SF

ASPHPALT AREA 0

ROOF AREA 0

CONCRETE AREA 0

DRIVEWAY AREA 0

IMPERVIOUS AREA 0 SF

WATER SURFACE AREA 0 SF @ ELEVATION N/A

SCS HYDRAULIC SOIL GROUP MYAKKA 'B' TYPE OF COVER GRASSLAND 'FAIR'

SCS RUNOFF CURVE NUMBER - PERVIOUS AREA = 69

SCS RUNOFF CURVE NUMBER - IMPERVOUS AREA = 98

SCS RUNOFF CURVE NUMBER - WATER AREA = 100

SCS COMPOSITE CURVE NUMBER = 69

SCS COMPOSITE CURVE NUMBER = 69

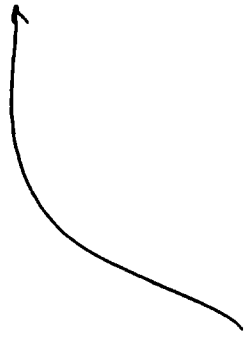
TIME OF CONCENTRATION = 10 MIN.
(SEE NEXT PAGE)

Advanced Interconnected Channel & Pond Routing (adICPR Ver 1.30)
Copyright 1989-1990, Streamline Technologies, Inc.

MASTER CONSTRUCTION - PRE
10/02/1996

BASIN NAME	101
NODE NAME	100
TIME INCREMENT (min)	5.00
RAINFALL FILE	SCSIIMOD
RAIN AMOUNT (in)	8.60
STORM DURATION (hrs)	24.00
AREA (ac)	1.77
CURVE NUMBER	69.00
DCIA (%)	.00
TC (mins)	10.00
LAG TIME (hrs)	.00
BASIN STATUS	ONSITE

BASIN	QMX (cfs)	TMX (hrs)	VOL (in)	NOTES
101	5.90	11.92	4.86	PRE-DEVELOPMENT 25YR/24HR EVENT



PRE-DEVELOPMENT
PEAK DISCHARGE = 5.90 CFS

POST DEVELOPMENT HYDROGRAPHS

MASTER CONSTRUCTION

BASIN NUMBER 101 TO NODE NUMBER 100

TOTAL AREA 77,000 SF

PERVIOUS AREA 55,370 SF

ASPHPALT AREA 9810 SF

ROOF AREA 6640 SF

CONCRETE AREA 5180 SF

DRIVEWAY AREA N/A

IMPERVIOUS AREA 21,630 SF

WATER SURFACE AREA 0 SF @ ELEVATION N/A

SCS HYDRAULIC SOIL GROUP MYAKKA 'B' TYPE OF COVER GRASS 'FAIR'

SCS RUNOFF CURVE NUMBER - PERVIOUS AREA = 69

SCS RUNOFF CURVE NUMBER - IMPERVOUS AREA = 98

SCS RUNOFF CURVE NUMBER - WATER AREA = 100

SCS COMPOSITE CURVE NUMBER = $[69(55,370)+98(21,630)]/77,000$

SCS COMPOSITE CURVE NUMBER = 77.15

TIME OF CONCENTRATION = 10 MIN.
(SEE NEXT PAGE)

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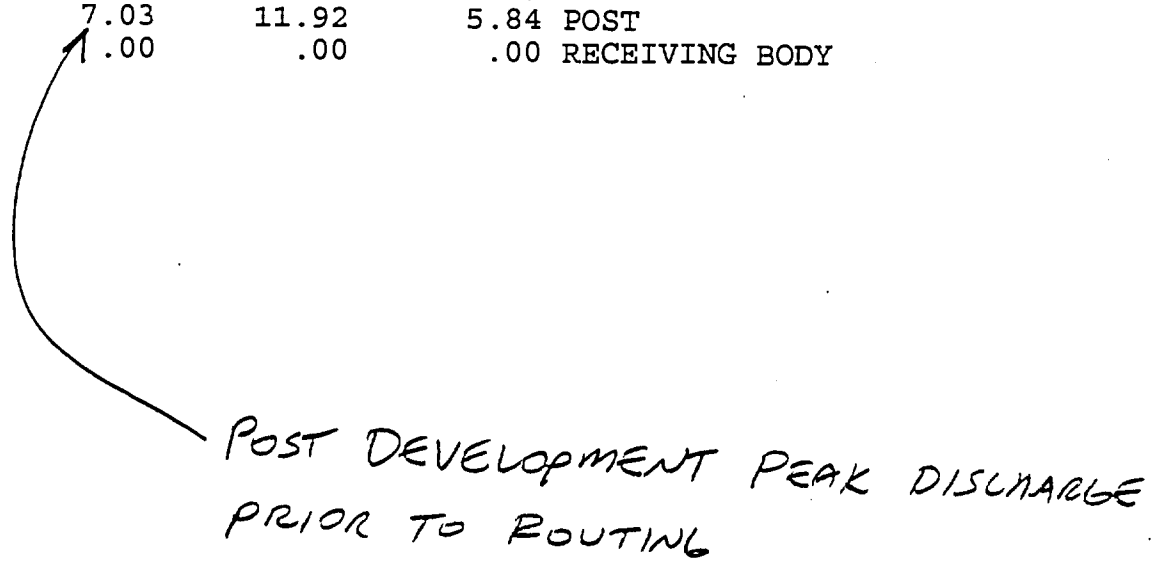
BASIN NAME	101	102
NODE NAME	100	999
TIME INCREMENT (min)	5.00	5.00
RAINFALL FILE	SCSIIMOD	SCSII-24
RAIN AMOUNT (in)	8.60	8.60
STORM DURATION (hrs)	24.00	24.00
AREA (ac)	1.77	1.00
CURVE NUMBER	77.15	1.00
DCIA (%)	.00	.00
TC (mins)	10.00	1.00
LAG TIME (hrs)	.00	.00
BASIN STATUS	ONSITE	ONSITE

BASIN	QMX (cfs)	TMX (hrs)	VOL (in)	NOTES
101	7.03	11.92	5.84	POST
102	.00	.00	.00	RECEIVING BODY



WATER QUALITY VOLUME:

OFF-LINE DETENTION

1" × TOTAL SITE = 1" × 77000 ϕ = 6417 FT³

<OR>

2.5" × IMPERVIOUS AREA

2.5" × 17,409 ϕ = 3627 FT³

∴ PROVIDE FOR 6417 FT³ WATER QUALITY VOLUME.

STAGE / STORAGE DATA :

STAGE	AREA	AVE. AREA	DEPTH	VOLUME
27.0	1938 FT^2	0	0'	0
30.0	5140 FT^2	3539	3'	10,617 FT^3

WATER QUALITY STAGE:

VOLUME = 6417 FT^3

$$\frac{30-27}{10,617-0} = \frac{30-x}{10,617-6417} \quad , \quad x = 28.81$$

MIN. OVERFLOW ELEVATION = 28.81

SET OVERFLOW ELEVATION = 29.50

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CONTROL PARAMETERS

START TIME: .00
END TIME: 24.00

TO TIME (hours)	SIMULATION INC (secs)	PRINT INC (mins)
100.00	150.00	15.00

RUNOFF HYDROGRAPH FILE: DEFAULT
OFFSITE HYDROGRAPH FILE: DEFAULT
BOUNDARY DATABASE FILE: NONE

NOTE:

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NODE NAME	NODE TYPE	INI STAGE (ft)	X-COOR (ft)	Y-COOR (ft)	LENGTH (ft)	STAGE (ft)	AREA/TIME (ac)/(hr)
100	AREA	27.000	.000	.000	.000	27.000	.045
						30.000	.118
999	TIME	23.000	.000	.000	.000	23.000	.000
						24.000	24.000

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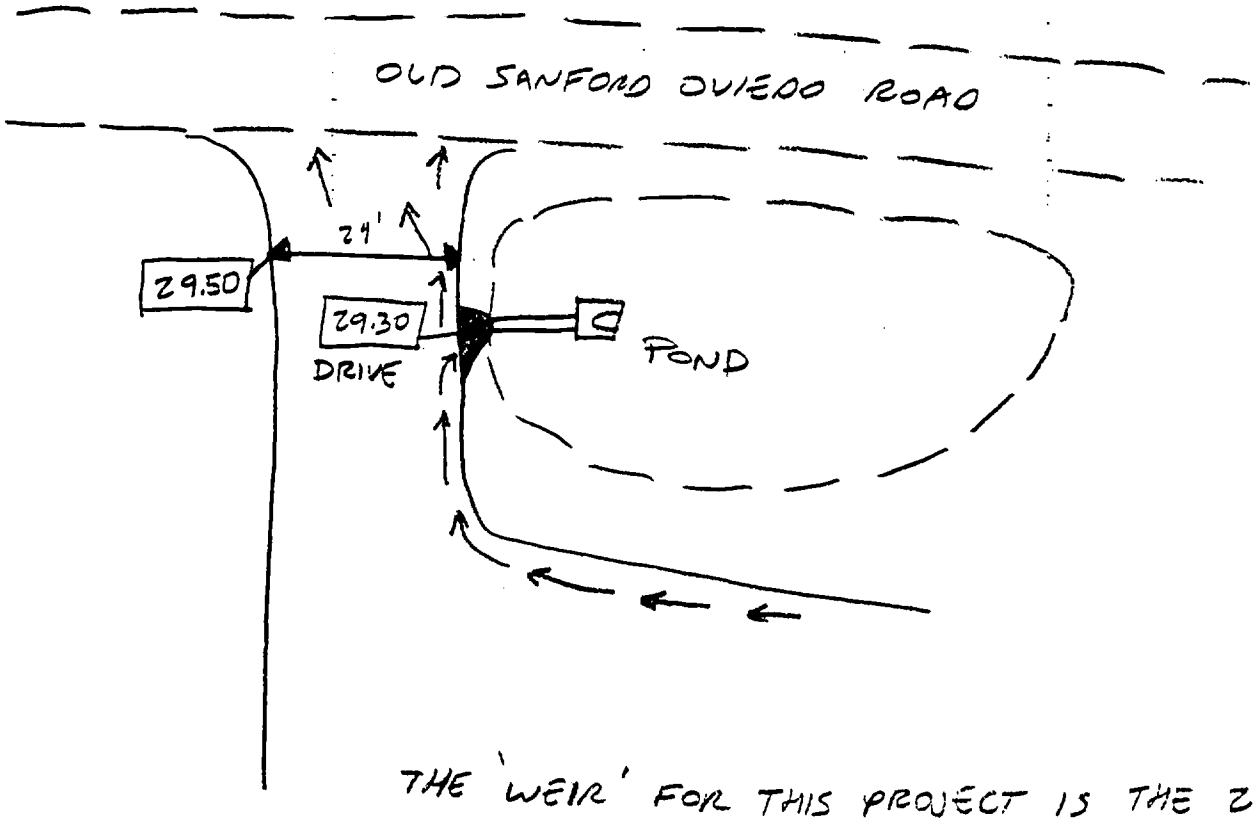
```
>>REACH NAME       : 1
  FROM NODE        : 100
  TO NODE          : 999
  REACH TYPE       : RECTANGULAR WEIR/GATE/ORIFICE, VILLEMONTE EQ.
  FLOW DIRECTION   : POSITIVE AND NEGATIVE FLOWS ALLOWED
    CREST EL. (ft):  29.500  CREST LN. (ft):  24.000    OPENING (ft): 999.000
        WEIR COEF.:   3.000      GATE COEF.:    .600 NUMBER OF ELEM.:   1.000
              NOTE:
```



THE 'WEIR' FOR THIS PROJECT IS THE 24' DRIVEWAY AT ELEVATION 29.50. ONCE THE POND LEVEL REACHES ELEVATION 29.30 THE EXCESS WATER WILL FLOW PAST THE INLET AND OVER THE DRIVEWAY TO THE STREET DITCH SYSTEM.

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REACH SUMMARY

INDEX	RCHNAME	FRMNODE	TONODE	REACH TYPE
1	1	100	999	RECTANGULAR WEIR/GATE/ORIFICE, VILLEMONTE EQ

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NODAL MAXIMUM CONDITIONS REPORT

NODE ID	STAGE (ft)	VOLUME (af)	INFLOW RUNOFF (cfs)	INFLOW OFFSITE (cfs)	INFLOW OTHER (cfs)	OUTFLOW (cfs)
100	29.63	.21	6.42	.00	.00	3.43
999	24.00	.66	.00	.00	3.43	.00

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NODAL MIN/MAX/TIME CONDITIONS REPORT

NODE ID	PARAMETER	MINIMUMS VALUE	MINIMUMS TIME (hr)	MAXIMUMS VALUE	MAXIMUMS TIME (hr)
100	STAGE (ft):	27.00	4.75	29.63	12.00
	VOLUME (af):	.00	4.75	.21	12.00
	RUNOFF (cfs):	.00	4.75	6.42	12.00
	OFFSITE (cfs):	.00	24.00	.00	24.00
	OTHER (cfs):	.00	24.00	.00	24.00
	OUTFLOW (cfs):	.00	11.50	3.43	12.00
999	STAGE (ft):	23.00	.00	24.00	24.00
	VOLUME (af):	.00	11.75	.66	24.00
	RUNOFF (cfs):	.00	24.00	.00	24.00
	OFFSITE (cfs):	.00	24.00	.00	24.00
	OTHER (cfs):	.00	11.50	3.43	12.00
	OUTFLOW (cfs):	.00	24.00	.00	24.00

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10/02/1996

NODAL STAGE/VOLUME/FLOW REPORT

NODE ID: 100

TIME (hrs)	STAGE (ft)	VOLUME (af)	INFLOW RUNOFF (cfs)	INFLOW OFFSITE (cfs)	INFLOW OTHER (cfs)	OUTFLOW (cfs)
.00	27.00	.00	.00	.00	.00	.00
.25	27.00	.00	.00	.00	.00	.00
.50	27.00	.00	.00	.00	.00	.00
.75	27.00	.00	.00	.00	.00	.00
1.00	27.00	.00	.00	.00	.00	.00
1.25	27.00	.00	.00	.00	.00	.00
1.50	27.00	.00	.00	.00	.00	.00
1.75	27.00	.00	.00	.00	.00	.00
2.00	27.00	.00	.00	.00	.00	.00
2.25	27.00	.00	.00	.00	.00	.00
2.50	27.00	.00	.00	.00	.00	.00
2.75	27.00	.00	.00	.00	.00	.00
3.00	27.00	.00	.00	.00	.00	.00
3.25	27.00	.00	.00	.00	.00	.00
3.50	27.00	.00	.00	.00	.00	.00
3.75	27.00	.00	.00	.00	.00	.00
4.00	27.00	.00	.00	.00	.00	.00
4.25	27.00	.00	.00	.00	.00	.00
4.50	27.00	.00	.00	.00	.00	.00
4.75	27.00	.00	.00	.00	.00	.00
5.00	27.00	.00	.00	.00	.00	.00
5.25	27.00	.00	.01	.00	.00	.00
5.50	27.00	.00	.01	.00	.00	.00
5.75	27.01	.00	.02	.00	.00	.00
6.00	27.01	.00	.03	.00	.00	.00
6.25	27.02	.00	.04	.00	.00	.00
6.50	27.03	.00	.04	.00	.00	.00
6.75	27.05	.00	.06	.00	.00	.00
7.00	27.06	.00	.06	.00	.00	.00
7.25	27.08	.01	.08	.00	.00	.00
7.50	27.10	.01	.08	.00	.00	.00
7.75	27.12	.01	.10	.00	.00	.00
8.00	27.15	.01	.11	.00	.00	.00
8.25	27.18	.01	.13	.00	.00	.00
8.50	27.21	.02	.15	.00	.00	.00
8.75	27.25	.02	.16	.00	.00	.00
9.00	27.30	.02	.19	.00	.00	.00
9.25	27.35	.03	.21	.00	.00	.00
9.50	27.40	.03	.22	.00	.00	.00
9.75	27.47	.04	.27	.00	.00	.00
10.00	27.54	.04	.29	.00	.00	.00
10.25	27.62	.05	.37	.00	.00	.00
10.50	27.72	.06	.40	.00	.00	.00
10.75	27.84	.07	.52	.00	.00	.00

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10/02/1996

NODAL STAGE/VOLUME/FLOW REPORT

NODE ID: 100

TIME (hrs)	STAGE (ft)	VOLUME (af)	INFLOW RUNOFF (cfs)	INFLOW OFFSITE (cfs)	INFLOW OTHER (cfs)	OUTFLOW (cfs)
11.00	27.98	.08	.64	.00	.00	.00
11.25	28.17	.10	.85	.00	.00	.00
11.50	28.54	.13	2.04	.00	.00	.00
11.75	29.52	.20	5.69	.00	.00	.24
12.00	29.63	.21	6.42	.00	.00	3.43
12.25	29.61	.21	3.74	.00	.00	2.60
12.50	29.61	.21	2.70	.00	.00	2.66
12.75	29.57	.21	1.41	.00	.00	1.47
13.00	29.56	.21	1.04	.00	.00	1.06
13.25	29.55	.21	.84	.00	.00	.85
13.50	29.55	.21	.73	.00	.00	.74
13.75	29.54	.21	.65	.00	.00	.66
14.00	29.54	.21	.61	.00	.00	.61
14.25	29.54	.21	.54	.00	.00	.55
14.50	29.54	.21	.50	.00	.00	.51
14.75	29.53	.21	.44	.00	.00	.45
15.00	29.53	.21	.46	.00	.00	.46
15.25	29.53	.21	.44	.00	.00	.44
15.50	29.53	.21	.39	.00	.00	.40
15.75	29.53	.21	.38	.00	.00	.38
16.00	29.53	.21	.34	.00	.00	.34
16.25	29.53	.21	.34	.00	.00	.34
16.50	29.53	.21	.33	.00	.00	.33
16.75	29.53	.21	.33	.00	.00	.33
17.00	29.53	.21	.31	.00	.00	.31
17.25	29.53	.21	.31	.00	.00	.31
17.50	29.52	.21	.28	.00	.00	.28
17.75	29.52	.20	.24	.00	.00	.25
18.00	29.52	.21	.28	.00	.00	.27
18.25	29.52	.21	.28	.00	.00	.28
18.50	29.52	.21	.26	.00	.00	.27
18.75	29.52	.20	.24	.00	.00	.24
19.00	29.52	.20	.23	.00	.00	.23
19.25	29.52	.21	.26	.00	.00	.26
19.50	29.52	.20	.23	.00	.00	.23
19.75	29.52	.20	.23	.00	.00	.23
20.00	29.52	.20	.23	.00	.00	.23
20.25	29.52	.20	.21	.00	.00	.21
20.50	29.52	.20	.19	.00	.00	.20
20.75	29.52	.20	.20	.00	.00	.20
21.00	29.52	.20	.19	.00	.00	.20
21.25	29.52	.20	.21	.00	.00	.21
21.50	29.52	.20	.19	.00	.00	.19
21.75	29.52	.20	.21	.00	.00	.20

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MASTER CONSTRUCTION - POST
10/02/1996

NODAL STAGE/VOLUME/FLOW REPORT

NODE ID: 100

TIME (hrs)	STAGE (ft)	VOLUME (af)	INFLOW RUNOFF (cfs)	INFLOW OFFSITE (cfs)	INFLOW OTHER (cfs)	OUTFLOW (cfs)
22.00	29.52	.20	.18	.00	.00	.19
22.25	29.52	.20	.21	.00	.00	.20
22.50	29.52	.20	.17	.00	.00	.18
22.75	29.52	.20	.18	.00	.00	.18
23.00	29.52	.20	.17	.00	.00	.17
23.25	29.52	.20	.17	.00	.00	.17
23.50	29.52	.20	.16	.00	.00	.16
23.75	29.52	.20	.13	.00	.00	.14
24.00	29.51	.20	.07	.00	.00	.09

DRAWDOWN ANALYSIS :

WATER QUALITY VOLUME = 6417 FT^3

WATER QUALITY STAGE = EL. 28.81

SOIL TYPE = MYAKKA , K = 6.0 TO 20 IN/HR

$K \cong$ 13.0 IN/HR

(SEE MODRET ANALYSIS - NEXT PAGE)

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

POND NAME/No. : MASTER CONSTRUCTION

MANUAL RUNOFF DATA
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	871.00 ft²
Pond Volume between Bottom & DHWL	12020.00 ft3
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	22.00 ft
Elevation of Seasonal High Groundwater Table	25.00 ft
Elevation of Pond Bottom	27.00 ft
Is there overflow ?	Y
Ave. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	17.30 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	26.00 ft/d
Ave. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Average Effective Storage Coefficient of Pond	1.00

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control-Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

V_NOTCH, SHARP & BROAD CRESTED WEIRS

Structure Type : BROAD CRESTED

Crest Elevation	29.50 ft
Crest Length	24.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	2.00
Design High Water Level Elevation	28.13 ft

Friday, 10/25/1996

MODRET

TIME - RUNOFF INPUT DATA

Pond Name / No.: MASTER CONSTRUCTION

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft3)	STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft3)
UNSAT	0.00	0.00			
1	1.00	6417.00			
2	3.00	0.00			
3	4.00	0.00			
4	4.00	0.00			
5	4.00	0.00			
6	4.00	0.00			
7	4.00	0.00			
8	24.00	0.00			
9	24.00	0.00			
10	24.00	0.00			
11	24.00	0.00			

MODRET

SUMMARY OF RESULTS - TABLE FORMAT

Pond Name / No.: MASTER CONSTRUCTION

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 0.00	25.000	0.000 *		
			0.00	
0.00	25.000	0.10106		
			0.09631	0.00
1.00	27.571	0.09156		
			0.07732	0.00
4.00	27.492	0.06887		
			0.05762	0.00
8.00	27.414	0.05128		
			0.04494	0.00
12.00	27.353	0.04103		
			0.03712	0.00
16.00	27.303	0.03453		
			0.03195	0.00
20.00	27.260	0.03026		
			0.02856	0.00
24.00	27.221	0.02728		
			0.01958	0.00
48.00	27.062	0.01735		
			0.01512	0.00
72.00	26.939	0.01374		
			0.01235	0.00
96.00	26.839	0.01145		
			0.01055	0.00
120.00	26.753			

DYNAMIC TESTING & ENGINEERING, INC.

CONSULTING ENGINEERS
CIVIL - ENVIRONMENTAL - GEOTECHNICAL - MATERIALS TESTING

July 10, 1996
Project No. 96-0723

Mr. Jimmy Fortner
Master Construction
1950 Lee Road suite 224
Winter Park, Florida 32789

RE: Preliminary Soil Investigation
for the Proposed Commercial Building
Master Construction Company
Old Sanford Oviedo Road, Oviedo

Dear Mr. Fortner:

Submitted herein is the report of the preliminary subsurface soils investigation for the above referenced site. This work was authorized by you and was performed in general accordance with our recent discussions.

Should you have any questions regarding this report, please contact us.

Very truly yours,

Govind M. Chaudhari, P.E.
Senior Project Engineer

GMC/cl

1495 S. VOLUSIA AVE., P.O. BOX 741008, ORANGE CITY, FL 32774-1008, (904) 775-4855
815 ORIENTA AVE., SUITE 106, ALTAMONTE SPRINGS, FL 32701 (407) 830-9995

Project No. 96-0723
Master Construction Company
Old Sanford Oviedo Road, Oviedo
July 10, 1996

FIELD DATA AND INVESTIGATION

Our field investigation was conducted on June 28, 1996. Two (2) - five (5) and one (1) - seven (7) foot auger borings and a series of shallow probes were performed within the subject site. The purpose of this investigation was to determine the suitability of the existing soils for the construction of a single family residence.

REVIEW OF ENCOUNTERED SOILS

The soils encountered on the referenced site can be generally classified as: Black slightly organic fine sand, brown fine sand with traces of brown fibrous organic peat, brown fine sand, dark gray fine sand, light gray fine sand, reddish-brown to brown slightly silty to silty fine sand, orangish-brown slightly clayey fine sand (FILL) and dark gray fine sand with traces of organics.

The water table was encountered between 4.4' and 2.6' below the existing grade.

Project No. 96-0723
Master Construction Company
Old Sanford Oviedo Road, Oviedo
July 10, 1996

RECOMMENDATIONS

Based on the soils encountered during our investigation, the existing soils are suitable for the proposed construction, however, the Standard penetration Tests should be conducted in order to determine the load bearing values of the existing soils for the foundation design of the proposed buildings..

Project No. 96-0723
Master Construction Company
Old Sanford Oviedo Road, Oviedo
July 10, 1996

SUMMARY

Subject to the above recommendations, the site is considered satisfactory for the construction of the proposed commercial building. The analysis and recommendations submitted in his report are based upon the data obtained from the soil borings performed at the location shown on the attached boring logs. This report does not reflect any variations that may occur over the remaining portion of the subject site. The nature and extent of variations over the site may not become evident until during the course of construction. If variations then appear evident, it will be necessary for a re-evaluation of the recommendations of this report after performing on site observations during the construction period and noting the characteristics of any variations.

This investigation and analysis cover only the soil zone and deposits normally influenced by the proposed construction. Furthermore, this study does not deal with the possibility of eventual sinkhole development at the site. Deep structural borings, geophysical investigations, or resistivity surveys would have to be conducted in order to evaluate the structural condition and stability of soil and rock formations and is beyond the scope of our investigation.

BORING LOG

PROJECT # 96-0723

PROJECT NAME Master Construction

CLIENT Master Construction

PROJECT LOCATION Old Sanford Oviedo Road
Oviedo

Boring Started 6/28/96 Completed On 6/28/96

Depth 5.0' Drilled By AWE

BORING No. AB-1 Sheet No. 1 Of 1

Location Of Boring Center of proposed 40.0' X 50.0' warehouse 25' North of North Center of existing pole barn,

Depth Of Groundwater Table 3.4'

Ground Elevation N/A

Engineer GMC Checked By

DEPTH IN FEET	SYMBOL	Sample No.	DESCRIPTION OF SOIL	PR	REMARKS
			Black Slightly Organic Fine Sand		
			Brown Fine Sand With Traces of Brown Fibrous Organic Peat		
			Brown Fine Sand		
2.5					
5.0			TERM AUGER @ 5.0'		
7.5					

NOTES:

DYNAMIC TESTING & ENGINEERING INC.

1495 SOUTH VOLUSIA AVENUE
P.O. BOX 741008 904-775-4855
ORANGE CITY, FLA. 32774-1008

815 ORIENTA AVENUE
SUITE # 2006 407-644-4855
ALTAMONTE SPRINGS, FLA. 32701

BORING LOG

PROJECT # 96-0723

PROJECT NAME Master Construction

CLIENT Master Construction

PROJECT LOCATION Old Sanford Oviedo Road
Oviedo

Boring Started 6/28/96 Completed On 6/28/96

Depth 5.0' Drilled By AWE

BORING No. AB-2 Sheet No. 1 Of 1

Location Of Boring Center of proposed 50.0' X 40.0' modular unit office 60' west and 50' South of NE property corner

Depth Of Groundwater Table 2.6'

Ground Elevation N/A

Engineer GMC Checked By

DEPTH IN FEET	SYMBOL	Sample No.	DESCRIPTION OF SOIL	PR	REMARKS
			Dark Gray Fine Sand Light Gray Fine Sand		
2.5			Reddish-Brown to Brown Slightly Silty to Silty Fine Sand		
5.0			TERM AUGER @ 5.0'		
7.5					

NOTES:

DYNAMIC TESTING & ENGINEERING INC.

1495 SOUTH VOLUSIA AVENUE
P.O. BOX 741008 904-775-4855
ORANGE CITY, FLA. 32774-1008

815 ORIENTA AVENUE
SUITE # 2006 407-644-4855
ALTAMONTE SPRINGS, FLA. 32701

BORING LOG

PROJECT # 96-0723

PROJECT NAME Master Construction

CLIENT Master Construction

PROJECT LOCATION Old Sanford Oviedo Road

Oviedo

Boring Started 6/28/96 Completed On 6/28/96

Depth '7.0' Drilled By AWE

BORING No. AB-3 Sheet No. 1 Of 1

Location Of Boring Proposed retention area 40' South and 70' East of NW Property Corner

Depth Of Groundwater Table 4.4'

Ground Elevation N/A

Engineer GMC Checked By

DEPTH IN FEET	SYMBOL	Sample No.	DESCRIPTION OF SOIL	PR	REMARKS
			Orangish-Brown Slightly Clayey Fine Sand (FILL)		
			Mixed Dark Grayish-Brown and Light Brown Fine Sand (FILL)		
			Dark Gray Fine Sand with Traces of Organics		
			Gray Fine Sand with traces of Organics		
2.5'					
5.0'			Brown Fine Sand		
7.5'			TERM AUGER @ 7.0'		

NOTES:

DYNAMIC TESTING & ENGINEERING INC.

1495 SOUTH VOLUSIA AVENUE
P.O. BOX 741008 904-775-4855
ORANGE CITY, FLA. 32774-1008

815 ORIENTA AVENUE
SUITE # 2006 407-644-4855
ALTAMONTE SPRINGS, FLA. 32701

make_

City of Winter Springs
Community Development Department
1126 East State Road 434
Winter Springs, FL 32708

Date: 01.06.2026

To Whom it May Concern:

Per discussion with staff during our pre-application meeting, as traffic study is not required for this application.

Andrew MacPhee, AIA
m 407.491.4134
e andy@makedesignstudios.com

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

DEVELOPMENT AGREEMENT

Garcia Civil Contractors

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed this ___ day of _____, 2026, by and between the **CITY OF WINTER SPRINGS**, a Florida municipal corporation located at 1126 E. State Road 434, Winer Springs, Florida 32708 ("City"), and **GARCIA HOLDINGS OF FLORIDA, LLC**, a Florida limited liability company with a principal address at 3361 Rouse Road, Suite 230, Orlando, Florida 32817 ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of approximately 1.75 acres, more or less, of real property located at 215 Old Sanford Oviedo Road, Winter Springs, Florida 32708 (Parcel ID: 34-20-30-5AW-0000-006A), zoned I-1 (Light Industrial), as more particularly described herein (the "Property"); and

WHEREAS, Developer has applied for Final Engineering/Site Plan Approval and Aesthetic Plan Approval in order to construct a permanent pre-engineered (manufactured) building on the Property to be used as space for the offices of Garcia Civil Contractors, and to construct other related improvements on 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"), a community workshop for the Project was held on April 01, 2026; 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 Property so that the terms and conditions of approval related to the Project shall run with the land.

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 incorporated herein by this reference.

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act, Chapter 166, Florida Statutes.

3.0 The Property. The real property subject to this Agreement has an address of 215 Old Sanford Oviedo Road, Winter Springs, Florida 32708, a tax parcel identification number of 34-20-30-5AW-0000-006A, and is legally described in **Exhibit "A,"** which is attached hereto and fully incorporated herein by this reference.

4.0 Project Description and Requirements. Developer shall, at its sole expense, design, permit, and construct a five thousand square foot (5,000 sq. ft.) pre-manufactured office building on the Property as well as supporting infrastructure, stormwater improvements, lighting, and parking areas.

(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 and Aesthetic Plans that are on file with the City with the following file numbers, and consistent with the requirements contained in this Agreement:

File No.: FEDP-2026-0023

File No.: AERV-2026-0014

File No.: DVAG-2026-0014

For convenience, a copy of the Site Plan is attached hereto as **Exhibit "B,"** and is fully incorporated herein by this reference. Exhibit "B" is provided for reference purposes only. The official and controlling copy of the Final Engineering/Site Plan is maintained in File No. FEDP-_____, which shall govern in all respects, including the resolution of any inconsistencies or conflicts with Exhibit "B." The official copy should be reviewed for the complete and authoritative specifications, requirements, and other content of the Final Engineering/Site Plan.

4.1 Specific Conditions of Approval. Specific conditions of approval for the above-referenced Site/Final Engineering Plans and Aesthetic Review include the following, which are also addressed in the Staff Report for the Final Engineering/Site Plan, Aesthetic Plan:

1. Construction of the office building on the site shall not begin until site preparation work is substantially complete.

2. All grass areas on the Property shall use Bahia grass. No St. Augustine grass shall be permitted. No grass types with low drought tolerance shall be permitted.

5.0 Future Permitting. The Developer shall be required to obtain building permits and substantially commence vertical construction of all buildings, which shall at a 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 they have the power and authority to execute, deliver and perform the terms and provisions of this Agreement and have 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 Property 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 Property 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 Property and shall run with title to the same upon being duly recorded against the Property 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 for any action arising out of this Agreement shall be in Seminole County, Florida, for state actions or the Middle District of Florida, Orlando Division, for federal actions.

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 Property 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. 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.

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 in accordance with the timelines established in Section 5.0. 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 22.0 above. If the City terminates this Agreement, the City shall record a notice of termination against the Property 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 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 period 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:

Kevin Sweet, City Manager
City of Winter Springs
1126 East State Road 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 the Developer:

Eduardo Garcia, Manager
Garcia Holdings of Florida, LLC
3361 Rouse Road, Suite 230
Orlando, Florida 32817

With additional notice to:

Lifeboat Registered Agents, LLC

3700 Conway Road, Suite 100
Orlando, Florida 32812

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. Such assignment shall also 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 Property, 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.

28.0 Trafficking. As a condition of this contract, the Developer shall attest under penalty of perjury, that the Developer does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the City.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

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

CITY OF WINTER SPRINGS

_____
Signature of Witness

_____
Printed Name of Witness

_____
Kevin McCann, Mayor

Date: _____

_____
Address of Witness

_____
Signature of Witness

_____

Printed Name of Witness

_____
Address of Witness

ATTEST:

APPROVED AS TO FORM AND LEGALITY

_____
Christian Gowan, City Clerk

_____
Anthony A. Garganese, City Attorney

CITY SEAL:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by Kevin McCann, the Mayor of the City of Winter Springs, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)

Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

GARCIA HOLDINGS OF FLORIDA, LLC

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Print: _____
Title: _____
Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by_____, the _____of Garcia Holdings of Florida, LLC**,** a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)

Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

Legal Description of Property

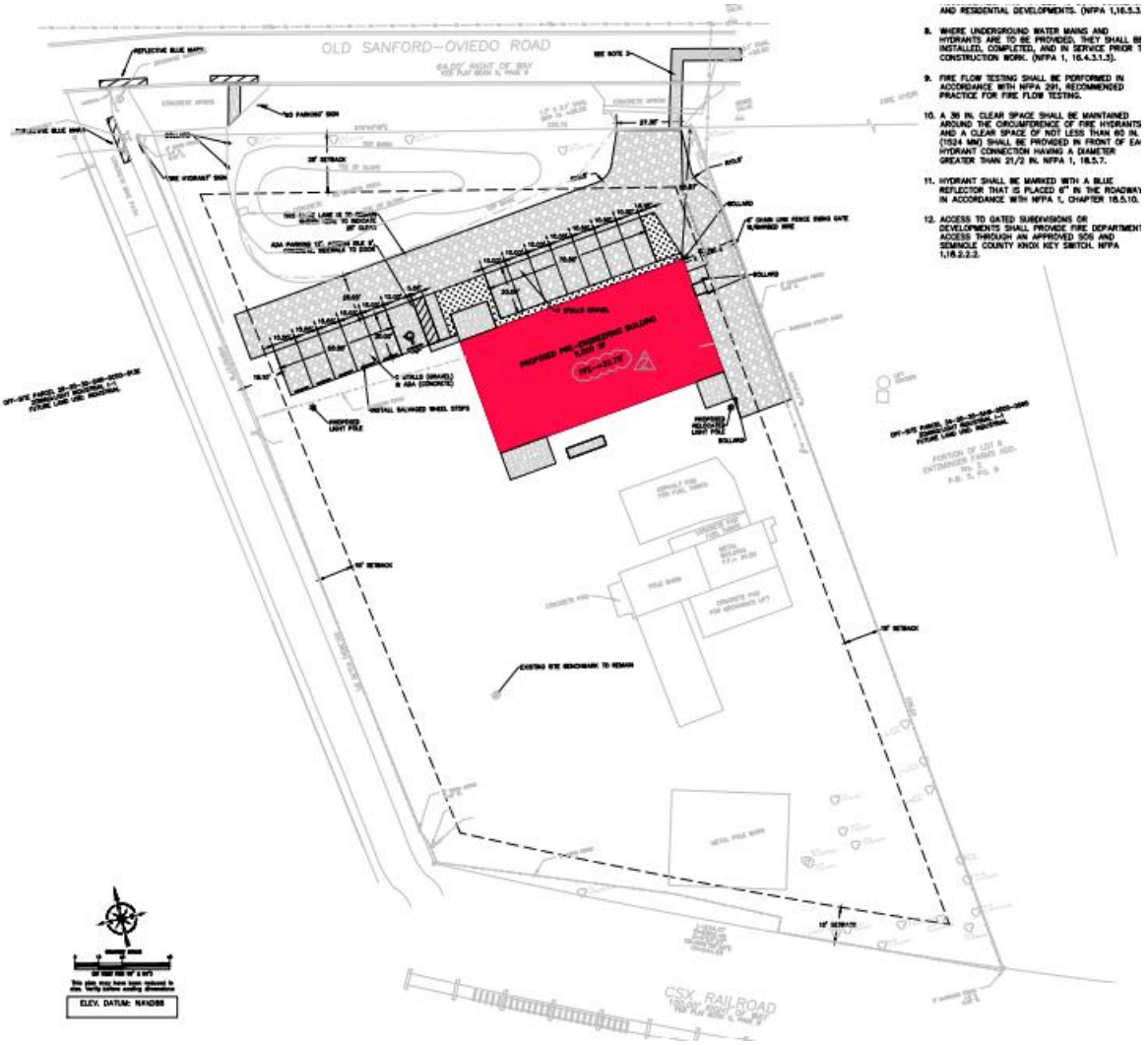
Lot 6-A

The West 1/2 as measured along the Northerly and Southerly lines of the following lot:

Lot 6 and the West 55.5 feet of Lot 7, ENTZMINGER FARMS ADDITION NO. 2, according to the plat thereof as recorded in Plat Book 5, Page(s) 9 of the Public Records of Seminole County, Florida.

EXHIBIT B

Overall Site Plan



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 ✓ Non-Residential

___Preliminary Review ✓ Final Review ___Combined Preliminary/Final ___Resubmittal ___ Recorded Plat

Project Name: Garcia Civil Contractors Office Date: 12/19/2025

Applicant/Agent Information

Applicant(s): Andrew MacPhee / Make Design Studios

Mailing Address: 135 W Central Blvd, Suite 820, Orlando, FL 32801

Email: andy@makedesignstudios.com

Phone Number: 407-491-4134

Person Who Will Upload Plans: Andrew MacPhee / Make Design Studios

Email: andy@makedesignstudios.com Phone#: 407-491-4134

Property Owner(s) Name (If Applicant is not the Property Owner)

Name: Eduardo Garcia / Garcia Holdings of Florida

Email: eddy@garciacivil.com Phone #: 407-744-2790

Mailing Address: 3361 Rouse Rd, Suite 240, Orlando, FL 32817

Phone Number: 407-744-2790

Site Information

Project Address: 215 Old Sanford Oviedo Rd, Winter Springs, FL 32708

Parcel ID(s): 34-20-30-5AW-0000-006A

Parcel Size: 1.75 acres

Existing Use: Open Storage

Proposed Use: Open Storage

Zoning District: I-1 Light Industrial District

Future Land Use: Industrial

Is the property located in the Town Center District? _____Yes ___✓___No

Is the property within the S.R. 434 Corridor Overlay District? _____Yes ___✓___No

Is the property located in the Greeneway Interchange Zoning District? _____Yes ___✓___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.

Applicant
~~Property Owner(s)~~ Name (Print): Andrew MacPhee

Applicant
~~Property Owner~~ Signature: _____ Date: 12/19/2025

~~Property Owner(s) Name (Print):~~ _____

~~Property Owner Signature:~~ _____ Date: _____

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me this 19th day of December, 2025, by Andrew Macphee who is personally known to me or who has produced FL Drivers License as identification and who did/did not take an oath.

_____ Date: 12/19/2025 (seal):

Notary Public Signature: _____

My Commission Expires: 09/11/2029

XZAVIER WATTS
Notary Public - State of Florida
Commission # HH 718904
My Comm. Expires Sep 11, 2029

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): Eduardo Garcia

Property Owner Signature: _____ Date 1/4/26

STATE OF FL COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4th day of January, 2026, by Eduardo Garcia who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: 1/4/2026 (seal):

Notary Public Signature: _____

My Commission Expires: 2/1/2027

Notary Public State of Florida
Oscar Lazaro Garcia
My Commission HH 356759
Expires 2/1/2027

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): Andrew MacPhee / Make Design Studios Date: 12/19/2025

Mailing address: 135 W Central Blvd, Suite 820, Orlando, FL 32801

Email: andy@makedesignstudios.com

Phone Number: 407-491-4134

Property Owner(s): Eduardo Garcia / Garcia Holdings of Florida

Mailing Address: 3361 Rouse Rd, Suite 240, Orlando, FL 32817

Email: eddy@garciacivil.com

Phone Number: 407-744-2790

Project Name: Garcia Civil Contractors Office

Property Address: 215 Old Sanford Oviedo Rd, Winter Springs, FL 32708

Parcel ID(s): 34-20-30-5AW-0000-006A

Parcel Size: 1.75 acres

Existing Use: Open Storage

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Andrew MacPhee and Eddy Garcia

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:

The submitted drawings constitute any evidence intended to be presented.

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.

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Application – Aesthetic Review

REQUIRED DOCUMENTATION

✓ A complete Application and applicable fee

- ✓ Minor (Site less than 2 acres)
- ___ Major (Site greater than 2 acres)
- ___ Modification of previously approved Aesthetic Review

✓ 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).

✓ Site Plan

✓ Building Elevations (color) illustrating all sides of structures

✓ Color rendering illustrating street view with landscaping at time of planting;

✓ 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;

✓ Identification of materials, textures, and colors to be used on all buildings, accessory structures, exterior signs, and other constructed elements;

✓ 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): Andrew MacPhee

Applicant Signature: _____ Date: 12/19/2025

Business Name: Make Design Studios

Address: 135 W Central Blvd, Ste 820, Orlando, FL 32801 Parcel ID: 34-20-30-5AW-0000-006A

STATE OF FL COUNTY OF Orange

The foregoing instrument was acknowledged before me this 19th day of December, 2025, by Andrew C. MacPhee who is personally known to me or who has produced FL Drivers License as identification and who did/did not take an oath.

_____ Date: 12/19/2025 (seal):

Notary Public Signature: _____

My Commission Expires: 9/11/2029

XZAVIER WATTS
Notary Public - State of Florida
Commission # HH 718904
My Comm. Expires Sep 11, 2029

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): Eduardo Garcia

Property Owner Signature: _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this 19th day of December, 2025, by Eduardo Garcia who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: 12/19/2025 (seal):

Notary Public Signature: _____

My Commission Expires: _____

Notary Public State of Florida
Oscar Lazaro Garcia
My Commission HH 356759
Expires 2/1/2027

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): Andrew MacPhee / Make Design Studios

Applicant Signature: _____ Date: 12/19/2025

Mailing address: 135 W Central Blvd, Suite 820, Orlando, FL 32801

Email: andy@makedesignstudios.com

Phone Number: 407-491-4134

Property Owner(s): Eduardo Garcia / Garcia Holdings of Florida

Mailing Address: 3361 Rouse Rd, Suite 240, Orlando, FL 32817

Email: eddy@garciacivil.com

Phone Number: 407-744-2790

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Development Agreement

Property Address: 215 Old Sanford Oviedo Rd, Winter Springs, FL 32708

Parcel ID(s): 34-20-30-5AW-0000-006A

Parcel Size: 1.75 acres

Project Name: Garcia Civil Contractors Office

A general description of the relief sought under this division.

This site is an existing commercial development that has not had a development agreement. On advise from Planning staff after our site planning pre-application meeting, the property owner is submitting this application.

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.

The owner intends to replace an existing construction office trailer with a permanent building in the same location. The proposed site development plan is consistent with all City Zoning Code and City Comprehensive Plan requirements.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Andrew MacPhee and Eddy Garcia

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:

The submitted drawing constitute any evidence intended to be presented.

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

- ☑ A complete Application and Fee
- ☑ An Electronic copy of the most recent survey of the subject property.
- ☑ An Electronic copy of the Legal Description of the subject property.
- ☑ 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): Andrew MacPhee

Applicant Signature: _____ Date: 12/19/2025

Business Name: Make Design Studios

Address: 135 W Central Blvd, Ste 820, Orlando, FL 32801 Parcel ID: 34-20-30-5AW-0000-006A

STATE OF FL COUNTY OF Orange

The foregoing instrument was acknowledged before me this 19th day of December, 2025, by Andrew C. MacPhee who is personally known to me or who has produced FL Drivers License as identification and who did/did not take an oath.

_____ Date: 12/19/2025 (seal):

Notary Public Signature: _____

My Commission expires: 09/11/2029

XZAVIER WATTS
Notary Public - State of Florida
Commission # HH 718904
My Comm. Expires Sep 11, 2029

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): Eduardo Garcia

Property Owner Signature: _____ Date _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this 19th day of December, 2025, by Eduardo Garcia who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: 12/19/2025 (seal):

Notary Public Signature: _____

My Commission expires: _____

Notary Public State of Florida
Oscar Lazaro Garcia
My Commission HH 356759
Expires 2/1/2027

PUBLIC HEARINGS AGENDA ITEM 403

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | MAY 7, 2026 REGULAR MEETING

TITLE

Oviedo City Church Overflow Parking – Site and Final Engineering Plan and Development Agreement

SUMMARY

The development site consists of one lot, approximately 0.82 acres, located on the Oviedo side of West State Road 434. It sits on the other side of Ladybird Academy and is separated from that parcel by a small right-of-way. The adjacent property to this parcel is currently undeveloped. The applicant is proposing a small parking lot of thirty-four (34) pervious parking spaces with an impervious driveway that connects to the Ladybird Academy parcel and utilizes the academy's entrance to W State Road 434 by means of an access easement.

FUNDING SOURCE

RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend APPROVAL to the City Commission, 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. Any additional conditions from City reviewing departments or the Development Agreement shall be enforceable.

Oviedo City Church Parking

Planning and Zoning Board

John Rabon, JD, MPA

Senior Planner

1120

Background

Property Address: West of 300 W State Road 434
(± 0.82 acres)

October 29, 2025: Site Plan Application
(FEDP-2024-0020)

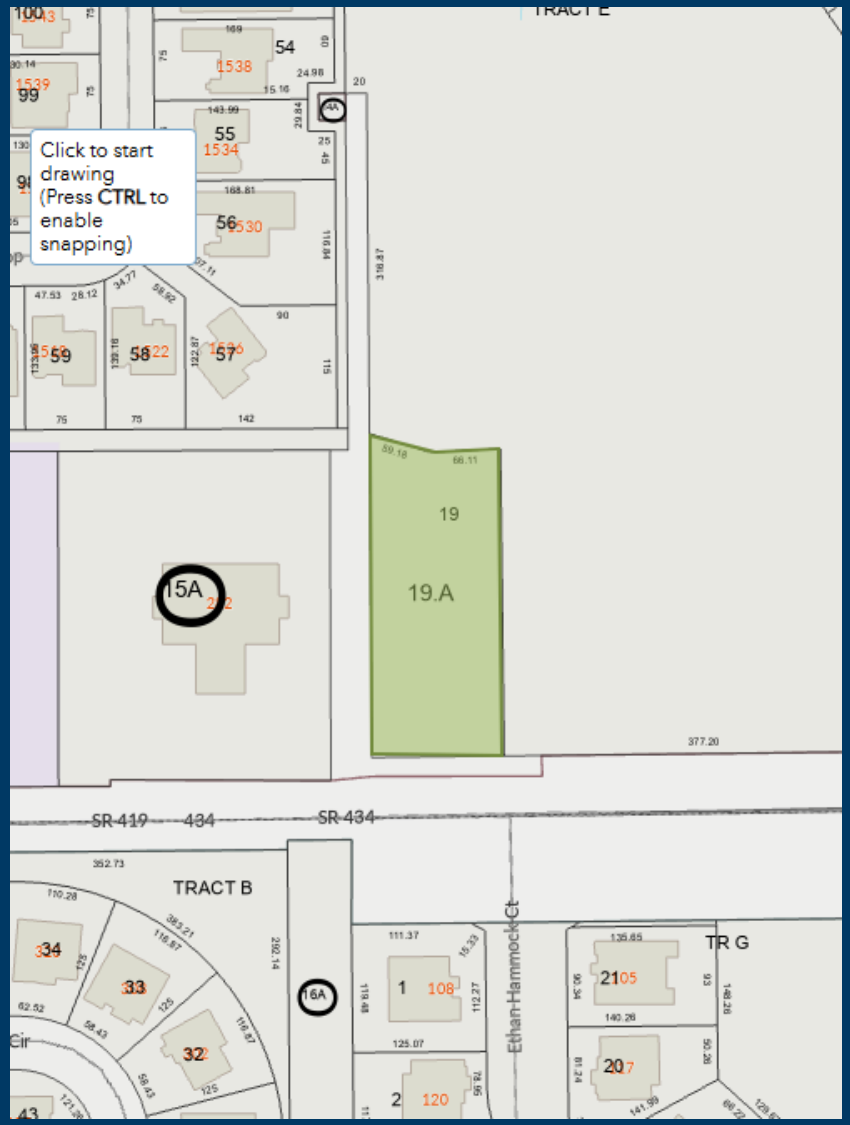
April 20,2026: Development Agreement Application (DVAG-2026-0015)

April 1, 2026: Community Workshop

April 23, 2026: Public Notice Letters & Signage

May 7, 2026: Planning & Zoning Board Public Hearing

June 8, 2026: City Commission Public Hearing



Oviedo City Church Parking
FEDP-2025-0020

AGENDA ITEM
403

Planning and Zoning Board

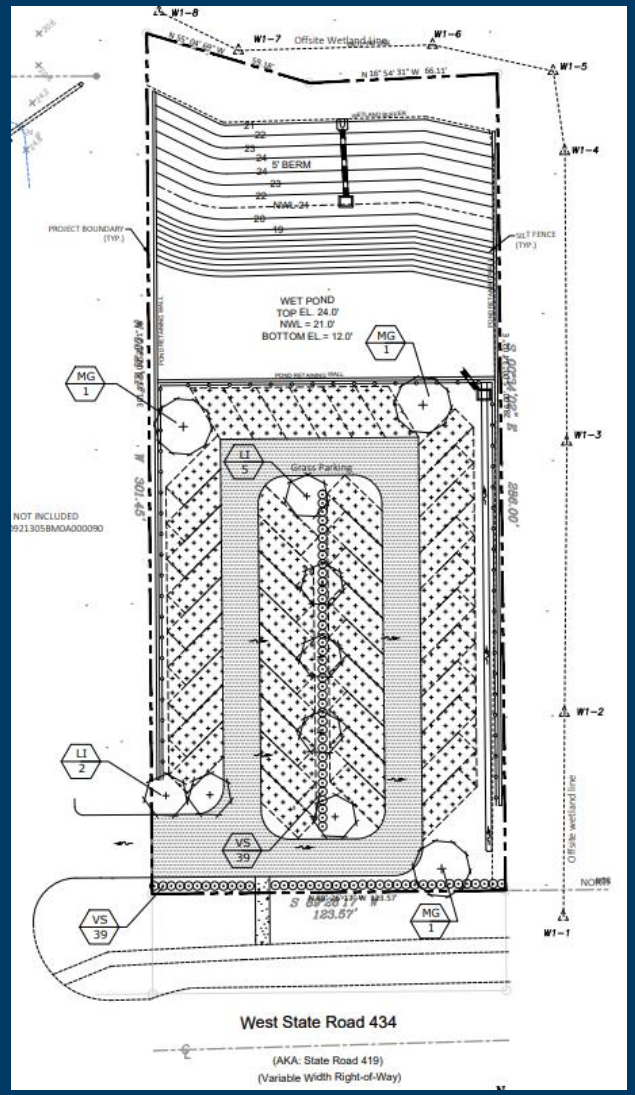
May 7, 2026

Background

Applicant: Oviedo City Church

- Proposal is to establish a overflow parking and an activity field.
- Property is zoned C-1, Neighborhood Commercial.
- Applicant has submitted a Final Engineering/Site Plan application and a Development Agreement application.

Site Plan



Oviedo City Church Parking
FEDP-2025-0020

AGENDA ITEM
403

Planning and
Zoning Board

May 7, 2026

Proposed Conditions

Staff recommends the Planning & Zoning Board recommend approval of the Final Engineering/Site Plan and Development Agreement with 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. Any additional conditions from City reviewing departments or the Development Agreement shall be enforceable.

Oviedo City Church Parking
FEDP-2025-0020

ANY QUESTIONS?

AGENDA ITEM
403

Planning and
Zoning Board

May 7, 2026

COMMUNITY DEVELOPMENT

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, May 7th, 2026
REGULAR MEETING

TITLE

Oviedo City Church Overflow Parking – Site and Final Engineering Plan and Development Agreement

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider approval of a Site/Final Engineering Plan for the construction of a parking lot and playfield adjacent to the Oviedo City Church and Ladybug Academy located northwest of the intersection of Ethan Hammock Court and State Road 434 in Winter Springs, Florida.

General Information			
Applicant	Ronald S. Thomas		
Property Owner(s)	Oviedo Community Church Inc.		
Location	300 W State Road 434		
Tract Size	±0.82 Acres		
Parcel ID Number	25-20-31-5BA-0000-019A		
Zoning Designation	C-1 (Neighborhood Commercial)		
FLUM Designation	Commercial		
Adjacent Land Use	North: Vacant (undeveloped) East: Vacant (undeveloped)		South: State Road 434 West: Commercial
Height	Not applicable		
Setbacks	Front: 25' min.	Rear: 15' min.	Side: 15' min.
Development Standards	Lot Coverage 75% Off-street parking and loading regulations		
Development Permits	Not applicable		
Development Agreement	Pending		
Code Enforcement	Not applicable		
City Liens	Not applicable		

Background Data:

The development site consists of one lot, approximately 0.82 acres, located northwest of the intersection of Ethan Hammock Court and State Road 434, within the jurisdictional boundaries of the City of Winter Springs. It sits adjacent to Ladybird Academy (which is located to the west of the subject property) and is separated from the Ladybird Academy parcel by a small right-of-way. The property directly adjacent to the subject property (to the north and east) is undeveloped and common area of the Southern Oaks Community Association (HOA), subject to a conservation easement. The applicant is proposing to construct a small parking lot with thirty-four (34) pervious parking spaces and an impervious driveway connecting the parking lot to the Ladybird Academy parcel to utilize the academy's entrance to W State Road 434 (by means of an access easement).

Public Notices:

The Community Workshop was held on April 6, 2026. Notices were mailed to all property owners and homeowners associations within 500 feet on March 13, 2026.

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, 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: Subject to the Conditions of Approval, 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 site lighting features four (4) poles with the lights angled down to prevent a light nuisance to other properties and adding to the site safety for members of the public. Additionally, the surrounding parcel on the north, east, and west sides of the lot is undeveloped and heavily wooded, providing ample buffer between the parking lot and the adjacent commercial use as well as nearby neighborhood uses.

(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 use and intensity of the site and final engineering plan requested. As referenced in the previous analysis, the lot is surrounded by existing vegetation on three sides, necessitating only additional screening on Oviedo Rd/W State Road 434. No structures are being constructed as part of this site plan.

(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.

(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. Access to water and sewer is not necessary for this development.

(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: A traffic study was not required for this project. A parking study was provided that shows forty-four (44) spaces being added on the lot to serve as additional parking for Oviedo City Church.

(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, 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: A security plan was not required for this development. As referenced above, the parking lot includes four (4) light poles that will provide ample lighting and additional security for churchgoers and others utilizing the lot during evening hours.

(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. The project does not involve a large footprint building.

(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 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. 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 a proposed development agreement that has been included with this report, see Exhibit "12".

Water and Sewer:
Not applicable as the development does not require water and sewer access.

Stormwater:
The applicant has submitted a Stormwater Report depicting how the stormwater management capacity for proposed runoff from the project is to be handled. Staff have reviewed and approved the information necessary from this development. Please see Exhibit "8".

Transportation:
Not applicable for this project as a traffic study was not required.

Parking:
Staff finds that the development provides adequate overflow parking to meet the needs of Oviedo City Church.

Further, this project is subject to Section 9-278 of the City Code which sets forth regulations for off-street parking. Staff finds that the proposed development meets the requirements of City Code Section 9-278(9)(b)2., which sets forth conditions of approval for off-site standalone parking lots with no associated principal structure which are to be used on an occasional, non-daily basis, similar to the development proposed on the subject property. The instant project proposes to construct sodded parking spaces, which is consistent with the requirement that off-site standalone occasional-use parking lots may be hard-surfaced, graveled, or sodded. Additionally, per Section 9-278(9)(b)2., all driveway aprons must be concrete, which is the case for the proposed project. Proper drainage is also required per Section 9-278, which has been provided for the proposed project in the form of a wet pond

with a retaining wall, 10 foot berm, outfall control structure, and wetland buffer. Per the City Code, all standalone parking lots shall be illuminated with lighting arranged so as to reflect light away from adjoining properties, which shall be accomplished on the subject property according to the photometric plans provided for this project.

Aesthetic Review:

An Aesthetic Review was not applicable for this project as no buildings are part of the site plan.

Reports:

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

Reports	
March 31, 2020	Environmental Report (Ex. "3")
May 20, 2022	Geotechnical Report (Ex. "7")
October, 2025	Stormwater Report (Ex. "8")
July, 2025	Parking Study (Ex. "6")

Procedural History:	
Not Required	Non-Binding Presentation to City Commission (Aesthetics)
April 6, 2026	Community Meeting
May 7, 2026	Planning & Zoning Board | Recommendation on Final Engineering and Development Agreement
June 8, 2026	City Commission | Hearing on Final Engineering, and Development Plan and Development Agreement

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.
Code of Ordinances City of Winter Springs.
Section 9-278. General Provisions for Off-Street Parking.

Fiscal Impact:

A Fiscal Impact Report was not required for this project.

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. The proposed Development Agreement is enclosed as Exhibit "12" hereto.

STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend APPROVAL to the City Commission, subject to the following conditions:

1. Execution of the Development Agreement.

2. All grass areas on the Off-Site Parking Property shall use Bahia grass. No St. Augustine grass shall be permitted. No grass types with low drought tolerance shall be permitted.

3. The Off-Site Parking Property shall be utilized for parking, recreation, and associated facilities/improvements only. No principal structure shall be erected on the Off-Site Parking Property without prior approval of the City of Winter Springs and a modification of this Agreement and the approved Final Engineering/Site Plans.

4. The Off-Site Parking Project shall be used on an intermittent basis for occasional non-daily use. Should the parking lot be used on a continuous or daily basis, a modification to this Agreement and the approved Final Engineering/Site Plans will be required as sodded parking spaces will not be permitted.

5. The surface of the Off-Site Parking Project's parking stalls shall be sodded.

6. All lighting on the Off-Site Parking Property shall be arranged so as to reflect light away from adjoining properties.

7. No advertising signs may be erected on the Off-Site Parking Property.

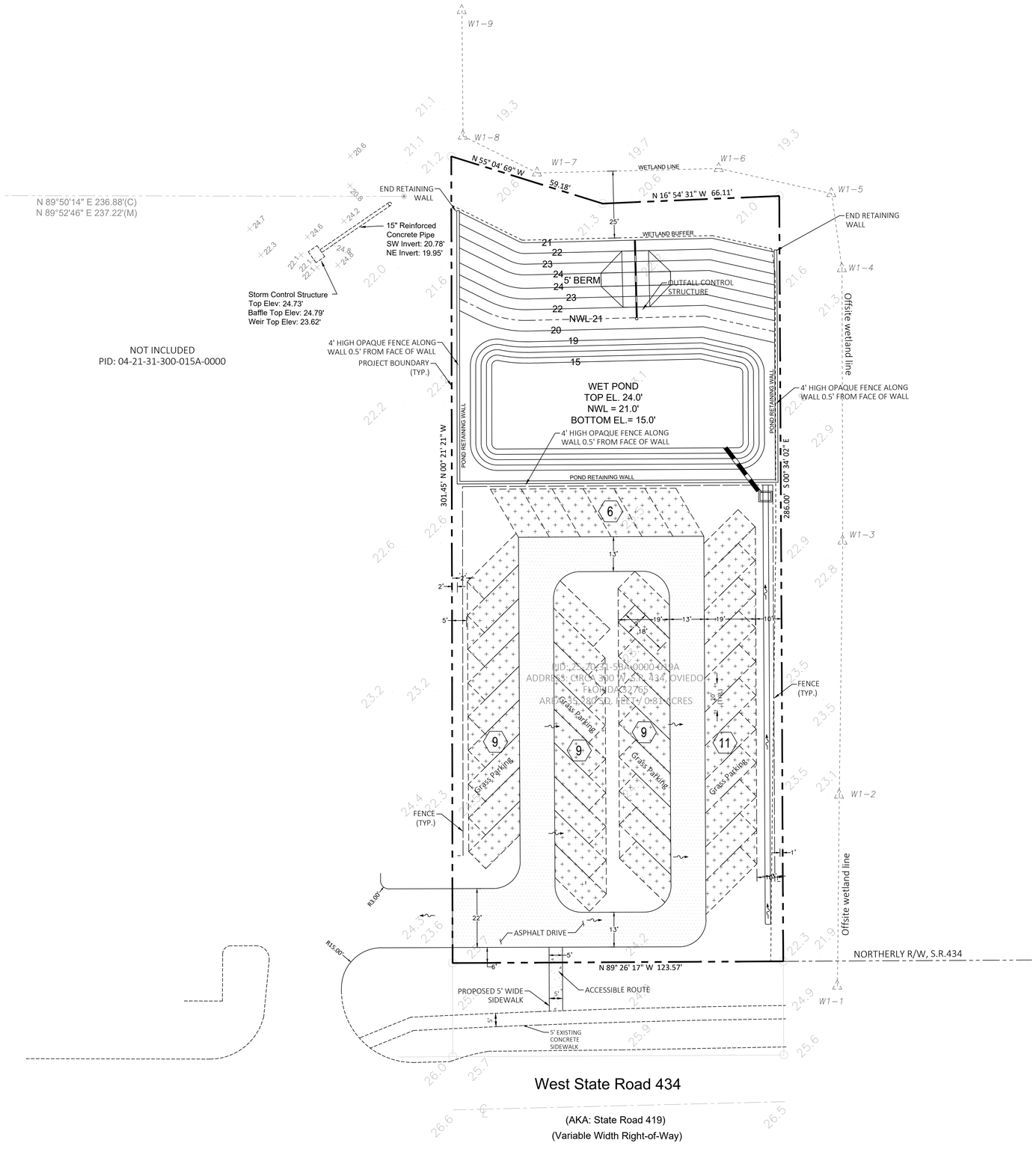
8. Effective screening of the Off-Site Parking Property's parking area shall be maintained on all sides, including the frontage. Both a fence (or wall) and a hedge of at least 5 feet shall be maintained in good condition on the Off-Site Parking Property so long as such Property continues to be utilized as a parking lot.

9. The Off-Site Parking Property shall not be utilized for paid short-term or long-term parking.

10. The Off-Site Parking Property shall remain under common ownership with the Principal Church Property. To the extent common ownership is not maintained, the Off-Site Parking Property shall not be used for stand-alone, off-site parking.

Attachments:

Exhibit "1" – Oviedo City Church Overflow Parking Final Engineering and Development Plan
Exhibit "2" – Oviedo City Church Overflow Parking Landscape Plan
Exhibit "3" – Environmental Report
Exhibit "4" – Tree Survey
Exhibit "5" – Tree Assessment
Exhibit "6" – Parking Study
Exhibit "7" – Geotechnical Report
Exhibit "8" – Stormwater Report
Exhibit "9" – Property Survey and Legal Description
Exhibit "10" – Community Workshop Flyer
Exhibit "11" – Community Workshop Sign-In Sheet
Exhibit "12" – Development Agreement
Exhibit "13" – Cross-Access Easement Agreement
Exhibit "14" - Application for Final Engineering and Development Plan
Exhibit "15" – Development Agreement Application



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GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SITE INFORMATION

PARCEL ID: 25-20-31-5BA-0000-019A

SITE AREA: 35,475 SF , 0.81 ACRES

ZONING: C-1 Neighborhood Commercial

FUTURE LAND USE: COMMERCIAL

EXITING / PROPOSED USE: VACANT / PARKING

ALLOWABLE ISR (IMPERVIOUS SURFACE RATIO): 0.75 IN C-1 ZONING DISTRICT

PROPOSED OPEN SPACE: 56% (19,570 SF.)

BUFFERS: FRONT; 6'
SIDE: 5'
SIDE: 10'
REAR: 124'

PROVIDED PARKING:

GRASS (20'X10') = 44
TOTAL SPACES PROVIDED = 44

EXISTING PROJECT AREA:

GREEN AREA	35,475 Sq.Ft.	0.81 Acres
TOTAL AREA:	35,475 Sq.Ft.	0.81 Acres

PROPOSED PROJECT AREA:

GRASS PARKING	10,145 Sq.Ft.	0.23 Acres
PAVEMENT/CURB	5,760 Sq.Ft.	0.13 Acres
OPEN SPACE	19,570 Sq.Ft.	0.45 Acres
TOTAL AREA:	35,475 Sq.Ft.	0.81 Acres

RCE Consultants
Engineering Real Solutions

OVIEDO CITY CHURCH
SITE PLAN
OVIEDO, FLORIDA

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974

This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: XXXX

DRAWN:SK CHECKED: -

JULY 2025

SCALE: 1"=20'

SHEET: C-2.0

SITE PLAN

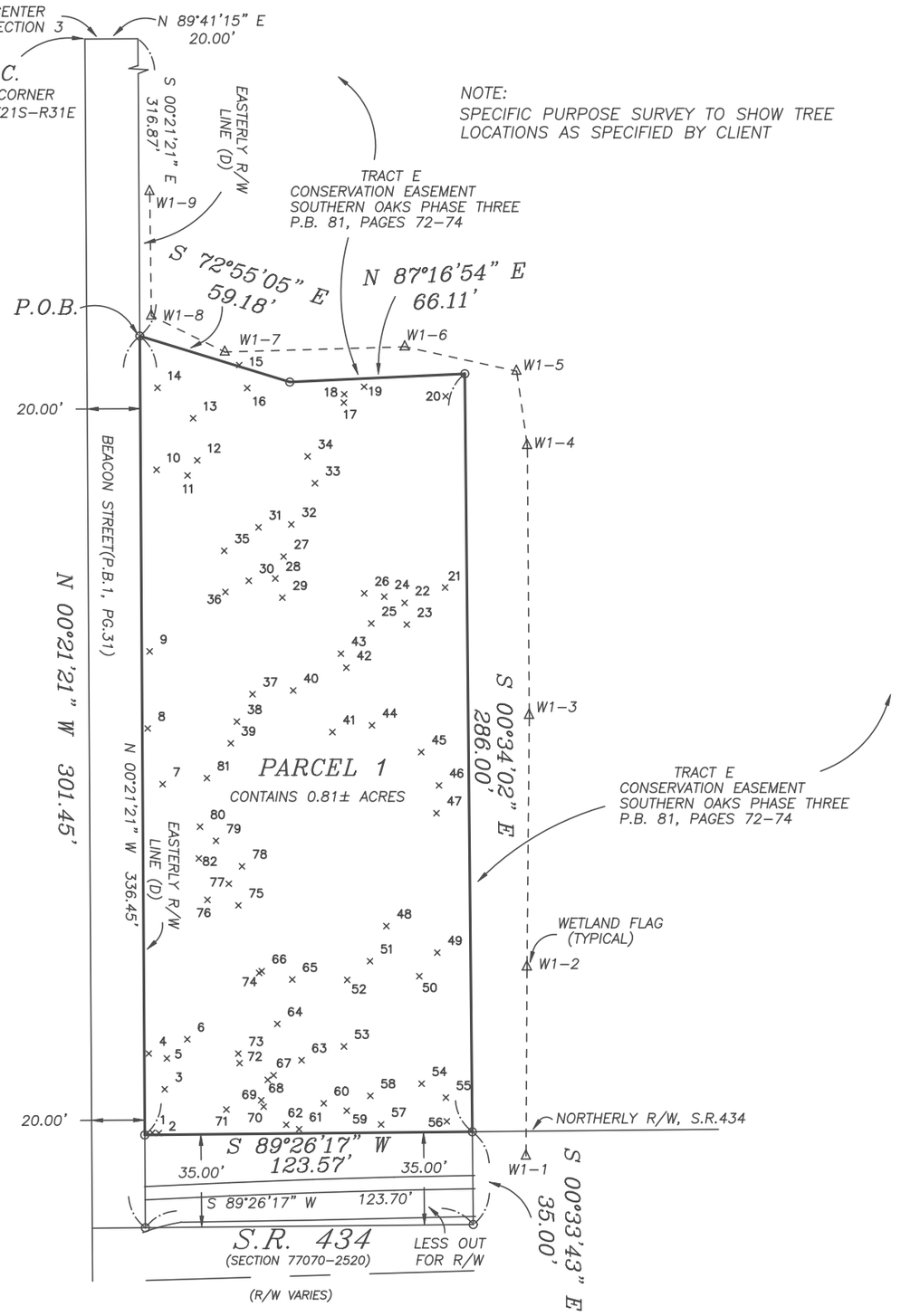
DESCRIPTION AS FOLLOWS:

PARCEL 1

A PORTION OF LOT 19, MAP OF THE VAN ARSDALE OSBOURNE BROKERAGE CO's ADD. TO BLACK HAMMOCK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 31, PUBLIC RECORDS OF SEMINOLE COUNTY, FL. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89 DEGREES 41 MINUTES 15 SECONDS E, ALONG THE EAST–WEST CENTER SECTION LINE OF SAID SECTION 3, 20.00 FEET; THENCE RUN S 00 DEGREES 21 MINUTES 21 SECONDS E, ALONG THE EASTERLY RIGHT–OF–WAY LINE OF BEACON STREET AND THE NORTHERLY EXTENSION THEREOF; 316.87 FEET TO THE POINT OF BEGINNING; THENCE RUN S 72 DEGREES 55 MINUTES 05 SECONDS E, 59.18 FEET; THENCE RUN N 87 DEGREES 16 MINUTES 54 SECONDS E, 66.11 FEET; THENCE RUN S 00 DEGREES 34 MINUTES 02 SECONDS E, 286.00 FEET TO THE NORTHERLY RIGHT–OF–WAY OF STATE ROAD 434; THENCE RUN S 89 DEGREES 26 MINUTES 17 SECONDS W, ALONG SAID RIGHT–OF–WAY, 123.57 FEET TO THE EASTERLY RIGHT–OF–WAY OF BEACON STREET; THENCE RUN N 00 DEGREES 21 MINUTES 21 SECONDS W, ALONG SAID EASTERLY RIGHT–OF–WAY, 301.45 FEET TO THE POINT OF BEGINNING.

SPECIFIC PURPOSE SURVEY/TREE LOCATION FOR / CERTIFIED TO: RON THOMAS



NOTE:
SPECIFIC PURPOSE SURVEY TO SHOW TREE LOCATIONS AS SPECIFIED BY CLIENT

TREE LEGEND
(INCHES DBH)

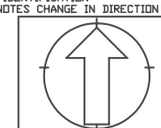
1	T001	6"	PALM
2	T002	12"	PALM
3	T003	6"	PALM
4	T004	6"	PALM
5	T005	7"	PALM
6	T006	9"	PALM
7	T007	18"	RAIN
8	T008	7"	CHINABERRY
9	T009	12"	PALM
10	T010	17"	MAPLE
11	T011	12"	PALM
12	T012	5"	HACKBERRY
13	T013	12"	PALM
14	T014	9"	PALM
15	T015	15"	HACKBERRY
16	T016	15"	PALM
17	T017	12"	CHINABERRY
18	T018	8"	HACKBERRY
19	T019	7"	CHERRY
20	T020	9"	PALM
21	T021	12"	PALM
22	T022	9"	PALM
23	T023	9"	PALM
24	T024	5"	HACKBERRY
25	T025	12"	PALM
26	T026	12"	PALM
27	T027	12"	PALM
28	T028	7"	HACKBERRY
29	T029	12"	PALM
30	T030	12"	PALM
31	T031	12"	PALM
32	T032	12"	PALM
33	T033	12"	PALM
34	T034	12"	PALM
35	T035	8"	PALM
36	T036	12"	PALM
37	T037	15"	PALM
38	T038	15"	PALM
39	T039	15"	PALM
40	T040	9"	PALM
41	T041	14"	14" CHINABERRY
42	T042	8"	PALM
43	T043	10"	CHINABERRY
44	T044	11"	CHINABERRY
45	T045	6"	PALM
46	T046	6"	PALM
47	T047	9"	SWEETGUM
48	T048	11"	HACKBERRY
49	T049	12"	PALM
50	T050	12"	PALM
51	T051	7"	HACKBERRY
52	T052	10"	SWEETGUM
53	T053	12"	HACKBERRY
54	T054	15"	PALM
55	T055	13"	PALM
56	T056	12"	PALM
57	T057	12"	PALM
58	T058	52"	LAUREL OAK
59	T059	9"	BAY
60	T060	11"	PALM
61	T061	14"	PALM
62	T062	9"	PALM
63	T063	18"	HACKBERRY
64	T064	11"	PALM
65	T065	11"	SWEETGUM
66	T066	12"	SWEETGUM
67	T067	12"	PALM
68	T068	12"	PALM
69	T069	10"	PALM
70	T070	15"	PALM
71	T071	15"	HACKBERRY
72	T072	9"	PALM
73	T073	24"	HACKBERRY
74	T074	11"	SWEETGUM
75	T075	13"	PALM
76	T076	11"	PALM
77	T077	12"	PALM
78	T078	8"	PALM
79	T079	6"	CHINABERRY
80	T080	9"	CHINABERRY
81	T081	7"	PALM
82	T082	7"	SWEETGUM

GRUSENMEYER–SCOTT & ASSOC., INC. – LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)–277–3232 FAX (407)–658–1436
GRUSCOTT@GRUSCOTT.COM LB#4596

LEGEND

P	= PLAT	FH	= FIRE HYDRANT
F	= FIELD	P.O.L.	= POINT ON LINE
I.P.	= IRON PIPE	TYP.	= TYPICAL
I.R.	= IRON ROD	P.R.C.	= POINT OF REVERSE CURVATURE
C.M.	= CONCRETE MONUMENT	P.C.C.	= POINT OF COMPOUND CURVATURE
SET I.R.	= 1/2" I.R. w/#LB 4596	RAD.	= RADIAL
REC.	= RECOVERED	N.R.	= NON–RADIAL
P.O.B.	= POINT OF BEGINNING	W.P.	= WITNESS POINT
℄	= CENTERLINE	CALC.	= CALCULATED
N&D	= NAIL & DISK	P.R.M.	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT–OF–WAY	F.F.	= FINISHED FLOOR ELEVATION
ESMT.	= EASEMENT	B.S.L.	= BUILDING SETBACK LINE
DRAIN.	= DRAINAGE	B.M.	= BENCHMARK
UTIL.	= UTILITY	B.B.	= BASE BEARING
CL.F.C.	= CHAIN LINK FENCE	UB	= UTILITY BOX
W.D.F.C.	= WOOD FENCE	SN	= SIGN
C/B	= CONCRETE BLOCK	WM	= WATER METER
P.C.	= POINT OF CURVATURE	WV	= WATER VALVE
P.T.	= POINT OF TANGENCY	GA	= GUY ANCHOR
DESC.	= DESCRIPTION	O/H	= OVER HEAD LINE
R	= RADIUS	C/O	= CLEAN OUT
L	= ARC LENGTH	NO ID	= NO IDENTIFICATION
D	= DELTA	○	= DENOTES CHANGE IN DIRECTION
C	= CHORD		
C.B.	= CHORD BEARING		
PP	= POWER POLE		
T.B.M.	= TEMPORARY BENCHMARK		
P.O.C.	= POINT OF COMMENCEMENT		
LP	= LIGHT POLE		
DI	= DRAINAGE INLET		
MH	= MANHOLE		
TR/TRAN	= TRANSFORMER		
BFP	= BACK FLOW PREVENTER		
DBH	= DIAMETER BREAST HEIGHT		



THIS PROPERTY DOES NOT . LIE WITHIN
THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM"
ZONE "X" MAP # 12117C0180F (09–28–2007)

NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUES
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.
10. BENCHMARK USED: NGS DESIGNATION GPS 0184 (RED DOG SEM. CO.) ELEV.37.81 (NAVD88)

CERTIFIED BY:

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS X. GRUSENMEYER FLS#4714 ON DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT SHOULD NOT BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS X. GRUSENMEYER STATE OF FLORIDA 4714 REGISTERED LAND SURVEYOR

Digitally signed by Thomas X Grusenmeyer
DN: c=US, o=Unaffiliated, ou=A01410C0000016C8B48A0D10000088C, cn=Thomas X Grusenmeyer
Date: 2022.06.23 16:36:45 -04'00'
Adobe Acrobat Reader version: 2022.001.20117

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S # 4801

SCALE 1" = 60' | DRAWN BY: ***

DATE	ORDER No.
SPECIFIC PURPOSE SURVEY TO LOCATE WETLAND FLAGS SKETCH & DESCRIPTION 04–24–2020	20–2512
SPECIFIC PURPOSE SURVEY TO SHOW TOPOGRAPHY PER CLIENTS REQUEST 05–02–2022	22–3651
SPECIFIC PURPOSE SURVEY TO SHOW TREE LOCATIONS PER CLIENTS REQUEST 10–05–2022	22–7809

Mary L. Edwards
Consulting Arborist Services

October 7, 2022

Ron Thomas
Oviedo City Church – Vacant Lot

Dear Ron,

Thank you for the opportunity to provide a tree assessment for the Oviedo City Church – Vacant Lot located in Winter Springs, FL.

Assignment:
Produce a Consulting Arborist Report with health assessment, species identification and size for trees and Palms located on the vacant lot parcel on SR 434 in Winter Springs, Florida.

- The health assessment ratings will be categorized using the following description below:
  Excellent – Specimen tree good health
  Good – Tree that meets available points for good structure, viable canopy and without decay.
  Moderate – Tree that doesn't meet either good structure, viable canopy or has internal decay present.
  Poor – Tree that meets multiple stress items and should be considered for removal, this also includes all Invasive Species– Removal Only

The majority of the lot trees and palms appear to be volunteer trees. They consist of Sabal Palms. Red Maple, Chinaberry, Sweet Bay, Hackberry, Golden Rain and (1) Laurel Oak. The trees were in very poor health and had significant structural damage.





Vacant Lot Canopy

Listed below are examples of defects and lot characteristics that negatively impacted the overall health assessment rating for the trees and palms on the lot.

1) Heavy vines in the canopy
2) Decay in primary branches
3) Decay areas in trunk and at base,
4) Leaning trunk structures due to encroachment,
5) Poor structure
6) Pencil Necking in Palm
7) Damage fronds and branches from the recent Hurricane Ian
8) Invasive species and volunteer trees



Examples of heavy vines throughout the parcel



Examples of broken canopies and pencil necking in palms

Trees are dynamic, living organisms which change over time. The observations made herein will reflect the opinion of the Arborist at the time of inspection and do not guarantee the condition of the trees anytime in the future. Trees or parts can fail at any time; these failures cannot always be predicted. Inspections of these trees will be based on a ground level visual observation only, I did not perform sound testing, advanced Arboricultural

testing or gather any forensic samples for further examination. The assessment does not take into consideration any information unknown, not visible or detectable at the time of the inspection.

Again Ron, thank you for the opportunity to submit this tree assessment. Please let me know if you have any questions regarding this information.

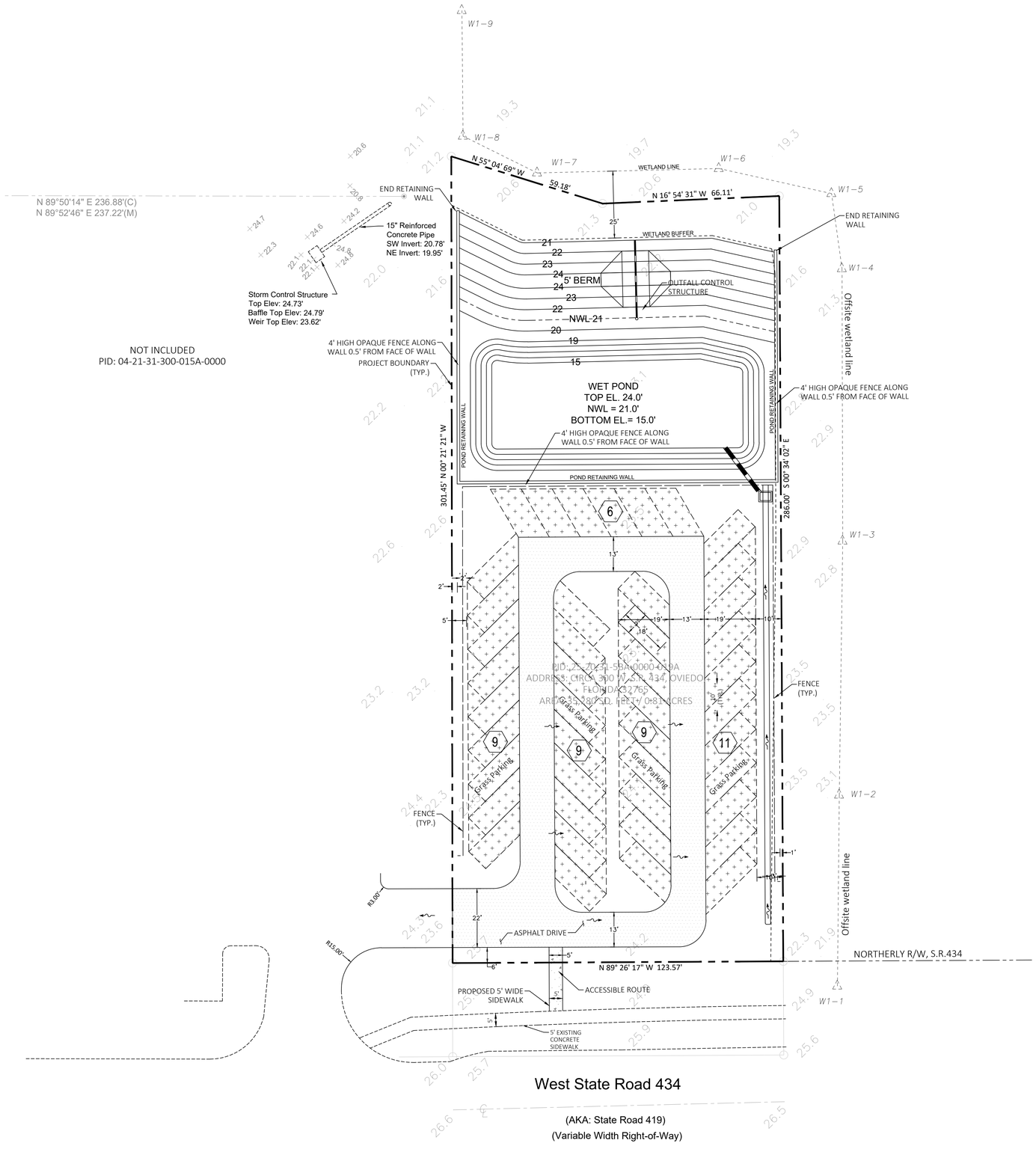
Sincerely,
Mary

Mary L. Edwards
Registered Consulting Arborist RCA #451
ISA Certified Arborist FL-0116
ISA Qualified Tree Risk Assessor
321-303-4714
mary@maryedwardsarborist.com

Tree #	DBH	Species	Tree Special Characteristics
T001	OA 30'-35'	Sabal palmetto	Good , full crown
T002	OA 15'-20'	Sabal palmetto	Fair - covered in vines
T003	OA 20'-25'	Sabal palmetto	Poor - broken fronds in crown
T004	OA 30'-35'	Sabal palmetto	Fair - vines, slight lean, broken crown
T005	OA 35'-40'	Sabal palmetto	Fair - vines, small crown during storms
T006	OA 15'-20'	Sabal palmetto	Fair - vines into canopy
T007	18"	*Koelreuteria paniculata* - Golden Rain	Poor - heavy vines, major deadwood, decay
T008	7"	*Melia azedarachi* - Chinaberry	Poor - Invasive species
T009	OA 15'-18'	Sabal palmetto	Good - vines, full crown
T010	17"	*Acer rubrum* - Red Maple	Poor - broken top, 50% of tree in decline
T011	OA 40'+	Sabal palmetto	Fair - slight lean
T012	5"	*Celtis occidentalis* - Hackberry	Poor - weak species, broken top, 50% of tree in decline
T013	OA 40'	Sabal palmetto	Poor - heavy vines, slight lean
T014	OA 40'	Sabal palmetto	Poor - heavy vines, slight lean
T015	15"	*Celtis occidentalis* - Hackberry	Poor - weak species, volunteer tree heavy vines, broken top
T016	OA 30'	Sabal palmetto	Fair - some broken fronds, heavy vines
T017	12"	*Melia azedarachi* - Chinaberry	Invasive species
T018	8"	*Celtis occidentalis* - Hackberry	Poor - weak species, volunteer tree , deadwood, vines
T019	7"	*Prunus caroliniana* - Cherry Laurel	Poor - completely uprooted at base, heavy vines
T020	OA 30'	Sabal palmetto	Good - vines, full canopy
T021	OA 20'-25'	Sabal palmetto	Good - full canopy
T022	OA 20'-25'	Sabal palmetto	Good - full canopy
T023	OA 20'-25'	Sabal palmetto	Good full canopy
T024	5"	*Celtis occidentalis* - Hackberry	Poor - weak species, volunteer tree, poor structure, heavily forested
T025	OA 10'-12'	Sabal palmetto	Fair - small crown stunted crown
T026	OA 15'-20'	Sabal palmetto	Good - some vines, full crown
T027	OA 15'-20'	Sabal palmetto	Fair - heavy vines, forested, slightly one-sided canopy
T028	7"	*Celtis occidentalis* - Hackberry	Poor - weak species, volunteer tree, poor structure
T029	OA 8'-10'	Sabal palmetto	Good - vines, full canopy
T030	OA 15'-20'	Sabal palmetto	Poor - crown damaged from storm
T031	OA 12'-18'	Sabal palmetto	Fair - heavy vines
T032	OA 15'-20'	Sabal palmetto	Fair - heavy vines

Tree #	DBH	Species	Tree Special Characteristics
T033	OA 15'-18'	Sabal palmetto	Fair - heavy vines, leaning crown
T034	OA 12'-15'	Sabal palmetto	Fair - heavy vines, leaning crown
T035	OA 40'- 45'	Sabal palmetto	Poor - cavity 4' up trunk, pencil necking
T036	OA 15'-20'	Sabal palmetto	Fair - heavily encroached, vines
T037	OA 15'-20'	Sabal palmetto	Fair - heavily encroached, vines
T038	OA 15'-20'	Sabal palmetto	Fair - heavily encroached, vines
T039	OA 15'-20'	Sabal palmetto	Fair - heavily encroached, vines
T040	OA 40'-45'	Sabal palmetto	Poor - pencil necking at top, poor condition, missing trunk tissue
T041	14"/14"	*Melia azedarachi* - Chinaberry	Invasive species
T042	OA 35'-40'	Sabal palmetto	Poor - significant lean, resting on chinaberry, uprooted
T043	10"	*Melia azedarachi* - Chinaberry	Poor - Invasive species
T044	11"	*Melia azedarachi* - Chinaberry	Poor - Invasive species
t045	OA 35'-40'	Sabal palmetto	Poor - heavily encroached, leaning deformed canopy
T046	OA35'-40'	Sabal palmetto	Poor - dead palm
T047	9"	*Liquidambar styraciflua* - Sweetgum	Fair - upright canopy, one-sided
T048	11"	*Celtis occidentalis* - Hackberry	Poor - weak species, significant lean, poor structure, vines
T049	OA 35"-40"	Sabal palmetto	Poor - severe pencil necking of trunk, poor condition
T050	OA 25'-30'	Sabal palmetto	Fair - vines
T051	7"	*Celtis occidentalis* - Hackberry	Poor - vines, significant lean, broken top
T052	10"	*Liquidambar styraciflua* - Sweetgum	Poor - balanced canopy, volunteer tree, vines
T053	12"	*Celtis occidentalis* - Hackberry	Poor - weak species, broken top, significant lean, deadwood
T054	OA15'-20'	Sabal palmetto	Fair - vines, thin canopy
T055	OA 15'-20'	Sabal palmetto	Fair - slight lean, encroachment
T056	OA 10'-12'	Sabal palmetto	Fair - only vines, encroachment
T057	OA 20'-25'	Sabal palmetto	Fair - only vines, encroachment, slight lean
T058	52"	*Quercus laurifolia* - Laurel Oak	Poor - Broken top, advanced decay no lateral branching, advanced decay in trunk
T059	9"	*Magnolia virginiana* - Bay	Poor - broken canopy with significant lean, poor form
T060	OA 30'-35'	Sabal palmetto	Fair - vines, slight lean in canopy
T061	OA 13'-14'	Sabal palmetto	Fair - young palm, top encroached
T062	OA 20'-25'	Sabal palmetto	Fair - Encroached canopy
T063	18"	*Celtis occidentalis* - Hackberry	Poor - weak species, volunteer tree, heavy vines, broken top
T064	OA 25'-30'	Sabal palmetto	Good - heavy vines on trunk, nice crown

Tree #	DBH	Species	Tree Special Characteristics
T065	11"	*Liquidambar styraciflua* - Sweetgum	Fair - young tree, balanced structure, not a good stand alone tree
T066	12"	*Liquidambar styraciflua* - Sweetgum	Poor - tip dieback, broken branches, canopy damage
T067	OA 15'-20'	Sabal palmetto	Poor - heavily encroached, leaning deformed canopy
T068	OA 25'-30'	Sabal palmetto	Poor - heavily encroached, leaning deformed canopy
T069	OA 25'-30'	Sabal palmetto	Poor - heavily encroached, leaning deformed canopy
T070	OA 15'-20'	Sabal palmetto	Poor - heavily encroached, leaning deformed canopy
T071	15"	*Celtis occidentalis* - Hackberry	Dead tree
T072	OA 20'-25'	Sabal palmetto	Poor - heavily encroached, vines
T073	24"	*Celtis occidentalis* - Hackberry	Poor- weak species, volunteer tree, heavy vines throughout
T074	11"	*Liquidambar styraciflua* - Sweetgum	Fair - thin canopy
T075	OA 12'-15'	Sabal palmetto	Good - heavy vines
T076	OA 30'-35'	Sabal palmetto	Fair - heavy vines up trunk to 20', pencil necking
T077	OA 10'-12'	Sabal palmetto	Good - heavy vines
T078	OA 20'-25'	Sabal palmetto	Good - light vines
T079	6"	*Melia azedarachi* - Chinaberry	Poor - Invasive species
T080	9"	*Melia azedarachi* - Chinaberry	Poor - Invasive species
T081	OA 25'-30'	Sabal palmetto	Good - penciling necking upper trunk
T082	7"	*Liquidambar styraciflua* - Sweetgum	Poor - thin canopy, heavy vines



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W E

S

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SITE INFORMATION

PARCEL ID: 25-20-31-5BA-0000-019A

SITE AREA: 35,475 SF , 0.81 ACRES

ZONING: C-1 Neighborhood Commercial

FUTURE LAND USE: COMMERCIAL

EXITING / PROPOSED USE: VACANT / PARKING

ALLOWABLE ISR (IMPERVIOUS SURFACE RATIO): 0.75 IN C-1 ZONING DISTRICT

PROPOSED OPEN SPACE: 56% (19,570 SF.)

BUFFERS: FRONT; 6'
SIDE: 5'
SIDE: 10'
REAR: 124'

PROVIDED PARKING:

GRASS (20'X10') = 44
TOTAL SPACES PROVIDED = 44

EXISTING PROJECT AREA:

GREEN AREA	35,475 Sq.Ft.	0.81 Acres
TOTAL AREA:	35,475 Sq.Ft.	0.81 Acres

PROPOSED PROJECT AREA:

GRASS PARKING	10,145 Sq.Ft.	0.23 Acres
PAVEMENT/CURB	5,760 Sq.Ft.	0.13 Acres
OPEN SPACE	19,570 Sq.Ft.	0.45 Acres
TOTAL AREA:	35,475 Sq.Ft.	0.81 Acres

RCE Consultants
Engineering Real Solutions

OVIEDO CITY CHURCH
SITE PLAN
OVIEDO, FLORIDA

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974

This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: XXXX

DRAWN:SK CHECKED: -

JULY 2025

SCALE: 1"=20'

SHEET: C-2.0

SITE PLAN

Project Number: 07572702
May 20, 2022

Professional Service Industries, Inc.
1748 33rd Street, Orlando, FL 32839
Phone: (407) 304-5560
Fax: (407) 304-5561

Pastor Brian Katauskas
Oviedo City Church
1205 City View Center, Ste. 1005
Oviedo, FL 32765
c/o Ron Thomas

RE: Report Addendum
Geotechnical Engineering Services
Parcel 1 - Oviedo City Church
Proposed Unpaved Parking Area & Stormwater Pond
Oviedo, Seminole County, Florida

Dear Mr. Katauskas:

In response to the request of Mr. Ron Thomas for additional information related to the proposed site improvements, **Professional Service Industries, Inc. (PSI), an Intertek company**, has prepared this addendum to provide more detailed information related to groundwater levels at the site. The specific information requested is the elevation of the estimated normal seasonal high groundwater table within the project site. The site addressed herein is Parcel 1 located between the Beacon Street right of way and the Tract E Conservation Easement of Southern Oaks Phase 3.

PSI was recently provided with topographic survey data for the site. The topographic survey data includes spot ground surface elevations, along with wetland line flag locations adjacent to the eastern and northern site boundaries. Based on a review of the provided survey information and the groundwater information obtained during PSI's field exploration, we estimate that the normal seasonal high groundwater table at the site will occur at an elevation on the order of +21 feet NAVD in the northern limits of the site and +23 feet NAVD in the southern limits of the site. It should be noted that groundwater levels could exceed the noted elevations in response to heavy or prolonged rain events such as tropical weather events (i.e. hurricanes, tropical storms, etc.) that produce above normal rainfall.

If you have any additional questions related to our services on this project, or if we may be of further service, please contact the undersigned.

Sincerely,
PROFESSIONAL SERVICE INDUSTRIES, INC.

Malcolm A. Thompson, P.E.
Project Engineer

Robert A. Trompke, P.E.
Florida Geotechnical Practice Leader
Florida License No. 55456

07572702 Report Addendum (Oviedo City Church Parking Stormwater Improvements)

cc - Mr. Ron Thomas

Oviedo City Church
Stormwater Management Report
City of Winter Springs

October 2025

RCE Consultants, LLC has prepared this report under the direct supervision of the undersigned with technical assistance rendered by other professional team members. This report contains the results of our analysis of the project Stormwater System and an engineering interpretation of the results. The results, with the aid of the guidelines of the St. Johns River Water Management District and the City of Winter Springs Land Development Code were used in the design of the detention pond and conveyance systems.

Laurence Poliner
#56974

Date

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS X. GRUSENMEYER PLS#4714 ON DATE/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.

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OVIEDO CITY CHURCH
STORMWATER MANAGEMENT REPORT

OCTOBER 2025

1.0 DESIGN CRITERIA

Design Storm Event

The site has been designed to attenuate the 25 year/24 hour (8.6”), and the Mean Annual (4.5”) storm events.

1.1 ENGINEERING ANALYSIS

Development of Computer Model

A detailed hydrologic/hydraulic engineering analysis was performed for the existing and recommended drainage conveyance systems within the study area. This analysis utilized a computer program entitled Advanced Interconnected Channel and Pond Routing (adICPR, Version 3.1, SP 6), developed by Streamline Technologies, Inc., to simulate/predict stormwater runoff and the hydraulic responses of the conveyance system during the design storm event.

The ICPR program consists of two (2) modules, the hydrologic element which computes the runoff hydrographs and the hydraulic portion which flood routes the hydrographs through various drainage conveyance systems in order to predict the peak flood stages and/or hydraulic gradeline (HGL) elevations based on tailwater conditions, friction and head (minor) losses. The ICPR input data required for this drainage investigation includes the following:

Hydrograph Module

- Drainage Area (acres)
- Weighted Runoff Curve Number (CN)
- Time of Concentration (minutes)
- Peak Rate Factor (K)
- Rainfall Distribution
- Rainfall Duration (hrs)
- Rainfall Depth (inches)
- Tailwater (time-stage)

Hydraulics Module

- Stage (ft, NAVD) / Storage (acres) Relationships
- Stage (ft, NAVD) / Time (hrs) Relationships (i.e., tailwater conditions)
- Pipe Length (feet) and Invert Elevations (feet, NAVD)
- Pipe Dimensions (inch x inch)
- Entrance, Exit and/or minor loss coefficients ("k")
- Manning's Roughness Coefficient ("n")

The Peak Rate Factor (k) is used to represent the effect of watershed storage on hydrograph shape. High Peak Rate values represent little to no storage characterized by steep slopes and low Peak Rate values represent watersheds with significant ponding effects due to very little to no slope and areas with significant storage (refer to **Table 1**)

Although the Peak Rate Factor is site specific depending on the previously mentioned factor along with soil characteristics and landscape, a Peak Rate Factor of 323 shall be incorporated throughout this analysis. The following table illustrates in greater detail, the various Peak Rate Factors that are available.

RECOMMENDED K' FOR VARIED SITE CONDITIONS

SITE CONDITIONS	**K'**
Represents watersheds with very mild slopes, recommended by SCS for watersheds with average slope of 0.5% or less. Significant surface storage throughout the watershed.	256-284
Intermediate peak rate factor representing watersheds with moderate surface storage in some locations due to depressional areas, mild slopes and/or lack of existing drainage features.	323-384
Standard peak rate factor developed for watersheds with little or no storage. Represents watersheds with moderate to steep slopes and/or significant drainage works	484

1.4 MODELING PARAMETERS

Curve Numbers

Various curve numbers were assigned to areas based upon existing land use conditions and soil types. These were based on the delineated values within the ***Urban Hydrology for Small Watersheds, Technical Release 55, Second Edition*** (June 1986). These values were then used to compute a weighted runoff curve number, depending on the breakdown of land use and soils for each drainage basin contributing runoff to the existing drainage system. Refer to **Section 3.1** and **Section 4.1** of this report for calculations associated with the detailed basin parameters.

Time of Concentration

Time of concentration for each basin evaluated was determined using the SCS procedures described in Chapter 3 of ***Urban Hydrology for Small Watersheds, Technical Release 55, Second Edition*** (June 1986), Soil Conservation Service, U.S. Department of Agriculture. Time of concentration is separated into travel time components.
Travel time is defined as the time for runoff to travel from the hydraulically most distant point of a watershed to a point where there is a change in flow regime (i.e., overland flow to shallow concentrated flow).

Time of concentration is the summation of all the travel times for consecutive components of a drainage system. Time of concentration is generally separated into three distinct components; (1) overland flow; (2) shallow concentrated flow; and (3) open channel, gutter or culvert flow. Each component consists of a travel time (T_t) that is summed up for consecutive components to compute time of concentration (T_c). Most time of concentration calculations indicated a time of less than 10 minutes, therefore 10 minutes was utilized for all basins unless otherwise noted.

1.5 HYDRAULIC MODELING

Drainage System Connectivity

As mentioned previously, adICR was used to simulate the drainage response of the existing and proposed conveyance systems. These models required a spatial network consisting of nodes and reaches to define the drainage system connectivity. Nodes (e.g., upstream and downstream elements of culverts and ditches, inlets, manholes, and tailwater) are used to identify specific locations along a drainage system for which peak flood stages or Hydraulic Gradeline (HGL) elevations are to be computed. Reaches consist of various conveyance systems (e.g., cross culverts, storm sewer pipes, ditches, etc.) that connect nodes.

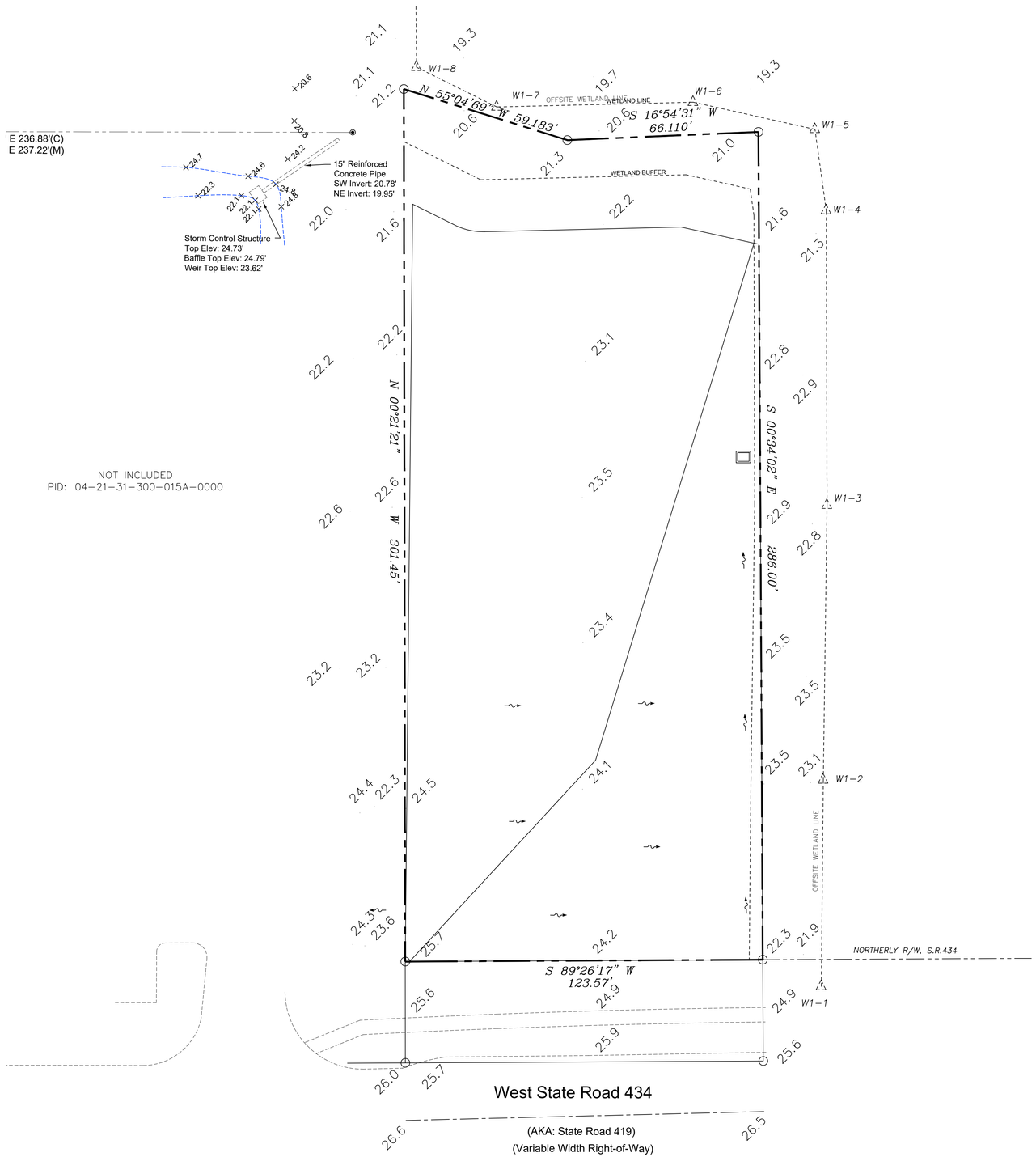
TABLE 1

SUMMARY OF MAXIMUM POND STAGES
TOP OF POND EL. 24.00

Condition	Mean Annual Peak Stage (ft-NGVD)	25-Year/6 Hour Storm Event Peak Stage (ft-NGVD)	25-Year/24-Hour Storm Event Peak Stage (ft-NGVD)
Pond 1	21.78	22.73	22.91

TABLE 2
SUMMARY OF MAXIMUM POND FLOWS

Condition	Mean Annual Peak Discharge (cfs)	25-Year/24-Hour Storm Event Peak Discharge (cfs)	100-Year/24-Hour Storm Event Peak Discharge (cfs)
Pre-Condition	0.86	2.39	3.08
Post-Condition	0.15	1.23	3.08



N

W E

S

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

BASIN1	Drainage Basin
DRY POND 2	Drainage Node
	Direction of Flow
	Drainage Basin Limits

RCE Consultants
Engineering Real Solutions

OVIEDO CITY CHURCH
GRADING AND DRAINAGE PLAN
OVIEDO, FLORIDA

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
417 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974

This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: XXXX
DRAWN:SK CHECKED: -
JULY 2025
SCALE: 1"=20'
SHEET: C-3.0

GRADING AND DRAINAGE PLAN

PRE-CONDITION
CURVE NUMBER CALCULATIONS

Project: **OVIEDO CHURCH PARKING ADDITION** By: LMP
Basin Name: **Basin 1** Checked: DM

Hydrologic Group	Cover Description (Cover type, treatment, and hydrologic condition; percent impervious)	CN Table #B-7	Pervious Area (acres)	Impervious Area (acres)	Total Area (acres)	Product of CN X Area
D	10 (Basinger, Samsula, Hantoon), 20 (Myakka & EauGallie	79	0.71	0.00	0.71	56
	Woods Fair	Totals =			0.71	56.09
					Composite CN =	**79**

Impervious area CN = 98

Time of Concentration

FLOW TYPE

SHEET FLOW

1. Surface Description	Undeveloped					
2. Manning's Roughness Coefficient	0.400					
3. Flow Length	280			(ft.)		
4. 2-Year, 24-hour Rainfall	4.50			(in.)		
5. Calculated Land Slope	0.015			(ft./ft.)		
5a. Land Elevation of Flow Path (Upper End)	25.7			(ft. NGVD)		
5b. Land Elevation of Flow Path (Lower End)	21.6			(ft. NGVD)		
6. Computed Travel Time	0.78			(hr.)	46.75	(min.)

```
================================================================================
==== Basins ====================================================================
================================================================================

         Name: Basin1                  Node: Taiil                 Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh323                   Peaking Factor: 323.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 47.00
             Area(ac): 1.000                  Time Shift(hrs): 0.00
         Curve Number: 79.00              Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00



================================================================================
==== Nodes =====================================================================
================================================================================

      Name: Tail               Base Flow(cfs): 0.000          Init Stage(ft): 22.200
     Group: BASE                                             Warn Stage(ft): 22.200
      Type: Time/Stage


      Time(hrs)       Stage(ft)
--------------- ---------------
           0.00          22.200
          12.00          22.200
          24.00          22.200

================================================================================
==== Hydrology Simulations =====================================================
================================================================================

         Name: 100 Year Pre
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\100 Yr Pre.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Scsiii
    Rainfall Amount(in): 10.50

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

--------------------------------------------------------------------------------------------------------
         Name: 25 Year Pre
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\25 Year Pre.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Scsiii
    Rainfall Amount(in): 8.60

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

--------------------------------------------------------------------------------------------------------
         Name: MA Pre
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\Mean Annual Pre.R32
```

```
      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Scsiii
    Rainfall Amount(in): 4.30

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

================================================================================
==== Routing Simulations ======================================================
================================================================================

         Name: 100 Year            Hydrology Sim: 100 Year
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\100 Year Pre.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 150.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


--------------------------------------------------------------------------------------------------------
         Name: 25 Year Post        Hydrology Sim: 25 Year Post
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\25 Year Pre.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 150.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


--------------------------------------------------------------------------------------------------------
         Name: MA                  Hydrology Sim: MA Post
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\Mean Annual Pre.I32
```

Pre Basin Data

```
            Basin Name: Basin1
            Group Name: BASE
            Simulation: 100 Year Pre
             Node Name: Taiil
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh323
         Peaking Fator: 323.0
  Spec Time Inc (min): 6.27
  Comp Time Inc (min): 5.00
        Rainfall File: Scsiii
 Rainfall Amount (in): 10.500
 Storm Duration (hrs): 24.00
               Status: Onsite
   Time of Conc (min): 47.00
     Time Shift (hrs): 0.00
           Area (ac): 1.000
 Vol of Unit Hyd (in): 1.001
        Curve Number: 79.000
            DCIA (%): 0.000

      Time Max (hrs): 12.58
      Flow Max (cfs): 3.08
   Runoff Volume (in): 7.873
  Runoff Volume (ft3): 28579
```

Post Basin Data

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
Pond	100 Year	22.91	24.00	0.0050	7924	6.14	3.08
Pond	25 Year Post	22.73	24.00	0.0050	7793	4.86	1.23
Pond	MA	21.78	24.00	0.0050	7099	1.95	0.15
Tail	100 Year	19.30	19.30	0.0000	0	3.08	0.00
Tail	25 Year Post	19.30	19.30	0.0000	0	1.23	0.00
Tail	MA	19.30	19.30	0.0000	0	0.15	0.00

```
            Basin Name: Basin1
            Group Name: BASE
            Simulation: 25 Year Pre
             Node Name: Taiil
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh323
         Peaking Fator: 323.0
  Spec Time Inc (min): 6.27
  Comp Time Inc (min): 5.00
        Rainfall File: Scsiii
 Rainfall Amount (in): 8.600
 Storm Duration (hrs): 24.00
               Status: Onsite
   Time of Conc (min): 47.00
     Time Shift (hrs): 0.00
           Area (ac): 1.000
 Vol of Unit Hyd (in): 1.001
        Curve Number: 79.000
            DCIA (%): 0.000

      Time Max (hrs): 12.58
      Flow Max (cfs): 2.39
   Runoff Volume (in): 6.071
  Runoff Volume (ft3): 22039
```

```
            Basin Name: Basin1
            Group Name: BASE
            Simulation: MA Pre
             Node Name: Taiil
            Basin Type: SCS Unit Hydrograph

       Unit Hydrograph: Uh323
```

```
        Peaking Fator: 323.0
   Spec Time Inc (min): 6.27
   Comp Time Inc (min): 5.00
         Rainfall File: Scsiii
  Rainfall Amount (in): 4.300
  Storm Duration (hrs): 24.00
                Status: Onsite
    Time of Conc (min): 47.00
      Time Shift (hrs): 0.00
             Area (ac): 1.000
  Vol of Unit Hyd (in): 1.001
          Curve Number: 79.000
              DCIA (%): 0.000

        Time Max (hrs): 12.58
        Flow Max (cfs): 0.86
    Runoff Volume (in): 2.211
   Runoff Volume (ft3): 8024
```

```
     Execute: Yes         Restart: No            Patch: No
 Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 150.00
    Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes
```

Oviedo Church

Post Condition

Basin Name: **Post Condition Basin 1**

Hydrologic Group	Cover Description (Cover type, treatment, and hydrologic condition; percent impervious)	Impervius CN	Pervious CN	Impervious Area (acres)	Pervious Area (acres)	Total Area (acres)	Product of CN X Area
D	Developed Area	98	79	0.10	0.61	0.71	58
		Totals =		0.10	0.61	0.71	57.99
						Composite CN =	**82**

Pond

Elevation (ft-NGVD)	Area (ft^2)	Area (ac)	Volume (ft^3)	Cumulative Volume (ft^3)	Cumulative Volume (ac-ft)	Notes
15	5199	0.12	0	0	0.00	
17	5656	0.13	10855	10855	0.25	
21	6551	0.15	24414	35269	0.81	Pool El.
22	7617	0.17	7084	7084	0.16	
23	8098	0.19	7858	14942	0.34	
24	8642	0.20	8370	16228	0.37	

Permanent Pool Calculations

Site Impervious area	0.10	ac
Site Pervious area	0.61	ac
Total Area	0.71	ac

Runoff Coefficient "C"

Impervious Runoff Coefficient	0.95	
Pervious Runoff Coefficient	0.25	
Composite Runoff Coefficient	0.35	

Vp = A x c x P (rainfall) x Rt(Residence Time)/Ws (Wet season)
*(14 plus additional 50% for no littoral zone)

Rt* =	21	days
Ws =	153	days
P =	32	inches
Therefore volume required	0.09	ac-ft
Volume Provided	0.81	ac-ft

Mean Depth *(must be between 2 and 8 feet)*

Volume of pond / Area at control elevation 5.38

Water quality will be based on the entire site :

2.5" over the impervious **0.02** **ac-ft**

or

1" over the entire site 0.06 ac-ft

==========
==== Basins ====
==========

Name: Basin1 Node: Pond Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh323 Peaking Factor: 323.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 1.000 Time Shift(hrs): 0.00
Curve Number: 82.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ====
==========

Name: Pond Base Flow(cfs): 0.000 Init Stage(ft): 21.000
Group: BASE Warn Stage(ft): 24.000
Type: Stage/Area

Stage(ft)	Area(ac)
21.000	0.1500
24.000	0.2000

Name: Tail Base Flow(cfs): 0.000 Init Stage(ft): 19.300
Group: BASE Warn Stage(ft): 19.300
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	19.300
12.00	19.300
24.00	19.300

==========
==== Cross Sections ====
==========

Name: x-section Group: BASE
Encroachment: No

Station(ft)	Elevation(ft)	Manning's N
0.000	24.000	0.240000
6.000	22.500	0.240000
8.000	22.500	0.240000
14.000	24.000	0.240000

==========
==== Pipes ====
==========

```
        Name: Drawdown            From Node: Pond              Length(ft): 20.00
       Group: BASE                  To Node: Tail                  Count: 1
                                                          Friction Equation: Automatic
              UPSTREAM       DOWNSTREAM                Solution Algorithm: Most Restrictive
    Geometry: Circular       Circular                             Flow: Both
    Span(in): 3.00           3.00                    Entrance Loss Coef: 0.00
    Rise(in): 3.00           3.00                        Exit Loss Coef: 1.00
  Invert(ft): 21.000         20.900                      Bend Loss Coef: 0.00
 Manning's N: 0.012000       0.012000                 Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000          0.000                   Stabilizer Option: None


Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


================================================================================================
==== Weirs =====================================================================================
================================================================================================

        Name: Overflow            From Node: Pond
       Group: BASE                  To Node: Tail
        Flow: Both                    Count: 1
        Type: Vertical: Mavis      Geometry: Irregular

                     XSec: X-section
                Invert(ft): 22.500
      Control Elevation(ft): 22.500
     Struct Opening Dim(ft): 9999.00
                                          TABLE
           Bottom Clip(ft): 0.000
              Top Clip(ft): 0.000
        Weir Discharge Coef: 3.200
     Orifice Discharge Coef: 0.600


================================================================================================
==== Hydrology Simulations =====================================================================
================================================================================================

        Name: 100 Year Post
    Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\100 Yr Post.R32

     Override Defaults: Yes
   Storm Duration(hrs): 24.00
         Rainfall File: Scsiii
   Rainfall Amount(in): 10.50

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

------------------------------------------------------------------------------------------------
        Name: 25 Year Post
    Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\25 Year Post.R32

     Override Defaults: Yes
   Storm Duration(hrs): 24.00
```

```
          Rainfall File: Scsiii
    Rainfall Amount(in): 8.60

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

-------------------------------------------------------------------------------------------------
         Name: MA Post
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\Mean Annual Post.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Scsiii
    Rainfall Amount(in): 4.30

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

=================================================================================================
==== Routing Simulations ========================================================================
=================================================================================================

         Name: 100 Year            Hydrology Sim: 100 Year Post
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\100 Year Pre.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 150.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 25 Year Post        Hydrology Sim: 25 Year Post
     Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\25 Year Pre.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 150.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000
```

Group	Run
BASE	Yes

Name: MA Hydrology Sim: MA Post
Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\Mean Annual Pre.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

==========
==== Nodes ==========
==========

Name: Pond Base Flow(cfs): 0.000 Init Stage(ft): 22.500
Group: BASE Warn Stage(ft): 24.000
Type: Stage/Area

Stage(ft)	Area(ac)
21.000	0.1500
24.000	0.2000

Name: Tail Base Flow(cfs): 0.000 Init Stage(ft): 19.300
Group: BASE Warn Stage(ft): 19.300
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	19.300
12.00	19.300
24.00	19.300

==========
==== Cross Sections ==========
==========

Name: x-section Group: BASE
Encroachment: No

Station(ft)	Elevation(ft)	Manning's N
0.000	24.000	0.240000
8.000	22.000	0.240000
13.000	22.000	0.240000
21.000	24.000	0.240000

==========
==== Pipes ==========
==========

Name: Drawdown From Node: Pond Length(ft): 20.00
Group: BASE To Node: Tail Count: 1
Friction Equation: Automatic
Solution Algorithm: Most Restrictive
Flow: Both
Entrance Loss Coef: 0.00
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dc
Stabilizer Option: None

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	3.00	3.00
Rise(in):	3.00	3.00
Invert(ft):	21.000	20.900
Manning's N:	0.012000	0.012000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Post Basin Data

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
Pond	100 Year	22.91	24.00	0.0050	7924	6.14	3.08
Pond	25 Year Post	22.73	24.00	0.0050	7793	4.86	1.23
Pond	MA	21.78	24.00	0.0050	7099	1.95	0.15
Tail	100 Year	19.30	19.30	0.0000	0	3.08	0.00
Tail	25 Year Post	19.30	19.30	0.0000	0	1.23	0.00
Tail	MA	19.30	19.30	0.0000	0	0.15	0.00

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

==========
==== Weirs ==========
==========

Name: Overflow From Node: Pond
Group: BASE To Node: Tail
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Irregular

XSec: X-section
Invert(ft): 22.500
Control Elevation(ft): 22.500
Struct Opening Dim(ft): 9999.00
TABLE
Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

==========
==== Routing Simulations ==========
==========

Name: Recovery Hydrology Sim:
Filename: C:\Users\User\Dropbox\Wild Design Services\Oviedo City Church\Calculations\Primary Drainage\Recovery.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 150.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	0.00	22.50	24.00	7623	0.00	0.22	0.0	0.0
Recovery	Pond	BASE	0.26	22.47	24.00	7603	0.00	0.22	0.0	0.0
Recovery	Pond	BASE	0.50	22.45	24.00	7585	0.00	0.22	0.0	0.0
Recovery	Pond	BASE	0.77	22.42	24.00	7565	0.00	0.22	0.0	0.0
Recovery	Pond	BASE	1.02	22.39	24.00	7547	0.00	0.21	0.0	0.0
Recovery	Pond	BASE	1.27	22.37	24.00	7528	0.00	0.21	0.0	0.0
Recovery	Pond	BASE	1.52	22.34	24.00	7510	0.00	0.21	0.0	0.0
Recovery	Pond	BASE	1.77	22.32	24.00	7491	0.00	0.21	0.0	0.0
Recovery	Pond	BASE	2.02	22.29	24.00	7473	0.00	0.21	0.0	0.0
Recovery	Pond	BASE	2.27	22.27	24.00	7455	0.00	0.20	0.0	0.0
Recovery	Pond	BASE	2.52	22.24	24.00	7438	0.00	0.20	0.0	0.0
Recovery	Pond	BASE	2.77	22.22	24.00	7420	0.00	0.20	0.0	0.0
Recovery	Pond	BASE	3.02	22.20	24.00	7403	0.00	0.20	0.0	0.1
Recovery	Pond	BASE	3.27	22.17	24.00	7385	0.00	0.20	0.0	0.1
Recovery	Pond	BASE	3.52	22.15	24.00	7368	0.00	0.19	0.0	0.1
Recovery	Pond	BASE	3.77	22.12	24.00	7351	0.00	0.19	0.0	0.1
Recovery	Pond	BASE	4.02	22.10	24.00	7334	0.00	0.19	0.0	0.1
Recovery	Pond	BASE	4.27	22.08	24.00	7317	0.00	0.19	0.0	0.1
Recovery	Pond	BASE	4.52	22.06	24.00	7301	0.00	0.18	0.0	0.1
Recovery	Pond	BASE	4.77	22.03	24.00	7285	0.00	0.18	0.0	0.1
Recovery	Pond	BASE	5.02	22.01	24.00	7268	0.00	0.18	0.0	0.1
Recovery	Pond	BASE	5.27	21.99	24.00	7252	0.00	0.18	0.0	0.1
Recovery	Pond	BASE	5.52	21.97	24.00	7237	0.00	0.17	0.0	0.1
Recovery	Pond	BASE	5.77	21.95	24.00	7221	0.00	0.17	0.0	0.1
Recovery	Pond	BASE	6.02	21.92	24.00	7205	0.00	0.17	0.0	0.1
Recovery	Pond	BASE	6.27	21.90	24.00	7190	0.00	0.17	0.0	0.1
Recovery	Pond	BASE	6.52	21.88	24.00	7175	0.00	0.17	0.0	0.1
Recovery	Pond	BASE	6.77	21.86	24.00	7160	0.00	0.16	0.0	0.1
Recovery	Pond	BASE	7.02	21.84	24.00	7145	0.00	0.16	0.0	0.1
Recovery	Pond	BASE	7.27	21.82	24.00	7131	0.00	0.16	0.0	0.1
Recovery	Pond	BASE	7.52	21.80	24.00	7116	0.00	0.16	0.0	0.1
Recovery	Pond	BASE	7.77	21.78	24.00	7102	0.00	0.15	0.0	0.1
Recovery	Pond	BASE	8.02	21.76	24.00	7088	0.00	0.15	0.0	0.1
Recovery	Pond	BASE	8.27	21.74	24.00	7075	0.00	0.15	0.0	0.1
Recovery	Pond	BASE	8.52	21.73	24.00	7061	0.00	0.15	0.0	0.1
Recovery	Pond	BASE	8.77	21.71	24.00	7048	0.00	0.14	0.0	0.1
Recovery	Pond	BASE	9.02	21.69	24.00	7034	0.00	0.14	0.0	0.1
Recovery	Pond	BASE	9.27	21.67	24.00	7022	0.00	0.14	0.0	0.1
Recovery	Pond	BASE	9.52	21.65	24.00	7009	0.00	0.14	0.0	0.1
Recovery	Pond	BASE	9.77	21.64	24.00	6996	0.00	0.13	0.0	0.1
Recovery	Pond	BASE	10.02	21.62	24.00	6984	0.00	0.13	0.0	0.1
Recovery	Pond	BASE	10.27	21.60	24.00	6972	0.00	0.13	0.0	0.2
Recovery	Pond	BASE	10.52	21.59	24.00	6960	0.00	0.12	0.0	0.2
Recovery	Pond	BASE	10.77	21.57	24.00	6949	0.00	0.12	0.0	0.2
Recovery	Pond	BASE	11.02	21.55	24.00	6937	0.00	0.12	0.0	0.2
Recovery	Pond	BASE	11.27	21.54	24.00	6926	0.00	0.12	0.0	0.2
Recovery	Pond	BASE	11.52	21.52	24.00	6915	0.00	0.11	0.0	0.2
Recovery	Pond	BASE	11.77	21.51	24.00	6905	0.00	0.11	0.0	0.2
Recovery	Pond	BASE	12.02	21.50	24.00	6894	0.00	0.11	0.0	0.2
Recovery	Pond	BASE	12.27	21.48	24.00	6884	0.00	0.11	0.0	0.2
Recovery	Pond	BASE	12.52	21.47	24.00	6874	0.00	0.10	0.0	0.2
Recovery	Pond	BASE	12.77	21.45	24.00	6865	0.00	0.10	0.0	0.2
Recovery	Pond	BASE	13.02	21.44	24.00	6855	0.00	0.10	0.0	0.2
Recovery	Pond	BASE	13.27	21.43	24.00	6846	0.00	0.10	0.0	0.2
Recovery	Pond	BASE	13.52	21.42	24.00	6837	0.00	0.09	0.0	0.2
Recovery	Pond	BASE	13.77	21.40	24.00	6828	0.00	0.09	0.0	0.2
Recovery	Pond	BASE	14.02	21.39	24.00	6820	0.00	0.09	0.0	0.2
Recovery	Pond	BASE	14.27	21.38	24.00	6811	0.00	0.09	0.0	0.2
Recovery	Pond	BASE	14.52	21.37	24.00	6803	0.00	0.08	0.0	0.2
Recovery	Pond	BASE	14.77	21.36	24.00	6795	0.00	0.08	0.0	0.2
Recovery	Pond	BASE	15.02	21.35	24.00	6787	0.00	0.08	0.0	0.2
Recovery	Pond	BASE	15.27	21.34	24.00	6780	0.00	0.08	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	15.52	21.33	24.00	6773	0.00	0.07	0.0	0.2
Recovery	Pond	BASE	15.77	21.32	24.00	6766	0.00	0.07	0.0	0.2
Recovery	Pond	BASE	16.02	21.31	24.00	6759	0.00	0.07	0.0	0.2
Recovery	Pond	BASE	16.27	21.30	24.00	6752	0.00	0.07	0.0	0.2
Recovery	Pond	BASE	16.52	21.29	24.00	6745	0.00	0.07	0.0	0.2
Recovery	Pond	BASE	16.77	21.28	24.00	6739	0.00	0.07	0.0	0.2
Recovery	Pond	BASE	17.02	21.27	24.00	6733	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	17.27	21.26	24.00	6727	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	17.52	21.26	24.00	6721	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	17.77	21.25	24.00	6715	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	18.02	21.24	24.00	6710	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	18.27	21.23	24.00	6704	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	18.52	21.22	24.00	6699	0.00	0.06	0.0	0.2
Recovery	Pond	BASE	18.77	21.22	24.00	6694	0.00	0.05	0.0	0.2
Recovery	Pond	BASE	19.02	21.21	24.00	6689	0.00	0.05	0.0	0.2
Recovery	Pond	BASE	19.27	21.20	24.00	6684	0.00	0.05	0.0	0.2
Recovery	Pond	BASE	19.52	21.20	24.00	6679	0.00	0.05	0.0	0.2
Recovery	Pond	BASE	19.77	21.19	24.00	6675	0.00	0.05	0.0	0.2
Recovery	Pond	BASE	20.02	21.18	24.00	6670	0.00	0.04	0.0	0.2
Recovery	Pond	BASE	20.27	21.18	24.00	6666	0.00	0.04	0.0	0.2
Recovery	Pond	BASE	20.52	21.17	24.00	6662	0.00	0.04	0.0	0.2
Recovery	Pond	BASE	20.77	21.17	24.00	6658	0.00	0.04	0.0	0.2
Recovery	Pond	BASE	21.02	21.16	24.00	6655	0.00	0.04	0.0	0.2
Recovery	Pond	BASE	21.27	21.16	24.00	6651	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	21.52	21.15	24.00	6648	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	21.77	21.15	24.00	6645	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	22.02	21.14	24.00	6642	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	22.27	21.14	24.00	6639	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	22.52	21.14	24.00	6636	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	22.77	21.13	24.00	6633	0.00	0.03	0.0	0.2
Recovery	Pond	BASE	23.02	21.13	24.00	6631	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	23.27	21.13	24.00	6628	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	23.52	21.12	24.00	6626	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	23.77	21.12	24.00	6624	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	24.02	21.12	24.00	6622	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	24.27	21.11	24.00	6620	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	24.52	21.11	24.00	6618	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	24.77	21.11	24.00	6616	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	25.02	21.11	24.00	6614	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	25.27	21.10	24.00	6612	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	25.52	21.10	24.00	6611	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	25.77	21.10	24.00	6609	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	26.02	21.10	24.00	6608	0.00	0.02	0.0	0.2
Recovery	Pond	BASE	26.27	21.10	24.00	6606	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	26.52	21.09	24.00	6605	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	26.77	21.09	24.00	6603	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	27.02	21.09	24.00	6602	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	27.27	21.09	24.00	6601	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	27.52	21.09	24.00	6600	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	27.77	21.09	24.00	6598	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	28.02	21.08	24.00	6597	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	28.27	21.08	24.00	6596	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	28.52	21.08	24.00	6595	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	28.77	21.08	24.00	6594	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	29.02	21.08	24.00	6593	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	29.27	21.08	24.00	6592	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	29.52	21.08	24.00	6591	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	29.77	21.07	24.00	6590	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	30.02	21.07	24.00	6589	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	30.27	21.07	24.00	6588	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	30.52	21.07	24.00	6588	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	30.77	21.07	24.00	6587	0.00	0.01	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	31.02	21.07	24.00	6586	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	31.27	21.07	24.00	6585	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	31.52	21.07	24.00	6584	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	31.77	21.07	24.00	6584	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	32.02	21.06	24.00	6583	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	32.27	21.06	24.00	6582	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	32.52	21.06	24.00	6582	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	32.77	21.06	24.00	6581	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	33.02	21.06	24.00	6580	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	33.27	21.06	24.00	6580	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	33.52	21.06	24.00	6579	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	33.77	21.06	24.00	6579	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	34.02	21.06	24.00	6578	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	34.27	21.06	24.00	6577	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	34.52	21.06	24.00	6577	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	34.77	21.06	24.00	6576	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	35.02	21.05	24.00	6576	0.00	0.01	0.0	0.2
Recovery	Pond	BASE	35.27	21.05	24.00	6575	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	35.52	21.05	24.00	6575	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	35.77	21.05	24.00	6574	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	36.02	21.05	24.00	6574	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	36.27	21.05	24.00	6573	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	36.52	21.05	24.00	6573	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	36.77	21.05	24.00	6573	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	37.02	21.05	24.00	6572	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	37.27	21.05	24.00	6572	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	37.52	21.05	24.00	6571	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	37.77	21.05	24.00	6571	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	38.02	21.05	24.00	6570	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	38.27	21.05	24.00	6570	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	38.52	21.05	24.00	6570	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	38.77	21.05	24.00	6569	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	39.02	21.05	24.00	6569	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	39.27	21.05	24.00	6569	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	39.52	21.04	24.00	6568	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	39.77	21.04	24.00	6568	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	40.02	21.04	24.00	6568	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	40.27	21.04	24.00	6567	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	40.52	21.04	24.00	6567	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	40.77	21.04	24.00	6567	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	41.02	21.04	24.00	6566	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	41.27	21.04	24.00	6566	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	41.52	21.04	24.00	6566	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	41.77	21.04	24.00	6565	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	42.02	21.04	24.00	6565	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	42.27	21.04	24.00	6565	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	42.52	21.04	24.00	6565	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	42.77	21.04	24.00	6564	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	43.02	21.04	24.00	6564	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	43.27	21.04	24.00	6564	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	43.52	21.04	24.00	6564	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	43.77	21.04	24.00	6563	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	44.02	21.04	24.00	6563	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	44.27	21.04	24.00	6563	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	44.52	21.04	24.00	6563	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	44.77	21.04	24.00	6562	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	45.02	21.04	24.00	6562	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	45.27	21.04	24.00	6562	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	45.52	21.04	24.00	6562	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	45.77	21.04	24.00	6561	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	46.02	21.04	24.00	6561	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	46.27	21.03	24.00	6561	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	46.52	21.03	24.00	6561	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	46.77	21.03	24.00	6560	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	47.02	21.03	24.00	6560	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	47.27	21.03	24.00	6560	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	47.52	21.03	24.00	6560	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	47.77	21.03	24.00	6560	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	48.02	21.03	24.00	6559	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	48.27	21.03	24.00	6559	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	48.52	21.03	24.00	6559	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	48.77	21.03	24.00	6559	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	49.02	21.03	24.00	6559	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	49.27	21.03	24.00	6559	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	49.52	21.03	24.00	6558	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	49.77	21.03	24.00	6558	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	50.02	21.03	24.00	6558	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	50.27	21.03	24.00	6558	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	50.52	21.03	24.00	6558	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	50.77	21.03	24.00	6558	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	51.02	21.03	24.00	6557	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	51.27	21.03	24.00	6557	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	51.52	21.03	24.00	6557	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	51.77	21.03	24.00	6557	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	52.02	21.03	24.00	6557	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	52.27	21.03	24.00	6557	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	52.52	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	52.77	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	53.02	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	53.27	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	53.52	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	53.77	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	54.02	21.03	24.00	6556	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	54.27	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	54.52	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	54.77	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	55.02	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	55.27	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	55.52	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	55.77	21.03	24.00	6555	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	56.02	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	56.27	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	56.52	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	56.77	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	57.02	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	57.27	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	57.52	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	57.77	21.03	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	58.02	21.02	24.00	6554	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	58.27	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	58.52	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	58.77	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	59.02	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	59.27	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	59.52	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	59.77	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	60.02	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	60.27	21.02	24.00	6553	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	60.52	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	60.77	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	61.02	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	61.27	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	61.52	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	61.77	21.02	24.00	6552	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	62.02	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	62.27	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	62.52	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	62.77	21.02	24.00	6552	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	63.02	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	63.27	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	63.52	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	63.77	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	64.02	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	64.27	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	64.52	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	64.77	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	65.02	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	65.27	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	65.52	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	65.77	21.02	24.00	6551	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	66.02	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	66.27	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	66.52	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	66.77	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	67.02	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	67.27	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	67.52	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	67.77	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	68.02	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	68.27	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	68.52	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	68.77	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	69.02	21.02	24.00	6550	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	69.27	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	69.52	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	69.77	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	70.02	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	70.27	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	70.52	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	70.77	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	71.02	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	71.27	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	71.52	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	71.77	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	72.02	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	72.27	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	72.52	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	72.77	21.02	24.00	6549	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	73.02	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	73.27	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	73.52	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	73.77	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	74.02	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	74.27	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	74.52	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	74.77	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	75.02	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	75.27	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	75.52	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	75.77	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	76.02	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	76.27	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	76.52	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	76.77	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	77.02	21.02	24.00	6548	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	77.27	21.02	24.00	6547	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	77.52	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	77.77	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	78.02	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	78.27	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	78.52	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	78.77	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	79.02	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	79.27	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	79.52	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	79.77	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	80.02	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	80.27	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	80.52	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	80.77	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	81.02	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	81.27	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	81.52	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	81.77	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	82.02	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	82.27	21.02	24.00	6547	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	82.52	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	82.77	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	83.02	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	83.27	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	83.52	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	83.77	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	84.02	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	84.27	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	84.52	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	84.77	21.02	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	85.02	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	85.27	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	85.52	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	85.77	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	86.02	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	86.27	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	86.52	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	86.77	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	87.02	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	87.27	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	87.52	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	87.77	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	88.02	21.01	24.00	6546	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	88.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	88.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	88.77	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	89.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	89.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	89.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	89.77	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	90.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	90.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	90.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	90.77	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	91.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	91.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	91.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	91.77	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	92.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	92.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	92.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	92.77	21.01	24.00	6545	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	93.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	93.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	93.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	93.77	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	94.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	94.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	94.52	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	94.77	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	95.02	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	95.27	21.01	24.00	6545	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	95.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	95.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	96.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	96.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	96.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	96.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	97.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	97.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	97.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	97.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	98.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	98.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	98.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	98.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	99.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	99.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	99.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	99.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	100.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	100.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	100.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	100.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	101.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	101.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	101.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	101.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	102.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	102.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	102.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	102.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	103.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	103.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	103.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	103.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	104.02	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	104.27	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	104.52	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	104.77	21.01	24.00	6544	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	105.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	105.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	105.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	105.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	106.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	106.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	106.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	106.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	107.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	107.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	107.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	107.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	108.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	108.27	21.01	24.00	6543	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	108.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	108.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	109.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	109.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	109.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	109.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	110.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	110.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	110.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	110.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	111.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	111.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	111.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	111.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	112.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	112.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	112.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	112.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	113.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	113.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	113.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	113.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	114.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	114.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	114.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	114.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	115.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	115.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	115.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	115.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	116.02	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	116.27	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	116.52	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	116.77	21.01	24.00	6543	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	117.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	117.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	117.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	117.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	118.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	118.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	118.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	118.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	119.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	119.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	119.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	119.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	120.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	120.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	120.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	120.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	121.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	121.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	121.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	121.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	122.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	122.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	122.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	122.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	123.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	123.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	123.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	123.77	21.01	24.00	6542	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	124.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	124.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	124.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	124.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	125.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	125.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	125.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	125.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	126.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	126.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	126.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	126.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	127.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	127.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	127.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	127.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	128.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	128.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	128.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	128.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	129.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	129.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	129.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	129.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	130.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	130.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	130.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	130.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	131.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	131.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	131.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	131.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	132.02	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	132.27	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	132.52	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	132.77	21.01	24.00	6542	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	133.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	133.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	133.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	133.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	134.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	134.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	134.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	134.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	135.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	135.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	135.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	135.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	136.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	136.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	136.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	136.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	137.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	137.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	137.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	137.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	138.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	138.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	138.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	138.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	139.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	139.27	21.01	24.00	6541	0.00	0.00	0.0	0.2

Recovery Data

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
Recovery	Pond	BASE	139.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	139.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	140.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	140.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	140.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	140.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	141.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	141.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	141.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	141.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	142.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	142.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	142.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	142.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	143.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	143.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	143.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	143.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	144.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	144.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	144.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	144.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	145.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	145.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	145.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	145.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	146.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	146.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	146.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	146.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	147.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	147.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	147.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	147.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	148.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	148.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	148.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	148.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	149.02	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	149.27	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	149.52	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	149.77	21.01	24.00	6541	0.00	0.00	0.0	0.2
Recovery	Pond	BASE	150.01	21.01	24.00	6541	0.00	0.00	0.0	0.2

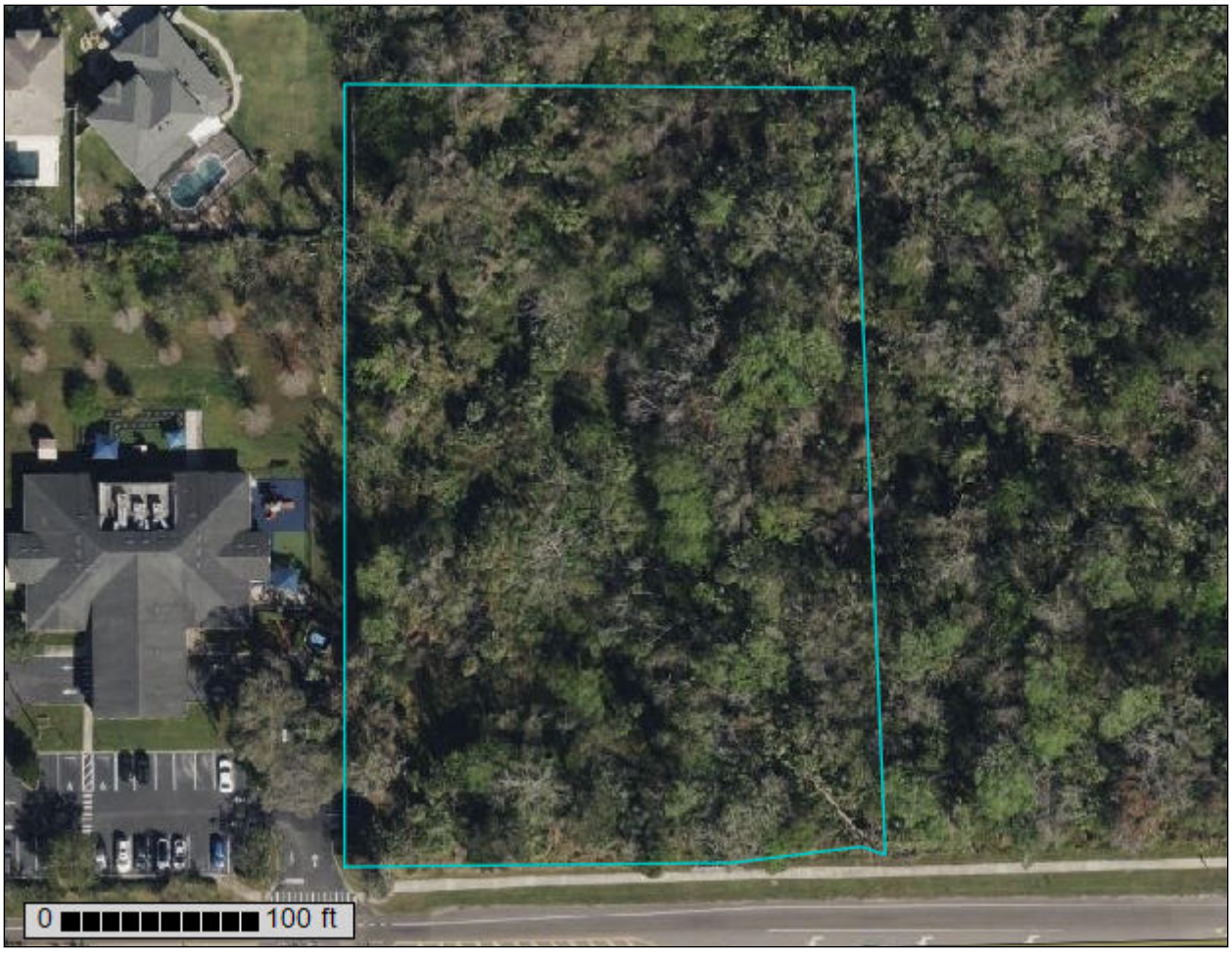
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Seminole County, Florida



October 9, 20

Custom Soil Resource Report
Soil Map



Map Scale: 1:706 if printed on A portrait (8.5" x 11") sheet.

N

0 10 20 40 60 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Seminole County, Florida
Survey Area Data: Version 24, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Basinger, Samsula, and Hontoon soils, depressional	1.2	50.5%
20	Myakka and EauGallie fine sands	1.2	49.5%
Totals for Area of Interest		**2.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Seminole County, Florida

10—Basinger, Samsula, and Hontoon soils, depressional

Map Unit Setting

National map unit symbol: 1lmpt
Elevation: 0 to 150 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 332 to 362 days
Farmland classification: Not prime farmland

Map Unit Composition

Basinger and similar soils: 58 percent
Samsula and similar soils: 15 percent
Hontoon and similar soils: 15 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Basinger

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: mucky fine sand
Eg - 6 to 18 inches: fine sand
Bh/Eg - 18 to 35 inches: fine sand
Cg - 35 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps

Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Description of Samsula

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Typical profile

Oa - 0 to 30 inches: muck
Cg - 30 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G155XB645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Description of Hontoon

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material

Typical profile

Oa - 0 to 80 inches: muck

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very high (about 23.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: R155XY100FL - Organic Freshwater Isolated Marshes and Swamps
Forage suitability group: Organic soils in depressions and on flood plains (G155XB645FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Minor Components

Felda

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Eaugallie

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Smyrna

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip

Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Myakka

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

St. johns

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

20—Myakka and EauGallie fine sands

Map Unit Setting

National map unit symbol: 1lmq4
Elevation: 0 to 130 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 332 to 362 days
Farmland classification: Not prime farmland

Map Unit Composition

Myakka and similar soils: 58 percent
Eaugallie and similar soils: 32 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 28 inches: fine sand
Bh - 28 to 45 inches: fine sand
C - 45 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Description of Eaugallie

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand
E - 5 to 18 inches: fine sand
Bh - 18 to 30 inches: fine sand
E' - 30 to 41 inches: fine sand
Btg - 41 to 60 inches: sandy clay loam
Cg - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Minor Components

Pompano, flooded

Percent of map unit: 5 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R155XY030FL - Sandy Freshwater Floodplain Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Basinger

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

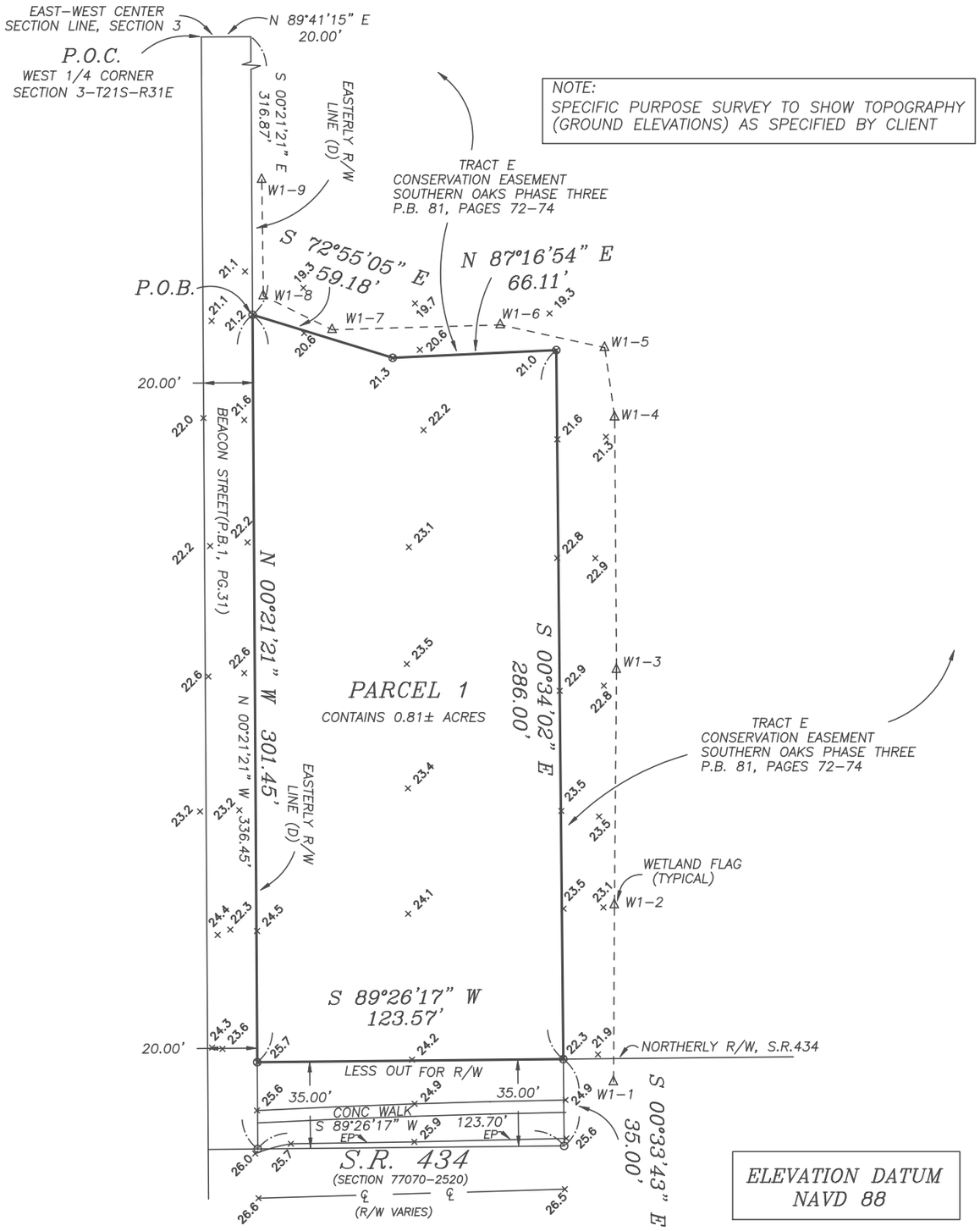
DESCRIPTION AS FOLLOWS:

PARCEL 1

A PORTION OF LOT 19, MAP OF THE VAN ARSDALE OSBOURNE BROKERAGE CO's ADD. TO BLACK HAMMOCK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 31, PUBLIC RECORDS OF SEMINOLE COUNTY, FL. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89 DEGREES 41 MINUTES 15 SECONDS E, ALONG THE EAST–WEST CENTER SECTION LINE OF SAID SECTION 3, 20.00 FEET; THENCE RUN S 00 DEGREES 21 MINUTES 21 SECONDS E, ALONG THE EASTERLY RIGHT–OF–WAY LINE OF BEACON STREET AND THE NORTHERLY EXTENSION THEREOF; 316.87 FEET TO THE POINT OF BEGINNING; THENCE RUN S 72 DEGREES 55 MINUTES 05 SECONDS E, 59.18 FEET; THENCE RUN N 87 DEGREES 16 MINUTES 54 SECONDS E, 66.11 FEET; THENCE RUN S 00 DEGREES 34 MINUTES 02 SECONDS E, 286.00 FEET TO THE NORTHERLY RIGHT–OF–WAY OF STATE ROAD 434; THENCE RUN S 89 DEGREES 26 MINUTES 17 SECONDS W, ALONG SAID RIGHT–OF–WAY, 123.57 FEET TO THE EASTERLY RIGHT–OF–WAY OF BEACON STREET; THENCE RUN N 00 DEGREES 21 MINUTES 21 SECONDS W, ALONG SAID EASTERLY RIGHT–OF–WAY, 301.45 FEET TO THE POINT OF BEGINNING.

SPECIFIC PURPOSE SURVEY/SKETCH & DESCRIPTION/TOPOGRAPHY FOR / CERTIFIED TO: RON THOMAS



GRUSENMEYER–SCOTT & ASSOC., INC. – LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)–277–3232 FAX (407)–658–1436
GRUSCOTT@GRUSCOTT.COM LB#4596

LEGEND

P	= PLAT	FH	= FIRE HYDRANT
F	= FIELD	P.O.L.	= POINT ON LINE
I.P.	= IRON PIPE	TYP.	= TYPICAL
I.R.	= IRON ROD	P.R.C.	= POINT OF REVERSE CURVATURE
C.M.	= CONCRETE MONUMENT	P.C.C.	= POINT OF COMPOUND CURVATURE
SET I.R.	= 1/2" I.R. w/#LB 4596	RAD.	= RADIAL
REC.	= RECOVERED	N.R.	= NON-RADIAL
P.O.B.	= POINT OF BEGINNING	W.P.	= WITNESS POINT
℄	= CENTERLINE	CALC.	= CALCULATED
N&D	= NAIL & DISK	P.R.M.	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT–OF–WAY	F.F.	= FINISHED FLOOR ELEVATION
ESMT.	= EASEMENT	B.S.L.	= BUILDING SETBACK LINE
DRAIN.	= DRAINAGE	B.M.	= BENCHMARK
UTIL.	= UTILITY	B.B.	= BASE BEARING
CL.F.C.	= CHAIN LINK FENCE	UB	= UTILITY BOX
WD.F.C.	= WOOD FENCE	SN	= SIGN
C/B	= CONCRETE BLOCK	WM	= WATER METER
P.C.	= POINT OF CURVATURE	WV	= WATER VALVE
P.T.	= POINT OF TANGENCY	GA	= GUY ANCHOR
DESC.	= DESCRIPTION	O/H	= OVER HEAD LINE
R	= RADIUS	C/O	= CLEAN OUT
L	= ARC LENGTH	NO ID	= NO IDENTIFICATION
D	= DELTA	○	= DENOTES CHANGE IN DIRECTION
C	= CHORD		
C.B.	= CHORD BEARING		
PP	= POWER POLE		
T.B.M.	= TEMPORARY BENCHMARK		
P.O.C.	= POINT OF COMMENCEMENT		
LP	= LIGHT POLE		
DI	= DRAINAGE INLET		
MH	= MANHOLE		
TR/TRAN	= TRANSFORMER		
BFP	= BACK FLOW PREVENTER		

NORTH

THIS PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE "X" MAP # 12117C0180F (09–28–2007)

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUES
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.
10. BENCHMARK USED: NGS DESIGNATION GPS 0184 (RED DOG SEM. CO.) ELEV.37.81 (NAVD88)

CERTIFIED BY:

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS X. GRUSENMEYER PLS#4714 ON DATE/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.

THOMAS X. GRUSENMEYER LICENSE NUMBER 4714 STATE OF FLORIDA

Digitally signed by Thomas X Grusenmeyer
DN: c=US, o=Unaffiliated, ou=A01410C0000016C8B48A0D10000088C, cn=Thomas X Grusenmeyer
Date: 2022.06.23 16:36:45 -04'00'
Adobe Acrobat Reader version: 2022.001.20117

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S # 4801

SCALE 1" = 60'	DRAWN BY: ***	
DATE		ORDER No.
SPECIFIC PURPOSE SURVEY TO LOCATE WETLAND FLAGS SKETCH & DESCRIPTION 04–24–2020		20–2512
SPECIFIC PURPOSE SURVEY TO SHOW TOPOGRAPHY PER CLIENTS REQUEST 05–02–2022		22–3651

COMMUNITY WORKSHOP SIGN-IN SHEET

PROJECT NAME: FEOP - 2025 - 0020 Oviedo City Church Parking

MEETING LOCATION & DATE: Oviedo City Church 4/6/26 @ 6:30 PM

NAME	MAILING ADDRESS (STREET, CITY, ZIP)	E-MAIL ADDRESS
1. Jeneda Garnett	City of Winter Springs	jgarnett@winterspringsfl.org
2. Ron Thomas	4501 Stone Hedge Dr., Orlando, FL 32817 (Church POC)	MYCELLRST@GMAIL.COM
3. Dan Lacich	1010 N Wagon Creek ct Oviedo 32765	Dan@Oviedocity.Church
4.		
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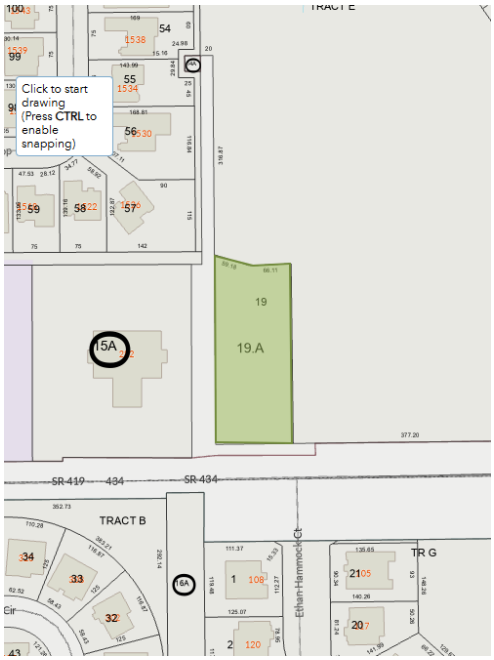
COMMUNITY WORKSHOP

Date: April 6, 2026 @ 6:00 P.M.

Location: Oviedo City Church
300 W. State Road 434, Oviedo, FL 32765

Community Workshop to consider Final Engineering Site Plans in order to construct an additional parking lot of 44 spaces and a recreation field for Oviedo City Church within the C-1 Neighborhood Commercial District on the subject site.



Project: Oviedo City Church Additional Parking Lot

Location: Adjacent to 282 W State Road 434
Parcel ID: 25-20-31-5BA-0000-019A
Acreage: ± 0.82-acre project
Zoning: C-1 Neighborhood Commercial
Future Land Use: Commercial
Applicant/Presenter: Ron Thomas, Oviedo City Church and Larry Poliner, RCE Consultants, LLC

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

DEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANT

Oviedo City Church Standalone Parking Lot

THIS DEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANT ("Agreement") is made and executed this ___ day of _____, 2026, by and between the **CITY OF WINTER SPRINGS**, a Florida municipal corporation located at 1126 E. State Road 434, Winer Springs, Florida 32708 ("City"), and **OVIEDO COMMUNITY CHURCH INC**, a Florida not for profit corporation with a principal address at 300 W. State Road 434, Oviedo, Florida 32765 ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of approximately 2.81 acres, more or less, of real property located northwest of the intersection of Ethan Hammock Court and State Road 434 in Winter Springs, Florida, with a Tax Parcel Identification Number of 04-21-31-300-0150-0000, zoned C-1 (Neighborhood Commercial), as more particularly described herein (the "Principal Church Property"); and

WHEREAS, Developer is also the owner of 0.82 acres, more or less, of real property located northwest of the intersection of Ethan Hammock Court and State Road 434 in Winter Springs, Florida, with a Tax Parcel Identification Number of 25-20-31-5BA-0000-019A, zoned C-1 (Neighborhood Commercial), as more particularly described herein (the "Off-Site Parking Property); and

WHEREAS, Developer has applied for Final Engineering/Site Plan Approval in order to construct an off-site standalone parking lot with no principal structure on the Off-Site Parking Property, to be used occasionally as overflow parking for the Oviedo City Church located on the

Principal Church Property, and to construct other associated improvements on the Off-Site Parking Property; and

WHEREAS, pursuant to Chapter 20, *Zoning*, Article II, Division 1, Section 20-29.1 of the Winter Springs City Code ("City Code"), a community workshop for the Project was held on April 06, 2026; 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, additionally, due to the nature of this project as a standalone off-site parking lot, the conditions of approval provided in City Code Section 9-278, *General Provisions for Off-Street Parking*, are also applicable to this project, and the Developer must comply with the applicable provisions of Section 9-278; and

WHEREAS, this Development Agreement shall be recorded against the Off-Site Parking Property so that the terms and conditions of approval related to the Project shall run with the land.

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 incorporated herein by this reference.

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act, Chapter 166, Florida Statutes.

3.0 The Property. The real property subject to this Agreement bears a Tax Parcel Identification Number of 25-20-31-5BA-0000-019A and is legally described in **Exhibit "A,"** which is attached hereto and fully incorporated herein by this reference (the "Off-Site Parking Property").

4.0 Project Description and Requirements. Developer shall, at its sole expense, design, permit, and construct an off-site standalone parking lot with asphalt drives, 44 sodded parking spaces, wet pond, and no principal structure, which shall be used occasionally as overflow parking for the Oviedo City Church, and associated improvements on the Property.

(Hereinafter the project description and requirements are referred to as the "**Off-Site Parking Project**").

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

File No.: FEDP-2025-0020

File No.: DVAG-2026-0016

For convenience, a copy of the Site Plan is attached hereto as Exhibit "B," and is fully incorporated herein by this reference. **Exhibit "B"** is provided for reference purposes only. The official and controlling copy of the Final Engineering/Site Plan is maintained in **File No. FEDP-2025-0020**, which shall govern in all respects, including the resolution of any inconsistencies or conflicts with **Exhibit "B."** The official copy should be reviewed for the complete and authoritative specifications, requirements, and other content of the Final Engineering/Site Plan.

4.1 Specific Conditions of Approval. Specific conditions of approval for the above-referenced Site/Final Engineering Plans include the following, which are also addressed in the Staff Report for the Final Engineering/Site Plans:

1. All grass areas on the Off-Site Parking Property shall use Bahia grass. No St. Augustine grass shall be permitted. No grass types with low drought tolerance shall be permitted.

2. The Off-Site Parking Property shall be utilized for parking, recreation, and associated facilities/improvements only. No principal structure shall be erected on the Off-Site Parking Property without prior approval of the City of Winter Springs and a modification of this Agreement and the approved Final Engineering/Site Plans.

3. The Off-Site Parking Project shall be used on an intermittent basis for occasional non-daily use. Should the parking lot be used on a continuous or daily basis, a modification to this Agreement and the approved Final Engineering/Site Plans will be required as sodded parking spaces will not be permitted.

4. The surface of the Off-Site Parking Project's parking stalls shall be sodded.

5. All lighting on the Off-Site Parking Property shall be arranged so as to reflect light away from adjoining properties.

6. No advertising signs may be erected on the Off-Site Parking Property.

7. Effective screening of the Off-Site Parking Property's parking area shall be maintained on all sides, including the frontage. Both a fence (or wall) and a hedge of at least 5 feet shall be maintained in good condition on the Off-Site Parking Property so long as such Property continues to be utilized as a parking lot.

8. The Off-Site Parking Property shall not be utilized for paid short-term or long-term parking.

4.2 Restrictive Covenant. Pursuant to Section 9-278 of the City Code, when a stand-alone, off-site parking lot with no principal structure is utilized to satisfy minimum parking standards under the Code for another building or structure, both properties shall be required to be under common ownership. Accordingly, the Developer covenants and agrees that the Off-Site Parking Property shall remain under common ownership with the Principal Church Property. To the extent common ownership is not maintained, the Off-Site Parking Property may not continue to be used for the purpose of off-site, stand-alone parking.

The Developer hereby acknowledges and agrees that the City Commission of the City of Winter Springs has imposed certain conditions upon its approval of the Off-Site Parking Project, and that the Developer has voluntarily entered into this Development Agreement and Restrictive Covenant to memorialize the conditions of approval as covenants running with the land. The City of Winter Springs shall have the right to enforce the provisions of this Development Agreement and Restrictive Covenant in the event the Developer, or any assignee or successor in interest of the Developer, fails to adequately maintain the restrictive covenants as set forth herein to the satisfaction of the City. Further, in accordance with Section 9-278 of the City Code, this Restrictive Covenant may be enforced by any lawful means, including but not limited to, bringing charges before the City's code enforcement board or special magistrate and seeking injunctive and equitable relief. The Developer understands and acknowledges that such enforcement may include charges for violations of this covenant and/or the City's Land Development Ordinances, if the Principal Church Property no longer meets minimum parking requirements because of the termination of the off-site parking use on the Off-Site Parking Property as a result of a conveyance of the Off-Site Parking Property.

5.0 Future Permitting. The Developer shall be required to substantially complete 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 they have the power and authority to execute, deliver and perform the terms and provisions of this Agreement and have 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 Property 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 Property 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 Property and shall run with title to the same upon being duly recorded against the Property 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 for any action arising out of this Agreement shall be in Seminole County, Florida, for state actions or the Middle District of Florida, Orlando Division, for federal actions.

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 Property 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. 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.

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 substantially complete the Project in accordance with the timelines established in Section 5.0. 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 22.0 above. If the City terminates this Agreement, the City shall record a notice of termination against the Property in the public records of Seminole County, Florida.

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 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 period 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:

Kevin Sweet, City Manager
City of Winter Springs
1126 East State Road 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 the Developer:

Doug Hill, President

Oviedo Community Church Inc.
300 W. State Road 434
Oviedo, Florida 32765

With additional notice to:

Daniel M. Lacich, Registered Agent
1010 Magee Creek Court North
Oviedo, Florida 32765

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. Such assignment shall also 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 Property, 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.

28.0 Trafficking. As a condition of this contract, the Developer shall attest under penalty of perjury, that the Developer does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes. Attestations shall be documented using a Human Trafficking Affidavit as provided by the City.

[Signatures to Follow]

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

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

CITY OF WINTER SPRINGS

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Kevin McCann, Mayor

Date: _____

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

ATTEST:

_____
Christian Gowan, City Clerk

APPROVED AS TO FORM AND LEGALITY

_____
Anthony A. Garganese, City Attorney

CITY SEAL:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by Kevin McCann, the Mayor of the City of Winter Springs, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)

Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

OVIEDO COMMUNITY CHURCH INC.

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

_____
Print: _____
Title: _____
Date: _____

_____
Signature of Witness

_____
Printed Name of Witness

_____
Address of Witness

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 2026, by_____, the _____of Oviedo Community Church Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or produced _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)

Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

Legal Description of Property

DESCRIPTION AS FOLLOWS:

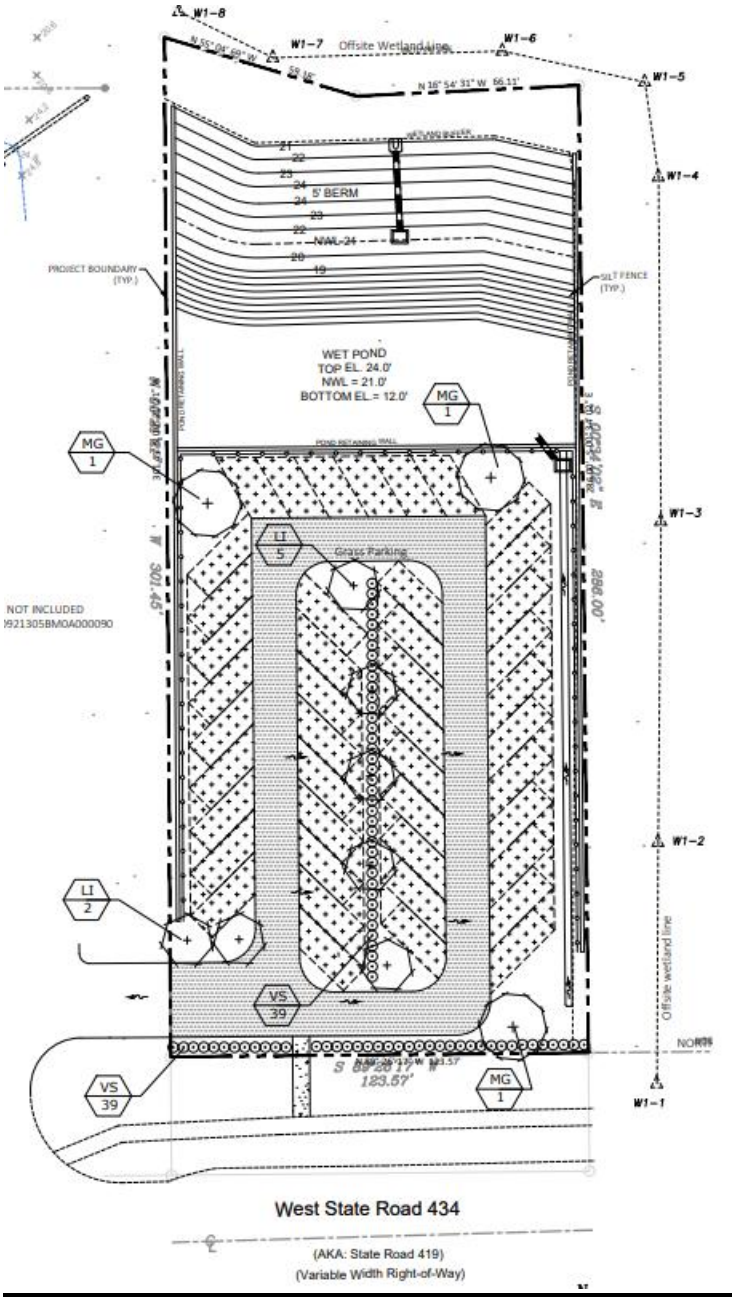
PARCEL 1

A PORTION OF LOT 19, MAP OF THE VAN ARSDALE OSBOURNE BROKERAGE CO's ADD. TO BLACK HAMMOCK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(s) 31, PUBLIC RECORDS OF SEMINOLE COUNTY, FL. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89 DEGREES 41 MINUTES 15 SECONDS E, ALONG THE EAST–WEST CENTER SECTION LINE OF SAID SECTION 3, 20.00 FEET; THENCE RUN S 00 DEGREES 21 MINUTES 21 SECONDS E, ALONG THE EASTERLY RIGHT–OF–WAY LINE OF BEACON STREET AND THE NORTHERLY EXTENSION THEREOF; 316.87 FEET TO THE POINT OF BEGINNING; THENCE RUN S 72 DEGREES 55 MINUTES 05 SECONDS E, 59.18 FEET; THENCE RUN N 87 DEGREES 16 MINUTES 54 SECONDS E, 66.11 FEET; THENCE RUN S 00 DEGREES 34 MINUTES 02 SECONDS E, 286.00 FEET TO THE NORTHERLY RIGHT–OF–WAY OF STATE ROAD 434; THENCE RUN S 89 DEGREES 26 MINUTES 17 SECONDS W, ALONG SAID RIGHT–OF–WAY, 123.57 FEET TO THE EASTERLY RIGHT–OF–WAY OF BEACON STREET; THENCE RUN N 00 DEGREES 21 MINUTES 21 SECONDS W, ALONG SAID EASTERLY RIGHT–OF–WAY, 301.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

OVERALL SITE PLAN



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 ✓ Non-Residential

____Preliminary Review ___Final Review ✓Combined Preliminary/Final ___Resubmittal ___ Recorded Plat

Project Name: OVIEDO CITY CHURCH (OCC) OVER FLOW PARKING / PLAYFIELD Date: 10/28/2025

Applicant/Agent Information

Applicant(s): RONALD S. THOMAS

Mailing Address: 4501 STONE HEDGE DR., ORLANDO, FL 32817

Email: MYCELLRST@GMAIL.COM

Phone Number: 407-620-7801

Person Who Will Upload Plans: ROB THOMAS OR LARRY POLINER (MOST LIKELY LARRY)

Email: larry@rceconsultants.net Phone#: 407-452-8633

Property Owner(s) Name (If Applicant is not the Property Owner)

Name: PETER GEIGER

Email: pete@oviedocity.church Phone #: 407-312-6888

Mailing Address: 300 W. SR434, OVIEDO, FL 32765

Phone Number: 407-312-6888

Site Information

Project Address:

Parcel ID(s): 25-20-31-5BA-0000-019A

Parcel Size: 0.82 ACRES

Existing Use: UNDEVELOPED

Proposed Use: PARKING LOT (OVERFLOW) / PLAYFIELD

Zoning District: WINTER SPRINGS

Future Land Use: GRASS OVERFLOW PARKING DURING SERVICES AND YOUTH PLAYFIELD FOR THE CHURCH

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Site Plan Review

Is the property located in the Town Center District? _____Yes ___✓___No

Is the property within the S.R. 434 Corridor Overlay District? _____Yes ___✓___No

Is the property located in the Greeneway Interchange Zoning District? _____Yes ___✓___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): Peter Geiger

Property Owner Signature: _____ Date: 10/29/25

Property Owner(s) Name (Print): N/A

Property Owner Signature: N/A Date: _____

STATE OF Florida COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 29 day of October, 2025, by Peter Geiger who is personally known to me or who has produced FL DL as identification and who did/did not take an oath.

_____ Date: 10/29/2025 (seal):

Notary Public Signature: Katelyn W. Cook

My Commission Expires: 10-18-2027

KATELYN W. COOK
Notary Public - State of Florida
Commission # HH 455761
My Comm. Expires Oct 18, 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): Pete Geiger

Property Owner Signature: _____ Date 10/29/25

STATE OF Florida COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 29 day of October, 2025, by Peter Geiger who is personally known to me or who has produced FL DL as identification and who did/did not take an oath.

_____ Date: 10/29/25 (seal):

Notary Public Signature: Katelyn W. Cook

My Commission Expires: 10-18-2027

KATELYN W. COOK
Notary Public - State of Florida
Commission # HH 455761
My Comm. Expires Oct 18, 2027

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): Ronald S. Thomas

Applicant Signature: Ronald S. Thomas Date: 04/20/2026

Mailing address: 4501 Stone Hedge Dr., Orlando, FL 32817

Email: mycellrst@gmail.com

Phone Number: 407-620-7801

Property Owner(s): Peter Geiger

Mailing Address: 300 W. SR 434, Oviedo, FL 32765

Email: pete@oviedocity.church

Phone Number: 407-312-6888

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Development Agreement

Property Address: 300 W SR 434, Ovideo, Fl 32765

Parcel ID(s): 25-20-31-5BA-0000-019A

Parcel Size: 0.81 acres

Project Name: Oviedo City Church Parking Improvements

A general description of the relief sought under this division.

No relief or variances are requested.

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.

The site plans meet all codes.

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

None

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:

Appoved site plans.

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 – Development Agreement

REQUIRED DOCUMENTATION

___ A complete Application and Fee

___ An Electronic copy of the most recent survey of the subject property.

___ An Electronic copy of the Legal Description of the subject property.

___ 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): Ronald S. Thomas

Applicant Signature: Ronald S. Thomas Ronald S. Thomas Date: 04/20/2026

Business Name: Oviedo City Church

Address: _____ Parcel ID: _____

STATE OF Florida COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 20 day of April, 2026 by Ronald Thomas who is personally known to me or who has produced FL Drivers License as identification and who did/did not take an oath.

Notary Public Signature: _____ Date: April 20, 2026 (seal):

ALLISON HARRISON
Notary Public - State of Florida
Commission # HH 720233
My Comm. Expires Oct 28, 2029

My Commission expires: 10/28/2029

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): PETER GEIGER

Property Owner Signature: _____ Date 4/20/26

STATE OF Florida COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 20 day of April, 2026, by Peter Geiger who is personally known to me or who has produced FL Driver License as identification and who did/did not take an oath.

Notary Public Signature: _____ Date: April 20, 2026 (seal):

SUJEIRY NATIONS
Notary Public - State of Florida
Commission # HH 779246
My Comm. Expires Mar 16, 2030

My Commission expires: March 16, 2030

LANDSCAPE NOTES:

1. All plant material shall be Florida Grade No. 1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2, by Division of Plant Industry, Florida", Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen 'Standards for Nursery Stock', latest edition.

2. The landscape contractor shall be responsible for verification of quantities the plant list. in the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the Landscape Architect or owner's representative.

3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.

4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, ect) to the Landscape Architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.

5. All tree material shall be container grown unless otherwise specified.

6. The landscape contractor shall aquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude any misunderstanding and ensure trouble free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be indicated on drawings. The contractor shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for there replacement if damaged by him.

7. Mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade, are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See http://hort.ifas.ufl.edu/woody/over-mulching.html for more information.

8. Refer to specifications for complete requirements.

9. In the event of a conflict between quantities on the plant list and the plans, the plan shall take precedent.

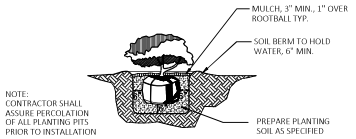
IRRIGATION NOTE:

1. All landscaped areas shall be irrigated with a permanent automatic irrigation system providing 100% coverage.

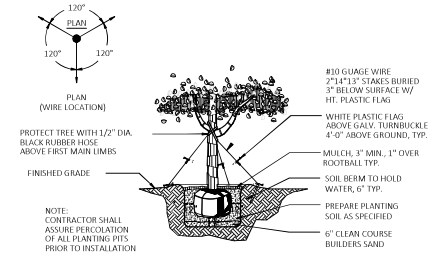
2. An automatic moister sensor/shutoff shall be part of the system.

3. All tree, shrub, and groundcover material proposed for this site is medium to low water use. Micro or drip irrigation will be installed in these beds.

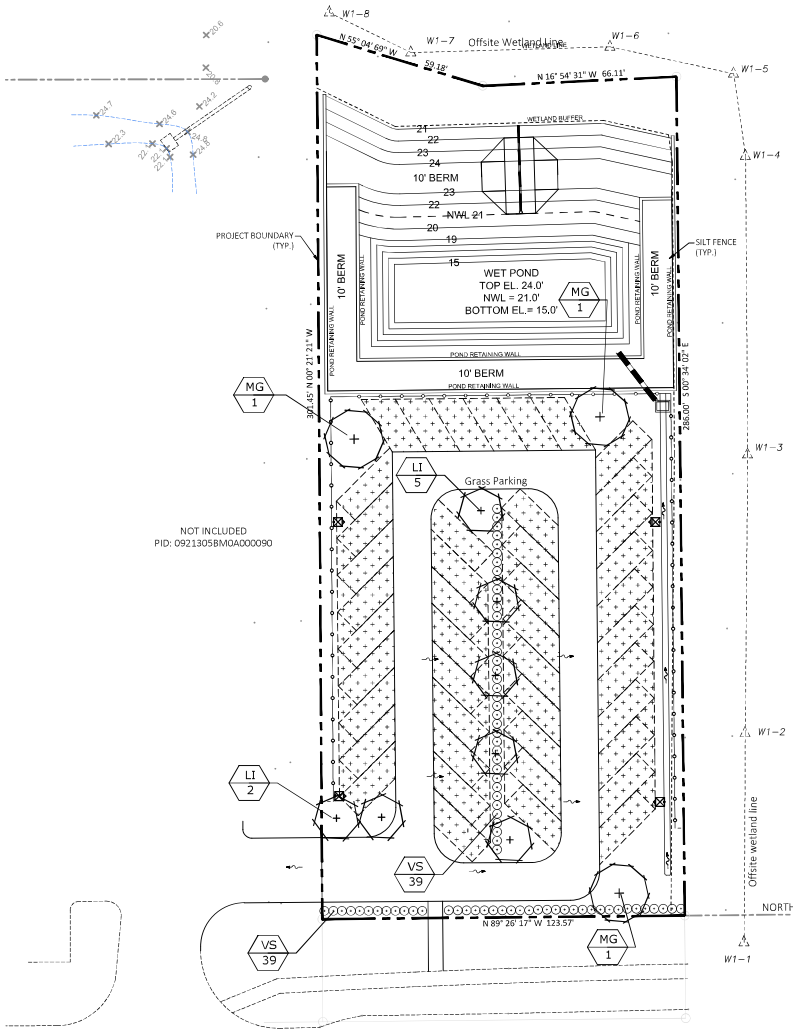
4. The entire irrigation system shall be designed to utilize water efficient methods in accordance with and conform to Chapter 37, Sec. 601-613 of the LDC,including the use of re-use water where available.

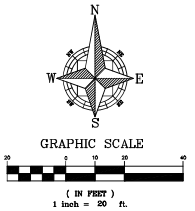


SHRUB DETAIL
Scale: N.T.S. 1 L-1.0



LARGE TREE DETAIL
Scale: N.T.S. 2 L-1.0





PLANT LIST:

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
		TREES		
7	LI	Lagerstroemia Indica 'Muskogee'	Lavender Crape Myrtle	45 Gal., 2" Total DBH, Multi Trunk, 8'-10' Ht.
3	MG	Magnolia grandiflora 'D.D. Blanchard'	Magnolia 'D.D. Blanchard'	65 Gallon, 4" Caliper
		SHRUBS, VINES & GROUND COVER		
78	VS	Viburnum odoratissimum	Sweet Viburnum	36" Min. Ht., 3 Gal. 36" O.C.
		SOD& MISCELLANEOUS ITEMS		
SOD		Paspalum notatum	Bahia Solid Sod	SOLID SOD
MULCH		Shredded Melaleuca Mulch		

OVIEDO CITY CHURCH
LANDSCAPE PLAN
OVIEDO, FLORIDA

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-625-8413
LARRY@RCECONSULTANTS.NET

Landscape Architect of Record
Christopher M. Kennedy
#0668875
This item has been electronically signed and sealed by Christopher M. Kennedy, PLA, on the date indicated using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: XXXX
DRAWN: SK CHECKED: -
DATE: JULY 2025
SCALE: 1"=20'
SHEET: L - 1
LANDSCAPE PLAN

TREE LEGEND
(INCHES DBH)

DESIRABLE TREES TO BE REMOVED (122 REPLACEMENT TREES REQUIRED)

4" - 8" TREES
ONE (1) REPLACEMENT TREE
REQUIRED PER TREE

3	T003	6"	PALM
4	T004	6"	PALM
5	T005	7"	PALM
12	T012	5"	HACKBERRY
24	T024	5	HACKBERRY
28	T028	7"	HACKBERRY
35	T035	8"	PALM
42	T042	8"	PALM
45	T045	6"	PALM
46	T046	6"	PALM
51	T051	7"	HACKBERRY
78	T078	8"	PALM
81	T081	7"	PALM
82	T082	7"	SWEETGUM

14 TREES @
ONE (1) REPLACEMENT TREE
REQUIRED PER TREE =
14 REQUIRED TREES

9"-11" TREES
TWO (2) REPLACEMENT TREES
REQUIRED PER TREE

6	T006	9"	PALM
22	T022	9"	PALM
23	T023	9"	PALM
40	T040	9"	PALM
47	T047	9"	SWEETGUM
48	T048	11"	HACKBERRY
52	T052	10"	SWEETGUM
59	T059	9"	BAY
62	T062	9"	PALM
64	T064	11"	PALM
65	T065	11"	SWEETGUM
69	T069	10"	PALM
72	T072	9"	PALM
74	T074	11"	SWEETGUM
76	T076	11"	PALM

15 TREES @
TWO (2) REPLACEMENT TREES
REQUIRED PER TREE =
30 REQUIRED TREES

12"-15" TREES
THREE (3) REPLACEMENT TREES
REQUIRED PER TREE

9	T009	12"	PALM
11	T011	12"	PALM
13	T013	12"	PALM
21	T021	12"	PALM
25	T025	12"	PALM
26	T026	12"	PALM
27	T027	12"	PALM
29	T029	12"	PALM
30	T030	12"	PALM
31	T031	12"	PALM
32	T032	12"	PALM
33	T033	12"	PALM
34	T034	12"	PALM
36	T036	12"	PALM
37	T037	15"	PALM
38	T038	15"	PALM
39	T039	15"	PALM
49	T049	12"	PALM
50	T050	12"	PALM
53	T053	12"	HACKBERRY
66	T066	12"	SWEETGUM
67	T067	12"	PALM
68	T068	12"	PALM
70	T070	15"	PALM
71	T071	15"	HACKBERRY
75	T075	13"	PALM
77	T077	12"	PALM

27 TREES @
THREE (3) REPLACEMENT
TREES REQUIRED PER TREE =
81 REQUIRED TREES

16"-23" TREES
FOUR (4) REPLACEMENT TREES
REQUIRED PER TREE

10	T010	17"	MAPLE
63	T063	18"	HACKBERRY

2 TREES @
FOUR (4) REPLACEMENT
TREES REQUIRED PER TREE =
8 REQUIRED TREES

24" OR GREATER NON-SPECIMEN TREES
SIX (6) REPLACEMENT TREES
REQUIRED PER TREE

73	T073	24"	HACKBERRY

1 TREE @
SIX (6) REPLACEMENT TREES
REQUIRED PER TREE =
6 REQUIRED TREES

24" OR GREATER SPECIMEN TREES
SIX (6) REPLACEMENT TREES
REQUIRED PER TREE

58	T058	52"	LAUREL OAK

1 TREE @
SIX (6) REPLACEMENT TREES
REQUIRED PER TREE =
6 REQUIRED TREES

DESIRABLE TREES TO REMAIN (33 REPLACEMENT TREE CREDITS)

4" - 8" TREES
ONE (1) REPLACEMENT TREE
CREDIT

1	T001	6"	PALM
18	T018	8"	HACKBERRY
19	T019	7"	CHERRY

3 TREES @
ONE (1) REPLACEMENT TREE
CREDIT PER TREE =
3 TREE CREDITS

9" - 11" TREES
TWO (2) REPLACEMENT TREES
CREDIT

14	T014	9"	PALM
20	T020	9"	PALM
60	T060	11"	PALM

3 TREES @
TWO (2) REPLACEMENT TREE
CREDIT PER TREE =
6 TREE CREDITS

12" - 15" TREES
THREE (3) REPLACEMENT
TREES CREDIT

2	T002	12"	PALM
15	T015	15"	HACKBERRY
16	T016	15"	PALM
54	T054	15"	PALM
55	T055	13"	PALM
56	T056	12"	PALM
57	T057	12"	PALM
61	T061	14"	PALM

8 TREES @
THREE (3) REPLACEMENT
TREE CREDIT PER TREE =
24 TREE CREDITS

UNDESIRABLE TREES TO BE REMOVED

7	T007	18"	RAIN
8	T008	7"	CHINABERRY
17	T017	12"	CHINABERRY
41	T041	14"	CHINABERRY
43	T043	10"	CHINABERRY
44	T044	11"	CHINABERRY
79	T079	6"	CHINABERRY
80	T080	9"	CHINABERRY

122 REPLACEMENT TREES REQUIRED
55 REPLACEMENT TREE CREDITS FOR EXISTING TREES TO REMAIN

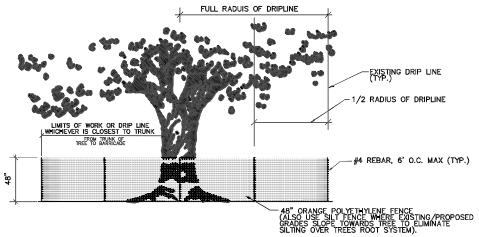
SIZE	REPLACEMENT QTY	PROTECTED CREDIT	DIFFERENCE
4"-8"	14	3	11
8"-11"	30	6	24
12"-15"	81	24	57
16"-23"	8	0	8
24"	12	0	12
TOTAL	145	33	112

3 MAGNOLIA CANOPY TREES PROPOSED AT 4" CAL. @ 3:1 CREDIT = 9 CREDITS
7 CRAPE MYRTLE UNDERSTORY TREES PROPOSED @ 1:1 CREDIT = 7 CREDITS

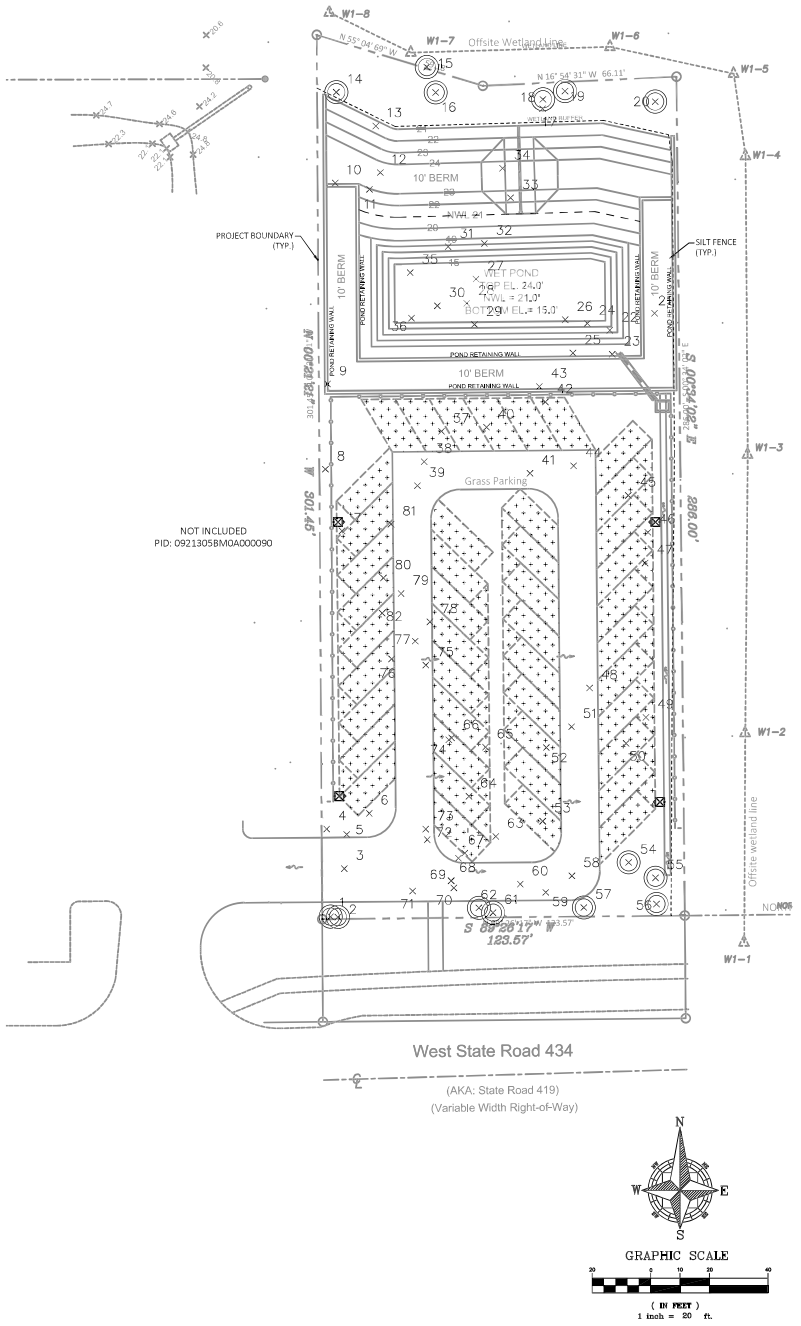
16 TOTAL CREDITS PROPOSED AT 4" CALIPER
112 REPLACEMENT TREE CREDITS REQUIRED - 16 PROPOSED CREDITS =
96 ADDITIONAL TREE CREDITS REQUIRED

NOTE:

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
   - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
   - SKINNING AND BRUISING OF BARK
   - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
   - EXCESS FOOT OR VEHICULAR TRAFFIC
   - PARKING VEHICLES WITHIN DRIP-LINE



TREE PROTECTION BARRICADE DETAIL
Scale: N.T.S.



OVIEDO CITY CHURCH
TREE PROTECTION PLAN
OVIEDO, FLORIDA

NO.	DATE	REVISION / ISSUE	BY

RCE CONSULTANTS, LLC
417 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-625-8433
LARRY@RCECONSULTANTS.NET

Landscape Architect of Record
Christopher M. Kennedy #0668758
This item has been electronically signed and sealed by Christopher M. Kennedy, PLA, on the date adjacent using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: XXXX
DRAWN:SK CHECKED: -
JULY 2025
SHEET: T - 1
SCALE: 1"=20'
TREE PROTECTION PLAN

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07460 Pgs 0624 - 630; (7pgs)
CLERK'S # 2010117760
RECORDED 10/11/2010 09:35:50 AM
DEED DOC TAX 0.70
RECORDING FEES 61.00
RECORDED BY T Smith

Prepared by and return to:
City of Winter Springs, Attn: City Manager
1126 East S.R. 434
Winter Springs, FL 32708

CROSS ACCESS EASEMENT

THIS EASEMENT is made this **29** day of **September** 2010

By:

Jambar, LLC

Having a mailing address of:

P.O. Box 195098, Winter Springs, FL 32719

(hereinafter called "Grantor") in favor of the **CITY OF WINTER SPRINGS, FLORIDA,** a Florida Municipal Corporation, having a mailing address of 1126 East State Road 434, Winter Springs, Fl 32708 ("Grantee").

This is not a Certified Copy

WITNESSETH

WHEREAS, Grantor is the sole owner of certain real property located within the City of Winter Springs at 282 State Road 434 West: and

WHEREAS, Grantor desires to convey a cross access easement over, and across a portion of its real property, as legally described herein, for purposes of allowing Grantee ingress and egress to adjacent parcels on east and west side of property: and

WHEREAS, Grantor and Grantee believe that this easement is in the best interest of the public health, safety, and welfare of the citizens of Winter Springs and Seminole County

NOW, THEREFORE, in consideration of the enumerated public purposes stated herein, and mutual covenants, terms and conditions and restrictions contained herein, together with other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor provides as follows:

1) **Recitals.** The foregoing recitals are hereby incorporated herein by this reference.

2) **Grant of Easement.** Grantor hereby voluntarily grants and conveys to Grantee, successors, and assigns, subject to any previous duly recorded easements or grants

of record, public access and improvements and maintenance easement over, under, and across the real property described as follows:

See exhibit "A" attached.

(Hereinafter the "Property") of the nature and character and to the extent hereinafter set forth ("Easement").

3) **Purpose of Easement.** It is the express purpose of this Easement to provide Grantee unconditional ingress and egress, from the Property for the purposes stated herein.

4) **Rights of Grantee.** To accomplish the purposes stated above, and at Grantee's expense, the following rights are conveyed the Grantee by this easement:

a. To use the Property for ingress and egress, operate, and maintain driveway over, and across the Property for the benefit of the public; and

b. To prevent any activity on or use of the Property that is inconsistent with the purpose of the Easement, and to require the restoration of areas of features of the Property that may be damaged by an inconsistent activity or use; and

c. To grant nonexclusive easements or licenses to any third party public for the purposes stated herein; and

d. To cut, trim, and keep clean such trees, brush, and undergrowth that might hinder or prohibit the use of the Property; and

e. To take any civil action deemed necessary, at the Grantee's sole and absolute discretion, to protect and preserve the Easement granted hereunder.

5) **Permits.** The parties acknowledge that certain local, state, and federal permits may be required from time to time for purposes of constructing, operating, and maintaining the driveway. Grantor, as fee simple owner of the Property, hereby agrees to allow Grantee, at Grantee's expense, to make application for said permits and also agrees to join in any said permit (as signatory or otherwise) when required by any permitting agency for issuance of the permit. Notwithstanding, Grantee shall be solely responsible and liable for complying with any local, state,

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or federal permit requirements, obligations, and duties (if any) related to the construction, operation, and maintenance of the driveway.

6) **Easements Run with the Land.** This Easement shall remain a charge against the Property. Therefore, this Easement shall "run with the land" and be automatically assigned by any deed or other conveyance conveying a portion of the Property relating to this easement, even though conveyance makes no reference to this Easement as such.

7) **Attorney's Fees.** In the event of any legal action arising under this Easement between the parties, the parties agree to incur their own attorney's fees, court costs, and expenses, through all appellate proceedings.

8) **Recordation.** Grantee shall record this instrument in a timely fashion in the Official Records of Seminole County, Florida and may re-record it at any time as may be required to preserve its rights in this Easement.

9) **Successors.** The covenants, terms, conditions, rights, and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running with the Property.

10) **Grantors Representations and Warranties.** Grantor hereby agrees and makes the following representations and warranties to Grantee:

a. Grantor is lawfully seized of said Property in fee simple and has full and lawful authority to execute this Easement, convey the Easement to Grantee, and bind the Property as set forth herein.

b. The Property is free of any and all encumbrances, except zoning restrictions and prohibitions and other requirements imposed by government authority and other encumbrances which are recorded in the public records of Seminole County, Florida.

c. Grantor shall pay any and all taxes that are levied on the Property, from time to time, as said taxes and assessments come due.

d. Grantor hereby warrants the title to the Easement granted hereunder over, under, and across the Property and will defend the same against lawful claims of all persons whomever.

11) **Grantee's Right to Seek Equitable Relief.** Grantor agrees, acknowledges and recognizes that any breach of this easement by Grantor would result in irreparable harm to Grantee and the public, and accordingly, Grantor agrees that in addition to and not in lieu of all legal and equitable remedies available to Grantee by reason of such breach, Grantee shall be entitled to equitable relief (including,

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without limitation, specific performance and injunctive relief) to enjoin the occurrence and continuation of the breach.

12) **Entire Agreement.** This Easement constitutes the full and entire agreement between the parties hereto and supercedes any oral or written prior communications between the parties related to the subject matter contained in this Easement. The Easement shall be governed by the laws of Florida.

13) **Sovereign Immunity.** Nothing contained in this Easement shall be construed as a waiver of the Grantee's right to sovereign immunity under Section 768.28, *Florida Statutes*, or other limitations imposed on the Grantee's potential liability under state or federal law.

14) **Modifications.** This Easement shall only be modified by a written instrument executed by the parties hereto or any successor, assigns heirs, or representatives thereto.

15) **Grantors Duty of Noninterference.** Grantor agrees not to interfere or allow others to interfere with Grantee's rights to use the Property as specifically set forth herein. Grantor agrees not to permit or allow the construction or erection of any building or structure on the Property without prior written consent of the Grantee.

16) **Termination.** The parties agree that this Easement is intended to be perpetual. However, in the event the Grantee determines, at its sole discretion, that it no longer requires the property for public improvements described herein, Grantee, at Grantor's written request, agrees to execute an appropriate written instrument to terminate this easement.

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IN WITNESS WHEREOF, Grantor and Grantee set their respective hands on the day and year above written.

WITNESSES:

Print Name Patrick Gill

(GRANTOR)

by Tracia James

Print Name Tracia James

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged and sworn to before me this 30th Day of August, 2010 by Tracia James who is/is not personally known to me, or has produced _____ as identification.

Carrie Root
NOTARY PUBLIC

Notary Public State of Florida
Carrie Root
My Commission DD747747
Expires 01/10/2012

WITNESSES

Barbara Martin
Print Name Barbara Martin

Print Name Chris Edwards

CITY OF WINTER SPRINGS (GRANTEE)

By: Kevin L. Smith
City Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged and sworn to before me this 8th day of October, 2010 by Kevin L. Smith, City Manager of the City of Winter Springs Florida who is/is not personally known to me, or has produced _____ as identification.

Danielle Harker
NOTARY PUBLIC

Notary Public State of Florida
Danielle Harker
My Commission DD663371
Expires 04/15/2011

This is not a certified copy

SHEET 1 OF 2

LEGIBILITY UNSATISFACTORY FOR SCANNING

SKETCH OF DESCRIPTION FOR

LADYBIRD ACADMEY

A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS ROAD RIGHT OF WAY, AND LESS, THE WEST 425 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 57, BARRINGTON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 77 THROUGH 80, INCLUSIVE, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°21'31"E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 257.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°21'31"E, ALONG SAID EAST LINE, A DISTANCE OF 24.00 FEET; THENCE S89°22'57"W, A DISTANCE OF 25.00 FEET; THENCE S00°37'03"E, A DISTANCE OF 6.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 38.18 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°55'39", AN ARC DISTANCE OF 41.94 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 434 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 77070; THENCE S89°22'57"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 434, A DISTANCE OF 62.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 24.86 FEET, A CHORD BEARING OF N33°13'17"E AND A CHORD LENGTH OF 27.69 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°40'41", AN ARC DISTANCE OF 29.36 FEET; THENCE N00°37'03"W, A DISTANCE OF 17.00 FEET; THENCE S89°22'57"W, A DISTANCE OF 187.49 FEET TO A POINT ON THE EAST LINE OF THE WEST 425 FEET OF THE SOUTH SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 4; THENCE N00°02'02"W, ALONG SAID EAST LINE, A DISTANCE OF 24.00 FEET; THENCE N89°22'57"E, A DISTANCE OF 238.35 FEET TO THE POINT OF BEGINNING.

ANY PROVISIONS WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

BEARINGS ARE BASE ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AS BEING N89°50'13"E, PER BARRINGTON ESTATES, PLAT BOOK 62, PAGES 77-80.

LEGAL DESCRIPTION WAS WRITTEN BY THIS SURVEYOR AT CLIENTS REQUEST, UNLESS OTHERWISE NOTES.

THIS SURVEY CERTIFIED TO:
LADYBIRD ACADEMY
CITY OF WINTER SPRINGS

THIS IS NOT A BOUNDARY SURVEY

SEE SHEET 2 FOR SKETCH

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4456
FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. #LB 6300

SCALE: 1"=50'
REVIEWED BY: MWS
DRAWN BY: LJG
DATE: 9/24/10
JOB No.: 25157
REVISED:

LEGEND

- ■ = RECOVERED 4"X4" CONCRETE MONUMENT NO#
- ▲ = RECOVERED NAIL & DISK #
- × = RECOVERED X CUT IN CONCRETE
- ⊛ = RECOVERED 1/2" IRON ROD #
- ○ = RECOVERED 1/2" IRON ROD NO #
- ⊛ = RECOVERED 5/8" IRON ROD NO #
- ● = SET 1/2" IRON ROD #LB 6300
- ⊙ = POWER POLE AS SHOWN
- -□- = WOOD FENCE AS SHOWN
- -○- = CHAIN LINK FENCE AS SHOWN
- CONC. = CONCRETE SLAB AS SHOWN

Δ = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS, R/W = RIGHT OF WAY, A/C = AIR CONDITIONER, (R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT, (M) = MEASURED, (C) CALCULATED, (D) = DEED, POB = POINT OF BEGINNING, CONC. = CONCRETE, POC = POINT OF COMMENCEMENT, POL = POINT ON LINE

THIS SKETCH IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SKETCH. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

ALTAMONTE SURVEYING AND PLATTING, INC.
210 CROWN POINT CIRCLE
SUITE 108 LONGWOOD, FL. 32779
PHONE: (407) 862-7665
FAX: (407) 862-8229

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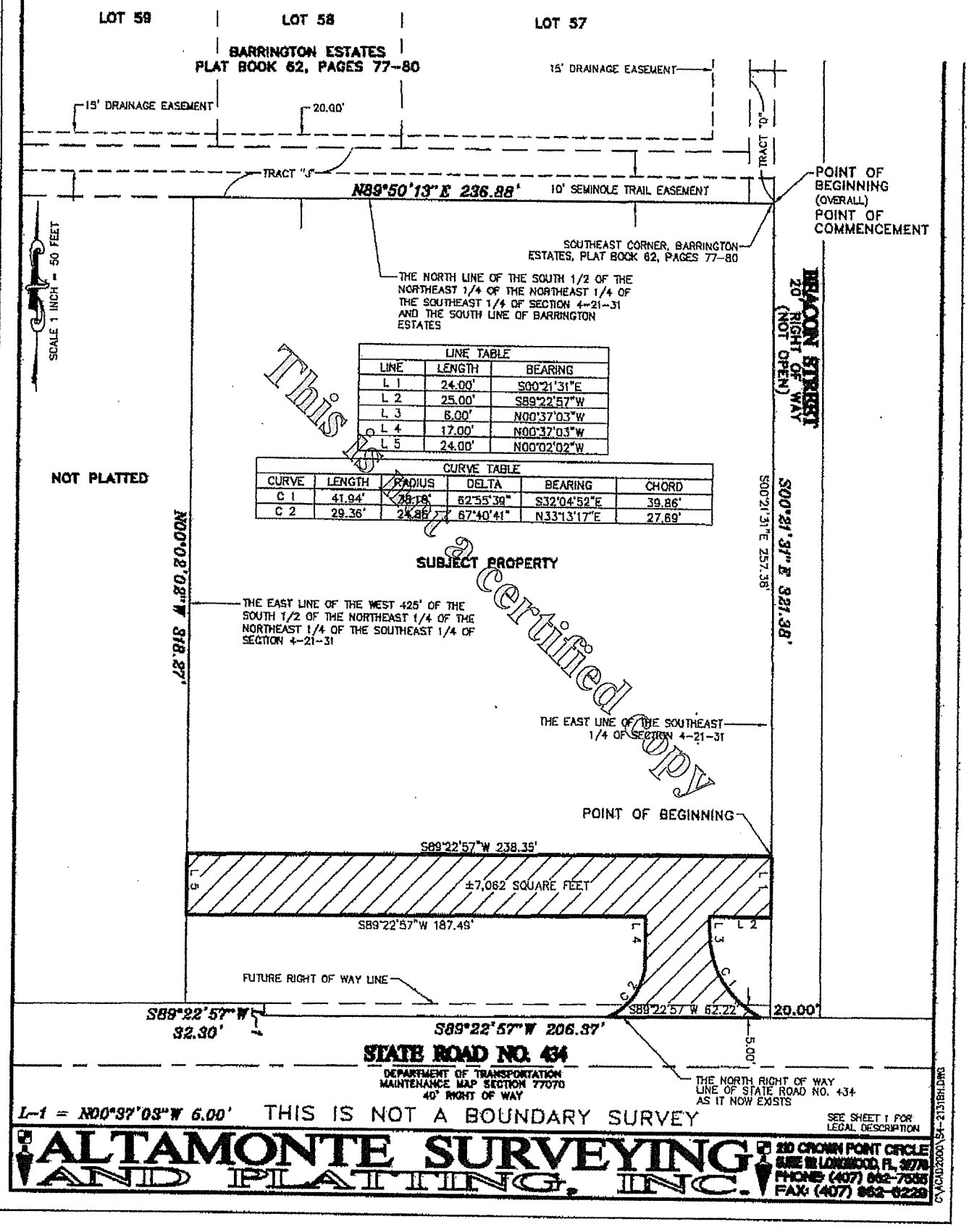
LEGIBILITY UNSATISFACTORY
FOR SCANNING

SHEET 2 OF 2

SKETCH OF DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L 1	24.00'	S00°21'31"E
L 2	25.00'	S89°22'57"W
L 3	6.00'	N00°37'03"W
L 4	17.00'	N00°37'03"W
L 5	24.00'	N00°02'02"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C 1	41.94'	38.18'	62°55'39"	S32°04'52"E	39.86'
C 2	29.36'	24.86'	67°40'41"	N33°13'17"E	27.69'

This is a certified copy

ALTAMONTE SURVEYING AND PLATTING, INC.
210 CROWN POINT CIRCLE
SUITE 1B LONGWOOD, FL. 32779
PHONE: (407) 862-7535
FAX: (407) 862-6229

PUBLIC HEARINGS AGENDA ITEM 404

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | MAY 7, 2026 REGULAR MEETING

TITLE

1221 Northern Way – Accessory Dwelling Unit (Conditional Use)

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Conditional Use application to construct a 676 square foot (SF) of living area detached one-story Accessory Dwelling Unit (ADU) which includes one bedroom, one bathroom, and a full kitchen.

FUNDING SOURCE

RECOMMENDATION

The proposed Accessory Dwelling Unit is ancillary to the principal dwelling, conforms to all applicable standards, and meets the minimum Code requirements. Therefore, Staff recommends that the Planning & Zoning Board recommend approval of the Conditional Use ADU, subject to the following condition: 1) Execution of the Declaration of Restrictions.

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, MAY 7, 2026
REGULAR MEETING

TITLE

1221 Northern Way – Accessory Dwelling Unit (Conditional Use).

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Conditional Use application to construct a 676 square foot (SF) of living area detached one-story Accessory Dwelling Unit (ADU) which includes one bedroom, one bathroom, and a full kitchen.

General Information			
Applicant	Amy Cassedy		
Property Owner(s)	Sean Cassedy and Amy Cassedy		
Location	1221 Northern Way, Winter Springs, FL 32708		
Tract Size	±1.06 Acres (46,173.6 SF)		
Parcel ID Number	17-21-31-501-0000-0010		
Zoning Designation	Planned Unit Development (Tuscawilla Unit 13)		
FLUM Designation	Low Density Residential		
Adjacent Land Use	North: Single Family/Golf Country Club East: Single Family		South: Oviedo-Dovera CDD/Retention Conservation West: Single Family
Height	19', 1 story		
Setbacks	Front: 35 ft.	Rear: 30 ft.	Side: 10 ft.
Development Standards	Lot Coverage 40%		
Development Permits	Not applicable		
Development Agreement	Not applicable		
Code Enforcement	Not applicable		
City Liens	Not applicable		

Request:
The Community Development Department received a Conditional Use application to construct a one-story 12 ft. in height detached Accessory Dwelling Unit (ADU). The applicant/owners are proposing to build a detached 825 gross SF, of which is 676 SF of living area, ADU with one bedroom, one bathroom, a full kitchen, and a screened porch.

Background Data:
The subject property is a +/- 1.06 acre lot, located in the Tuskawilla Unit 13 subdivision recorded in 1983, as recorded on the plat thereof in Seminole County Plat Book 29, Pages 1 and 2, with access to Northern Way. The property is developed with a one-story 3,656, gross SF, of which is 2,741 SF of living area, single-family home constructed in 1985. The house has four (4) bedrooms and three (3) bathrooms. Improvements to the home with permits on record include a pool and deck and pool screen enclosure installed in 1998. The principal structure is constructed of stucco (painted mocha with white trim) and weathered wood shingle roofing. A 7.5 ft. drainage and utility easement runs along the east and south property line. The applicant stated that the subject property is not within a mandatory homeowners' association and there are no mandatory Homeowners' Association (HOA) covenants on the property. The applicant is proposing to construct a ±676 SF of living area ADU with one bedroom, one bathroom, a full kitchen, and a screened porch. Also proposed, is one (1) additional parking space that will be accessed by extending the existing driveway to accommodate the ADU. The extended driveway is proposed to be 12 ft. in width, consists of pavers, and will connect the concrete pad that will serve as a parking space. The request does not impact the easements that run along the east and south property line.

Public Notices:
Notices were mailed to all owners of real property adjacent to and within approximately one hundred fifty (150) feet of the subject property on April 7, 2026.

Accessory Dwelling Unit Requirement:
An accessory dwelling unit (ADU) is an ancillary or secondary dwelling unit that is clearly subordinate to the principal dwelling, which has a separate egress/ingress independent from the principal dwelling, and which provides complete independent living facilities for one (1) or more persons and which includes provisions for living, sleeping, eating, cooking, and sanitation. It is located on the same parcel or lot as the principal dwelling and shall be subject to the required setbacks of the principal structure and may be either attached to or detached from the principal dwelling. Accessory dwelling units (ADUs) must conform to the following standards as outlined below:

Accessory Dwelling Unit criteria set forth in Sec. 6-85 are as follows:	
a.	Zoning district. A property owner may request a conditional use approval to allow one (1) accessory dwelling unit in any of the following zoning district:
	R-1AAA Single-Family Dwelling District

	R-CI Single-Family Dwelling District
	R-1AA and R-1A One-Family Dwelling District
	R-1 One-Family Dwelling District
	Planned Unit Development District
b.	Existing development on lot. A single-family dwelling shall exist on the lot or will be constructed in conjunction with the ADU.
c.	Location. The ADU may be attached to or detached from the principal dwelling.
d.	Owner occupancy required; declaration of restrictions. The property owner shall occupy either the principal structure or the ADU. Prior to the issuance of a building permit for construction of an ADU, an applicant shall record in the public records of Seminole County a declaration of restrictions containing a reference to the legal description of the property and the deed under which the property was conveyed to the present owner stating that:
	1. The ADU shall not be sold or conveyed separate from the principal residence;
	2. The ADU is restricted to the approved size;
	3. The use permit for the ADU shall be in effect only so long as either the principal residence or the ADU is occupied by the owner of record as their principal residence;
	4. The declarations shall run with the land, shall be binding upon any successor in ownership of the property and that noncompliance shall be cause for code enforcement and/or revocation of the conditional use permit;
	5. The deed restrictions shall only be removed with the express, written approval of the city, but shall lapse upon removal of the accessory unit; and
	6. The ADU shall not be used for commercial purposes other than being leased for residential purposes.
e.	Number of ADU's per lot or parcel. Only one (1) ADU shall be allowed for each lot or parcel.
f.	Setbacks. The ADU shall meet the front, side and rear yard regulations for the zoning district in which it is located.
g.	*Building height and stories*. The ADU shall meet the building height regulations for the zoning district in which it is located.
h.	Lot coverage. The sum of the principal dwelling and the ADU shall meet the lot coverage regulations for the zoning district in which they are located.
i.	Parking and access. A minimum of one (1) parking space shall be provided on- site for the ADU in addition to the

	required off-street parking spaces required for the principal residence. The ADU shall be served by the same driveway as the principal dwelling.
j.	Water and wastewater services. An ADU is required to connect to the central water and sewer system where available. An ADU may be separately metered for utilities subject to all applicable ordinances and utility policies. Where central water and sewer service is not available, the septic system and well shall meet the capacity requirements.
k.	Other code requirements. The ADU shall comply with all applicable building codes.
l.	Lot size, minimum; principal residence minimum. A minimum lot size of six thousand six hundred (6,600) square feet is required and the principal residence shall be a minimum of one thousand three hundred fifty (1,350) square feet of air conditioned area.
m.	Unit size. The living area of the ADU shall be a maximum of thirty (30) percent of the air conditioned area of the principal residence or eight hundred (800) square feet, whichever is less. However, the ADU shall contain no less than four hundred (400) square feet of air conditioned area. ADUs that utilize alternative green construction methods that cause the exterior wall thickness to be greater than normal shall have the unit square footage size measured similar to the interior square footage of a traditional frame house.
n.	Design. The ADU shall replicate the design of the principal dwelling by use of similar exterior wall materials, window types, door and window trims, roofing materials and roof pitch. The design is subject to the minimum community appearance and aesthetic review standards to ensure residential compatibility and harmony (see section 9-600 et. seq.).
o.	Privacy. Privacy and screening of adjacent properties is of utmost importance in the orientation of the ADU. Entrance and windows of the ADU shall face the interior of the lot and/or public street as much as possible. Windows which do face the adjoining property shall be designed to protect the privacy of neighbors. Landscaping shall be used to further provide for the privacy and screening of adjacent properties.
p.	Expiration. As with all conditional use approvals, if a building permit has not been issued within two (2) years for the ADU, the approval becomes null and void (see section 20-36).
q.	Approval process. The conditional use/aesthetic review approval of an ADU is subject to a public hearing. A

	notice will be sent to all property owners within one hundred fifty (150) feet of the subject property. An ADU will not be approved if prohibited by the declarations, covenants, conditions and restrictions of a homeowners' association. The city commission may impose reasonable conditions of approval to the extent deemed necessary and relevant to ensure compliance with applicable criteria and other applicable provisions of the city code and comprehensive plan (see section 20-27 and section 20-33).

In evaluation of the standards outlined above, the applicant's request is in harmony with the applicable standards. The location of the proposed structure meets minimal setback requirements and lot coverage, and there is water and sewer systems available at the property. The 676 SF of living area is 24.6% of the principal residences' 2,741 SF of living area, which 30% is the maximum allowed. The ADU is proposed to be designed and constructed with stucco (painted mocha with white trim) and weathered wood shingle roofing, which is similar to the existing principal residence. Also, the proposal includes one (1) additional parking space that will be accessed by extending the existing driveway to accommodate the ADU. The extended driveway is proposed to be 12 ft. in width, consists of pavers, and will connect the concrete pad that will serve as a parking space.

Conditional Use Requirement:

The criteria for all conditional use recommendations and final decisions shall be based on the following criteria to the extent applicable.

Conditional uses criteria set forth in subsection 20-33(d) are as follows:	
1.	Whether the applicant has demonstrated the conditional use, 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 conditional use, 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 the applicant has demonstrated that all architectural elements of the proposed ADU are coordinated in a harmonious manner relevant to the existing single-family residential structure, the surrounding area, and cultural character of the community. Further, the ADU will not have no adverse impacts to the land use activities in the immediate vicinity.
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 conditional use 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 lot is sufficient in size to support the proposed ADU. The ADU provides ample parking and shares the same driveway as the proposed principal single-family dwelling. The proposed ADU is more than 250 feet from any other neighboring, residential units, thus allowing adequate area to accommodate design amenities to mitigate any possible, but improbable adverse
3.	Whether the proposed use will have an adverse impact on the local economy, including governmental fiscal impact, employment, and property value. **Analysis:** Staff finds that the proposed ADU may have a positive impact on the property value of the subject lot and is not anticipated to adversely impact the local economy.
4.	Whether the proposed use 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 have found that the proposed use will have no adverse impact on the natural environment.
5.	Whether the proposed use 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:** Staff have found that the proposed will not have an adverse impact on views and vistas due to the proposed color scheme and materials being harmonious with the existing single-family residential structure, the surrounding area, and cultural character of the community. Furthermore, Staff has not identified any significant historic or cultural resources on the site.
6.	Whether the proposed use 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:** Staff finds that the proposed use will have no adverse impact on the related public services.

7.	Whether the 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:** Not applicable as this is not a traffic projecting-related use.
8.	Whether the proposed use will have an adverse impact on housing and social conditions, including variety of housing unit types and prices, and neighborhood quality. **Analysis:** Staff finds that the proposed ADU will not create any adverse impacts on housing and social conditions.
9.	Whether the proposed use 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 sire elements. **Analysis:** Staff finds that proposed ADU 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 that addresses the safety and security needs of the establishment and its users and employees and minimizes impacts on the neighborhood, if applicable. **Analysis:** Not applicable as this is not a commercial development.
11.	Whether the applicant has provided 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 this is not a commercial development.
12.	Whether the applicant has demonstrated that the conditional use and associated site plan 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 proposed ADU has 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 an ADU is an accessory to the existing principal residence.
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:** Not appliable for Conditional Use ADU applications.

Procedural History:	
January 7, 2026	Conditional Use ADU Application Submittal
May 7, 2026	Planning & Zoning Board | Recommendation on Conditional Use ADU
June 8, 2026	City Commission | Hearing on Conditional Use ADU

Applicable Law, Public Policy, and Events:

Home Rule Powers

City of Winter Springs Code of Ordinances

Chapter 6, Sec. 6-85. - Accessory dwelling units.

Chapter 9, Sec. 9-607. - Residential compatibility and harmony regulations.

Chapter 20, Sec. 20-1. - Definitions.

Chapter 20, Sec. 20-33. - Conditional uses.

Chapter 20, Sec. 20-353. - Standards for planned unit developments.

City of Winter Springs Comprehensive Plan
Future Land Use Element, Policy 1.1.6
Housing Element, Policy 1.4.6
Housing Element, Policy 2.4.7

Fiscal Impact:
The proposed construction of an Accessory Dwelling Unit on an existing residential property typically results in an increase to the taxable value of the property.

STAFF RECOMMENDATION
The proposed Accessory Dwelling Unit is ancillary to the principal dwelling, conforms to all applicable standards, and meets the minimum Code requirements. Therefore, Staff recommends that the Planning & Zoning Board recommend approval of the Conditional Use ADU, subject to the following condition:

1. Execution of the Declaration of Restrictions.

Attachments:

Exhibit 1 – Survey
Exhibit 2 – Site Plan
Exhibit 3 – Elevations, Floor Plan
Exhibit 4 – ADU Color Renderings
Exhibit 5 – Principal Residence Images
Exhibit 6 – Conditional Use ADU Application
Exhibit 7 – Declaration of Restrictions

1221 Northern Way Accessory Dwelling Unit CADU-2026-0002

Planning & Zoning Board

Jenale Garnett, MURP, MPA

Senior Planner

Background

1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002

Property Address: 1221 Northern Way, Winter Springs, FL 32708 (± 1.06 acres)

Parcel ID: 17-21-31-501-0000-0010

January 7, 2026:
Conditional Use ADU Application (CADU-2026-0002)

April 7, 2026: Public Notice Letters

Applicant: Amy Cassedy



AGENDA ITEM
404

Planning &
Zoning Board
May 7, 2026

Background

- Located within:
  - Tuscawilla Unit 13 Planned Unit Development subdivision recorded in 1983
  - Low Density Residential (LDR) Future Land Use

- Existing 3,656 gross SF, of which is 2,741 SF of living area single-family residence:
  - 4 bedrooms, 3 bathrooms
  - pool/deck/screen enclosure

- Easement: 7.5 ft. drainage and utility easement along the east and south property line

- Proposal is to construct a detached one-story 825 gross SF, of which is 676 SF of living area Accessory Dwelling Unit (ADU) to include the following:
  - 1 bedroom, 1 bathroom
  - full kitchen
  - screened porch
  - 1 additional parking space (concrete pad)
  - extend existing driveway (pavers)

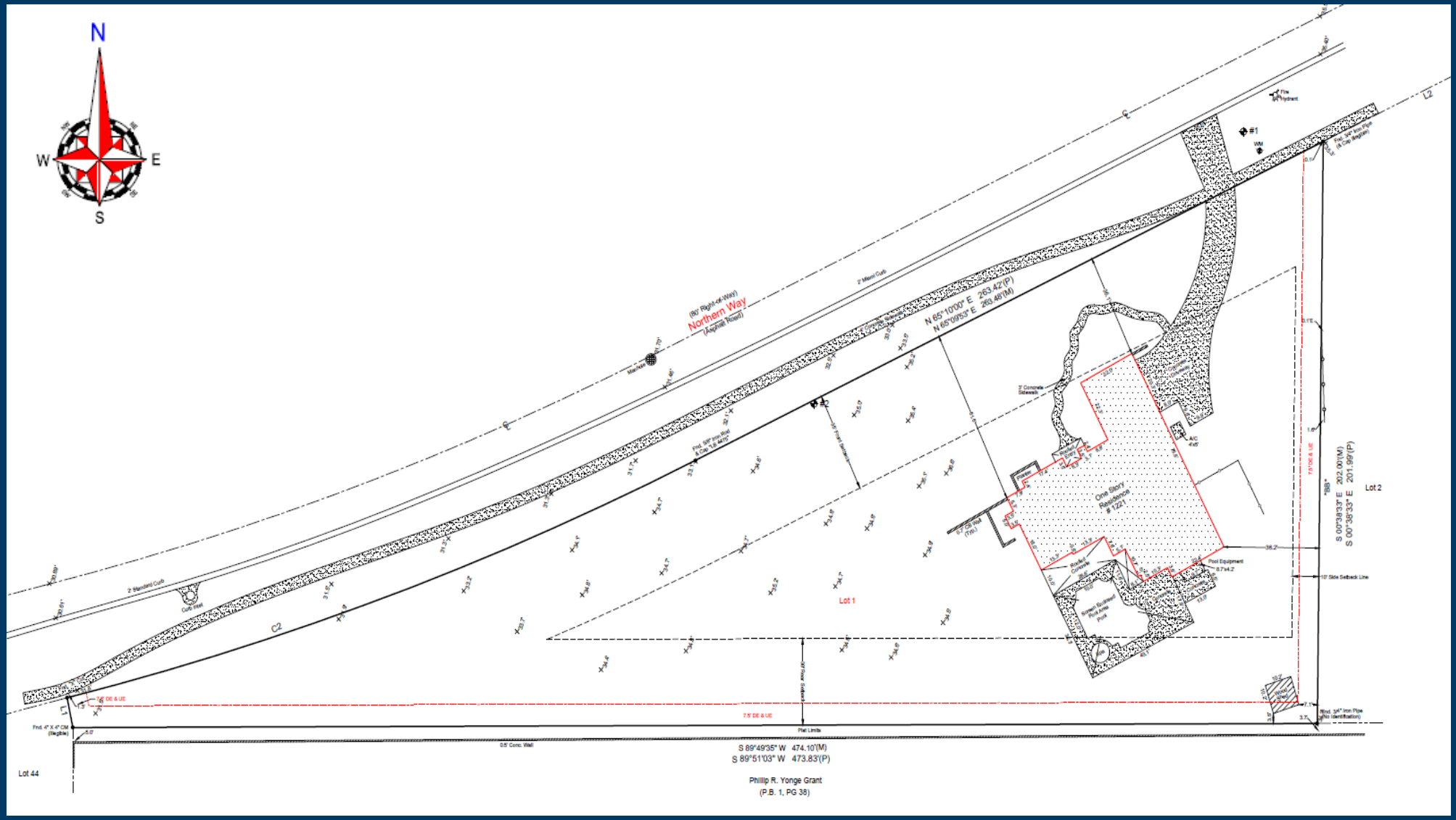
1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002

AGENDA ITEM
404

Planning &
Zoning Board
May 7, 2026

Survey

1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002



AGENDA ITEM
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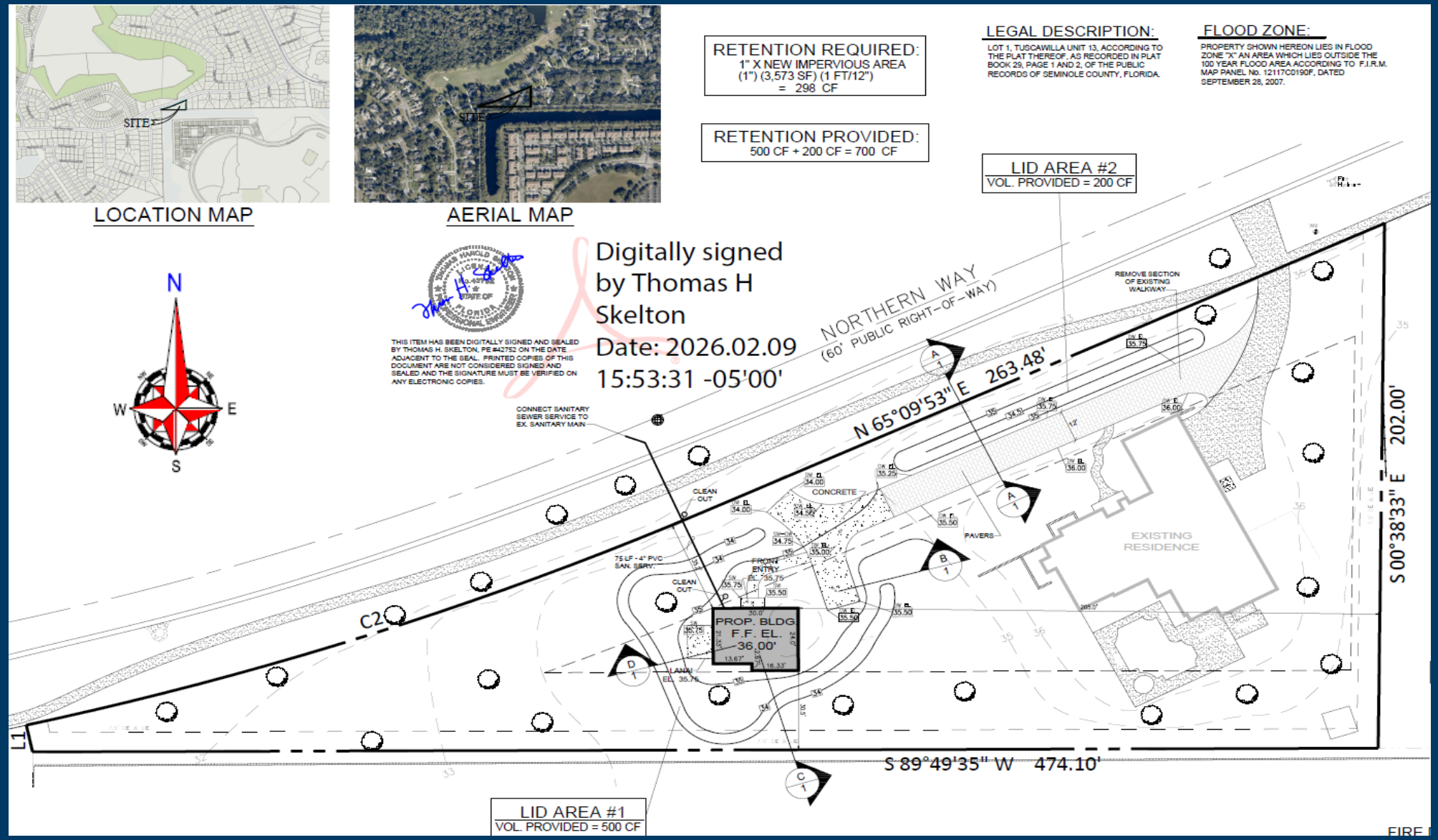
Planning &
Zoning Board
May 7, 2026

Site Plan

1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002

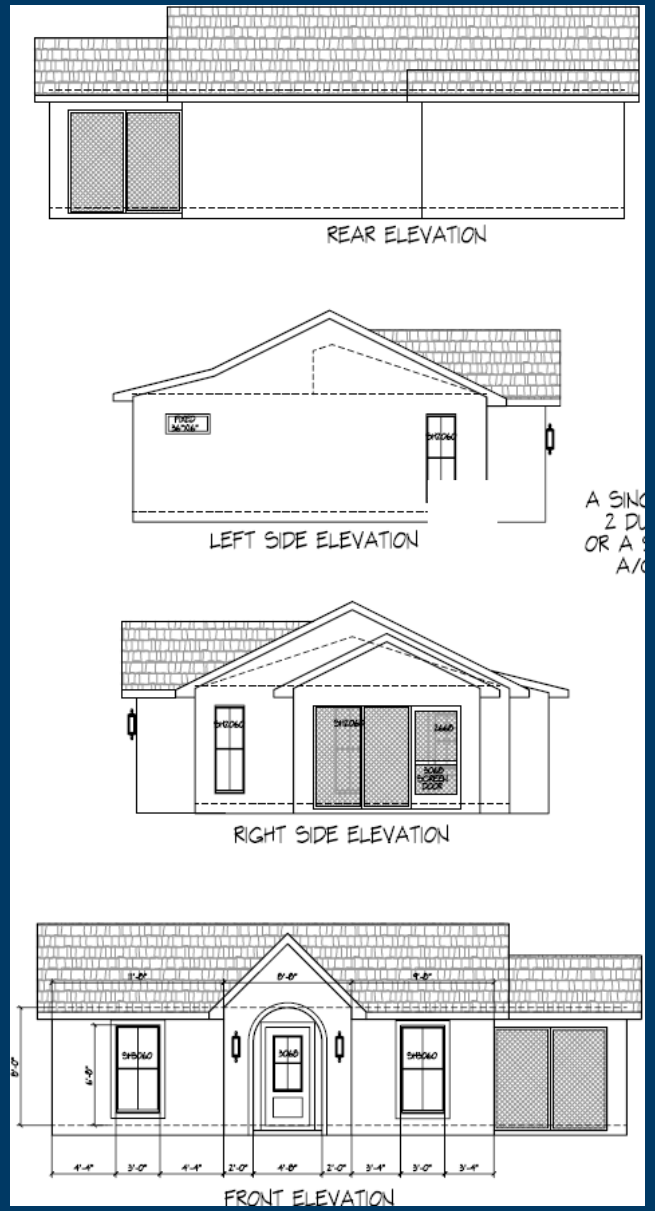


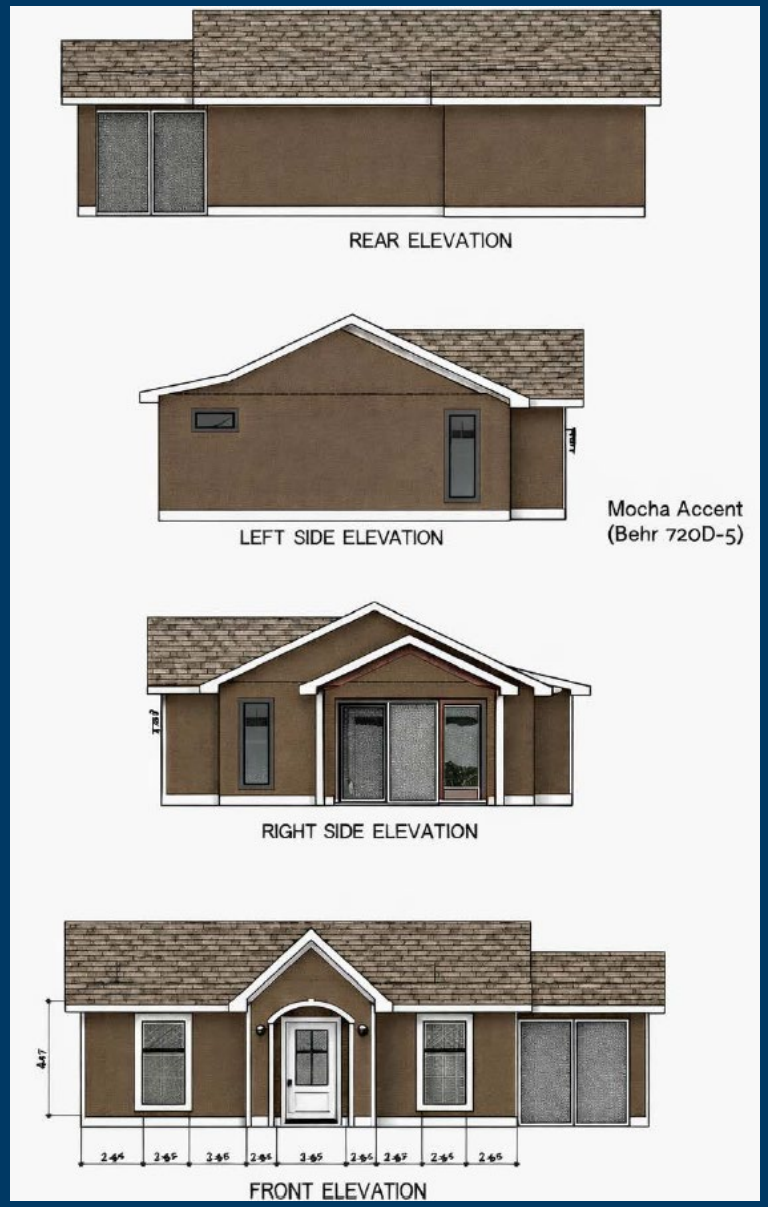
AGENDA ITEM
404

Planning &
Zoning Board
May 7, 2026

Elevations/Renderings

1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002





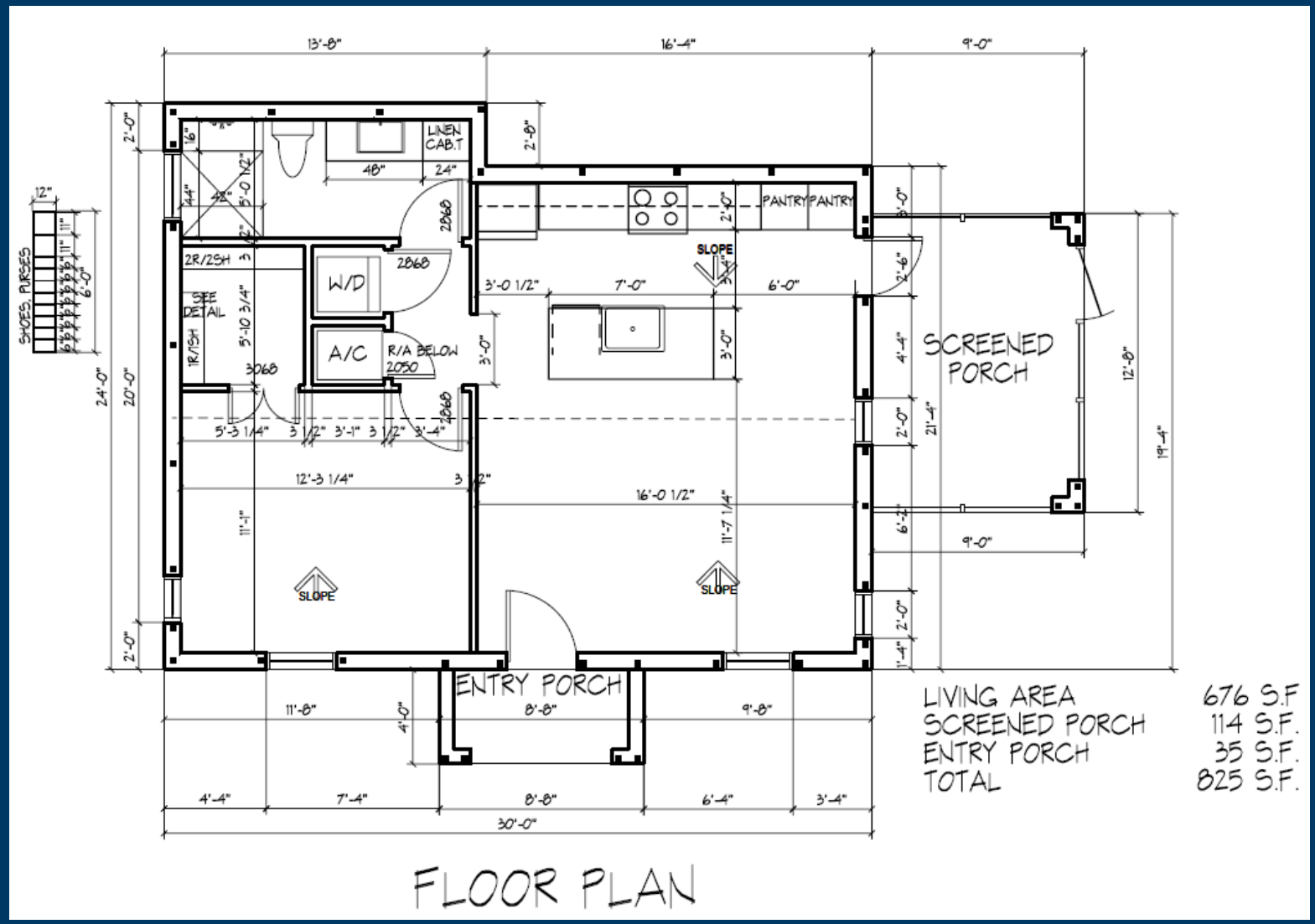
AGENDA ITEM
404

Planning &
Zoning Board
May 7, 2026

COMMUNITY DEVELOPMENT

Floor Plan

1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002



AGENDA ITEM
404

Planning &
Zoning Board
May 7, 2026

Staff Recommendation

The proposed Accessory Dwelling Unit is ancillary to the principal dwelling, conforms to all applicable standards, and meets the minimum Code requirements. Therefore, Staff recommends that the Planning & Zoning Board recommend approval of the Conditional Use ADU, subject to the following condition:

1. Execution of the Declaration of Restrictions.

1221 Northern Way
Accessory Dwelling Unit
CADU-2026-0002

ANY QUESTIONS?

AGENDA ITEM
404

Planning &
Zoning Board
May 7, 2026

COMMUNITY DEVELOPMENT

Boundary & Topographic Survey

Legal Description:

LOT 1, TUSCAWILLA UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 1 AND 2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER SPRINGS, COMMUNITY NUMBER 120295, DATED 09/28/2007.

CERTIFIED TO:
SEAN CASSEDY AND AMY CASSEDY; SUNBELT TITLE AGENCY

-Benchmark Information-

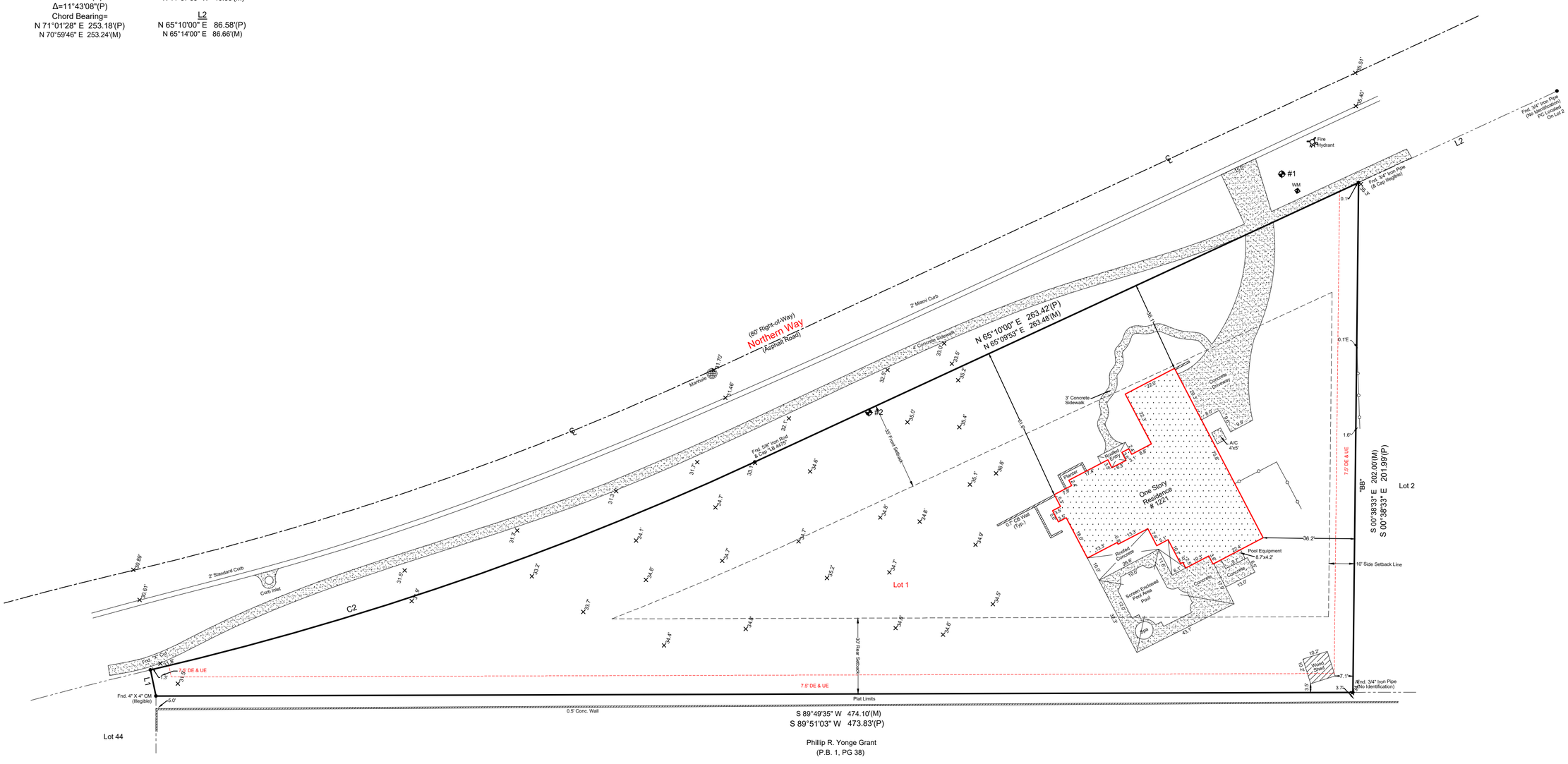
Florida Department of Transportation
(Elevations are based upon North American Vertical Datum 1988)

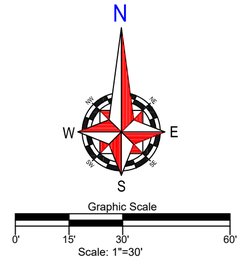
-Site Benchmark Information-

#1
Fnd. 1/2" Rebar & Cap "LB 7623" in Ground.
Elevation: 34.83'

#2
Fnd. 1/2" Rebar & Cap "LB 7623" in Ground.
Elevation: 33.41'

C2	L1	L2
R=1240.00'(P)	N 13°07'20" W 10.53'(P)	N 65°10'00" E 86.58'(P)
L=253.62'(P)	N 11°57'35" W 10.53'(M)	N 65°14'00" E 86.66'(M)
Δ=11°43'08"(P)		
Chord Bearing=		
N 71°01'28" E 253.18'(P)		
N 70°59'46" E 253.24'(M)		





Revision: Updated Survey - 09/15/25 - TCK

Field Date: 4-13-18	Date Completed: 4-16-18
Drawn By: GS	File Number: IS-46279

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
Conc.	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
MLD	- Mail & Drop		
N/R	- Non Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
	- Wood Fence		- Chain Link Fence

-Notes-

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Herein is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland — P.S.M. #6637 — FOR THE FIRM — LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



LOCATION MAP



AERIAL MAP

RETENTION REQUIRED:
1" X NEW IMPERVIOUS AREA
(1") (3,573 SF) (1 FT/12")
= 298 CF

RETENTION PROVIDED:
500 CF + 200 CF = 700 CF

LEGAL DESCRIPTION:

LOT 1, TUSCAWILLA UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 1 AND 2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD ZONE:

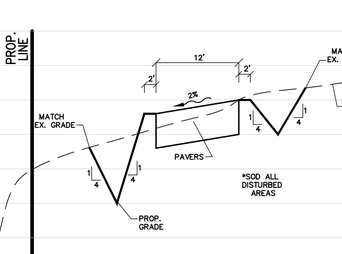
PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AN AREA WHICH LIES OUTSIDE THE 100 YEAR FLOOD AREA ACCORDING TO F.I.R.M. MAP PANEL No. 12117C0190F, DATED SEPTEMBER 28, 2007.

LEGEND:

- SWALE EL. 59.00 — PROPOSED ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- ASPHALT MILLINGS
- X48.00' — EXISTING ELEVATIONS
- DRAINAGE FLOW
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED
- WORK AREA 24,060 SF

N
NW NE
W E
SW SE
S

0' 20' 40'
SCALE: 1" = 20'

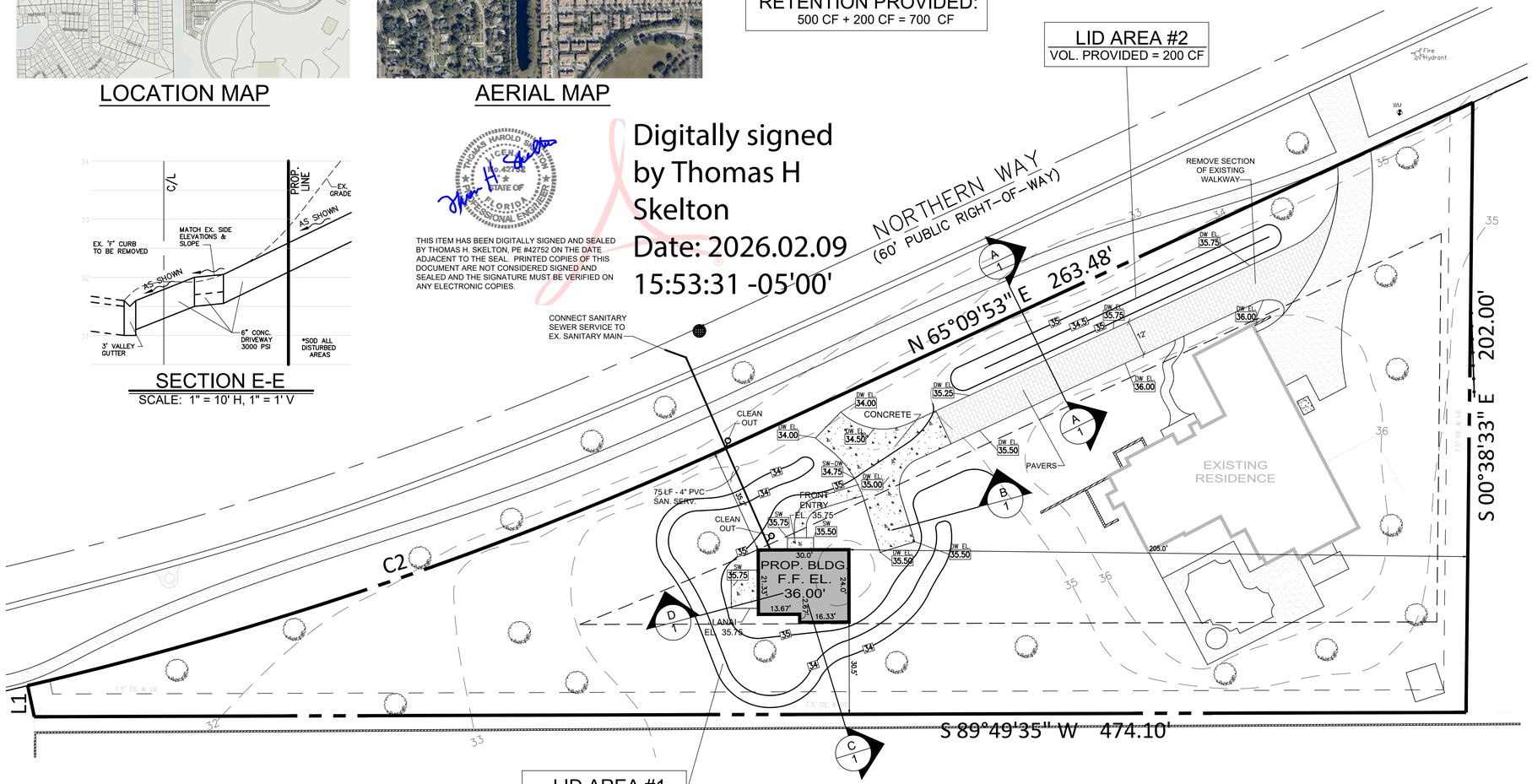


SECTION E-E
SCALE: 1" = 10' H, 1" = 1' V

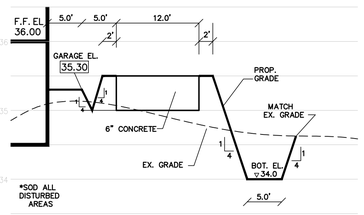
THOMAS HAROLD SKELTON LICENSE No. 42752 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS H. SKELTON, PE #42752 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.

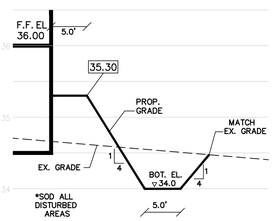
Digitally signed by Thomas H Skelton
Date: 2026.02.09 15:53:31 -05'00'



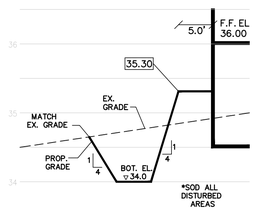
SECTION A-A
SCALE: 1" = 10' H, 1" = 1' V



SECTION B-B
SCALE: 1" = 10' H, 1" = 1' V



SECTION C-C
SCALE: 1" = 10' H, 1" = 1' V



SECTION D-D
SCALE: 1" = 10' H, 1" = 1' V

PROJECT DATA:

TOTAL AREA:	46,070 SF (1.06 AC.)	
EXISTING ZONING:	PUD	
FUTURE LAND USE (FLU):	SINGLE FAMILY	
PROPOSED FAR:	2,741 / 9,914 = 0.329	
PROPOSED IMPERVIOUS AREA:	3,579 SF	(07.8%)
LIVING:	682 SF	
SCREENED PORCH:	114 SF	
ENTRY PORCH:	35 SF	
DRIVEWAYS & WALKWAYS:	1,008 SF	
PAVERS:	1,740 SF	
EXISTING IMPERVIOUS AREA:	6,523 SF	(14.2%)
LIVING:	3,261 SF	
FRONT PORCH:	59 SF	
POOL / DECK:	1,349 SF	
LANAI :	325 SF	
DRIVEWAYS & WALKWAYS:	1,529 SF	
PROPOSED OPEN AREA:	35,968 SF	(78.0%)
MAX. BLDG. HEIGHT ALLOWED:	35 FEET	
BUILDING HEIGHT:	31 FEET	

APPLICANT/OWNER:
SEAN & AMY CASSEDY
1221 NORTHERN WAY
WINTER SPRINGS, FL 32708-4315
PHONE: (401) 924 - 4914
EMAIL: amycassedy@gmail.com

CIVIL ENGINEER:
AMERICAN CIVIL ENGINEERING CO.
THOMAS H. SKELTON, P.E.
207 N. MOSS ROAD, SUIT 211
WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327 - 7700
EMAIL: tomskelton468@gmail.com

LAND SURVEYOR:
IRELAND & ASSOCIATES SURVEYING, INC.
1301 S INTERNATIONAL PARKWAY STE 2001
LAKE MARY, FLORIDA 32732
PATRICK IRELAND, PSM
PHONE: (407) 678 - 3366
FAX: (407) 320 - 8165
EMAIL: www.irelandsurveying.com

PARCEL NUMBERS:
17-21-31-501-0000-0010

PROJECT ADDRESS:
1221 NORTHERN WAY
WINTER SPRINGS, FLORIDA 32708

SOIL TYPE:
#13 EAUGALLIE & IMMOKALEE FINE SANDS
#20 MYAKKA AND EAU GALLIE FINE SANDS
#27 POMELLO FINE SAND

FIRE DEPARTMENT NOTES:

1. GATES SHALL BE MINIMUM 14 FT WIDE. IF MANUAL GATE, A FIRE DEPARTMENT KNOX PADLOCK SHALL BE PROVIDED. IF ELECTRIC GATE, A FIRE DEPARTMENT KNOX KEY SWITCH SHALL BE PROVIDED. ALL IN ACCORDANCE WITH NFPA 1, CHAPTER 18.

2. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 INCHES PER NFPA 1, 18.2.3.5.1.2. PLEASE VERIFY ON THE PLANS.

3. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED CLEAR WIDTH OF NOT LESS THAN 12 FEET PER NFPA 1, 18.2.3.5.1.1.

4. DEAD END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND PER SECTION 18.2.3.5.4 OF NFPA 1

NOTES:
1. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN OBSTRUCTED CLEAR WIDTH OF NOT LESS THAN 12 FEET PER NFPA 1, 18.2.3.5.1.1.
2. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN OBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FT 6 INCHES PER NFPA 1, 18.2.3.5.1.2. PLEASE VERIFY ON THE PLANS.

DATE: FEBRUARY 9, 2026
SCALE: 1" = 20'
DESIGNED: THS
DRAWN: SCH
CHECKED BY: THS
JOB NO.: 25275
EMAIL: tomskelton468@gmail.com

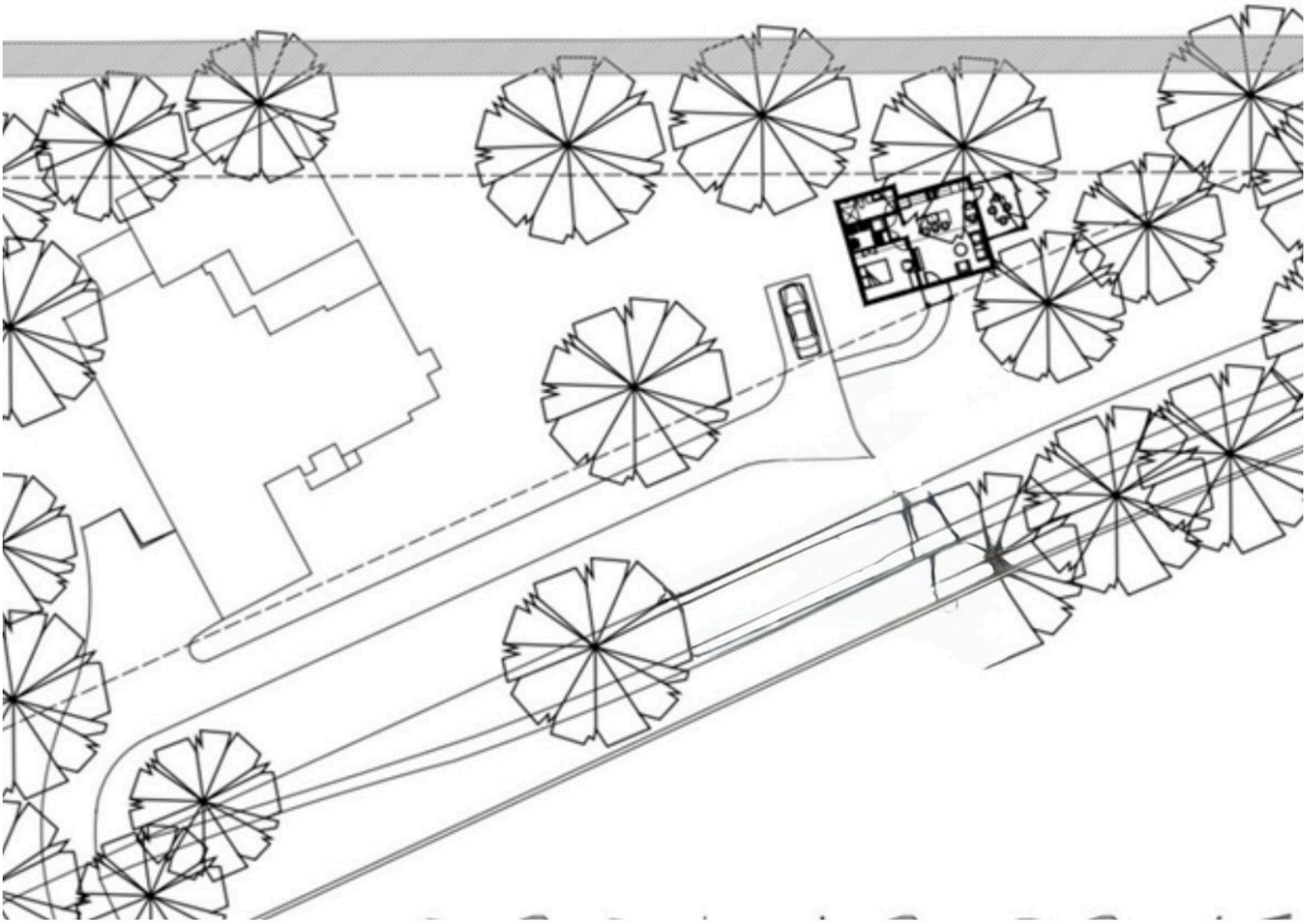
DATE	REVISIONS	REVISED	CHECKED

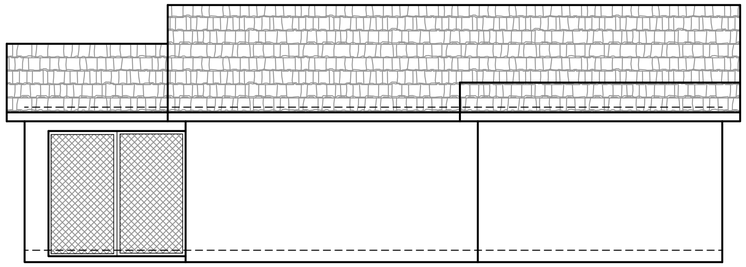
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700, FAX (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO.: 00006729

ADU SITE PLAN
CASSEDY RESIDENCE
1221 NORTHERN WAY
WINTER SPRINGS, FLORIDA

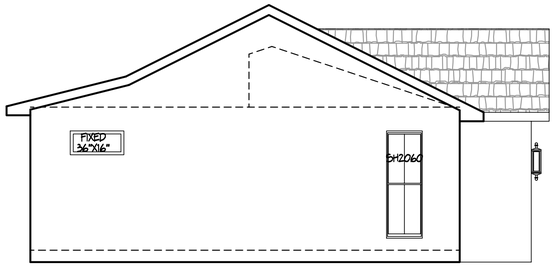
THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

SHEET: C1



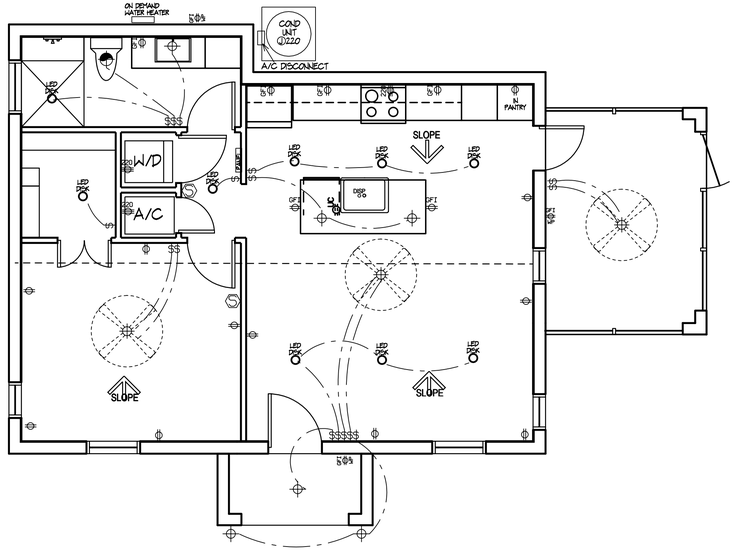


REAR ELEVATION

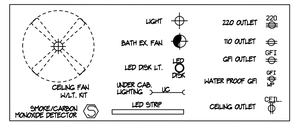


LEFT SIDE ELEVATION

A/C COULD BE
A SINGLE DUCTED MINI-SPLIT
2 DUCTLESS MINI SPLITS
OR A SINGLE CONVENTIONAL
A/C WITH 2-4 DROPS?



ELECTRICAL PLAN

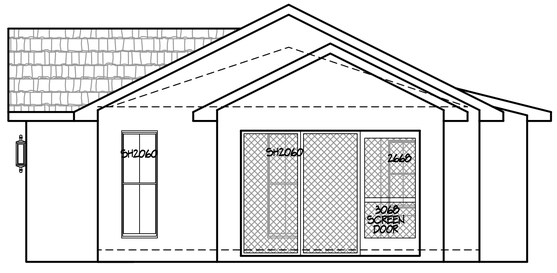


ALL ELECTRICAL WORK TO COMPLY WITH 2023 FBCR AND 2020 NEC. TAMPER RESISTANT, ARC FAULT AND GFI RECEPTACLES TO COMPLY WITH2020 NEC,210.8,210.12, AND 406.12. LED LIGHTING TO COMPLY WITH 2023 FBCR N1101.1, 2023 ENERGY CONSERVATION. LICENCED ELECTRICAL CONTRACTOR WILL VERIFY LOADS FOR SERVICE. PROVIDE EQUIPMENT WHERE REQUIRED, PROVIDE A ONE LINE SERVICE DIAGRAM SHOWING METER, PANEL SIZES, WIRE SIZES, CONDUIT, EQUIPMENT GROUNDING, GROUNDING ELECTRODE WIRING WITH 2 GROAD RODS, AND CONCRETE ENCASED ELECTRODE. ALL WORK WILL BE COMPLETED IN COMPLIANCE WITH NEC 110.26,310, 250.122, AND 250.66.

ELECTRICAL NOTES:
UNLESS NOTED OTHERWISE.
1. TAMPER RESISTANT OUTLETS TO BE PROVIDED IN ALL ROOMS PER NEC.
2. ARC FAULT PROTECTION REQUIRED IN ALL ROOMS PER NEC.
3. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERLINE OF BOX TO BE:
GENERAL12" AFF
BATHROOM84" AFF
LAUNDRY ROOM56" AFF
EXTERIOR WATERPROOF12" AFF
GARAGE GENERAL PURPOSE42" AFF
KITCHEN44" AFF
RANGE21" AFF
4. ALL TRIM PLATES AND DEVICES TO BE GANGED WHERE POSSIBLE.
5. ELECTRICAL SWITCHES TO BE 42" AFF.
6. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE ALL SLEEPING ROOMS AND SMOKE DETECTORS SLEEPING ROOMS
7. EXTERIOR ELECTRICAL PANEL WITH DISCONNECT WITHIN 10' OF FRONT CORNER
8. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL ELECTRICAL WIRING AND ACCESSORIES.

SMOKE DETECTORS

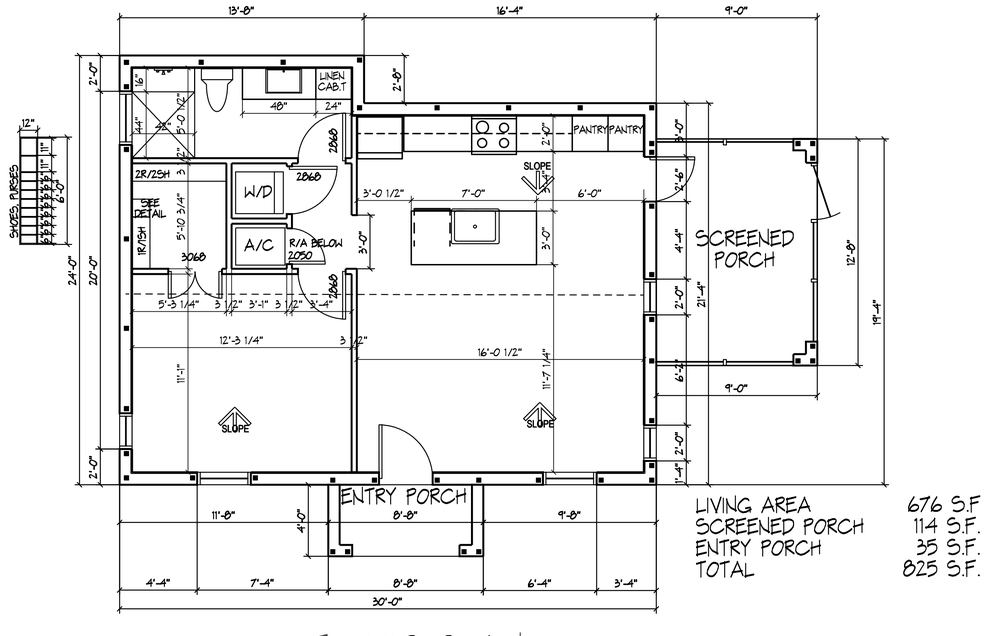
SMOKE DETECTORS SHALL BE IN ALL SLEEPING ROOMS, SHALL BE INTERCONNECTED, SHALL BE WITHIN 1'-0" TO 3'-0" OF THE PEAK, AND SHALL BE 3'-0" MIN. FROM ANY SUPPLY OR RETURN AIR STREAM, AND EQUIPPED WITH A BATTERY BACKUP.



RIGHT SIDE ELEVATION



FRONT ELEVATION


13'-8"
16'-4"
9'-0"
2'-0"
20'-0"
2'-0"
LINEN CAB.T
48"
2.4"
2'-8"
2068
2R/25H
W/D
2068
SEE DETAIL
5'-10 3/4"
3'-0 1/2"
7'-0"
6'-0"
PANTRY
PANTRY
SLOPE
12"
SHOES
RISERS
6'-0"
11"
11"
11

1221 Northern Way
Winter Springs, FL 32708

Materials for ADU will match the main residence.

Stucco

Paint colors: Behr Mocha Dynasty Marquee
Trim: Behr Original White

Roof shingles: Certainteed LM Architectural Shingles in Weatherwood



REAR ELEVATION



LEFT SIDE ELEVATION

Mocha Accent
(Behr 720D-5)



RIGHT SIDE ELEVATION



FRONT ELEVATION


16 ft







CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – ADU (Conditional Use)

If the Conditional Use approval is granted, PRIOR to receiving a building permit, the APPLICANT must file a Declaration of Restrictions with the Seminole County Clerk of the Court public records containing a reference to the legal description of the property and the deed under which the property was conveyed to the present owner stating:

1. The ADU shall not be sold or conveyed separate from the principal residence;
2. The ADU is restricted to the approved size;
3. The use permit for the ADU shall be in effect only so long as either the principal residence or the ADU is occupied by the owner of record as their principal residence;
4. The declarations shall run with the land, shall be binding upon any successor in ownership of the property and that noncompliance shall be cause for code enforcement and/or revocation of the conditional use permit;
5. The deed restrictions shall only be removed with the express written approval of the City but shall lapse upon removal of the accessory unit; and
6. The ADU shall not be used for commercial purposes other than being leased for residential purposes.

A Conditional Use 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 Conditional Use, 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 Conditional Use shall be deemed expired and null and void, per Chapter 20 – Sec.20-36.

REQUIRED INFORMATION

Applicant(s): Amy Cassedy Date: 12/8/2025

Mailing address: 1221 Northern Way Winter Springs, FL 32708

Email: amycassedy@gmail.com

Phone Number: 401-924-4114

Property Owner(s): Sean and Amy Cassedy

Mailing Address: 1221 Northern Way Winter Springs, FL 32708

Email: amycassedy@gmail.com

Phone Number: 401-924-4114

Property Address: 1221 Northern Way Winter Springs, FL 32708

Parcel ID(s): 17-21-31-501-0000-0010

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – ADU (Conditional Use)

How is the Conditional Use (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 conditional use, and other offsite impacts) compatible and harmonious with adjacent land uses?

The proposed ADU is a low-intensity residential use that complies with zoning standards for density, height, scale, setbacks, and parking. It is subordinate to the primary residence and consistent with the surrounding single-family neighborhood. Occupancy, traffic, noise, lighting, and refuse will remain typical of residential use, with no adverse off-site impacts anticipated. The ADU is designed to integrate harmoniously with adjacent properties.

Will the Conditional Use adversely impact land use activities in the immediate vicinity? If no, why not?

The proposed ADU will not adversely impact surrounding land use activities. The ADU is consistent with existing residential use, complies with applicable zoning and development standards, and is designed to maintain neighborhood character.

Demonstrate 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 conditional use 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.

The subject property is a legally established triangular-shaped residential parcel with frontage along the public right-of-way. While irregular in configuration, the lot area is adequate to accommodate the existing primary residence and the proposed accessory dwelling unit (ADU) in compliance with applicable zoning standards. The placement of the ADU responds to the triangular geometry of the site by utilizing a portion of the parcel, allowing required setbacks, building separation, and open space to be maintained.

Will the proposed use have an adverse impact on the local economy, including governmental fiscal impact, employment, and property values? If no, why not?

The proposed ADU will not have an adverse effect on the local economy. It is expected to have a neutral to positive fiscal impact through increased property tax revenue. The project will not affect local employment and is not anticipated to negatively impact surrounding real estate values, as it remains consistent with existing residential land use and neighborhood character.

Will the proposed use have an adverse impact on natural environment, including air, water, and noise pollution, vegetation and wildlife, open space, noxious and desirable vegetation, and flood hazards? If no, why not?

The proposed ADU will not have an adverse effect on air quality, the natural environment, noise levels, wildlife, flood hazards, or existing vegetation. The project is small in scale and located within an established residential area. Construction and occupancy will generate minimal, temporary impacts typical of residential development, and no sensitive habitats or environmentally sensitive features will be disturbed. The ADU will comply with all applicable environmental, building, and stormwater regulations, ensuring no long-term environmental impacts.

Will the proposed use have an adverse impact on historic, scenic and cultural resources, including views and vistas, and loss or degradation of cultural and historic resources? If no, why not?

The proposed ADU will not have an adverse effect on historic, scenic, or cultural resources.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Will the proposed use 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? If no, why not?

The proposed ADU will not have an adverse effect on public services or utilities, including water, sewer, police, fire, parks and recreation, public transportation, or nearby marinas and waterways. The project is a small-scale residential use within an existing developed lot and will utilize existing infrastructure and services. Any additional demand is minimal and can be accommodated without impacting service levels or public resources.

Will the proposed use have an adverse impact on housing and social conditions, including a variety of housing unit types and prices, and neighborhood quality? If no, why not?

The proposed ADU will not have an adverse effect on the quality of the neighborhood or surrounding housing. The unit is accessory and subordinate to the primary residence, maintaining the existing residential character. Its design, scale, and location are compatible with neighboring properties, ensuring that neighborhood aesthetics, privacy, and overall livability are preserved.

Will the proposed use 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 sire elements? If no, why not?

The proposed ADU will not have an adverse effect on noise, glare, vibration, refuse collection, service delivery, parking, loading, signs, or lighting. Any construction-related impacts will be temporary and minor. Once occupied, the ADU will generate typical residential activity consistent with the existing neighborhood, and all site improvements will comply with local codes for parking, lighting, and signage.

Demonstrate that the conditional use and associated site plan 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.

The conditional use and site plan for the proposed ADU have been designed to minimize and prevent adverse impacts to adjacent properties. The unit is sited to maintain required setbacks and preserve privacy. Landscaping will be incorporated to buffer visual impacts. Building materials and exterior finishes are selected to be compatible with the surrounding homes. These design measures ensure that the project is harmonious with the neighborhood while mitigating potential impacts on adjacent properties.

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.

The proposed ADU is not expected to have a significant impact on the local school system.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – ADU (Conditional Use)

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

Amy and Sean Cassedy

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:

The applicant intends to present the following evidence to the commission to support the conditional use permit for the proposed ADU:

Site Plan and Maps – Detailed site plan showing lot dimensions, ADU location, setbacks, access, internal circulation, and relationship to adjacent properties. Zoning and property maps highlighting compliance with land use regulations.

Photographs – Current photographs of the property and surrounding neighborhood to demonstrate existing conditions, neighborhood character, and compatibility of the proposed ADU.

Floor Plans and Elevations – Drawings of the ADU's design, scale, and exterior finishes to show compatibility with the primary residence and surrounding homes.

Testimony – Applicant or representative testimony explaining the project, its purpose, design considerations, and mitigation measures to prevent impacts on neighbors and the community.

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 (PDF):

___ A complete Application and Fee

___ A general description of the relief sought under this division

___ 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

___ 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).

___ Site plan illustrating location of buildings, vehicular circulation, and onsite parking

___ Detailed floor plan of ADU with dimensions

___ Building elevations (color) illustrating both primary residence and ADU from all sides

___ Identification of materials, textures, & colors on both primary residence and ADU

___ A Certified Tree Survey (If Applicable)

___ Verification of Homeowners' Association Approval (If Applicable)

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – ADU (Conditional Use)

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 Conditional Use 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): Amy Cassedy

Applicant Signature: Amy Cassedy Date: 12-8-25

Business Name: _____

Address: 1221 Northern Way Winter Springs FL 32708 Parcel ID: 17-21-31-501-0000-0010

STATE OF FL COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 9th day of December, 2025, by Amy Cassedy who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Date: Dec 9th 2025 (seal):

Notary Public Signature: Deborah Halloran

My Commission expires: 02/02/2029

DEBORAH HALLORAN
Notary Public-State of Florida
Commission # HH 635451
My Commission Expires
February 02, 2029

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: _____

Criteria and Compliance:

1. **Subordinate and Independent Unit:**
   The proposed ADU is clearly subordinate to the principal dwelling and features a separate ingress/egress with complete living facilities (kitchen, bathroom, sleeping area) as defined by the ordinance. Supporting plans (site plan, floor plan, and elevations) illustrate the independent unit layout.

2. **Owner Occupancy:**
   The property owner will occupy either the principal residence or the ADU as required by code to ensure compliance with occupancy standards.

3. **Lot Size and Principal Structure Size:**
   The lot exceeds the minimum required *6,600 square feet*, and the principal dwelling has *at least 1,350 sq. ft.* of air-conditioned space as required for ADU eligibility. Supporting documents: survey, property appraiser records.
   https://www.scpafl.org/search/parcels/details/?APPRID=5215924, and building plans.

4. **ADU Floor Area:**
   The ADU's air-conditioned living area is within the allowed size: no more than 30% of the principal residence's air-conditioned area and not exceeding *800 square feet*, and no less than *400 square feet* per code. Supporting submittal: ADU floor plan with dimensions.

5. **Design and Materials Consistency:**
   Exterior materials, colors, and architectural style will match the principal dwelling (illustrated in elevations and material/color identification sheets), meeting the requirement that the ADU replicate the primary structure's design.

6. **Setbacks and Access:**
   The ADU is positioned to satisfy all required setbacks for the principal structure, and it will share the same driveway as required. The site plan clearly depicts setbacks and the shared driveway.

7. **Homeowners' Association Approval:**
   The address is not located in an HOA.

Prepared by and return to:
City of Winter Springs
1126 E. SR 434
Winter Springs, Florida 32708

DECLARATION OF RESTRICTIONS

(Accessory Dwelling Unit)

THIS DECLARATION OF RESTRICTIONS ("**Declaration**") is made this _____ day of _____, 2026, by **SEAN CASSEDY and AMY CASSEDY**, whose address is 1221 Northern Way, Winter Springs, Florida 32708 ("**Owners**").

WITNESSETH

WHEREAS, Owners are the present owners of certain real property located in the City of Winter Springs, Florida, as more particularly legally described herein in Paragraph 2 (the "**Property**"); and

WHEREAS, Owners and/or persons acting on behalf of Owners have proposed to construct an accessory dwelling unit (the "**ADU**") on the Property; and

WHEREAS, Section 6-85, *Accessory Dwelling Units*, of the City of Winter Springs Code of Ordinances conditions the issuance of building permits for the construction of ADUs as provided herein.

NOW, THEREFORE, Owners hereby declare that the Property described herein is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants and restrictions set forth herein as follows:

1. **Incorporation of Recitals.** The foregoing recitals are true and correct and are hereby fully incorporated herein by this reference.

2. **The Property.** The real property subject to the terms of this Declaration is legally described as follows:

   Lot 1, Tuscawilla Unit 13, according to the plat thereof as recorded in Plat Book 29, Pages 1 and 2, Public Records of Seminole County, Florida.

3. **Restrictive Covenants.** Owners hereby agree that the Property shall be subject to and bound by the following restrictive covenants:

   a. The ADU shall not be sold or conveyed separate from the principal residence;

   b. The ADU is restricted to the size approved by the City.

c. The use permit for the ADU shall be in effect only so long as either the principal residence or the ADU is occupied by the owner of record as their principal residence.

d. The ADU shall not be used for commercial purposes other than being leased for residential purposes. If the ADU is leased for residential purposes, the term of such lease shall be for a minimum of six (6) months.

4. **Third Party Beneficiary.** Owners hereby acknowledge and agree that the City Commission of the City of Winter Springs has imposed certain conditions upon its approval of the ADU, and that the Owners have voluntarily entered into this Declaration to memorialize the conditions of approval as covenants running with the land. Further, Owners hereby designate the City of Winter Springs as a third party beneficiary to this Declaration and, as such, the City shall have the right to enforce the provisions of this Declaration in the event the Owners, or any assignee or successor in interest of the Owners, fail to adequately maintain the restrictive covenants as set forth herein to the satisfaction of the City.

5. **Termination; Amendment.** Owners agree that this Declaration shall not be terminated or amended without the express written consent of the City Commission of the City of Winter Springs, except that this declaration shall automatically lapse upon the removal of the ADU. Said termination or amendment shall be in recordable form and recorded in the same manner as provided in Section 8, herein.

6. **Declaration Runs with the Land.** This Declaration shall be a covenant that runs with the land and shall bind and inure to the benefit of heirs, personal representatives, successors and assigns of each present and future owner of the real property described herein.

7. **Noncompliance with Declaration.** Failure to comply with this Declaration may be cause for code enforcement and/or revocation of the conditional use permit.

8. **Recordation.** Owners shall record this instrument in a timely fashion in the Official Records of Seminole County, Florida, and may re-record this Declaration at any time as may be required to preserve the restrictive covenants contained herein.

9. **Joinder.** Prior to or Contemporaneously with the recording of this Declaration, Owners shall cause to be executed and recorded in the same manner as provided in Section 8, herein, the Joinder attached hereto as **Exhibit "A."**

[Signatures to Follow]

Prepared by and return to:
City of Winter Springs
1126 E. SR 434
Winter Springs, Florida 32708

DONE AND EXECUTED on the date first written above.

WITNESSES:	**OWNERS:**
_____	_____
(signature)	Sean Cassedy
_____	_____
(print name)	Amy Cassedy
Address:_____	Address: 1221 Northern Way, Winter Springs, FL 32708
_____	
_____	
(signature)	
_____	
(print name)	
Address:_____	
_____	

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 20____, by Sean Cassedy and Amy Cassedy [ ] who are personally known to me, or [ ] who have produced _____ as identification.

Seal:

_____
Notary Public
Print Name:
My Commission expires:_____

Prepared by and return to:
City of Winter Springs
1126 E. SR 434
Winter Springs, Florida 32708

EXHIBIT A

JOINDER AND CONSENT TO
DECLARATION OF RESTRICTIONS FOR ACCESSORY DWELLING UNIT

Loandepot.com, LLC, a Limited Liability Company which is organized and existing under the laws of Delaware (hereinafter, the "Mortgagee") is the owner and holder of that certain Mortgage which is recorded in at Official Records Book 9150 Page 1794 of the Public Records of Seminole County, Florida, as amended by that certain Mortgage recorded at Official Records Book 9819 Page 808. Loandepot.com, LLC, hereby joins and consents to the Declaration of Restrictions recorded at Official Records Book _____ Page _____, recorded in the Public Records of Seminole County, Florida, and agrees that its mortgage, lien, or other encumbrances shall be subordinated to said dedication.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LOANDEPOT.COM, LLC

_____
WITNESS

_____

Print Name:_____

Print: _____
Title: _____

Address: _____

_____
WITNESS

Print Name: _____

Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (___) physical presence or (___) online notarization, this _____ day of _____, 20____, by

Prepared by and return to:
City of Winter Springs
1126 E. SR 434
Winter Springs, Florida 32708

_____, the _____ of LoanDepot.com, LLC, [ ] who is/are personally known to me, or [ ] who have produced as identification.

Seal:

_____
Notary Public
Print Name:
My Commission expires:_____

From:	Rob Bushey
To:	Customer Service - City of Winter Springs; Paul Diaz; Sarah Baker; Cade Resnick; Mark Caruso; Jenale Garnett
Subject:	Objection to Proposed ADU
Date:	Monday, April 27, 2026 11:39:14 AM

EXTERNAL EMAIL:
[**Caution:** Do not click on links or open any attachments unless you trust the sender and know the content is safe.]

Per the Notice of Public Hearing RE: ADU at 1221 Northern Way, Tax Parcel 17-21-31-501-0000-0010, please see my objection.

Dear Planning and Zoning Board,

My name is Rob Bushey, and I reside at 1217 Northern Way in the Tuscawilla Community. I am writing to express my opposition to the proposed development of an Accessory Dwelling Unit (ADU) at 1221 Northern Way. While I recognize the potential benefits of ADUs in certain contexts, I believe this specific proposal, due to its location and design, would negatively impact the established character and harmony of our neighborhood, in violation of Section 9-607 Residential Compatibility and Harmony Regulations.

My primary concern is the proposed location of the ADU. The plan to build this unit in the side yard, several hundred feet away from the primary residence, effectively divides the property into two separate dwellings. This layout does not align with the community's established character and zoning guidelines, which emphasize that ADUs should be situated closer to the main home and appropriately set back from the existing structure.

Additionally, the proposal includes a driveway across the front yard to access the ADU. This is incompatible with the neighborhood's aesthetic and design. I anticipate that tenants may bypass the driveway and use the sidewalk or right-of-way to access the ADU, further disrupting the neighborhood's cohesion. Although the ADU is intended to serve as a mother-in-law suite, its location raises concerns that it could easily be converted into a rental property or short-term rental, such as an Airbnb, which could significantly affect the residential character of the area.

Another major concern is the design of the ADU. The proposed roof pitch is notably different from that of the primary residence, which suggests that this structure is being designed as a separate, independent dwelling rather than an accessory unit. This divergence in architectural style further underscores my concern that the proposed ADU is not compatible with the existing home or neighborhood.

I would also urge that any building plans require landscaping proposals, as this was a stipulation when the original residence was constructed. Landscaping is essential to maintaining the aesthetic consistency of the neighborhood and mitigating the visual impact of the new development.

Finally, I encourage you to visit the site to observe the work that has already been started. The site conditions will give you a clearer understanding of what is being proposed. I believe that upon viewing the property and envisioning a driveway crossing the front yard, you will better appreciate the concerns I've raised.

Thank you for your time and consideration of this important matter.

Sincerely,
Rob Bushey
1217 Northern Way
321-356-5335

PUBLIC HEARINGS AGENDA ITEM 405

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY AGENDA | MAY 7, 2026 REGULAR MEETING

TITLE

1111 Marcus Court – Variance Request for a Detached Garage

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Variance application to request for a variance from Winter Springs City Code Sec. 6-84 to allow a 1,216 SF detached garage for the intended use of boat storage, office, and gym with a rear setback of 8’ in lieu of 30’ from the rear property line.

FUNDING SOURCE

RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend denial of the Variance request since there are options to modify the existing garage to accommodate the use intended by the owner or modify the partially constructed detached garage to request a lesser variance.

PUBLIC HEARINGS AGENDA ITEM

PLANNING & ZONING BOARD
THURSDAY, MAY 7, 2026
REGULAR MEETING

TITLE

1111 Marcus Court – Variance Request for a Detached Garage

SUMMARY

The Community Development Department requests that the Planning & Zoning Board hold a Public Hearing to consider a Variance application to request for a variance from Winter Springs City Code Sec. 6-84 to allow a 1,216 SF detached garage for the intended use of boat storage, office, and gym with a rear setback of 8' in lieu of 30' from the rear property line.

General Information			
Applicant	William Watson		
Property Owner(s)	William Watson and Shannon Watson		
Location	1111 Marcus Court, Winter Springs, FL 32708		
Tract Size	±0.87 Acres (37,897.2 SF)		
Parcel ID Number	18-21-31-5ET-0000-0730		
Zoning Designation	Planned Unit Development (Tuscawilla Unit 7)		
FLUM Designation	Low Density Residential		
Adjacent Land Use	North: Single Family East: Single Family		South: Single Family West: Single Family
Height	19', 1 story		
Setbacks	Front: 35 ft.	Rear: 30 ft.	Side: 10 ft.
Development Standards	Lot Coverage 40%		
Development Permits	Not applicable		
Development Agreement	Not applicable		
Code Enforcement	Not applicable		
City Liens	Not applicable		

Variance Request:
A request for a variance from Winter Springs City Code Sec. 6-84 to allow a 1,216 SF and 17.3 ft. in height detached garage for the intended use of boat storage, office, and gym with a rear setback of 8' in lieu of 30' from the rear property line.

Public Notices:
Notices were mailed to all owners of real property adjacent to and within approximately five hundred (150) feet of the subject property, and to all Homeowner's Associations on file with the City of Winter Springs on April 29, 2026.

Accessory Building Requirement:
An accessory dwelling unit (ADU) is an ancillary or secondary dwelling unit that is clearly subordinate to the principal dwelling, which has a separate egress/ingress independent from the principal dwelling, and which provides complete independent living facilities for one (1) or more persons and which includes provisions for living, sleeping, eating, cooking, and sanitation. It is located on the same parcel or lot as the principal dwelling and shall be subject to the required setbacks of the principal structure and may be either attached to or detached from the principal dwelling. Accessory dwelling units (ADUs) must conform to the following standards as outlined below:

Accessory Building criteria set forth in Sec. 6-85 are as follows:	
a.	General. Accessory building means a detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land, and which is located on the same lot as the principal structure or use. Accessory buildings shall include storage buildings, toolhouses, private, detached garages, bathhouses (used in conjunction with swimming pool) and similar uses. No more than two (2) accessory buildings shall be allowed on any single lot. Accessory dwelling units (ADUs) shall be subject to section 6-85 of this Code and are not subject to the provisions of this section.
b.	Height and size restrictions. The maximum height of an accessory building shall be twelve (12) feet measured from ground level. The maximum size of any structure shall be two hundred forty (240) square feet:
	1) Detached, accessory buildings may exceed twelve (12) feet in height or the maximum size of two hundred forty (240) square feet, provided the city manager or designee determines that each of the following criteria is satisfied: a. The accessory building does not exceed one-third (⅓) of the air-conditioned square footage area of the principal structure; b. The accessory building shall replicate the design of

	the principal structure by use of similar exterior wall materials and colors; c. The accessory building will not adversely impact land use activities in the immediate vicinity; d. The height of the proposed accessory building does not exceed the height of the principal structure; and e. The accessory building shall meet the requirements of the applicable zoning district including setback and maximum lot coverage.
	2) An accessory building that is attached to a principal structure by a breezeway is not considered an accessory building, but rather, is considered an expansion of the principal structure and is subject to satisfying all applicable requirements, including, but not limited to, setbacks and maximum lot coverage, of the zoning district in which the principal structure is located. It may therefore, exceed the height and size restrictions as noted above in subsection (b)(1); however, it shall not exceed the height of the principal structure. A breezeway is a covered passageway, which connects the principal structure to the proposed addition. It shall not exceed thirty-five (35) feet in length. An application for waiver of the maximum breezeway length identified herein may be made pursuant to the procedures set forth in section 20-34 of this Code.
c.	Location. All accessory buildings shall be located to the rear of the front facade of the principal structure.
d.	Permits. A building permit shall be required before construction or placement can take place. No accessory building shall be permitted prior to construction of the principal building.
e.	Setback requirements. Setbacks shall be the same as those of the principal structure, except that the rear yard setback for accessory buildings that are not attached to the principle structure by a breezeway may be reduced to six (6) feet.
	1) No accessory building shall be constructed or placed on an easement unless the easement expressly authorizes an accessory building to be constructed and maintained within the easement area.
	2) Detached, private garages which exceed twelve (12) feet in height or two hundred forty (240) square feet in area must meet the setbacks of the applicable zoning

	district for the principal structure.
f.	Upon application filed with the city, the city commission may vary the number, height, and size requirements set forth in this section or approve an accessory building on an adjacent lot by conditional use permit under the following conditions:
	1) The subject property has a residential rural future land use map designation under the city's comprehensive plan.
	2) The applicant submits for review and consideration a detailed architectural rendering of the proposed accessory building and a plot plan drawn to scale
	3) The city commission finds that: a. The proposed accessory building is compatible and harmonious with the principal structure and the surrounding land uses and structures; b. The proposed accessory building will not adversely impact land use activities in the immediate vicinity; c. The height of the proposed accessory building does not exceed the height of the principal structure; and d. The accessory building shall meet the requirements of the applicable zoning district including setback and maximum lot coverage.
	4) An accessory building may be constructed on a lot adjacent to the lot on which the principal building is located under the following conditions: a. The conditions set forth in subsections (1), (2), and (3) are satisfied. b. A legal instrument reasonably acceptable to the city is recorded in the public records of Seminole County that provides that the principal building lot and the adjacent lot are unified under common ownership and that in the event said ownership is ever separated, the accessory building shall be removed or a principal building shall be constructed on the adjacent lot within one (1) year from the date the lots are separated.

Variances Requirement:

The criteria for all variance recommendations and final decisions shall be based on the following criteria to the extent applicable.

Variances criteria set forth in subsection 20-32(d) are as follows:	
1.	**Variance Criterion 1** What special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district? **Applicant Response**: The City of Winter Springs has already issued stamped drawings and permits. Construction has started. The location of the building is the only location that is suitable. **Staff Finding**: Staff finds that the special condition and circumstance particular to the subject property is the lot is an irregularly shaped parcel in comparison to surrounding lots, rendering the proposed detached improvement difficult to meet the required 30' rear setback, per the Tuscawilla Unit 7 subdivision plat, lot 73, Seminole County Plat Book 22, Pages 46 and 47, without a variance.
2.	**Variance Criterion 2** Are these special conditions and circumstances the result of actions by the applicant or applicant's predecessor? **Applicant Response**: No. **Staff Finding**: Staff finds that the special conditions and circumstances does not result from the actions of the applicant or applicant's predecessor since the lot is an existing irregularly shaped in the Tuscawilla Unit 7 subdivision.
3.	**Variance Criterion 3** How would literal interpretation of this chapter work an unnecessary and undue hardship on the applicant deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and other applicable building and land development codes of the city? **Applicant Response**: Please refer to the answer provided on the online application – My Name is Will Watson and I am initially from Greenville South Carolina. My wife, Shannon Watson, is from Winter Park, Florida. We have two young children and a baby girl due early September. We relocated from South Carolina to be closer to my wife's family so she could raise our children with that support system. In doing so, I left my home, extended family, and professional network. A key condition of our move was finding a property that could accommodate an accessory structure large enough to support our personal storage needs, a home office, workout area, and a conditioned space for our 13-year-old Labrador retriever, as our young children have allergies that require separation. I

	cannot accurately stress the importance of this structure. This building is a space I plan to spend an immense amount of time in. Not only a place for quiet time every morning but also, pursue a professional career and spend time exercising. When my kids get home from school, I envision them running to Dada's office to get a jump start on their homework. A place to learn how to tie fishing knots and make sure we have everything we need for a weekend adventure. (It's a long list) After evaluating areas including Winter Park, Maitland and Casselberry, we were directed by friends to the Tuscawilla neighborhood. We quickly rushed off to inspect the area and found this listing for 1111 Marcus Ct. We booked a tour hoping to secure a home that we saw ourselves living in for the next 10+ years. A forever home if you will. In our eyes, it was perfect for our young family and met the one requirement (room to build a utility storage) I had in order to move here. During our due diligence, we observed numerous accessory structures of varying sizes and designs throughout the neighborhood, including properties such as 1127 Northern Way and 990 Northern Way. Based on these observations, we reasonably believed a similar structure would be permitted on our property. We ultimately purchased a property. **Staff Finding:** Staff finds there is no deprivation of rights since an option is available to modify the existing garage to accommodate the use intended by the owner or modify the partially constructed detached garage to request a lesser variance. Furthermore, per Section 20-32 of City Code the presence of nonconformities in the zoning district or adjoining districts; financial loss; or whether the property was purchased with the intent to develop or improve the property, whether or not it was known at the time of purchase that such development would be a violation are factors that cannot be considered in any variance request.
4.	**Variance Criterion 4** That the special conditions and circumstances referred to in subsection (d)(1) of this section do not result from the actions of the applicant? **Applicant Response:** The special conditions are that I have spent the last year following the City's guidance to obtain permits. I want to continue construction as permitted. **Staff Finding:** Staff finds that the special conditions and circumstances do not result from the actions of the applicant since the lot is an existing, irregularly shaped lot in the in the Tuscawilla Unit 7 subdivision.
5.	**Variance Criterion 5** Will granting the variance confer any special privilege that is denied to other lands, buildings, or structures in the same zoning district?

	Applicant Response: It will grant a reduced rear setback. **Staff Finding:** Staff finds granting the variance would confer special privilege that is denied to other lands, buildings, or structures in the same zoning district since there are no surrounding properties with a similar size and height of an accessory structure. Further, there are no similar variances requesting a setback of 8' in the surrounding community.
6.	**Variance Criterion 6** Is the variance, as requested, the minimum variance that will make possible the reasonable use of the land, building or structure? **Applicant Response:** Yes. **Staff Finding:** Staff finds the request is not the minimum variance possible since there are available options to modify the existing garage to accommodate the use intended by the owner or modify the proposed partially constructed detached garage to request a lesser variance.
7.	**Variance Criteria 7** How is the variance in harmony with the general intent and purpose of the zoning district? Will granting the variance be injurious to the neighborhood or otherwise detrimental to the public welfare? **Applicant Response:** Please refer to the answer provided on the online application – The requested variance is consistent with the general intent and purpose of the zoning district, which is to maintain a cohesive residential character while allowing reasonable accessory uses. The surrounding neighborhood within Tuscawilla includes numerous accessory structures of varying sizes and designs, indicating that such structures are a common and accepted component of the area. The proposed structure is consistent with this established pattern of development. In addition, the structure has been designed to be architecturally compatible with the principal residence. In coordination with City staff, the exterior materials and finishes were selected to match the primary structure, including white board-and-batten siding and black shingles. This approach ensures that the accessory structure maintains a residential appearance and does not detract from the visual character of the neighborhood, similar to other nearby properties such as 1127 Northern Way. Accordingly, the variance will not alter the essential character of the area and remains in harmony with the intent of the zoning regulations. Absolutely not. I would think that by granting the variance and completing the construction only enhances the neighborhoods appeal. At least for me,

	this was one of the only neighborhoods we considered that had favorable sized lots with no HOA. **Staff Finding:** Staff finds that approval of the requested variance would not be in harmony with the purpose and intent of the zoning district as the code is primarily focused on minimizing the impact that structures have on surrounding properties. There are options to modify the existing garage to accommodate the use intended by the owner or modify the partially constructed detached garage to request a lesser variance. The variance request will be injurious to the neighborhood or otherwise detrimental to the public welfare as the proposed detached garage is a significant encroachment into the rear property line, which the adjacent property owner emailed a complaint at start of construction expressing as such. In addition to the encroachment, the proposed detached garage is approaching the maximum size of accessory structures allowed by Code. However, the owner proposes to mitigate the view of the structure to adjacent lots by screening the detached garage with supplemental shrubs and trees.
8.	**Variance Criterion 6** Has the applicant 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? **Applicant Response:** No. **Staff Finding:** Not applicable per Sec.20-29(c) and Sec.20-29.1 of Code.

Variances criteria set forth in subsection 20-32(e) are as follows:	
e.	The following factors shall not be considered in any variance request:
	1) The presence of nonconformities in the zoning district or adjoining districts.
	2) Financial loss or business competition.
	3) Whether the property was purchased with the intent to develop or improve the property, whether or not it was known at the time of purchase that such development would be a violation.

Procedural History:	
April 24, 2026	Variance Application Submittal
May 7, 2026	Planning & Zoning Board | Recommendation on Variance Request

June 8, 2026	City Commission | Hearing on Variance Request

Applicable Law, Public Policy, and Events:

Home Rule Powers

City of Winter Springs Code of Ordinances

Chapter 6, Sec. 6-84. - Accessory buildings.

Chapter 9, Sec. 9-607. - Residential compatibility and harmony regulations.

Chapter 20, Sec. 20-1. - Definitions.

Chapter 20, Sec. 20-32. - Variances.

Chapter 20, Sec. 20-353. - Standards for planned unit developments.

Fiscal Impact:

The proposed construction of an Accessory Building on an existing residential property typically results in an increase to the taxable value of the property.

STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend denial of the Variance request since there are options to modify the existing garage to accommodate the use intended by the owner or modify the partially constructed detached garage to request a lesser variance.

Attachments:

Exhibit 1 – Survey
Exhibit 2 – Site Plan
Exhibit 3 – Detached Garage Elevations
Exhibit 4 – Detached Garage Engineering Plans
Exhibit 5 – Tuscawilla Unit 7 Subdivision Plat
Exhibit 6 – Variance Application

1111 Marcus Court Variance Request VARI-2026-0003

Planning & Zoning Board

Jenale Garnett, MURP, MPA

Senior Planner

Background

1111 Marcus Court
Variance Request
VARI-2026-0003

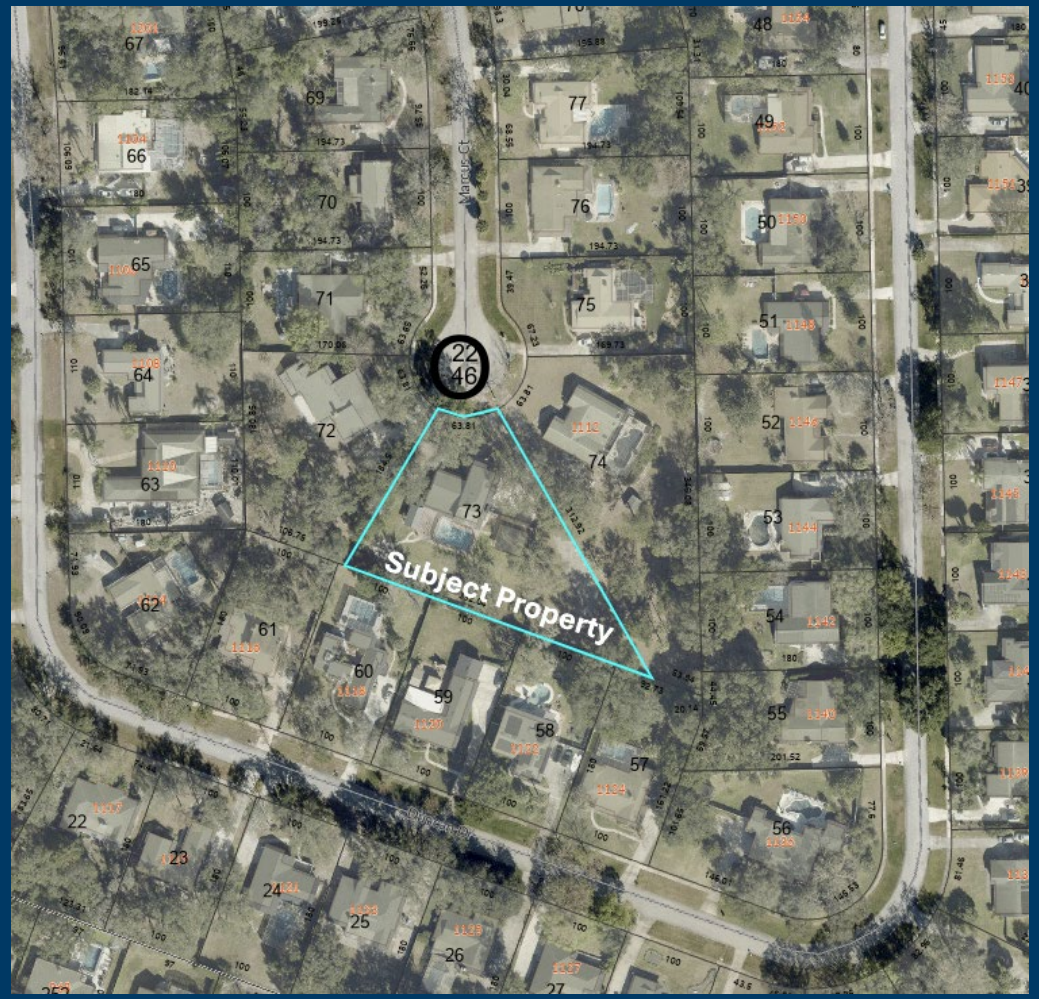
Property Address: 1111 Marcus Court, Winter Springs, FL 32708 (± 0.87 acres)

Parcel ID: 18-21-31-5ET-0000-0730

April 24, 2026:
Variance Application (VARI-2026-0003)

April 29, 2026: Public Notice Letters & Signage

Applicant: William Watson



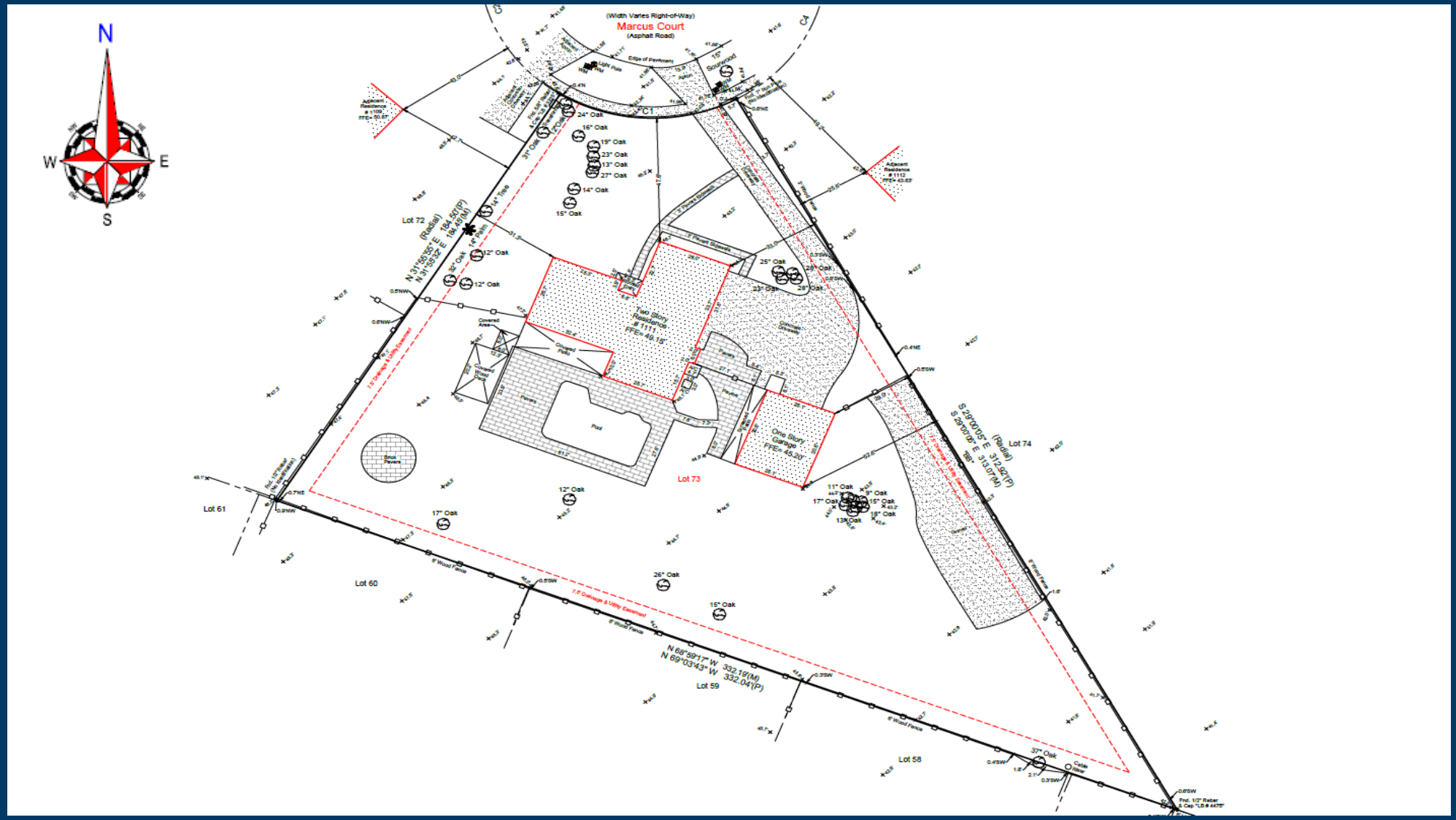
AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

Background

- Proposal is to construct a detached one-story garage; 1,216 gross SF and 17.3 ft in height.
- Zoning: Planned Unit Development (Tuscawilla Unit 7, plat recorded in 1979).
- Future Land Use: Low Density Residential.
- Existing two-story 5,022 gross SF, of which is 3,124 SF of living area single-family residence: 4 bedrooms, 2.5 bathrooms, 768 SF detached garage, pool.
- Easement: 7.5 ft. drainage and utility easement along the south, east, and west property line.
- Permit: RESD-2025-3323
  - Issued: March 6, 2026
  - Status:
    - Active hold April 9,2026
    - Permit mistakenly issued as applicant was provided incorrect setbacks by Staff.
    - The City was notified of the error via complaint by the adjacent property owner.

Survey



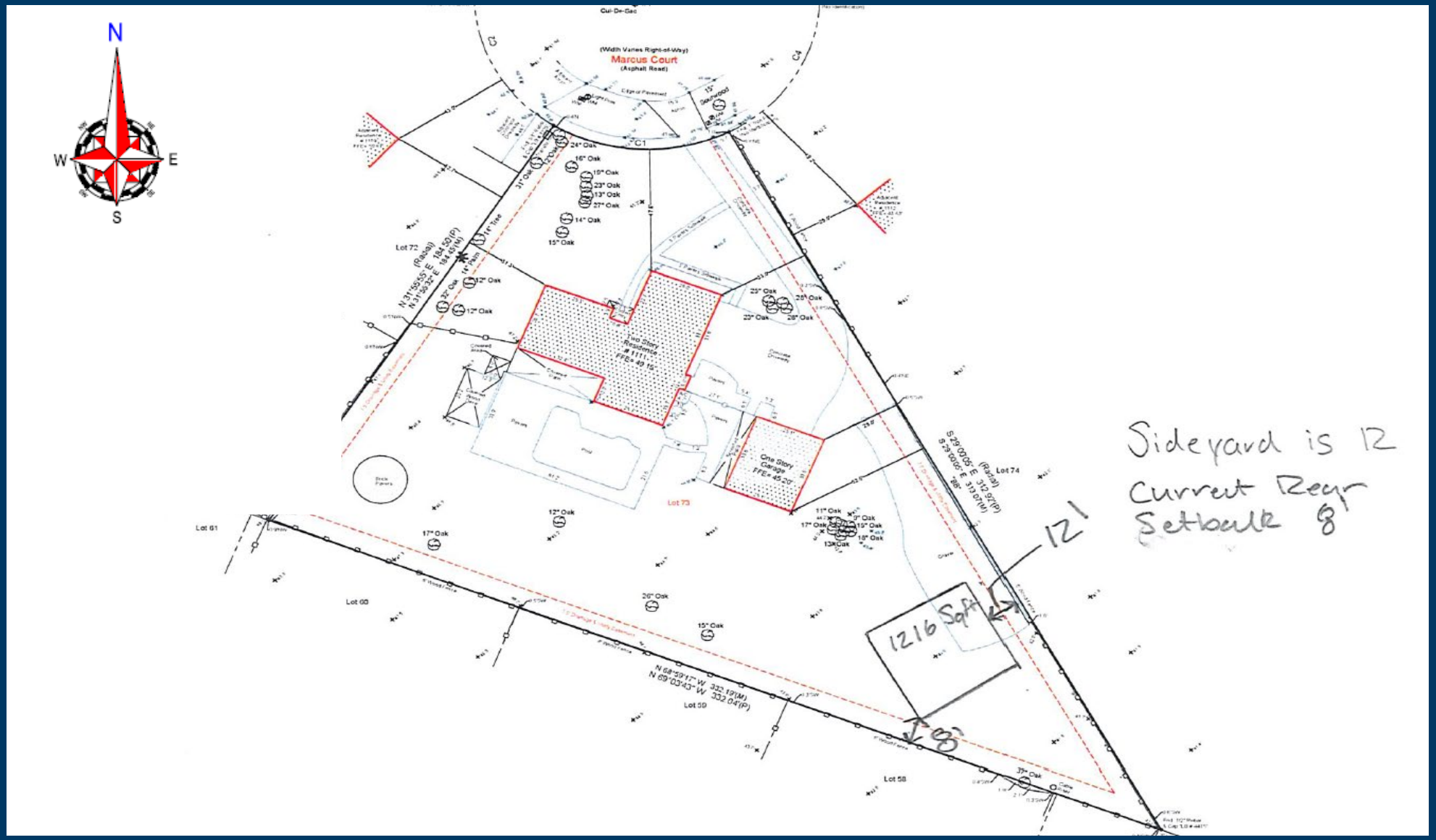
1111 Marcus Court
Variance Request
VARI-2026-0003

AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

COMMUNITY DEVELOPMENT

Site Plan

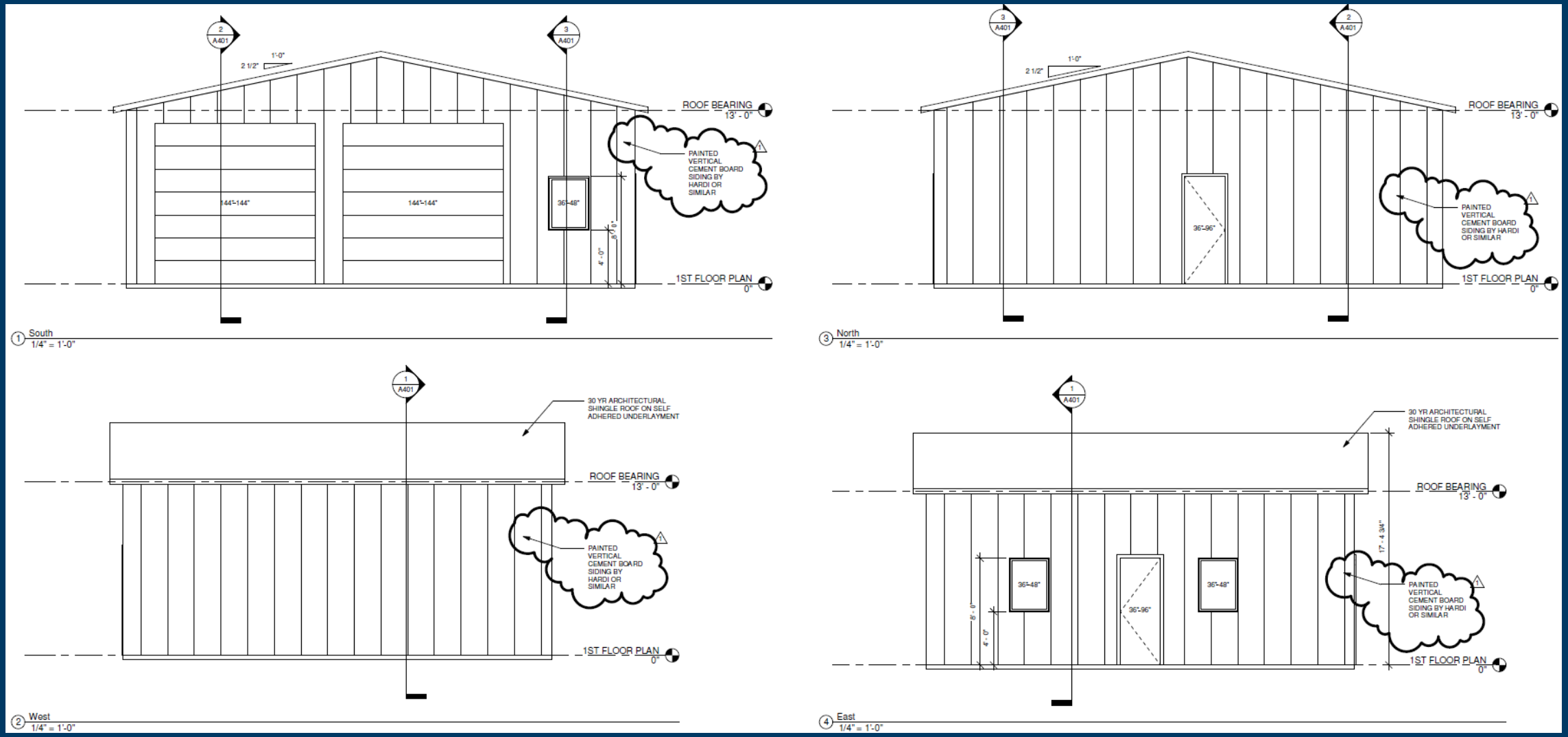


1111 Marcus Court
Variance Request
VARI-2026-0003

AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

Elevations

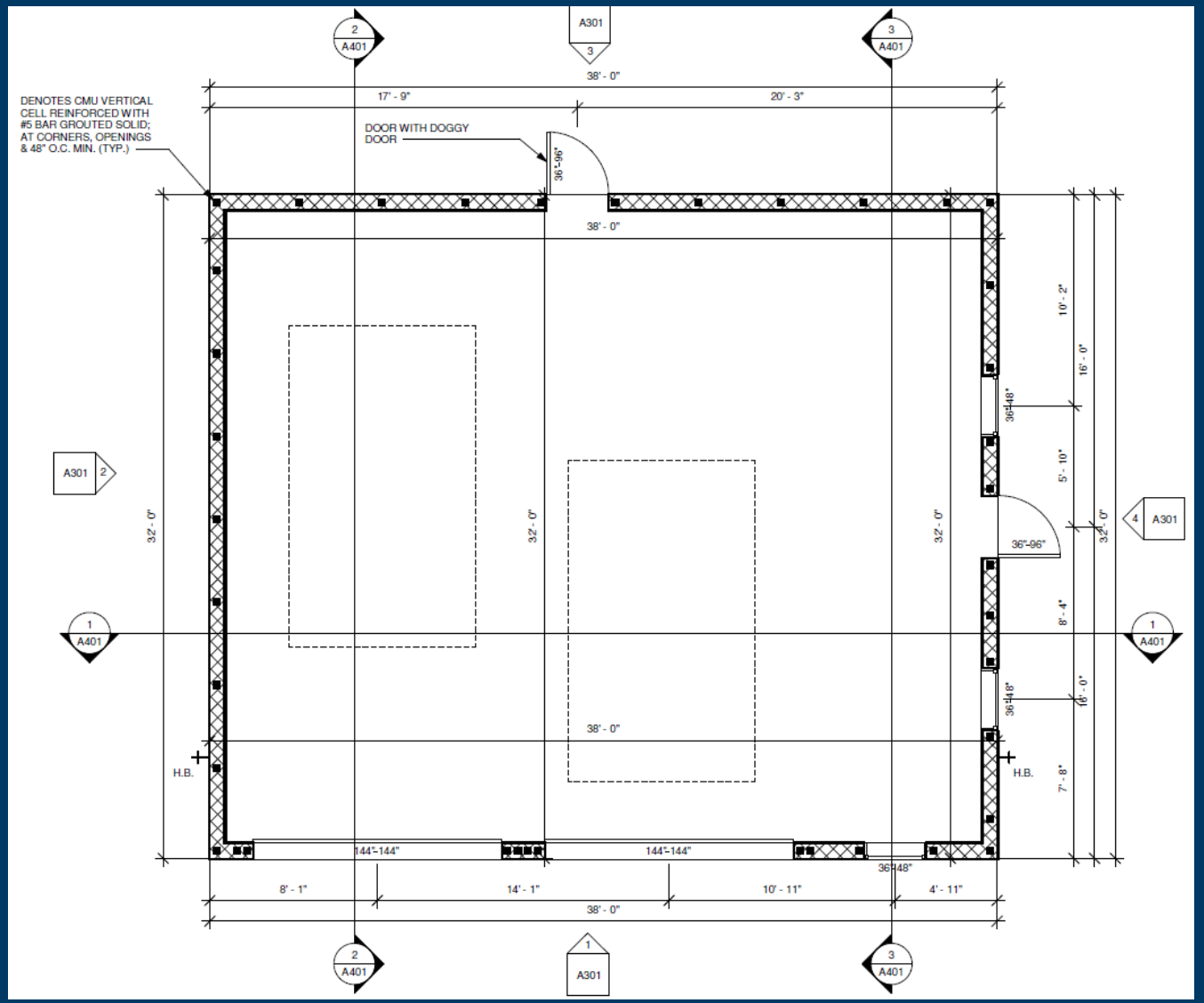


1111 Marcus Court
Variance Request
VARI-2026-0003

AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

Floor Plan



1111 Marcus Court
Variance Request
VARI-2026-0003

AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

Staff Recommendation

Staff recommends that the Planning & Zoning Board recommend denial of the Variance request since there are options to modify the existing garage to accommodate the use intended by the owner or modify the partially constructed detached garage to request a lesser variance.

1111 Marcus Court
Variance Request
VARI-2026-0003

AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

1111 Marcus Court
Variance Request
VARI-2026-0003

ANY QUESTIONS?

AGENDA ITEM
405

Planning &
Zoning Board
May 7, 2026

COMMUNITY DEVELOPMENT

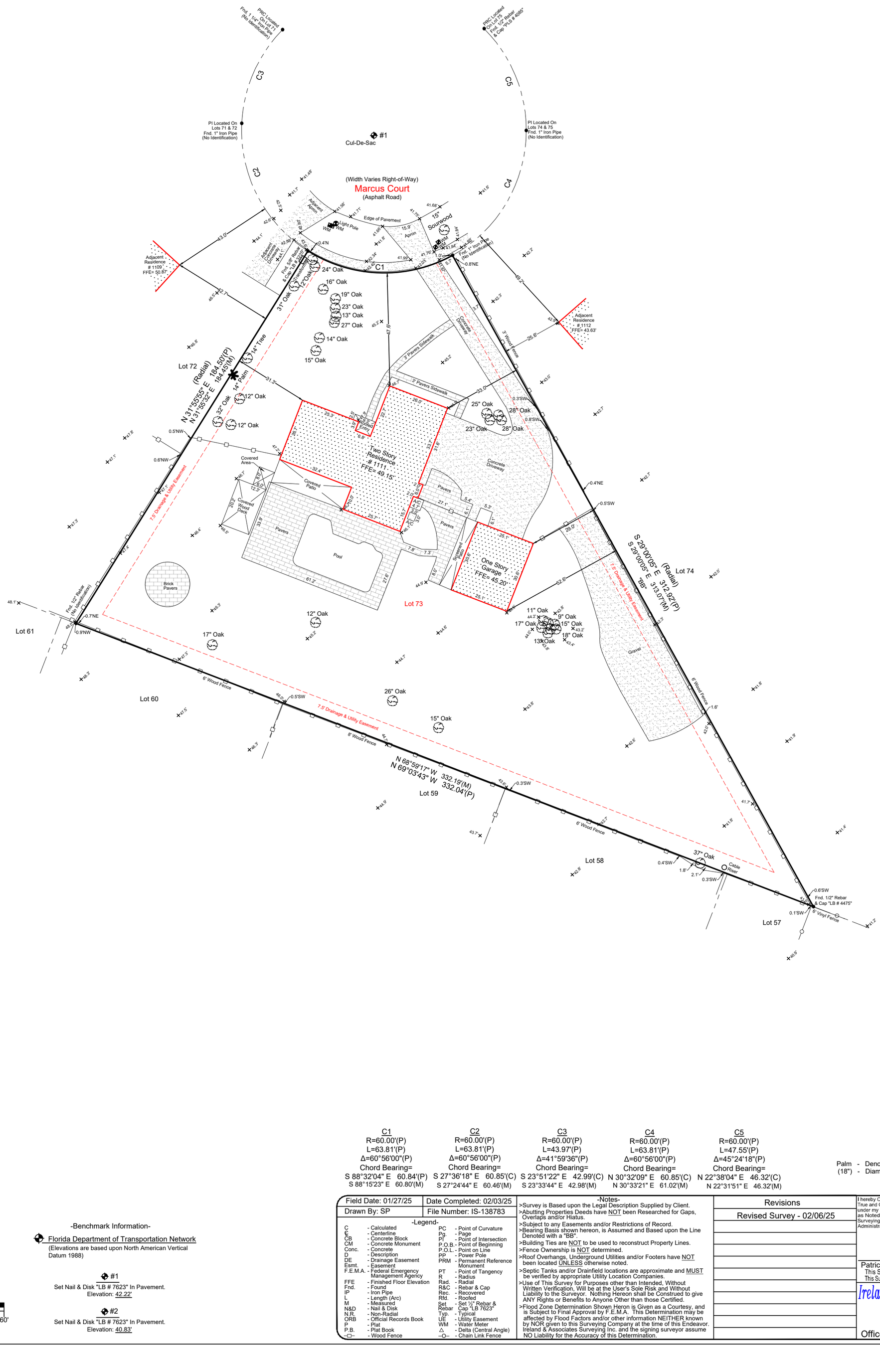
Boundary Survey

Legal Description:

LOT 73, TUSCAWILLA UNIT 7 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 46 AND 47 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120295, DATED 2007-09-28 .

CERTIFIED TO:
WILL WATSON


#1
Cul-De-Sac
#2
50'±
PRC Located On Lot 71 Fnd. 1 1/4" Iron Pipe (No Identification)
PRC Located On Lot 75 Fnd. 1/2" Rebar & Cap "PLS # 4085"
PI Located On Lots 71 & 72 Fnd. 1" Iron Pipe (No Identification)
PI Located On Lots 74 & 75 Fnd. 1" Iron Pipe (No Identification)
C1
C2
C3
C4
C5
(Width Varies Right-of-Way)
Marcus Court
(Asphalt Road)
Edge of Pavement
Apron
Adjacent Apron
Adjacent Concrete Driveway
Light Pole
WM
15" Sourwood
Fnd. 5/8" Rebar & Cap "LB #2225" Transitioning
Fnd. 1" Iron Pipe (No Identification)
Adjacent Residence # 1109 FFE= 50.87'
Adjacent Residence # 1112 FFE= 43.63'
Two Story Residence # 1111 FFE= 49.15'
One Story Garage FFE= 45.20'
Concrete Driveway
3' Pavers Sidewalk
3' Wood Fence
Covered Area
Covered Patio
Covered Wood Deck
Screened Patio
Pavers
Pool
A/C
Brick Pavers
Gravel
Concrete Driveway
Lot 72
Lot 73
Lot 74
Lot 61
Lot 60
Lot 59
Lot 58
Lot 57
(Radial) 184.50'(P) 184.45'(M)
N 31°55'55" E
N 31°55'32" E
(Radial) 312.92'(P) 313.07'(M)
S 29°00'05" E
S 29°00'05" E
N 68°59'17" W 332.19'(M)
N 69°03'43" W 332.04'(P)
7.5' Drainage & Utility Easement
6' Wood Fence
6' Vinyl Fence
24" Oak
16" Oak
19" Oak
23" Oak
13" Oak
27" Oak
14" Oak
15" Oak
14" Tree
14" Palm
31" Oak
32" Oak
12" Oak
25" Oak
28" Oak
11" Oak
9" Oak
17" Oak
15" Oak
13" Oak
18" Oak
26" Oak
37" Oak
Cable Riser
Fnd. 1/2" Rebar (No Identification)
Fnd. 1/2" Rebar & Cap "LB # 4475"
Rooftop Equipment
Roofed Entry
One Story Residence
Pavers
Pool
Screened Patio
Covered Wood Deck
Covered Patio
Covered Area
Adjacent Concrete Driveway
Fnd. 5/8" Rebar & Cap "LB #2225"
Transitioning
Edge of Pavement
Apron
Light Pole
WM
15" Sourwood
Fnd. 1" Iron Pipe (No Identification)
Fnd. 1/2" Rebar (No Identification)
Fnd. 1/2" Rebar & Cap "LB # 4475"
Cable Riser
0.4'N
0.8'NE
0.4'NE
0.5'SW
0.3'SW
0.8'SW
0.5'NW
0.6'NW
0.7'NE
0.9'NW
0.6'SW
0.1'SW
0.4'SW
43.0'
42.7'
46.5'
31.3'
25.6'
49.2'
33.0'
52.6'
29.0'
25.3'
26.0'
22.7'
26.7'
32.4'
25.7'
61.2'
27.6'
33.9'
20.2'
12.3'
6.0'
8.0'
10.0'
15.7'
3.0'
27.1'
5.4'
6.1'
5.3'
25.1'
30.6'
7.8'
7.3'
8.9'
6.8'
34.7'
31.6'
47.2'
41.99'
41.76'
42.34'
42.48'
42.03'
41.58'
41.68'
41.75'
41.84'
41.66'
41.77'
41.58'
41.46'
41.17'
42.57'
42.68'
42.88'
45.62'
44.1'
42.84'
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41.6'
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16.1'
16.2'
16.5'
16.4'
16.3'
16.1'
16.2'
16.5'
16.4'
16.3'
16.1'
16.2

Boundary Survey

Legal Description:

LOT 73, TUSCAWILLA UNIT 7 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 46 AND 47 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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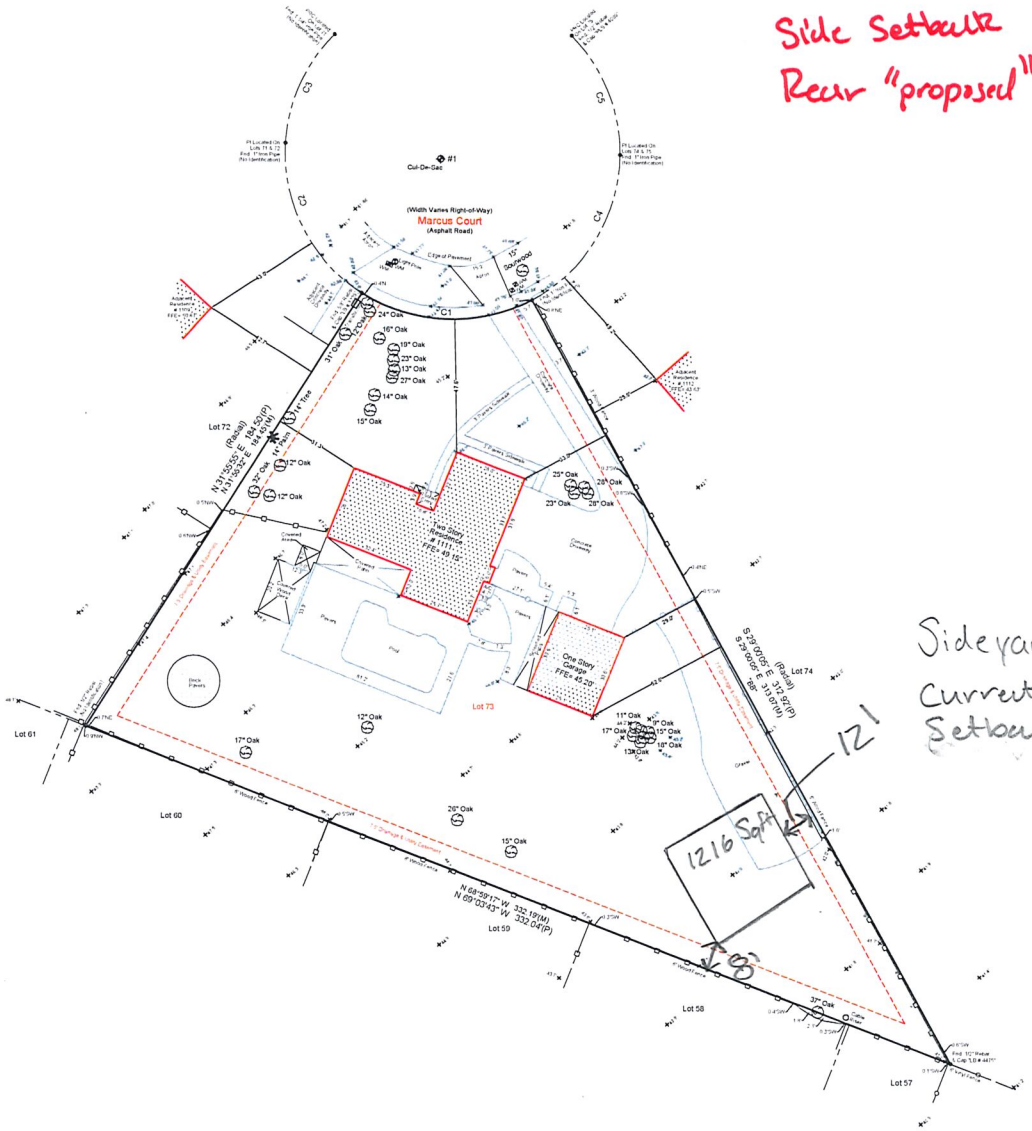
CERTIFIED TO:
WILL WATSON

proposed sqft 1216
Side Setback 12'
Rear "proposed" 8'



C1	C2	C3	C4	C5
R=60.00'(P)	R=60.00'(P)	R=60.00'(P)	R=60.00'(P)	R=60.00'(P)
L=63.81'(P)	L=63.81'(P)	L=43.97'(P)	L=63.81'(P)	L=47.55'(P)
Δ=60°56'00"(P)	Δ=60°56'00"(P)	Δ=41°59'26"(P)	Δ=60°56'00"(P)	Δ=45°24'18"(P)
Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=	Chord Bearing=
S 88°32'04" E 60.84'(P)	S 27°36'18" E 60.85'(C)	S 23°51'22" E 42.99'(C)	N 30°32'09" E 60.85'(C)	N 22°38'04" E 46.32'(C)
S 88°15'23" E 60.80'(M)	S 27°24'44" E 60.46'(M)	S 23°33'44" E 42.98'(M)	N 30°33'21" E 61.02'(M)	N 22°31'51" E 46.32'(M)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

N
W E
S

Graphic Scale
0 15' 30' 60'
Scale: 1"=30'

-Benchmark Information-
Florida Department of Transportation Network
(Elevations are based upon North American Vertical Datum 1988)

#1
Set Nail & Disk "LB # 7623" in Pavement.
Elevation: 43.22'

#2
Set Nail & Disk "LB # 7623" in Pavement.
Elevation: 46.61'

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
E.M.E.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rnl.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-O-	- Wood Fence	-O-	- Chain Link Fence

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "(B)"
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

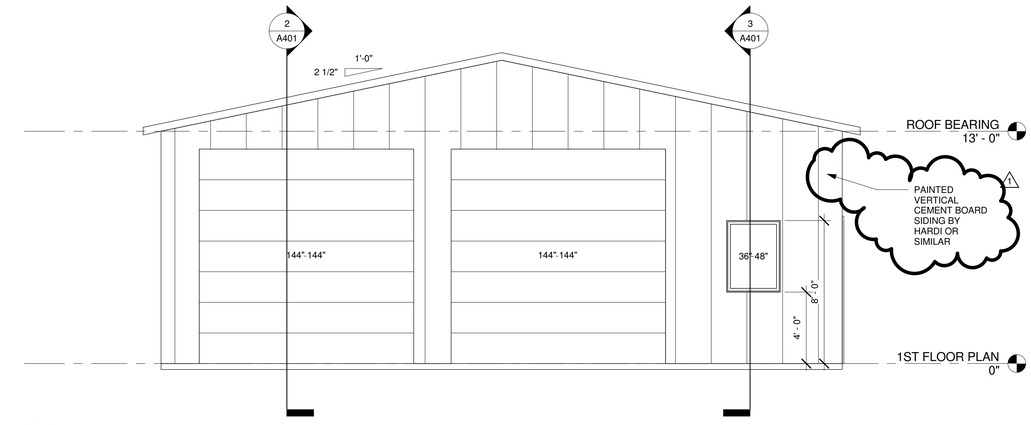
Revisions
Revised Survey - 02/06/25

Field Date: 01/27/25 | Date Completed: 02/03/25
Drawn By: SP | File Number: IS-138783

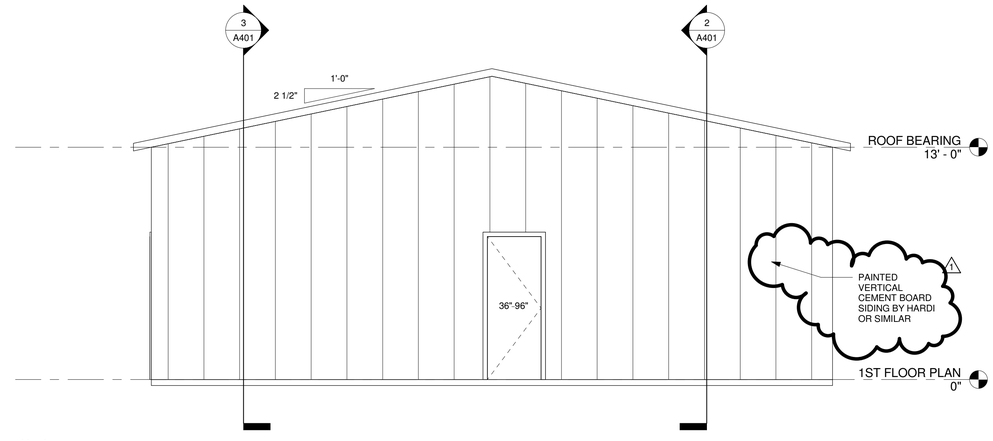
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, P.S.M. #6537 LB 7623
This Survey is Intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID Unless Signed and Embossed with Surveyor's Seal.

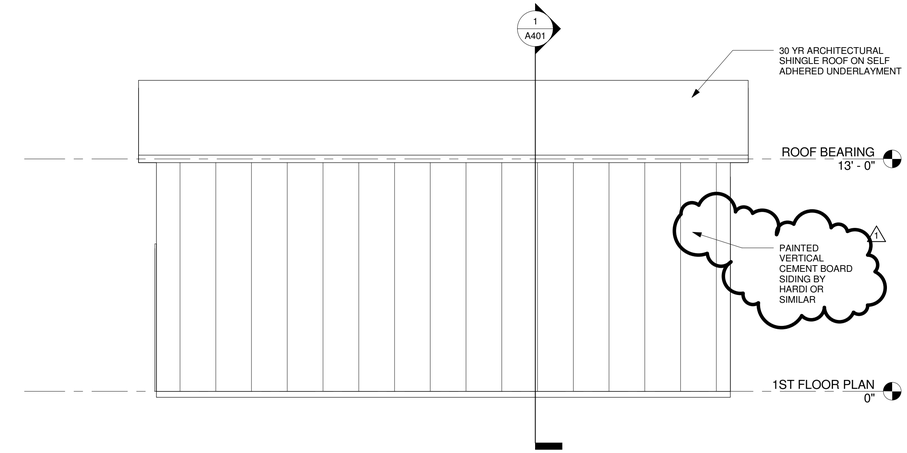
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



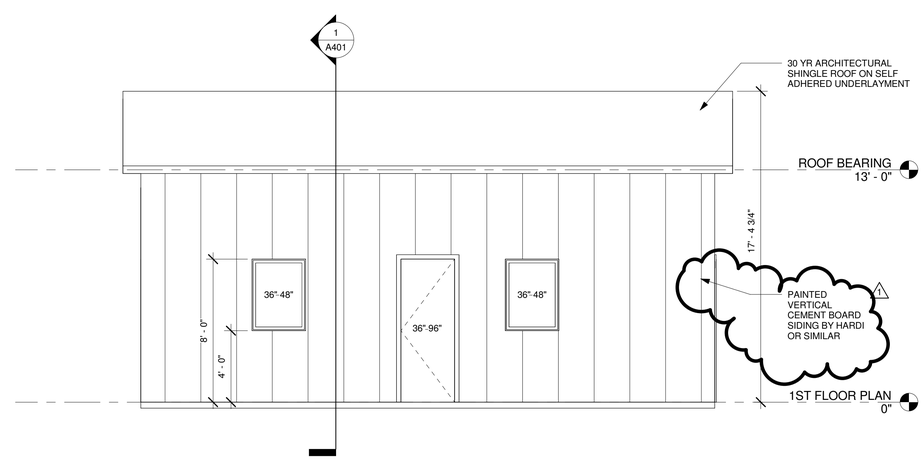
1 South
1/4" = 1'-0"



3 North
1/4" = 1'-0"



2 West
1/4" = 1'-0"



4 East
1/4" = 1'-0"

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Green Apple Architecture.com
PO BOX 1401
WINTER PARK, FLORIDA 32790
PHONE: 407.647.9894
AA26000707

1111 MARCUS CT
WINTER SPRINGS, FLORIDA 32708

SEAL
John P. Drake
Signed by: John P. Drake
Date: 2026.03.04 10:56:53
JOHN P. DRAKE
AR91551

ISSUE DATE
02/20/26
1 - REVISION 03/03/26

SHEET INFORMATION
ELEVATIONS
Scale 1/4" = 1'-0"

A301

3/4/2026 10:49:16 AM

1282

NEW GARAGE

1111 MARCUS CT, WINTER SPRINGS, FLORIDA 32708

PARCEL ID: 18-21-31-5ET-0000-0730

BUILDING DATA:

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-3

TOTAL PROPOSED: 1,223 GSF

CODE DATA:

BUILDING CODE:	FLORIDA BUILDING CODE 8TH ED. 2023 RESIDENTIAL
MECHANICAL CODE:	FLORIDA BUILDING CODE 8TH ED. 2023
PLUMBING CODE:	FLORIDA BUILDING CODE 8TH ED. 2023
ELECTRICAL CODE:	NEC 2020 ED.
LIFE SAFETY CODE:	FLORIDA FIRE PREVENTION CODE 8TH ED. 2023 ED.
WINDSPEED:	140 MPH
WIND IMPORTANCE FACTOR:	1.0
EXPOSURE CATEGORY:	B
FLOOR LOADS:	LIVE 40PSF, DEAD 25 PSF
ROOF LOADS:	LIVE 20 PSF, DEAD 20 PSF

GENERAL CONTRACTOR TO VERIFY:
- MINIMUM SOIL DENSITY OF 95,
- 2000 PSF ASSUMED ALLOWABLE.
- CONTRACTOR TO REMOVE POOR SOIL "MUCK" FROM UNDER NEW CONSTRUCTION AND WITHIN 5'-0" FROM FOUNDATION

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLAN AND ELEVATION DRAWINGS. SMALL SCALE DETAILS SHALL GOVERN OVER LARGE DETAILS.

2. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED TO ARCHITECT BY THE CONTRACTOR.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION AND SHALL CONFORM TO ALL SAFETY AND SANITARY LAWS, CITY, COUNTY, SATE, AND / OR FEDERAL ORDINANCES WHICH APPLY.

4. ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED FOLLOWING ALL TRADE STANDARD PRACTICES AND TRADE ASSOCIATION REGULATIONS / GUIDELINES.

5. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, SQUARE, LEVEL, AND TRUE AND IN PROPER ALIGNMENT.

6. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. ALL MANUFACTURED EQUIPMENT, MATERIALS, AND FINISHES SHALL BE INSTALLED OR APPLIED ACCORDING TO THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS UNLESS APPROVED TO DO SO IN WRITING, SKETCHES, OR DRAWINGS SIGNED AND SEALED BY THE ARCHITECT.

8. USE JOINT SEALANT AND CLOSED CELL BACKER ROD TO SEAL ALL EXTERIOR PENETRATIONS TO MAKE BUILDING WATER TIGHT.

9. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEATHING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

10. EACH WOOD TO WOOD CONNECTION PER FBC UNLESS NOTED OTHERWISE. ALL FASTENERS IN CONTACT WITH TREATED WOOD ARE TO BE GALVANIZED.

11. STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTER, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO. 2 SOUTHERN PINE CONFORMING TO 1997 NDS, AS FOLLOWS: SHEAR Fv=90 PSI, BENDING 2x6 Fb=1,250 PSI, BENDING 2X8 Fb = 1,200 PSI

INTERIOR LOAD BEARING STUD WALLS TO BE FRAMED WITH SPF #2 @ 16" O.C. W/ MID-SPAN BLOCKING.

12. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED, OR BE SEPARATED WITH GALVANIZED METAL MOISTURE BARRIER.

13. ALL GYPSUM BOARD TO BE 5/8" AND IN UN-AIRCONDITIONED OR DAMP LOCATIONS TO BE MOISTURE RESISTANT. ALL TILE TO BE OVER CEMENTITIOUS BACKER BOARD.

14. ALL AIR-CONDITIONED SPACE TO BE ENCAPSULATED WITH INSULATION, R-5 AT MASONRY AND CONCRETE WALLS, R-11 AT FRAME WALLS, R-22 AT ROOF MINIMUM

GENERAL SPECIFICATIONS:

Doors and Windows:

1. Window and door openings are to be installed per manufacture instructions.
2. Exterior doors are to be vinyl framed with double pane insulated glass and low-E coating.
3. Interior doors in insulated walls are to be solid core doors.

Mechanical:
1. Heat pump with hard duct from the air handling unit to the attic space or enclosed interstitial space.

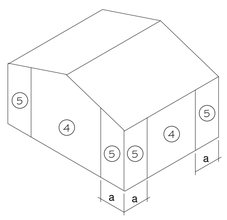
Plumbing:
1. Supply piping is to be CPVC and all hot water piping is to be insulated. Waste pipe is to be PVC. Water hammer arresters are to be installed on both cold and hot water pipes for each plumbing fixture or shut off valve.

All adhesives and sealant used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards:

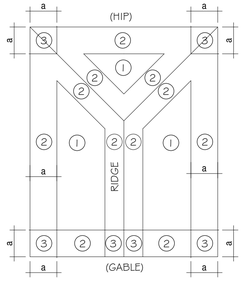
ADHESIVES AND SEALANT VOC REQUIREMENTS
Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule#1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.
Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

Architectural Applications VOC Limt Specialty Applications VOC Limt
[gL less water] [gL less water]
Indoor Carpet Adhesives 50 PVC Welding 510
Carpet Pad Adhesives 50 CPVC Welding 490
Wood Flooring Adhesives 100 ABS Welding 325
Rubber Floor Adhesives 60 Plastic Cement Welding 250
Subfloor Adhesives 50 Adhesive Primer for Plastic 550
Ceramic Tile Adhesives 65 Contact Adhesive 80
VCT & Asphalt Adhesives 50 Special Purpose Contact Adhesive 250
Drywall & Panel Adhesives 50 Structural Wood Member Adhesive 140
Cove Base Adhesives 50 Sheet Applied Rubber Lining Operations 850
Multipurpose Construction Adhesives 70 Top & Trim Adhesive 250
Structural Glazing Adhesives 100
Substrate Specific Applications VOC Limt Sealants VOC Limt
[gL less water] [gL less water]
Metal to Metal 30 Architectural 250
Plastic Foams 50 Nonmembrane Roof 300
Porous Material (except wood) 50 Roadway 250
Wood 30 Single-Ply Roof Membrane 450
Fiberglass 80 Other 420
Sealant Primers VOC Limt
[gL less water]
Architectural Non Porous 250
Architectural Porous 775
Other 750
Aerosol Adhesives: VOC Weight [gL mnus water]
General purpose mist spray 65% VOCs by weight
General purpose web spray 55% VOCs by weight
Special purpose aerosol adhesives (all types) 70% VOCs by weight

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	---
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d 2 STAPLES, 1 ¾"	---
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	---
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MIN 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	---
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	---
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	---
BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d	---
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	---
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	---
RAFTER TO PLATE, TOE NAIL	2-16d	---
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d 2 STAPLES, 1 ¾"	---
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 STAPLES, 1 ¾"	---
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 3 STAPLES, 1 ¾"	---
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d 4 STAPLES, 1 ¾"	---
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. @ TOP & BOTTOM & STAGGERED. (2) NAILS @ ENDS & @ EACH SPLICE.
2" PLANKS	2-16d	@ EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	 4-16d 3-16d	 ---
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d	---



WALL DESIGN WIND PRESSURES AND SUCTIONS		
TRIB AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
	4	5
10	(+) 35.3 (-) 38.2	(+) 35.3 (-) 47.2
20	(+) 33.7 (-) 36.7	(+) 33.7 (-) 44.0
50	(+) 31.6 (-) 34.6	(+) 31.6 (-) 39.8
100	(+) 30.0 (-) 33.0	(+) 30.0 (-) 36.7



PLAN VIEW
(ROOF)

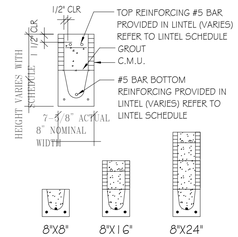
ROOF GROSS UPLIFT DESIGN PRESSURES 140MPH ROOF SLOPE 10° - 30°					
TRIB AREA (SQ FEET)	GROSS UPLIFT PRESSURE (PSF)				
	1		2		3
10	(-) 35.3	(-)	59.2	(-)	89.0
20	(-) 34.4	(-)	52.9	(-)	73.8
50	(-) 33.2	(-)	44.5	(-)	53.5
100	(-) 32.3	(-)	38.2	(-)	38.2

NOTES:
1. a = 4 ft.

"CAST-CRETE" PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	SIZE	REINFORCING	GRAVITY LOAD	LATERAL LOAD
L1	2'-10"	8" x 8"	(1) #5 BOTTOM	3069 PLF	2021 PLF
L2	3'-6"	8" x 16"	(1) #5 BOTTOM	6113 PLF	1257 PLF
L3	4'-0"	8" x 16"	(1) #5 BOTTOM	3480 PLF	938 PLF
L4	4'-6"	8" x 24"	(1) #5 BOTTOM	8672 PLF	727 PLF
L5	5'-4"	8" x 24"	(1) #5 BOTTOM	7342 PLF	505 PLF
L6	5'-10"	8" x 8"	(1) #5 BOTTOM	1451 PLF	418 PLF
L7	6'-6"	8" x 24"	(1) #5 BOTTOM	8360 PLF	707 PLF
L8	7'-6"	8" x 8"	(1) #5 BOTTOM	1011 PLF	591 PLF
L8.2	7'-6"	8" x 16"	(1) #5 B, (1) #5 T	2661 PLF	591 PLF
L9	9'-4"	8" x 8"	(1) #5 BOTTOM	752 PLF	454 PLF
L9.2	9'-4"	8" x 16"	(1) #5 B, (1) #5 T	1843 PLF	454 PLF
L10	10'-6"	8" x 24"	(1) #5 B, (1) #5 T	3486 PLF	396 PLF
L11	11'-4"	8" x 16"	(1) #5 B, (2) #5 T	1366 PLF	363 PLF
L12	12'-8"	8" x 16"	(1) #5 B, (2) #5 T	1254 PLF	340 PLF
L12.3	12'-8"	8" x 24"	(1) #5 B, (2) #5 T	1838 PLF	340 PLF
L13	13'-4"	8" x 16"	(1) #5 B, (2) #5 T	1075 PLF	302 PLF
L14	14'-0"	8" x 16"	(1) #5 B, (2) #5 T	1002 PLF	286 PLF
L15	14'-8"	8" x 16"	(1) #5 B, (2) #5 T	1370 PLF	714 PLF
L16	15'-4"	8" x 24"	(1) #5 B, (2) #5 T	2058 PLF	981 PLF
L17	17'-4"	8" x 24"	(1) #5 B, (2) #5 T	1609 PLF	765 PLF
L18	19'-4"	8" x 24"	(1) #5 B, (2) #5 T	1282 PLF	612 PLF
L18.5	19'-4"	8" x 16"	(1) #5 B, (2) #5 T	750 PLF	714 PLF
L19	20'-4"	8" x 20"	(1) #5 B, (2) #5 T	845 PLF	713 PLF

NOTE: ABOVE LISTED VALUES ARE FOR "CAST-CRETE" PRECAST LINTELS.
ANY SUBSTITUTIONS MUST MEET OR EXCEED THE ABOVE LISTED CAPACITIES.



NOTE:
SHORE PRECAST LINTEL PER MANUFACTURE RECOMMENDATIONS

MASONRY WALL CONSTRUCTION SPECIFICATIONS

1. HOLLOW LOAD BERING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (fm = 1500 PSI).

2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.

3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8". A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A SLUMP BETWEEN 8" TO 11". JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. DO NOT USE MIX DESIGNS OTHER THAN THE GROUT MIX APPROVED FOR MASONRY CONSTRUCTION.

4. VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.

5. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 10'-0" OR 192 X BAR DIAMETER WHICHEVER IS LESS. ENFORCEMENT SHALL BE PLACED AT THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.

6. REINFORCING STEEL SHALL BE LAPPED A MINIMUM 48 BAR DIAMETERS. EXTEND ALL VERTICAL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR COLUMN UNLESS NOTED OTHERWISE.

7. HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD LADDER TYPE DUR-O-WAL (ASTM A-82 #9 GAGE WIRE) AT 16" O.C. UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

8. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

9. PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOLID MASONRY AT BEAM BEARING POINTS.

10. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

11. PROVIDE PRECAST CONCRETE LINTELS OVER ALL OPENINGS UNLESS NOTED OTHERWISE ON DRAWINGS. LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPANS AND LOADING CONDITIONS. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ARCHITECT FOR REVIEW.

12. PROVIDE A FULLY GROUTED KNOCK OUT LOCK OR U-BLOCK REINFORCED WITH (1) #6 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 6" BEYOND EACH SIDE OF THE OPENING TYPICALLY.

13. MORTAR PLACEMENT:
A. USE BED JOINT BETWEEN 1/4" AND 3/4" THICK AT FOUNDATIONS.
B. USE 3/8" THICK JOINTS BETWEEN UNITS.
C. TOOL ALL JOINTS WITH A ROUND JOINTER WHEN THE MORTAR IS THUMBPRINT HARD, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
D. PLACE MORTAR ON CLEAN UNITS WHILE THE MORTAR IS SOFT AND PLASTIC.
E. DO NOT DISTURB THE UNIT AFTER IT IS INITIALLY POSITIONED.
F. PLACE MORTAR SO THAT ALL JOINTS OF SOLID UNITS ARE FULLY FILLED WITH MORTAR.
G. FILL THE BED AND HEAD JOINTS OF HOLLOW UNITS WITH MORTAR SPREAD ACROSS THE WIDTH OF THE FACE SHELL.
H. MORTAR CROSS WEBS IN HOLLOW UNITS OF THE FOLLOWING SITUATIONS:
1) ADJACENT TO CELLS TO BE GROUTED FOR PARTIALLY GROUTED CONSTRUCTION.
2) STARTING COURSE ON FOUNDATIONS AND OTHER SUPPORTS.
3) ALL PIERS, COLUMNS AND PILASTERS THAT ARE TO BE FULLY FILLED WITH GROUT.
J. REMOVE PROTRUSIONS OF MORTAR INTO COLLAR JOINTS CAVITIES AND CELLS OF HOLLOW UNITS IF THEY PROJECT MORE THAN 1/2".
K. DO NOT SLUSH MORTAR INTO HEAD JOINTS.
L. FILL HOLES IN THE MORTAR.

14. PROVIDE ADEQUATE BRACING AND SUPPORT OF MASONRY UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

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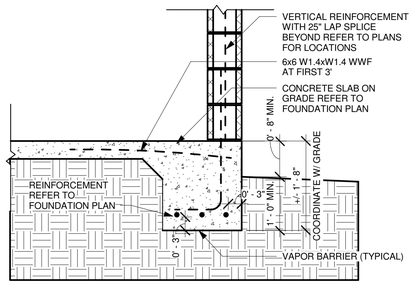
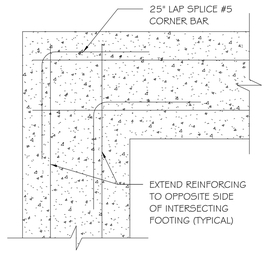


2 FOUNDATION DETAIL
3/4" = 1'-0"



3 FOUNDATION LAP DETAIL
3/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. CONCRETE SLAB SHALL BE 4" THICK MIN. WITH FIBER REINFORCEMENT 1.5LBS PER CUBIC YARD OVER 6 MIL. VAPOR BARRIER PLACED OVER CLEAN WELL COMPACTED TERMITE-TREATED FILL FILL (95% MODIFIED PROCTOR MAXIMUM DRY DENSITY). ALL 4" SLABS SHALL HAVE ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS.

2. INTERIOR LOAD BEARING WOOD FRAME WALLS SHALL BE 2x4 SYP #2 @ 16" O.C. W/ 2x BLOCKING AT MID SPAN.

3. ALL POURED CONCRETE FOUNDATIONS SHALL HAVE ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI AT 28 DAYS.

4. REINFORCE FOOTINGS WITH #5 REBARS AS INDICATED, ALL BARS SHALL BE DEFORMED AND SHALL CONFORM TO ASTM SERIAL DESIGNATION A305, BE CLEAN AND FREE FROM RUST AND SCALE.

5. RECESS SLAB AT EXTERIOR DOOR THRESHOLD (COORDINATE WITH DOOR MANUFACTURE'S INSTALLATION DRAWINGS.

6. PROVIDE 3'x3' MIN. 4" THICK CONCRETE PAD AT ALL CONDENSING UNITS.

7. SOIL TERMITE TREATMENT MAY BE SUBSTITUTED WIT BORA-CARE BY A LICENSED INSTALLER.

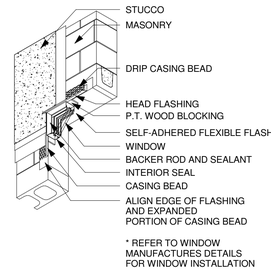
FOUNDATION SCHEDULE

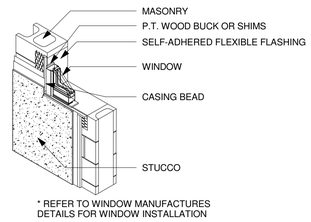
F1	CONT. X 8"W X 1'-0"D MIN. BELOW GRADE*	(1) #5 BOT LW	THICKENED SLAB
F1.5	CONT. X 8"W X 1'-0"D MIN. BELOW GRADE*	(1) #5 BOT LW	THICKENED SLAB
F2	CONT. X 1'-8"W X 1'-0"D MIN. BELOW GRADE*	(3) #5 BOT LW	THICKENED SLAB
F3	CONT. X 2'-6"W X 1'-0"D MIN. BELOW GRADE*	(4) #5 BOT LW	THICKENED SLAB

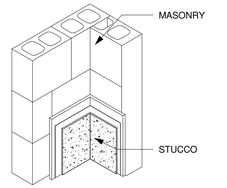
* COORDINATE DEPTH WITH FOUNDATION DETAILS AND TOPOGRAPHY.

WALL TYPES:
- CMU
- WOOD FRAME
- WOOD FRAME WITH ACOUSTIC INSULATION

NOTE: ALL ELECTRICAL OUTLETS IN BEDROOMS TO BE ON ARC FAULT CIRCUITS



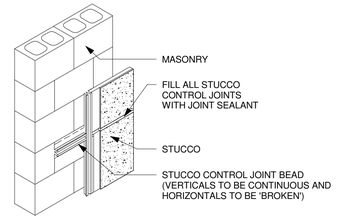




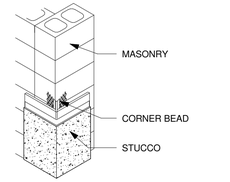
11 STUCCO CMU WINDOW HEAD
1 1/2" = 1'-0"

12 STUCCO CMU WINDOW SILL
1 1/2" = 1'-0"

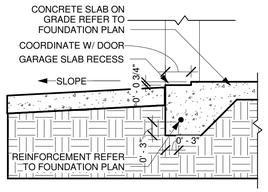
13 STUCCO ON CMU INSIDE CORNER
1 1/2" = 1'-0"



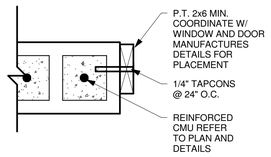
14 STUCCO ON CMU JOINTS
1 1/2" = 1'-0"



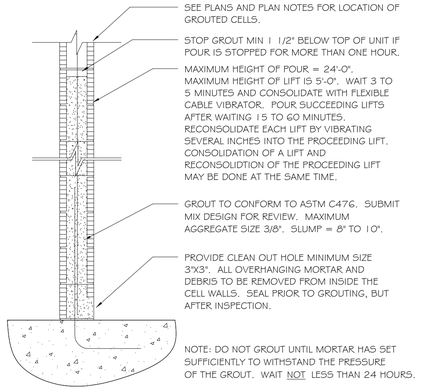
15 STUCCO ON CMU OUTSIDE CORNER
1 1/2" = 1'-0"



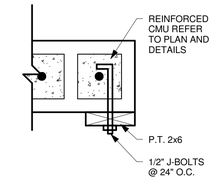
4 GARAGE FOUNDATION DETAIL
3/4" = 1'-0"



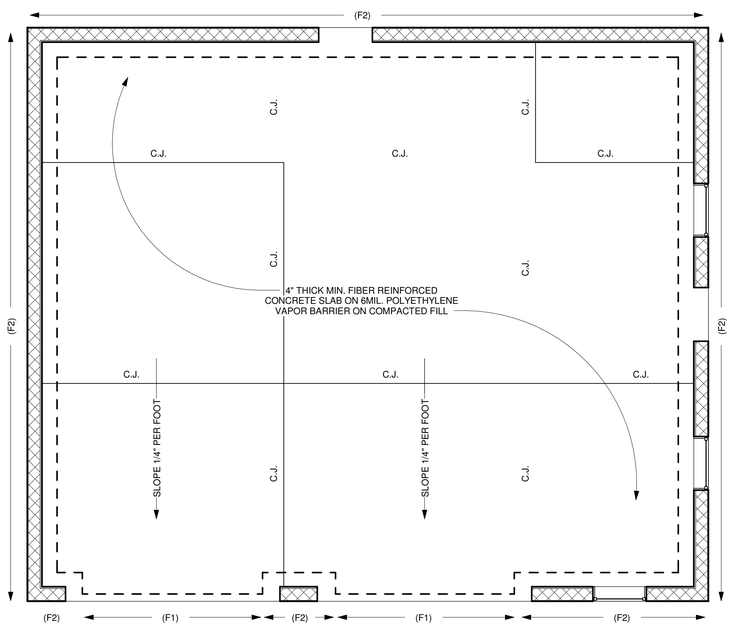
9 WINDOW AND DOOR OPENING BUCK
1 1/2" = 1'-0"



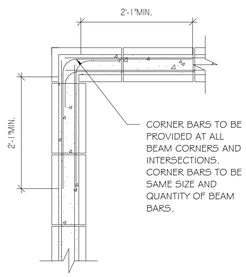
7 CMU WALL DETAIL
3/4" = 1'-0"



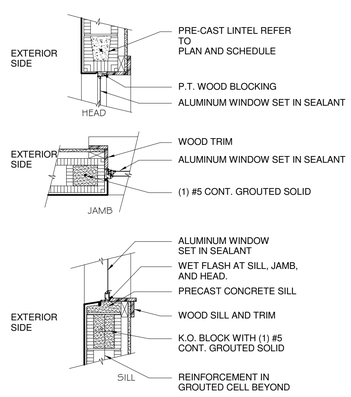
6 GARAGE WOOD BUCK DETAIL
1 1/2" = 1'-0"



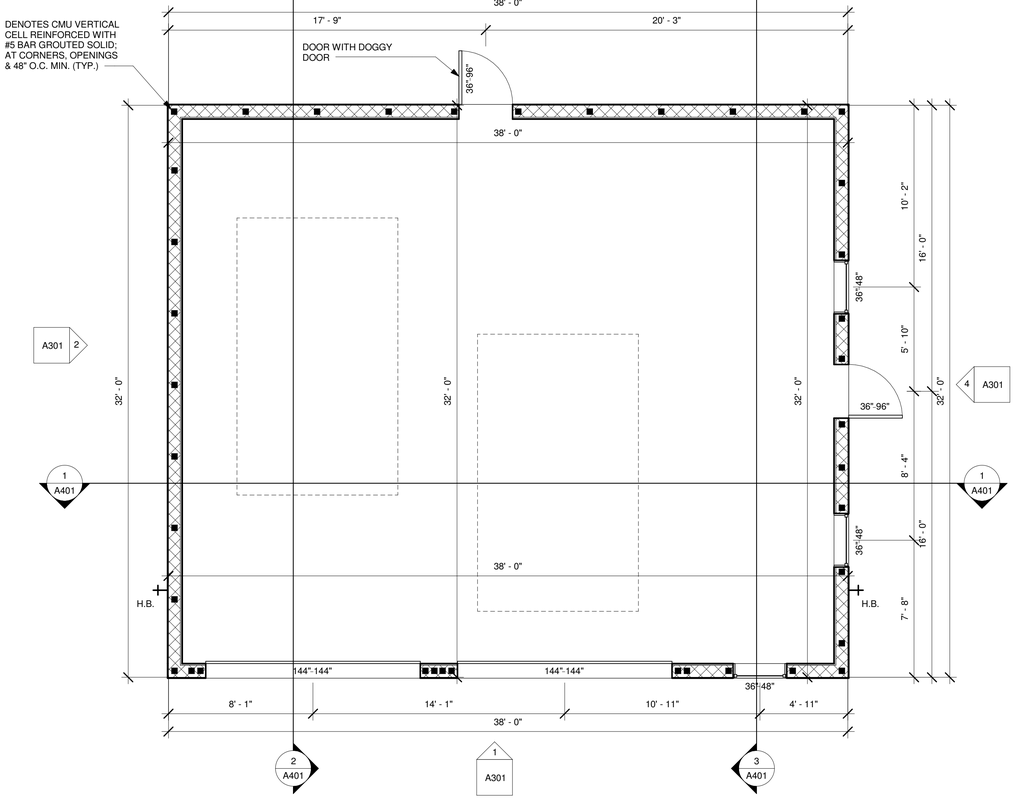
5 FOUNDATION PLAN
1/4" = 1'-0"



8 CMU BOND BEAM
3/4" = 1'-0"



10 WINDOW IN CMU
3/4" = 1'-0"



1 1ST FLOOR PLAN
1/4" = 1'-0"

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GARAGE PLANS
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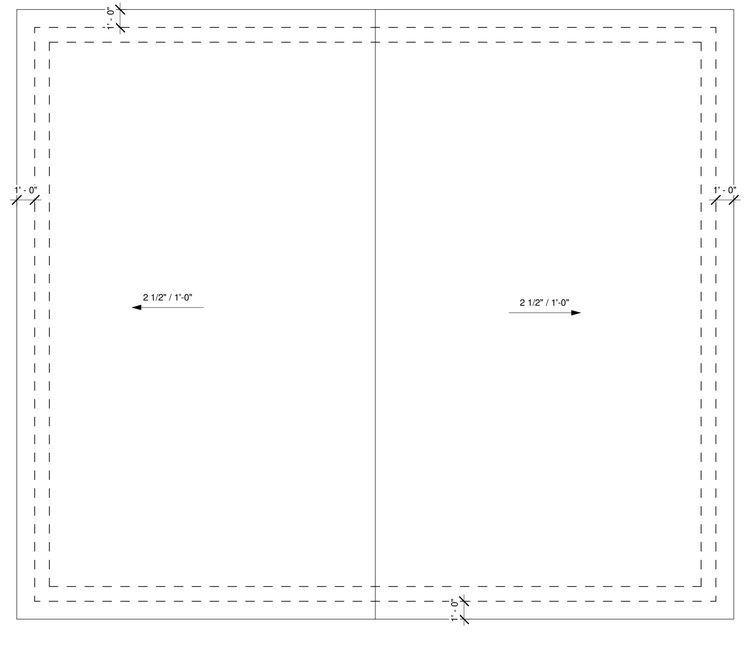
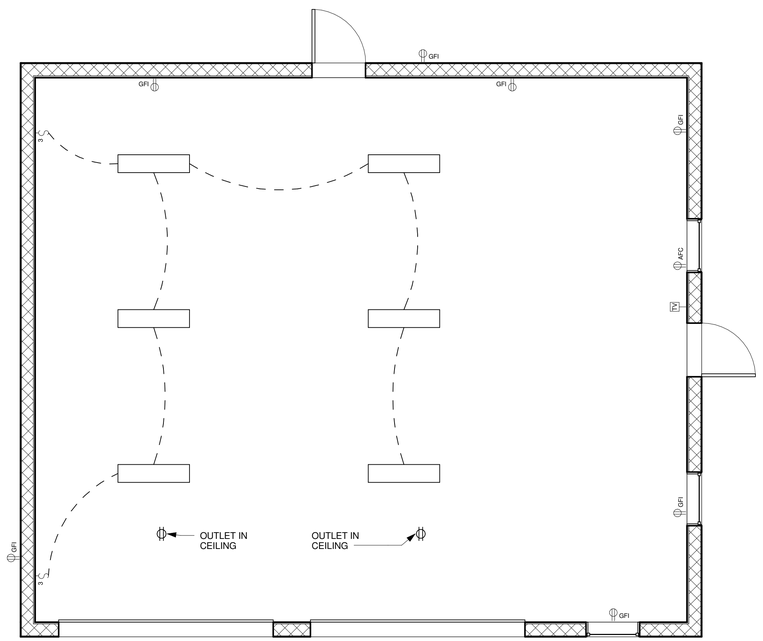


1 ROOF PLAN
1/4" = 1'-0"



2 1ST FLR RCP/ELEC.
1/4" = 1'-0"

ELECTRICAL LEGEND
- SCONCE LIGHT
- PENDANT LIGHT
- INTERCONNECTED SMOKE DETECTOR
- EXHAUST FAN
- ELECTRICAL OUTLET 110
- ELECTRICAL OUTLET 220
- DATA
- DISCONNECT

3 ELECTRICAL LEGEND
1/4" = 1'-0"

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ROOF/ELEC. PLAN
Scale 1/4" = 1'-0"

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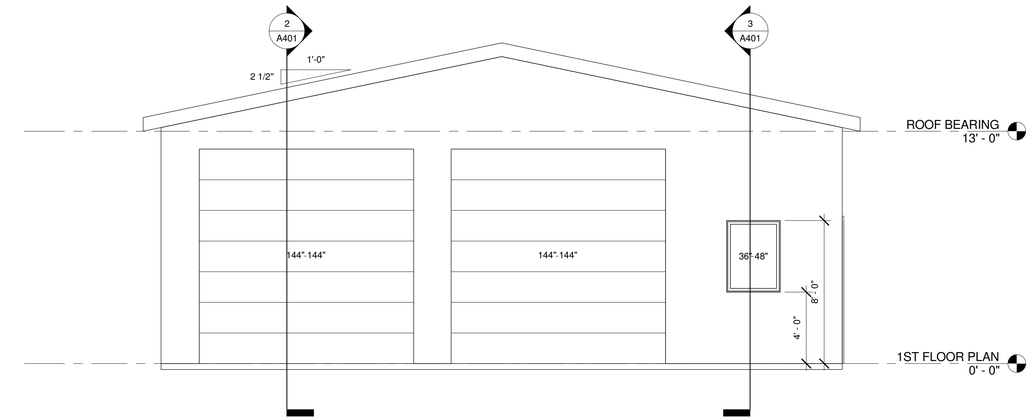
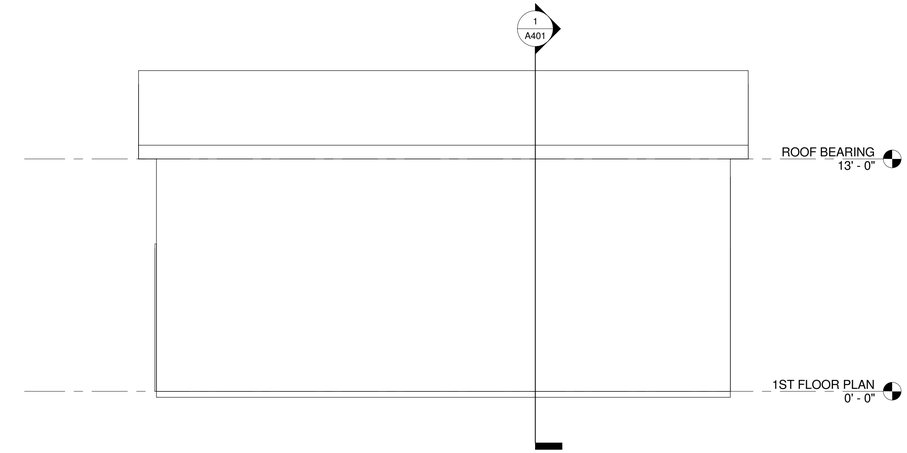
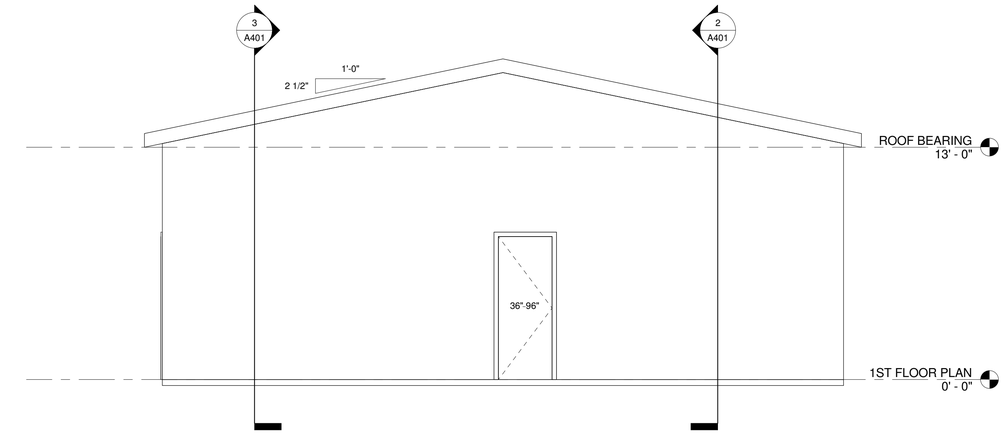


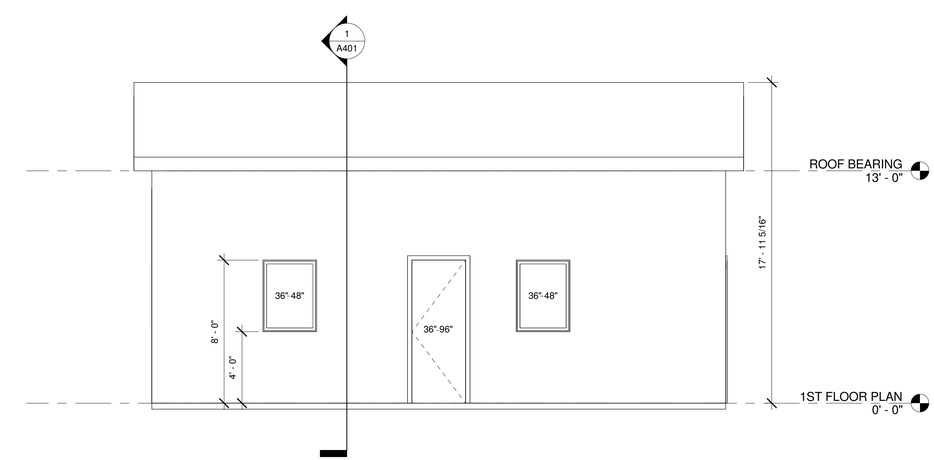
1 South
1/4" = 1'-0"



2 West
1/4" = 1'-0"



3 North
1/4" = 1'-0"



4 East
1/4" = 1'-0"

NOTE: STUCCO CONTROL JOINTS TO BE INSTALLED TO MEET 'ASTM C 1063' stress relief joints to be installed on framed structures with portland cement plaster cladding. Panel size should be limited to 144 square feet for walls and 100 square feet for ceilings. The distance between stress relief joints should not exceed 18 lineal feet. Panels should be kept as square as possible and not exceed a ratio of 21/2 to 1. Over masonary walls panel size should be limited to 200 squre feet.

1/21/2026 11:33:17 AM

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Green Apple Architecture .com
PO BOX 1401
WINTER PARK, FLORIDA 32790
PHONE: 407.647.9894
AA26000707

1111 MARCUS CT
WINTER SPRINGS, FLORIDA 32708

SEAL

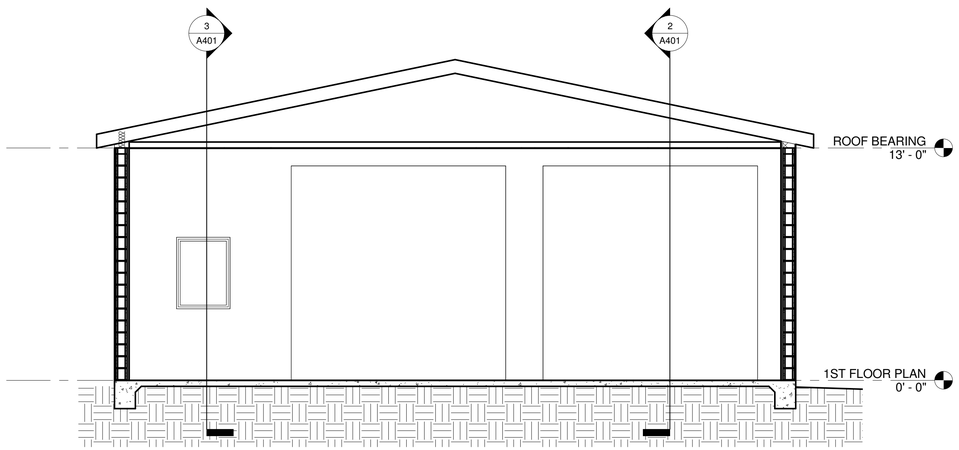
JOHN P. DRAKE
AR91551

ISSUE DATE
01/20/26

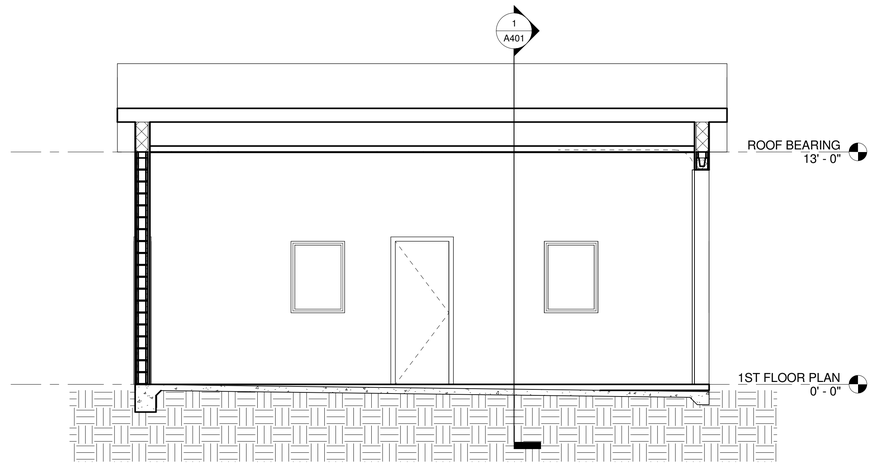
SHEET INFORMATION
ELEVATIONS
Scale 1/4" = 1'-0"

A301

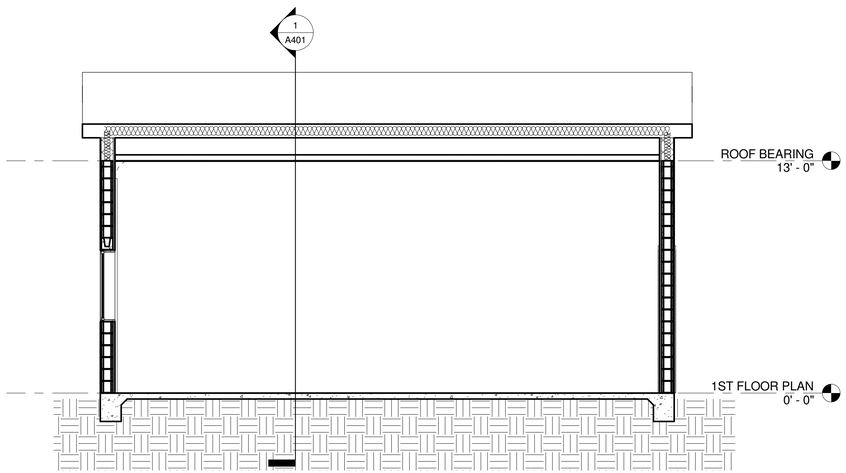
1286



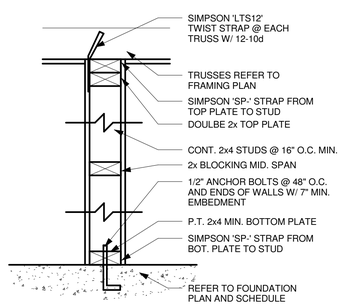
1 Section 1
1/4" = 1'-0"



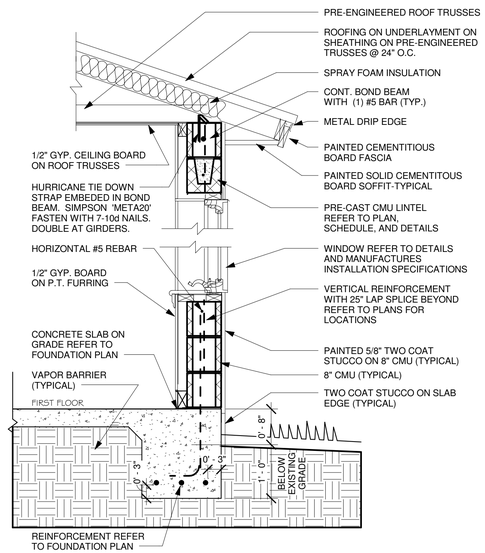
2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



5 INTERIOR BEARING WALL DETAIL
1 1/2" = 1'-0"



4 ONE STORY WALL TYPICAL SECTION
3/4" = 1'-0"

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WINTER SPRINGS, FLORIDA 32708

SEAL

JOHN P. DRAKE
AR91551

ISSUE DATE
01/20/26

SHEET INFORMATION
SECTIONS

Scale As indicated

A401

1287

1/21/2026 11:33:18 AM

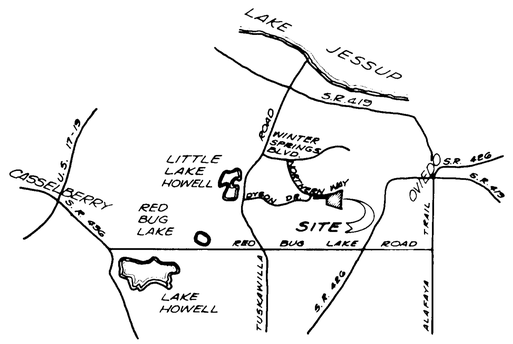
TUSCAWILLA UNIT 7

SHEET ONE OF TWO

CITY OF WINTER SPRINGS
SEMINOLE COUNTY, FLORIDA

DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF WINTER SPRINGS UNIT 3 AS RECORDED IN PLAT BOOK 17, PAGES 89 AND 90, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG AN EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHERN WAY AS PER SAID WINTER SPRINGS UNIT 3 RUN N 87°51'00"E 763.29 FEET TO THE POINT OF CURVATURE OF A CURVE SOUTHERLY WITH A RADIUS OF 3349.47 FEET AND A CENTRAL ANGLE OF 06°55'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 404.34 FEET TO THE POINT OF TANGENCY; THENCE RUN S 85°14'00"E, 512.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1246.85 FEET AND A CENTRAL ANGLE OF 41°06'47"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 894.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1258.15 FEET AND A CENTRAL ANGLE OF 23°13'55"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 510.15 FEET TO A POINT; THENCE S 13°06'52"E, 80.00 FEET; THENCE S 13°07'21"E, 10.53 FEET; THENCE S 00°14'26"E, 1796.40 FEET; THENCE N 69°03'43"W, 1415.02 FEET; THENCE N 00°14'26"W, 687.30 FEET; THENCE N 85°14'00"W, 602.06 FEET; THENCE S 87°51'00"W, 1083.26 FEET TO THE EAST LINE OF AFORESAID WINTER SPRINGS UNIT 3; THENCE N 00°15'09"W ALONG SAID EAST LINE OF WINTER SPRINGS UNIT 3, A DISTANCE OF 255.13 FEET TO THE POINT OF BEGINNING, LYING IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA. REPLATTING PORTIONS OF PHILIP R. YONGE GRANT, AS RECORDED IN PLAT BOOK 1, PAGES 37&38, PUBLIC RECORDS OF SEMINOLE COUNTY, FLA. CONTAINING 50.6769 ACRES, MORE OR LESS, SUBJECT TO RESTRICTIONS OF RECORD.



Location Map

CERTIFICATE OF APPROVAL
BY ..... ENGINEER

Examined and Approved: .....
..... Engineer ..... Date

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 1-17-79 at 3:51 PM File No. 063759

Arthur H. Beckwith Jr.
Clerk of the Circuit Court
in and for ..... County, Fla.

PLAT BOOK 22
AND PAGE 46

TUSCAWILLA UNIT 7

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the CORPORATION named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the STREETS AND EASEMENTS shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed. AND ATTESTED by the OFFICERS named below and CORPORATE seal to be affixed hereto on January 5th, 1979

WINTER SPRINGS DEVELOPMENT CORP.

BY Roy T. Dye PRESIDENT

ATTEST A.E. Blair SECRETARY

SIGNED AND SEALED IN THE PRESENCE OF:

Della L. Clymer

Dianne B. Walsh

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on January 5th, 1979, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ROY T. DYE AND A.E. BLAIR, RESPECTIVELY THE PRESIDENT AND SECRETARY OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, to me known to be the OFFICERS AND INDIVIDUALS described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be THEIR free act and deed AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Dianne B. Walsh
NOTARY PUBLIC
My Commission Expires April 6, 1982

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor of HENRICH, INC., does hereby certify that on SEPT. 15, 1977 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in CITY OF WINTER SPRINGS, SEMINOLE County, Florida. Dated JAN. 4, 1979

W. E. Ayers Registration No. 2003

CERTIFICATE OF APPROVAL
BY City of Winter Springs

THIS IS TO CERTIFY, That on ..... the ..... approved the foregoing plat.

Mary J. Leland

ATTEST: Mary Nelson

CERTIFICATE OF APPROVAL
BY .....

THIS IS TO CERTIFY, That on ..... the ..... approved the foregoing plat.

..... Chairman

TUSCAWILLA UNIT 7

SHEET TWO OF TWO

PLAT BOOK 22
AND PAGE 47

PHILIP R. YONGE GRANT

LOT 2 | LOT 5 | LOT 3 | LOT 4 | LOT 6 | LOT 7 | LOT 8

S 5° 14' 26" E 1796.40'

S 13° 07' 20" E 10.53'

S 13° 06' 52" E 80.00'

Duncan Drive

N 00° 14' 26" W 857.60'

Marcus Court

PT. N 00° 14' 26" W 268.23'

Northern Way

R: 1258.15'
L: 510.15'
Δ: 23° 13' 55"
T: 256.63'

R: 1246.85'
L: 894.69'
Δ: 41° 06' 47"
T: 468.58'

R: 3349.47'
L: 404.34'
Δ: 6° 55' 00"
T: 202.42'

N 69° 03' 43" W

S 85° 14' 00" E 512.23'

N 85° 14' 00" W 602.06'

N 87° 51' 00" E 763.29'

S 87° 51' 00" W 1083.26'

N 00° 15' 09" W 255.13'

EAST LINE OF WINTER SPRINGS UNIT 3

WEST LINE OF SEC 17, T21S, R31E

N 00° 14' 26" W 687.30'

EAST LINE OF SEC 18, T21S, R31E

MATCH LINE

CURVE DATA

NO	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	3269.47'	06°55'00"	394.69'	197.58'	394.45'
2	3309.47'	06°55'00"	399.51'	200.00'	399.27'
3	3349.47'	06°55'00"	404.34'	202.42'	404.10'
4	1246.85'	41°06'47"	894.69'	467.58'	875.61'
5	296.85'	41°06'47"	213.39'	111.29'	208.85'
6	296.85'	09°25'03"	48.81'	24.46'	48.76'
7	296.85'	18°08'24"	94.00'	47.46'	93.61'
8	296.85'	13°33'20"	70.22'	35.29'	70.06'
9	1326.85'	06°52'25"	159.18'	79.68'	159.08'
10	1326.85'	13°03'08"	302.26'	151.79'	301.61'
11	1326.85'	11°00'42"	255.01'	127.90'	254.61'
12	1258.15'	23°13'55"	510.15'	258.63'	506.66'
13	218.15'	23°13'55"	493.93'	250.40'	490.55'
14	218.15'	04°33'29"	96.91'	48.48'	96.88'
15	218.15'	18°40'26"	397.02'	200.29'	396.27'
16	1178.15'	01°34'32"	32.40'	16.20'	32.40'
17	1178.15'	15°41'29"	322.66'	162.34'	321.65'
18	25.00'	88°27'22"	38.60'	24.34'	34.88'
19	25.00'	32°58'57"	40.57'	26.34'	36.26'
20	466.58'	22°33'01"	183.64'	93.02'	182.45'
21	501.58'	22°33'01"	197.41'	100.00'	196.14'
22	336.58'	22°33'01"	211.19'	106.98'	209.83'
23	25.00'	45°05'57"	19.68'	10.38'	19.17'
24	60.00'	270°11'54"	282.95'	-59.79'	84.71'
25	319.01'	31°32'52"	175.65'	90.11'	173.44'
26	354.01'	31°32'52"	194.92'	100.00'	192.47'
27	389.01'	31°32'52"	214.19'	109.89'	211.50'
28	75.00'	111°10'43"	145.53'	109.49'	123.75'
29	110.00'	111°10'43"	213.45'	160.59'	181.50'
30	145.00'	111°10'43"	281.36'	211.68'	239.25'
31	75.00'	68°49'17"	90.09'	51.37'	84.77'
32	110.00'	68°49'17"	132.13'	75.35'	124.33'
33	145.00'	68°49'17"	174.17'	99.32'	163.89'
34	2562.00'	04°24'37"	197.21'	98.65'	197.16'
35	2897.00'	04°24'37"	199.90'	100.00'	199.85'
36	2632.00'	04°24'37"	202.60'	101.35'	202.55'

GRAPHIC SCALE 100' 50' 0 100' 200'

SCALE: 1 inch = 100 feet

HENRICH, INC.
LAND SURVEYORS
636 N. WYMORE ROAD
WINTER PARK, FLORIDA 32789
(305) 647-7346

NOTES

1. ▫ P.R.M. DENOTES 4"x4" CONC. MON.(L.S.#1263)
2. ○ P.C.P. DENOTES IRON PIPE(L.S.#1263)
3. R - INDICATES LOT LINE IS RADIAL
4. NR - INDICATES LOT LINE IS NOT RADIAL
5. BEARINGS BASED ON EAST LINE OF WINTER SPRINGS UNIT 3, PB 17, PGS. 89 & 90.
6. MINIMUM BUILDING SETBACKS:
   FRONT YARD: 35.00 FEET
   REAR YARD: 30.00 FEET
   SIDE YARD: 10.00 FEET ON INTERIOR LOTS
   CORNER LOTS SHALL BE 10.00 FEET ON SIDE ADJACENT TO INTERIOR LOTS AND 25.00 FEET ON SIDE ADJACENT TO STREET.
7. THERE IS A 7.50 FT. WIDE UTILITY & DRAINAGE EASEMENT RESERVED ALONG SIDE AND REAR LOT LINES EXCEPT THOSE LINES ADJACENT TO STREET RIGHT OF WAY OR UNLESS OTHERWISE SHOWN.

P.O.B. NORTHEAST CORNER OF WINTER SPRINGS UNIT 3, PLAT BOOK 17, PAGES 89 AND 90.

WINTER SPRINGS UNIT 3 PB 17 PGS 89-90

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Variance

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. 20-32. 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 Variances and may impose reasonable conditions on any approved Variance 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 Variance 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 Variance, 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 Variance shall be deemed expired and null and void, per Chapter 20 – Sec.20-36.

REQUIRED INFORMATION

Applicant(s): Will Watson Date: 4/27/26

Mailing address: 1111 Marcus Ct Winter Springs FL 32708

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Variance

Email:	WWatson@rockproperties.us
Phone Number:	864-432-4445
Property Owner(s):	Will & Shannon Watson
Mailing Address:	1111 Marcus Ct Winter Springs FL 32708
Email:	Same As above
Phone Number:	Same As above
Property Address:	1111 Marcus CT Winter Springs FL 32708
Parcel ID(s):	1821315ET00000730
Parcel Size:	.90
Existing Use:	Single Family home

Each variance request shall be written in the following format: "A variance 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 the request (additional sheets may be necessary).

All variance recommendations and final decisions shall be based on an affirmative finding as to each of the following criterion per Sec. 20-32.(d):

1) What special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district?

The COWS has already issued Stamped drawings & permits. Construction has Started. The location of the Building is the only Location that is suitable.

2) Are these special conditions and circumstances the result of actions by the applicant or applicant's predecessor?

No.

3) How will a literal interpretation of this chapter would work an unnecessary and undue hardship on the applicant deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and other applicable building and land development codes of the city?

Please refer to the formal Response in the online application.

4) That the special conditions and circumstances referred to above in subsection (d)(1) of this section do not result from the actions of the applicant?

The special conditions are that I have spent the last year following the city's guidance to obtain permits. I want to continue construction as permitted.

5) Will granting the variance, confer any special privilege that is denied to other lands, buildings or structures in the same zoning district?

It will grant a reduced rear setback.

6) Is the variance, as requested, the minimum variance that will make possible the reasonable use of the land, building or structure?

Yes

7) How is the variance in harmony with the general intent and purpose of the zoning district? Will granting the variance be injurious to the neighborhood or otherwise detrimental to the public welfare?

Please refer to the answer provided on the online Application

List all witnesses that the applicant intends to present to the City Commission to provide testimony:

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:

Permitted drawings and email from John Rebon

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

___ A complete Application and Fee

___ A proposed site plan and building elevations (full color)

___ 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).

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Variance

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 Variance 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): Will Watson

Applicant Signature: [signature] Date: 4/27/26

Business Name: _____

Address: 111 Marcus Ct Winter Springs Parcel ID: 1821315E+00000730

STATE OF FL COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 27 day of April, 2026, by Will Watson who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

_____ Date: April 27, 2026 (seal): [signature]

Notary Public Signature: [signature]

My Commission Expires: 2-14-30

MICHAEL BRANTLEY
Notary Public
State of Florida
Comm# HH757125
Expires 2/14/2030

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: _____